

WAYMARK

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

June 5, 2020

RE: Small Lot Sub-division and Rezoning, 202 Raynor Ave

Dear Mayor Helps and members of City of Victoria Council,

On behalf of Lars Forss and Rosemary Mueller, Waymark Architecture is pleased to submit for your consideration an application for a Small Lot Sub-Division and subsequent Rezoning application for their property at 202 Raynor Ave.

DESCRIPTION OF PROPOSAL

The current lot is on the corner of Raynor Ave and Alston St. and contains a heritage home facing Raynor Ave to the north. The owners of this home would like to divide their property into two lots, creating a new lot facing Alston St, to the south of the existing house. The existing heritage house will remain unaltered while a new, highly efficient, single family house will be built on the new lot.

SUMMARY OF PROJECT BENEFITS

This project has several benefits for the city and surrounding neighbourhood:

- The existing heritage house will be maintained and have an updated Statement of Significance, record drawings and a conservation plan filed with the Planning Department
- The existing corner lot will be divided in two, making a modest increase in the density of the neighbourhood
- A new, small house will be built in the neighbourhood adding to the diversity of houses in the area
- The new house will be a highly efficient Passive House building, ensuring the lowest ongoing carbon footprint we can expect from new buildings.
- The new house will be created with high quality materials and craftsmanship, suitable for modern sustainable design.
- The new house will also be able to provide on-site solar power and stormwater management
- The lot subdivision, re-zoning and proposed new building all meet many imperatives of the OCP, and will demonstrate progress in many important areas of our city's planned development.

A detailed description of the project benefits and amenities, and their relation to the Official Community Plan are identified in the pages to follow.





PROJECT BENEFITS AND AMENITIES

The property lies at the edge of a Traditional Residential neighbourhood directly across the street from a small pocket of Employment Residential and adjacent to Urban Residential. The closest Small Urban Village is the Craigflower Village, a few blocks to the west.

Our proposal has made every effort to meet objectives identified in the Official Community Plan, in particular:

- Item 6.21: In areas of Traditional Residential, consider new development, infill, and redevelopment consistent with the density and use ranges established in this plan.
- Item 12.7: Sustainable Energy Principals
 - Energy Conservation and Efficiency: using building systems and technologies to improve energy efficiency including re-use of waste heat, waste to energy and waste water heat recovery.
 - Diverse Energy Supply: using a diversity of energy sources in building systems.
 - Renewable Energy Resources: using renewable resources to generate heat and electricity.
- 12.17: ... enable the private development of green buildings
- item 8.43: Encourage high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City.
- item 8.44: Support new infill and building additions that respond to context through sensitive and innovative design.
- Item 8.45: Encourage human scale in all building designs, including low, mid-rise and tall buildings, through consideration of form, proportion, pattern, detailing and texture, particularly at street level.
- Item 8.48: Integrate off-street vehicle parking in a way that does not dominate development or streetscapes
- Item 8.50: Encourage new development to avoid the demolition of heritage property, or one or more of its facades.
- Item 8.52: Continue to enable and support heritage conservation through incentives and allowances including, but not limited to: property tax reductions; grants; bonus density provision; and, zoning variances
- item 13.1: Seek to accommodate population growth in the strategic locations, as identified in Map 2, including an additional 10,000 residents in the Urban Core; 8,000 residents in and within close walking distance of Town Centres and Large Urban Villages, and 2,000 in Small Urban Villages and the remainder of residential areas in the city.
- item 13.9: Support a range of housing types, forms and tenures across the city and within neighbourhoods to meet the needs of residents at different life stages
- item 13.34: Promote a diversity of housing types to create more home ownership options such as multi-unit developments, the creation of small residential lots, street-oriented fee simple row-houses and other housing forms





From OCP, Appendix A - Development Permit Areas

DPA 15A: Intensive Residential – Small Lot

The special conditions that justify this designation are:

- (a) Victoria is a built-out city with few existing vacant lots available to accommodate new ground-oriented housing within the Traditional Residential areas. Capacity can be created through subdivision of existing parcels into smaller lots for development of infill housing.
- (b) The neighbourhoods throughout Traditional Residential areas each have a unique sense of place and traditional character.

The objectives that justify this designation include:

- (a) To accommodate 10% of Victoria's anticipated population growth and associated housing growth in Small Urban Villages, and residential areas to encourage and support future and existing commercial and community services.
- (b) To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts.
- (c) To integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.
- (d) To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.
- (e) To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking

This proposal would create a new additional home on an existing lot in the Victoria West neighbourhood, which is consistent with the OCP objectives identified above.

ZONING REQUIREMENTS

Our proposal requires the new lot to be assigned a R1-S2 (Restricted Small Lot) zoning, and also requires the rezoning of the remaining lot with the existing heritage house from an R2, to an R1-S2 lot as well. Fortunately, the existing heritage house is small enough to fit within the maximum floor area and FAR of the R1-S2 zoning.

The existing house will require variances to the setbacks set out in the R1-S1 zone. The front setback was noted to be 7.5m or the average of the neighbouring homes in its current R2 zoning. It can be considered an existing non-conforming condition, as it is one of the closer houses to the street at 4.14m. It will require a variance for this condition. The rear yard condition of the existing house would not have required a variance in its original R2 zoning, however in order to create a new lot large enough to meet the minimum requirements of the R1-S2 zone to south of the house, the new lot line would create a new variance requirement of the rear yard setback. While





the rear yard of this house will be smaller, we believe the property will still possess a generous garden and yard space to the east of the building, along Alston St.

