

REZ No. 00700 & DVP No. 00121
2700 Avebury

February 14, 2020

Mayor Lisa Helps and Councillors
1 Centennial Square
Victoria, B.C. V8W 1P6

1 Proposal Summary

The proposal for 2700 Avebury is to subdivide the property, retain the home facing Avebury on an R1-B lot, and create an R1-S2 lot with a new home facing Kings Street. The site is a large 748 m² (8,058 ft²) R1-B corner lot in the Oaklands area. Currently, there is a single family home on the property, which is rented. The owner has a long term lease with the tenants who will remain, and the rental rate falls under the City's metrics of 'affordable'.

City policy supports ground-oriented housing on smaller lots in walkable areas close to amenities. 2700 Avebury has a walkscore of 83 and is close to transit. The site has sufficient land to build a small lot infill home with **no variances**, and retain the existing home on an R1-B lot with only one rear yard variance (required: 7.5m - proposed: 6.81m).

The design does not pressure the site and in fact has density metrics *below* what is allowed in an R1-S2 zone. Consideration was given to existing neighbours in terms of outlooks, shadowing and privacy and the final design is consistent with the Small Lot Guidelines for infill and design.

The small lot neighbourhood petition does not meet the required 75% support even though we have addressed all concerns raised by contiguous neighbours (*see section 5 – Community Engagement for more information on issues addressed*). Because the petition represents a very small number of people in the community, we conducted a broader door to door campaign along Avebury, Rosebury, King and Asquith streets. Responses from 58 neighbours, 8 of which were neutral and not included in the final count, show **92% support** our application.

All letters are included in the application package sent to Planning.

SUMMARY	Number	%
IN FAVOR	46	92%
OPPOSED	4	8%
TOTAL RESPONSES	50	100%

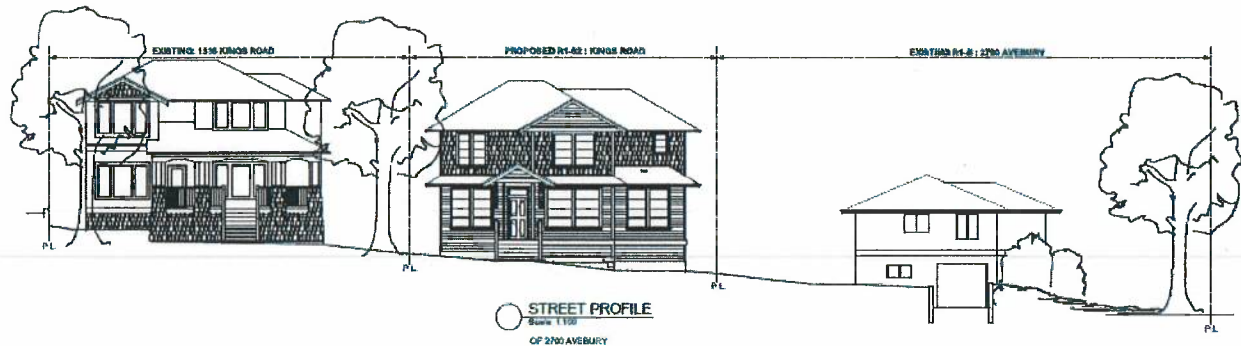
We understand Planning is obliged to adhere to petition results when determining support for an application. However this illustrates a more realistic representation of community support for a small lot rezoning proposal that *meets all the zoning bylaw criteria*.

As you read through you will see our proposal supports many government policies. It is an opportunity for responsible land use and gentle densification with a proposal that aligns with the small lot rezoning bylaw.

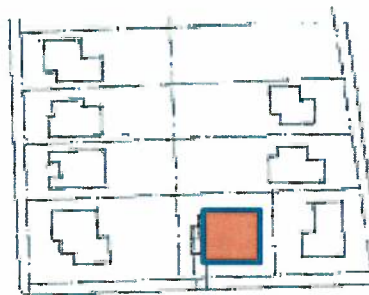
2 Design

2.1 Building

The new home is a 2 storey, slab on grade, 147 m² (1,580 ft²) 3 bedroom, 2.5 bath home. It is designed to respect the existing building patterns in the neighbourhood in terms of height, form, massing, setbacks, finishing and materials.



