

Mayor and Council
 City of Victoria
 c/o developmentservices@victoria.ca

Your worship and councillors:

I am writing to seek your support for my proposal to change the zoning of my home at 941 Fullerton Avenue in VicWest from Small Lot to a spot zoning designation that allows a legalized secondary suite.

I am a senior who has been in my home for over 20 years. When I purchased the home, I was drawn to its heritage features and have maintained and enhanced those beautiful features throughout my time in my home. Because I am on a small pension income, in order to purchase and remain in my home, I have relied over the years on the financial support of a non-conforming suite on the ground level of my home. Last year I had a fire in my home and I am now seeking a zoning change in order to be able to legalize my suite when I rebuild.

Description of Proposal

My proposal would create a legal dwelling unit that would be a rental property. It would increase the density of the site through the addition of 20 percent more liveable space, using existing square footage in the basement.

Government Policies

My project supports a number of the objectives of in the City of Victoria Official Community Plan, including:

Urban Design and Heritage

8 (g) That a sense of place is developed and enhanced through urban design features.

The retention of this small lot home with an additional dwelling unit ensures the retention of this 1911 home with important heritage features. My home is not a designated heritage home but I have maintained, and will continue to maintain, all of its beautiful heritage features. The entrance to the proposed suite is on the side of the home and not visible from the street and so will have no impact on home's street view.

8 (j) That heritage property is conserved as resources with value for present and future generations.

The inclusion of a suite at this location ensures the viability of this property through the inclusion of a rental dwelling unit, thereby assisting retention of this structure, with important heritage values.

Housing

13(c) That the existing supply of rental housing is expanded through regeneration.

The project in question ensures the regeneration of a space that would otherwise not be used for housing, while maintaining neighbourhood character through the retention of heritage era housing stock.

13 (d) That a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community.

The project develops a unit available for rental that can facilitate the inclusion of an elderly occupant requiring a ground-oriented space.

The proposed action is consistent with the VicWest Neighbourhood Plan's suggested approach for development in the Northwest Sub-Area, which advocates for "gentle infill which respects the existing lot pattern and maintains tree planting sites on private property is encouraged.

This project is also supportive of the "Big Moves" in the VicWest Neighbourhood Plan, in that it:

4. Add(s) housing that fits in older residential areas

This proposal would add housing diversity by creating much needed rental accommodation, supporting the retention of a beautiful older heritage style home, and maintaining the character of the street.

5. Create(s) more places to live near existing transit and amenities.

My home is near the Craigflower transit corridor. There are commercial amenities nearby on Craigflower, and slightly further, at Westside Village. The VicWest Community Centre is proximate.

It is our understanding that the project will not require a change to the Official Community Plan.

Project Benefits and Amenities

The project has economic, environmental and social benefits for the City and the neighbourhood. Economic benefits result from the inclusion of an additional dwelling unit in the Craigflower Village area, thereby increasing the number of potential residents within a five-minute walk of retail services in the village. There will also be similar benefits to Westside Village. Environmental benefits result from the gentle infill that creates additional dwelling spaces that are in walking and biking distance of Downtown

Victoria. The project's social benefits result from the fact that the retention of this heritage structure and the sensitive adaptation of its existing use contributes to the continuation of the heritage feel of the Northwest Sub-area of the VicWest Neighbourhood.

There are no public amenities associated with this project.

Need and Demand

The Official Community Plan and a number of other reports and documents point to the ongoing need for additional housing in existing neighbourhoods in Victoria. This sensitive infill of additional density in an existing heritage property supports Victoria's housing and heritage retention goals.

Neighbourhood

The location is within 150 meters of Craigflower Village. Fullerton is a residential street with the exception of a church on the corner of Fullerton and Raynor, on the north side of my property. VicWest School is at the end of Fullerton. The VicWest Community Centre is nearby. There is a small park on Raynor that is accessible from the back of the property.

Impacts

The proposed development does not impact existing heritage values in the area and contributes to the long-term retention of this heritage home through the provision of additional gentle infill.

The rezoning of this Small Lot zoned site to allow for additional density is being pursued following a fire in the home, which impacted an existing non-conforming suite. This non-conforming suite was in-place for approximately twenty years, and over this time, there were no issues between suite tenants and neighbours. The VicWest Community Land Use Committee expressed no reservations about the proposed use at this location. I have sent a letter to my neighbours in anticipation of the zoning process and have received a number of responses, all of them supportive.

Design and Development Permit Guidelines

The project conforms with applicable design guidelines through the continued sensitive retention of the heritage values of this property.

Safety and Security

The suite contributes to Crime Prevention Through Environmental Design Values in that the suite entrance faces to the north and provides additional eyes on the adjacent

church to the north and to the Hudson Street entrance to the pocket park on Raynor Street.

Transportation

The property includes off street parking. There are generally no challenges with parking at this location and the policies of gentle infill for this area mean that the level of parking in the area will likely remain the same. The suite will have access to an area suitable for dry bicycle storage.

Heritage

As already discussed, this project contributes to the long-term viability of this older property and the heritage conservation and retention goals for the City of Victoria in Vic West's Northwest Sub-area.

Green Building Features

There are no green features associated with this project.

Infrastructure

This project, at this site, utilizes existing public infrastructure, including nearby shopping amenities, parks and recreation facilities.

In summary, I believe my proposal supports the heritage nature of the neighbourhood, addresses the need for increased rental housing in Victoria, supports neighbourhood businesses and does so without any negative impacts whatsoever. I ask you to make the zoning change that would allow this project.

If you have any questions about this proposal, I would ask that you address them to my son-in-law, Wayne Beggs, at 604-312-9352, as he is assisting me with the rezoning process. Of course, if you need to speak to me directly, I am happy to do so.

 Recoverable Signature

X 

Helen Rogers

Signed by: c51563e7-b0e2-4b10-9186-f46a93f5192a

Helen Rogers