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

October 4, 2021

Re: Rezoning Application for 3117 Blackwood Street - Updated

Dear Mayor and Council,

Description of the Proposal

This application is submitted to the City of Victoria requesting a rezoning of a lot in the Hillside-Quadra Local Area. The application is to rezone the property from R1-B to permit a duplex with suites. The proposed site plan and duplex design plans are attached. The following are a number of design features related to the proposed rezoning:

- The proposed use is consistent with the designated Traditional Residential area in the OCP which is defined as having ground-oriented residential including single, duplex and attached dwellings.
- The proposed duplex with suites use is consistent with the concepts outlined in the “Missing Middle Housing Initiative”.
- This lot is 612m² in area and 18.74m wide which exceed the minimum duplex (R-2) lot size and width of 555m² and 15m respectively.
- The proposed FAR is 0.49 which is under the maximum R-2 FAR of 0.5 to 1.
- The proposed setbacks and building height meet the requirements of the R-2 zone.
- The duplex design provides two main and upper storey 3 bedroom units and two one bedroom basement suites). It is the intent to create two strata units each with one half duplex main suite and basement suite.
- Vehicle parking will be provided with a total of 2 one car garages with space for parking in the driveway. Secure bike parking is proposed in lieu of a third parking space at the rear of the lot where both suite residents can get access. The main units will also have secure bike parking in the niches beside the front entrances.
- The south property line is adjacent to the rear yards of two lots facing Finlayson Street providing increased spacing to the adjacent homes on the south side.
- The design incorporates many features outlined in the Design Guidelines for attached Residential Development including street orientation, a two storey building form similar to nearby R1-B homes and open space at the front and rear.

Neighbourhood Context and Design Guidelines

This is a relatively large interior lot at the north end of the Hillside-Quadra Local area. The existing small single family house would be deconstructed and replaced with a duplex with suites to provide ground-oriented residential buildings consistent with the policies for Traditional Residential in the Local Area Plan. It is anticipated that the rezoning would be to a comprehensive development zone and consideration has also been given to the City's Neighbourliness Guidelines for Duplexes and Design Guidelines for Attached Residential Development. In addition, this has the potential to also address the missing middle housing strategy by providing 4 modern homes with suites in a duplex format.

The two adjacent lots which share the south property line are oriented to Finlayson Street providing additional rear yard spacing between the proposed new duplex and existing homes on the south side. It is anticipated that the duplex suites will be available as rental accommodation. There is no intention to create four separate titled properties.

Consideration was given to the Duplex Neighbourliness Guidelines although it is noted that these guidelines have not yet been revised to reflect the concept of duplexes with suites.

Some of the design features are noted as follows:

- The orientation and increased spacing to existing homes on the south side:
- The duplex (R-2) zone requirements for coverage, FAR and height have been met with the proposed design:
- The front setback has been increased from 5.81m min to 6.1m to provide more vehicle maneuvering space and can provide room for parked cars in the driveway and garages:
- The attached street rendering demonstrates variable roofline to reduce the massing and improve the fit with adjacent homes:
- Upper storey windows adjacent to the side lot lines have been limited to reduce privacy impacts for neighbouring properties:
- For both duplexes, the main entrances are street oriented and the outdoor rear patio areas are set at ground level: and
- The suites have entry stairs facing the front with private patios and secure bike parking. The concrete construction of the 1st floor will ensure a high fire resistance and low noise transfer between the main unit and the basement suite.

Transportation

For each duplex unit, one on-site parking stall is provided in the garage and there is room for an additional parking in the driveway. Finlayson Street which is one lot down from this property is;

- a secondary arterial,
- a shared greenway;
- a local transit route, and
- an existing bikeway.

It is further noted that the property is located in an area close schools, shopping and work allowing reduced use of vehicles and increased use of alternative modes of transportation including walking, biking and transit. An EV charging station at the front of each unit is proposed. Because of proximity to the expanded bike lane network and to encourage cycle-commuting, the proposed project includes hidden and secure bike and commuter gear storage in the niches under the covered entry for both the main units. In lieu of a third parking space, secure suite bike parking is provided with access from each side in the rear yard.

Servicing

Sewer, water and storm mains are all available on Blackwood Street and a conceptual servicing plan is noted on the site plan. The landscape plan shows that the driveways will be permeable.

Tree Retention

An arborist tree preservation plan with inventory is attached and considered neighbour trees, trees on site and boulevard trees. The tree preservation plan considered the proposed duplex design, curb and gutter replacement and service locations. It is proposed that one bylaw protected tree will be removed (#276) and 5 bylaw protected trees will be retained and protected. Three non-protected trees are proposed for removal and construction impacts to the retained trees will be "Low to Moderate" The attached arborist report provides an inventory of the trees, an assessment outlining tree impacts and mitigation strategies including the provision of two replacement trees in the rear yard 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, bikeways, schools, shopping and work allowing reduced use of vehicles and increased use of alternative modes of transportation;
- Replacing an older home with a new duplex which will meet the new BC Energy Step Code for Part 9 homes:
- Improved durability of new building materials like concrete floors, walls and metal roof:
- The new buildings will be ducted to be solar ready:
- Permeable surfaces are proposed for the on-site driveway:
- An EV charging station will be provided for each main unit: and
- Half the 2nd storey roof is drained to the one storey green roof areas above the front doors at the front of the building, allowing delayed release of rainwater to storm sewer.

Neighbourhood Consultation

Upon completion of the building plans and arborist report, the information was mailed to the immediate surrounding properties and the CALUC meeting was organized including the development of a flyer to provide information to the neighbourhood. The CALUC process resulted in responses from 9 of the neighbours with 7 supporting the application and 2 opposed. It is further noted that in response to a mailed package for the immediate surrounding neighbours, 4 of the 7 surrounding property owners support the application and

the remaining three did not respond. A consultation summary was submitted with the application.

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 Design Guidelines. We are pleased with the resulting designs 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.

