



KORS Development Services Inc.
250-686-7125 denise@korsdevelopment.com

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

May 27, 2021

Re: Development Permit with Variances for 737 Belton Avenue

Dear Mayor and Council,

I am assisting the owners of this property with their development applications and they have asked that I provide some background in this letter. The owners, Joanne and Tyler Quinn Martin met and were married in Victoria, started their family here and continued to reside in Victoria for a period of time. When they moved to the Fraser Valley, it was always their intention to return to Victoria, build their dream home and retire here. Their purchase of this lot in 2019 was the first step in this process. We are now requesting Council consideration of this Development Permit with Variances related to the proposed new house designs.

Description of the Proposal

Applications have been submitted to the City of Victoria requesting a Development Permit (DP) with Variances for a small lot (R1-S1) in Victoria West. This lot was rezoned in 2018 and created in 2019. The original Development Permit with Variances has expired and the new owners wish to submit a revised house design more suited to their family's needs. These designs continue to reflect the traditional style important for this neighbourhood and appropriate for a small lot. This new design has resulted in revised variances by eliminating the previous side yard variance and requesting increases in the front and rear variances over that previously approved. There is also a small variance for lot coverage from 40% to 40.16%.

The lot has an existing two storey house located on the property which was approved for removal with the rezoning. Apart from the requested front setback, rear setback and coverage variances, the proposed design meets the zone requirements including FAR, parking and height for the new house. The house plans submitted with the application reflect the Small Lot House Design Guidelines and include a site plan and a streetscape in addition to the elevation plans. The proposed variances and setbacks are summarized in Table 1. The streetscape shown predates the new house to the west and a photo is provided of the existing new adjacent house with retaining walls and fence.

Neighbourhood Context and Design Guidelines

This small lot was created in a rezoning and subdivision of the original large corner lot, placing this new lot at the rear of the previous parent parcel facing Dominion Road. For this reason, the resulting lot has a large width of 14.2m (zone minimum of 10m) and a smaller lot depth of

18.34m making the design somewhat challenging in terms of front and rear setbacks for a house facing Belton St. The new owners wanted a design which adds a garage and small increase in the floor area over the previously approved design. General adherence to the small lot house design guidelines has been achieved and the traditional style of the new design will fit in well with the existing homes in the area. While the side yard setback variance has now been eliminated, the front and rear setback variances have been increased. A summary of the proposed Setbacks and Variances is provided in Table 1 with further considerations below.

Table 1 – Proposed Setbacks and Variances

Lot A Setbacks	Zone Standard	Proposed	Proposed Variance	Previous Setback	Previous Variance
Front Yard	6.0m	4.0m building 2.74m porch supports 0.58m stairs	2.0m 3.26m 5.42m	4.24m	1.76m
Rear Yard	6.0m	3.77m main floor 3.34m upper floor	2.23m 2.66m	4.65m	1.35m
Side Yard (east) (no windows)	1.5m	1.55m	None	2.15m	0.25
Side Yard (west) (no windows)	1.5m	1.69m	None	3.99m	None
Site Coverage	40%	40.16	0.16%		

Considerations related to the front setback variance include;

- The front face, porch and initial tier of steps of this house design are at approximately the same front setback as the existing house and steps to the east and exceed the approved setback for the new house to the west;
- The new plan provides an enhanced front porch and stairs to provide a more street focused entry and access to the home given the existing and adjacent property grading;
- With the addition of a garage, the west side of the house is now closer to the property line. It is noted, however, that the garage area enclosed by this space is setback further from the street than the house and has a single storey height to lessen the impact of the massing from the front. The grading, fencing and retaining wall associated with the new house to the west (see photo) will further minimize the visual impact.

Considerations related the rear yard setback variance;

- The small lot depth (results in a larger lot width than is typical for a small lot);
- The west side of the house is setback from the front and does not have a second storey which reduces the height and massing impacts to the lots to the north and west;
- The side yard of the house to the north facing Dominion Road abuts the rear yard of this lot and under the original lot configuration, a side yard with a setback smaller than the rear yard setback proposed would have been likely;
- The existing house has a 1.05m setback to the property line to the north and this new design will increase the setback to 3.34m.

Transportation

One on-site parking stall is proposed in the garage as per the zoning bylaw. The property is located in an area close to transit, bike lanes, schools, shopping and work allowing reduced use of vehicles and increased use of alternative modes of transportation. The family owns a hybrid vehicle so an EV charging station is proposed for the garage.

Tree Retention

An arborist report has reviewed the two boulevard trees at the front and a neighbour tree at the rear. The report also considered the servicing and driveway location. No trees are impacted by this application and two new trees are proposed as shown on the landscape plan.

Green Building Features

A number of green building features are proposed for the revised design including;

- Location of the property in an area close to transit, bike lanes, schools, shopping and work allowing reduced use of vehicles and increased use of alternative modes of transportation.
- Meeting the new BC Energy Step Code for Part 9 homes.
- Replacement of an old home with a more energy efficient new home.
- The new house will have a high efficiency natural gas furnace with new energy efficient domestic hot water heating.
- Permeable Paving will be provided for the driveway.
- The house will be pre-ducted to be solar ready.
- Two new trees are proposed by the owner to be planted on the property as noted on the landscape plan.

Community Consultation

In December 2020 and in preparation for this application, we contacted the surrounding 5 neighbours by mail and have received no response to the time of this revised application. In addition, a copy of the proposed plans and this letter were emailed to the President of the Victoria West Community Association to provide them with information on the proposed Development Permit with Variances. Their response indicated that the proposed changes would be well suited to the community. We also provided the requested confirmation that off-street parking would be provided and that Step 3 of the Step Code would apply. The consultation activities and results are summarized in the Consultation Summary submitted with the application.

Adequate Infrastructure

A site servicing plan by Islander Engineering was submitted demonstrating that the existing driveway can be used for access and the location of the proposed services.

Thank you for your consideration of this application. We have worked hard to ensure that this design will fit in well with the neighbourhood context and with the City's Regulations and Design Guidelines. We are pleased with the resulting design and features outlined in this letter and ask for your support of this application.

Yours truly,

L. Denise Kors, PEng, LEED Ap
Land Development Manager
Kors Development Services Inc.

