

# SUMMARY LETTER

## 27 SOUTH TURNER STREET PROPOSED REZONING AND DEVELOPMENT PERMIT

PREPARED FOR:  
CITY OF VICTORIA MAYOR AND COUNCIL

PREPARED BY:  
**EVAN PETERSON**  
*Barefoot Planning + Design*

UPDATED:  
DECEMBER 12, 2022

# SUMMARY LETTER

To: City of Victoria  
From: Evan Peterson, Barefoot Planning  
Date: December 7, 2022  
Att: Mayor & Council  
Re: Proposed Redevelopment of 27 South Turner Street

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*In response to the City's Application Review Summary in October 2022, this application has been updated. Changes based on this feedback are italicized in red font, below.*

*The proponent presented to the James Bay CALUC in March 2022 and received an Application Review Summary from the City in May 2022. Updates to the application and changes in response to this feedback are italicized and in blue font.*

## INTRODUCTION & OVERVIEW

This brief memo provides a rationale for the proposed redevelopment of 27 South Turner Street in James Bay.

In brief, the project entails the replacement of an aging single-family home with a two-family home with suites – creating **two attainable, family-oriented homes**. Each suite is adaptable in its location and design, with the ability to be integrated into the main unit or be locked off as a rental.

The existing house has significant structural issues and will be demolished and replaced with a modest, high quality development. The proponent intends to sell both homes, delivering much needed attainable homeownership to the community, with built in “mortgage helpers” that may provide additional rental housing in the area.

The existing lot size is slightly smaller (by 32 m<sup>2</sup>) than the minimum allowable in the current R-2 zoning. Therefore, a site-specific rezoning is required to permit a two-family home. However, all other R-2 bylaw requirements are being met.



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# RATIONALE & SUPPORT

## POLICY SUPPORT

- OCP
  - Consistent with Traditional Residential Land Use designation, which supports ground-oriented built forms.
  - Consistent with numerous housing and infill policies, including providing a variety of housing types and forms.
- LAP
  - Existing LAP is outdated but is consistent with OCP directions.

## MISSING MIDDLE HOUSING

- While not entirely consistent with current Duplex policy (slightly under the lot size), this project is consistent with other Council housing priorities and complementary to the Missing Middle Project and potential future housing and neighbourhood policies.

## PROJECT NEED & BENEFITS

- Responds to need for more attainable, family-oriented housing units.
- Satisfies need for sensitive infill housing in a strategic location – near active transportation routes with access to green space and walkable to amenities and schools.
- Provides ground-oriented rental housing options in the community.
- Improves pedestrian amenities in neighbourhood.

## SERVICING

- The site is served by all necessary public infrastructure and services.
- The project will provide a new sidewalk on its South Turner frontage.
- *Sewer service test failed but on-site sewer being upgraded.*
- *Support from BC Hydro for proposal TBD (support anticipated)..*

## NEIGHBOURHOOD / APPROPRIATENESS

- The proposal is consistent with adjacent and surrounding development patterns and lot sizes, with smaller lots, modestly-scaled homes, and consistent architectural details.

## IMPACTS & IMPACT MITIGATION

### PARKING

- Provides parking for each principle dwelling, but seeks a variance for the additional parking space required for the secondary suites.



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- This is a highly walkable area served by transit, making it a prime location to live “car lite” or “car free”.
- Suites may be utilized as part of primary dwellings.
- The impacts of driveways are reduced through the use of a single consolidated driveway.
- *One Modo car-share membership will be provided for each of the four dwelling units (two primary units and two potential secondary suites).*
- *Added long-term severe weather-protected bicycle parking spaces for residents in the garage .*