The new house will require one variance to the front yard setback. The building will be situated in such a way as to meet all other setback requirements, and was located in the front of the lot deliberately to increase the space in the rear yard. By keeping the new home closer to the street, the new building will not create as much shade over the existing patio to the south of the existing heritage house. It will also create more of a buffer between the new building and the existing neighbours to the west, who enjoy an elevated patio and views over our yard to the downtown area. The new home will also create more eyes on the street, by offering more oversight up and down Alston St., an area that would benefit from any additional vigilance.

While we recognize the placement of the new house will require a significant front yard variance, we would like to also point out that with a lot depth of 16.6m, and front and rear yard setbacks of 6m each, a building would need to be only 4m in depth to avoid a setback in one form or another. We believe that requesting a variance for the front yard setback would be most beneficial to neighbours and to the new occupants, by maintaining reasonable space in the rear yards and reducing the unused yard space along the street.

The proposal meets all other requirements of the R1 S-2 zone.

DESIGN GUIDELINES

The Small Lot Rezoning Package offers a great set of design guidelines to consider when contemplating this process. These guidelines were studied and used to help draw specific form and character elements from the neighbourhood

In particular we would like to bring the following to your attention:

- Context:
 - The neighbourhood is an eclectic mix of building types, forms and vintages. Homes vary in overall form and size, though they are generally all two storey buildings with sloped roofs. The proposed house will offer a modern take on this housing form, nestled between an early 20th century heritage house and a 1990's building to the south. The building across the street is a commercial building, of a 1970's/80's vintage.
- Massing:
 - The proposed building references the two story massing which is common to the area. Some of the heritage buildings in the neighbourhood also break up the street face with a glazed entry porch to the side of a major vertical form. This is referenced in the new building with a glazed corner to the south of the facade which also hosts the front door.
 - The width of the facade is roughly the same as the building height, again referencing some of the more elegant houses in the neighbourhood.
 - This building facade is also segmented into three strata in a similar way by creating a horizontal trim at the main floor level, exposing the foundation or basement wall below, and with a transition in the cladding materials above the upper floor in the gable of the roof.
- Entry:





- The front door is raised above the grade of front yard by a few steps with an entry porch protected with a roof overhang. This exposes a 'skirt', or band of the foundation wall, raising the principal cladding materials above grade
- There is a change in cladding material at the base of the house to show a basement foundation, as well as a more subtle change of cladding at the roof level to accent the gable end of the roof.
- Windows:
 - The windows on the street facing elevation will be of two primary types: a large window assembly to create a solar atrium at the south east corner and smaller casement windows in the principal plane of the wall. The solar atrium draws its character from the glazed in entry porches of heritage houses, while the smaller windows are of a similar shape and scale to heritage windows of the older homes. As such they are also slightly smaller on the upper storey. All the windows will be Passive House certified and of a very high quality
- Exterior Finishes
 - Primary cladding materials proposed are fibre-cement cladding with concealed fasteners. This cladding system will create a smooth, uniform finish with extremely high quality and durable materials. Products will be Swisspearl or similar.
 - This cladding will be accented with cedar trim around doors and windows as well as at horizontal bands at the base of the cladding and at the transition to the wood cladding in the gables. It will remain naturally coloured, with a silvering finish
- Open Spaces and Landscaping:
 - The landscaping along Alston street is dominated by a stone retaining wall, which will be altered and rebuilt in kind. The new landscaping in front of the house will be placed on new fill to return the natural grade to the area, and will be held in place with a continuation of the existing stone wall.
 - Decorative planting and new trees will be added to the front garden area. These features will provide continuity from the gardens and trees of the original gardens to the north, and the neighbour to the south
 - Gardens on the south side of the house will also protect pathways from view and ensure a private setting in the rear yard.
 - The house will add one new off street parking space and will combine this with a new space for the existing house. The two parking spaces will create an opening in the stone retaining wall and the need for new stepped retaining walls. These new walls will be stepped and planted in a way to ensure layering of decorative plants.

TRANSPORTATION

This site is located in one of the most walkable neighbourhoods in the city, and is just a block away from the Galloping Goose trail system. We certainly hope that city will allow the street to remain quiet, small and pedestrian and bike-friendly.

HERITAGE

The existing house at 202 Raynor is Heritage Designated and will remain untouched throughout this process. It is a primary intent of this application to avoid renovation of this building, by creating a more suitable home for the owners in a new building. It is our intent that the heritage building will be maintained in its original form.





GREEN BUILDING FEATURES

Site Selection

The site and its proximity to the Galloping Goose, the downtown core, and the Gorge waterway makes this an excellent location for a modest increase in density. Where there is now one family home, there will be two, without any additional load on public infrastructure or change to the neighbourhood character.

Building Reuse

As noted above, the original heritage building will remain intact and protected throughout this project.

Energy Efficiency

This project will be a certified Passive House and will be roughed in for photovoltaic panels on the roof to provide enough energy to become net zero, or even net positive upon completion.

Water

Low flow fixtures will be used throughout the building.

Flow-through landscape planters will reduce the rate of stormwater runoff.

We will look at retaining stormwater for irrigation.

Landscaping and Urban Forest

The project will require the removal of two decorative trees which will be replaced with more appropriate varieties for this area. The rest of the landscaping is designed to create a lush and natural setting all around the house, that ties into the adjacent properties and other local landscaping elements.

Urban Agriculture

Our proposal includes raised beds which residents may use for growing vegetables.

CONCLUSION

By providing a high quality, Passive House building in a neighbourhood that has the room support it, we feel this development is a positive and sustainable addition to the VicWest neighbourhood.

Sincerely,

Waymark Architecture

Will King, Architect AIBC, MRAIC, LEED AP