Small Lot Guidelines state that it is acceptable to create an infill home where the new home's rear façade faces an existing rear yard. The diagram below is from these guidelines and illustrates the type of infill we are proposing:



2.2 Neighbour Design Considerations

For this application, it is the **northern** neighbour whose aspect is most affected. To address this, we referred to the Small Lot Design Guidelines and have incorporated the following features:

- Maximized separation - rear setback of 6.09m (required 6.0m). A Shadow Study was performed to confirm the new home does not impact this neighbour's outdoor enjoyment during the summer and nice weather months.
- 6' solid cedar panel fence along the rear property line to retain private spaces.
- Trees and landscape in rear to enhance privacy. *We met with north neighbour to review landscape/fence options, which are reflected in the landscape plan.*
- Upper rear windows are obscured to prevent overlooks.

The **west** neighbour is separated from the new lot by their driveway and a garage. Their rear yard is separated from our property by their garage and the new small lot home does not have any windows that face west. There are no privacy issues for this neighbour.



To the **east** is the existing home. Its rear yard is adjacent the new home side yard, which has no windows and therefore no overlooks. A 6' solid panel cedar fence is proposed along the property line, along with landscaping, gardens and the driveway to ensure privacy for this neighbour.

2.3 Landscape

The landscape incorporates drought tolerant, native and adaptive species throughout. There are 89 new shrubs, perennials and annuals of varying size and species. Placement is strategic to support privacy as well as a pleasing street esthetic.

An 18" infiltration channel will capture water flow from the entry pathway and driveway where it can naturally drain through the rock layer into the ground. Permeable surfaces are incorporated for front walkway, rear patio and side yard pathways.

The Arborist Report identifies one Garry Oak for removal on the west side. The landscape plan accommodates 2 new replacement Garry Oak trees on site. Another sapling Garry Oak will be removed and a new, healthier one planted that will have a better chance of survival. Also, an additional columnar tree in front is included to complete replacement requirements. There is a comprehensive Tree Protection Plan in the report for any other trees requiring protection during construction.

2.4 Frontage Improvements

A separate Development Variance Permit application has been submitted with this proposal asking to remove the requirement for sidewalk frontage improvements. This is in support of the Woonerf

Oaklands Rise group who are working towards a neighbourhood without sidewalks. I understand this group is in conversation with the City to determine the outcome for Oaklands.

Because a decision has yet to be made, the City asked for sidewalk improvements to be shown on our plans. Additionally we would make a deposit to the City for these works that would be used to improve the boulevard in accordance with Woonerf design or ultimately construct the frontage as shown.

3 Green Building

The following features are proposed for this project:

- New home constructed using the third party Built Green standards.
- Retaining existing home.
- Have not exceeded minimum parking requirements.
- Water conservation through low flow faucets, showerheads and toilets.
- Energy star appliances.
- Permeable gravel pathways.
- Native and adaptive vegetation throughout the landscape.
- Rear yard space available for vegetable gardens and fruit trees as desired.

4 Government Policies

4.1 Official Community Plan and Regional Growth Strategy

Over the next 30 years, Victoria is expected to grow by an additional 20,000 residents. As a built-out city with little remaining undeveloped land, the OCP identifies the need to create more compact built environments within the Urban Core, Town Centres and Urban Villages and in close proximity to transit. This trend toward urbanization is skyrocketing as people move toward more sustainable, balanced lives close to work, play and amenities.

The OCP and the Regional Growth Strategy both have established goals to address this trend. The table below shows how this proposal supports some of these goals.