## TREES

- All four on-site bylaw-protected trees will need to be removed due to the new house and garage.
  - The site has a tree minimum of three, as outlined in the Tree Protection Bylaw. Two medium size replacement trees have been proposed. However, there is insufficient space for the two additional bylaw-protected replacement trees. Therefore, cash-in-lieu will be provided to the City’s Tree Fund.
- *An additional design study was undertaken to ensure that the driveway design would allow for the retention of an off-site protected tree. Under the arborist's direction, the garage slab and driveway elevation were raised and the designs were updated to ensure the protection of the tree root zones.*
- *In response to application feedback, further analysis by the arborist determined the ability to meet the City’s Tree Bylaw planting requirements.*
- *Based on lot size, 3 bylaw-protected trees are required. The arborist report confirms that a third tree is not feasible while meeting the City’s planting requirements. Therefore, Cash-in-Lieu is proposed for the third tree.*
- A rear yard garage is needed due to the City’s Driveway Regulations, making a sloped driveway to basement parking not possible.
- *An investigation of an alternative siting or removal of the garage was undertaken in response to application feedback. However, no design change is proposed as other sitings for the required parking proved to not be feasible. Yet, as noted below, a green roof was added to the garage design.*
- Permeable paving stones will be used on the driveway to enhance stormwater management, mitigate drought, and reduce compaction on the root zone of the off-site elm and newly planted trees.



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## STORMWATER MANAGEMENT

- Permeable paving is used throughout the site, including on the driveway, patio/walkway areas, and pathways (gravel).
- *A rain garden and stormwater retention area were added adjacent to the front property line to enhance the stormwater management capacity of the proposal*
- *A green roof was added to the garage to assist with stormwater management and improve site aesthetic and neighbouring 'overlook' views.*

## NEIGHBOURHOOD CHARACTER

- While removing an older home, the new building's design is sensitive to the established neighbourhood character.
- The project will improve the streetscape along South Turner with a new sidewalk and landscaping, as well as a single, high quality driveway and architecture that presents a "friendly face" to the street.
- The aging home has had multiple renovations and additions over the years, rendering it with little heritage or architectural value. Additionally, major structural issues make re-use of the existing building not viable. Work has already been completed to remove asbestos from the house and prepare for demolition.

## PRIVACY AND OVERLOOK

- Concerns for overlook and privacy impacts are heavily mitigated through the project design.
  - The large second-storey windows at the rear of the house are "open to below", meaning that there is no upper-storey living space in that area (only stairs), essentially eliminating any potential overlook into neighbours' properties.

## DESIGN

- New house is of a modest scale, consistent with the heights, character, and building footprints of neighbouring homes.
- *An investigation into raising the basement to provide better livability to the units was undertaken in response to application feedback. However, no design change is proposed as adding additional height to the proposed development would require a height variance.*
- *In response to application feedback, an additional window was added to each of the lower suites to improve livability. Additional windows to each of the side elevations have also been added.*



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- *Additionally, an outdoor amenity space was also added to each of the lower units, directly outside the front door.*
- *An investigation into increasing the slope of the roof was undertaken in response to application feedback. However, no design change is proposed as adding additional height to the proposed development would require a height variance.*
- Doors to all units open to the street, increasing “eyes on the street” and maintaining a “friendly” streetscape experience.
- The garage is located in the rear yard, out of site from the street.
- *A green roof was added to the garage to not only improve stormwater management but also improve site aesthetic and neighbouring ‘overlook’ views.*
- A single high quality and permeable driveway reduces visual impacts, improves aesthetics, and increases site permeability.
- New fencing and hedges along the north, east, and south property edges provide increased privacy and improved aesthetics.
- *In response to application feedback, the materiality and colour scheme were updated to better match the neighbourhood character.*
- *Additionally, a planted rain garden was added to the front yard in order to enhance stormwater management capacity and improve the interface with pedestrians and the front yard aesthetics.*

## VARIANCES

The proposal requires one parking variances:

- According to Schedule C, the required parking minimum for this development is three spaces (one for each main unit, one for two suites); the proposal seeks a variance of one parking space (i.e., 2 spaces will be provided).

## SUMMARY

The proposed development is consistent with OCP policies and design guidance for Duplexes; represents sought-after neighbourhood-scale infill housing; and will provide much needed attainable, family-oriented housing units in the City. Moreover, the location is ideal for this sensitive “missing middle” densification, while the design is responsive and sensitive to the neighbourhood, minimizing privacy and view impacts.



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Relative to current regulations for the site, this proposal only seeks a change in minimum lot size for a two-family home (by 32m<sup>2</sup>) and a parking variance (from 3 spaces to 2).

Moreover, in addition to community and City staff feedback, we have made numerous improvements to the proposal, including building aesthetics and materiality and site greening/stormwater management (including green roof and rain garden).

We appreciate your consideration of this application.

Sincerely,

Evan Peterson  
Principal  
Barefoot Planning + Design



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