Proposal	OCP Goals
Ideal location with a walkscore of 83.	<p>Housing Supply for Future Need – <i>Seek to accommodate population growth in the strategic locations within close walking distance of Town Centres, Large Urban Villages and Small Urban Villages.</i></p> <p>Land Management and Development – <i>Urban development should focus on building where the goods and services people need are close to home.</i></p> <p>Transportation – <i>Future development is to consider transportation options that reduce fossil</i></p>

Proposal	OCP Goals
	<p><i>fuel dependence, help conserve energy and produce low greenhouse gas emissions and other air contaminants.</i></p> <p>Environment, Climate Change and Energy - <i>Continue to promote the reduction of community greenhouse gas emissions, through compact land use patterns such as walkable and complete centres and villages.</i></p>
Property lies within the Traditional Residential designation, and was identified for Small Lot Infill consideration.	Land Management and Development - For areas designated Traditional Residential, consider new development, infill, and redevelopment.
Maximizing use of available land now.	Land Management and Development - Housing <i>forecast growth of approximately 20,000 additional residents by 2041 is expected to reach Victoria's capacity available under existing zoning for new ground-oriented residential and exceed that for apartments, running the risk that housing will become increasingly more expensive as available capacity is depleted.</i>

4.2 Oaklands Area Plan

The area plan is currently under review.

5 Community Engagement

5.1 Small Lot Petition

The petition of contiguous neighbours is as follows:

SUMMARY	Number	%
IN FAVOR/NEUTRAL	1	14.3%
OPPOSED	6	86.7%
TOTAL RESPONSES	7	100%

Support from 75% of the contiguous neighbours is required for a small lot rezoning, in order for Planning to support the application, even if our application adheres to all small lot bylaw criteria. Because this does not consider input from others in the neighbourhood, it means very few people influence the affect of development in a community. To get an idea of the sentiment throughout the neighbourhood, we conducted a broader door to door campaign along Avebury, Rosebury, King and Asquith streets.

Responses from 58 neighbours, (8 of which were neutral), show **93%** are not against this development.

SUMMARY	Number	%
IN FAVOR/NEUTRAL	54	93%
OPPOSED	4	7%
TOTAL RESPONSES	58	100%

5.2 Response to Neighbour Concerns

Concerns raised by neighbours have been addressed as follows:

- Blasting effects on neighbouring properties. Professionals assure that blasting is almost imperceptible to nearby residents, is safe and rarely results in damage but are insured in the event this occurs. Preblast surveys of homes are done as required by professionals.
- There are 8 households already on Kings between Avebury and Rosebury. That's enough. There are 13 households in the same block on Haultain and all function well. There is available land at 2700 Avebury that meets the zoning criteria and therefore this block can accommodate another home.
- Parking and traffic on Kings. There is on site parking in the proposed plan as well as on street parking in front of the new home for visitors. One additional home will not adversely affect traffic on Kings.
- Protection of the large tree at the corner of Avebury and Kings. The tree will not be impacted by the development and will have Tree Protection measures in place during construction to assure its safety.
- Privacy for the northern neighbour. See Section 2.2 for details on the design considerations for this neighbour.

5.3 Community Meeting

A community meeting was held April 29, 2019. Some attendees noted that the design was in keeping with the neighbourhood and that infill development was needed in the City. Any concerns raised were addressed (see section 5.2).

The Oaklands Association meeting minutes have further details and are included with this application.

6 Summary

According to the Small Lot Guidelines, infill growth is more easily embraced in mature neighbourhoods where densification can be adaptive and gradual. Oaklands is a mature neighbourhood and 2700 Avebury has sufficient land to add a new small lot home and support this gentle densification.

The world is changing and we understand this can be difficult. We listened to concerns from the contiguous neighbours and have worked to address these concerns through open communication and a thoughtful design that respects them and the overall community. If we look to the broader community survey, we see that 93% of the neighbours agree.

We need housing and this proposal meets all the R1-S2 zone criteria. This is a great opportunity to support the intention of the OCP and City policy and provide additional housing in an walkable, desirable community.

Sincerely,

Kim Colpman
Applicant