

970 WALKER STREET VICTORIA BC

REZONING AND DEVELOPMENT PERMIT
WITH VARIANCES



PUBLIC HEARING | NOVEMBER 23, 2023



1

SITE



2



3



4

VARIANCES

1- Secondary Suite

While secondary suites have not been officially adopted under R1-S2 zone as a permitted use, they have been included in the Victoria West Neighborhood Plan for the Northwest Sub-Area for Small Lot Houses. The Owners ask that the City permit a secondary suite, as a means to encourage a more diverse housing stock.

2- Front Yard Setback: Maintain 3.6 m front yard setback previously approved

Reducing front yard setback from 6.0m to 3.6m was established in previous rezoning. It allows for more building area and more livable interior spaces, improved street engagement and better access to southern exposure for energy efficiency and daylighting.

3- Side Yard Setback: Allowing small number of windows on habitable spaces with 1.5m side yard

Proposed windows on west and east elevations are minimal but permit the passage of natural light improving the quality of spaces. While still complying with building code regulations, proposed window size and placement is sensitive to the views and privacy of the neighboring properties.

4- Roof deck

Permitting a roof deck would allow for vegetable gardening and maintenance of solar panels on a site that has limited at grade southern yard exposure. It would also decrease storm water runoff, help Owners offset food and energy costs all while decreasing the heat island effect. In addition, a 42" high guardrail and 6 foot wide perimeter planter also help to offset views and protect privacy.

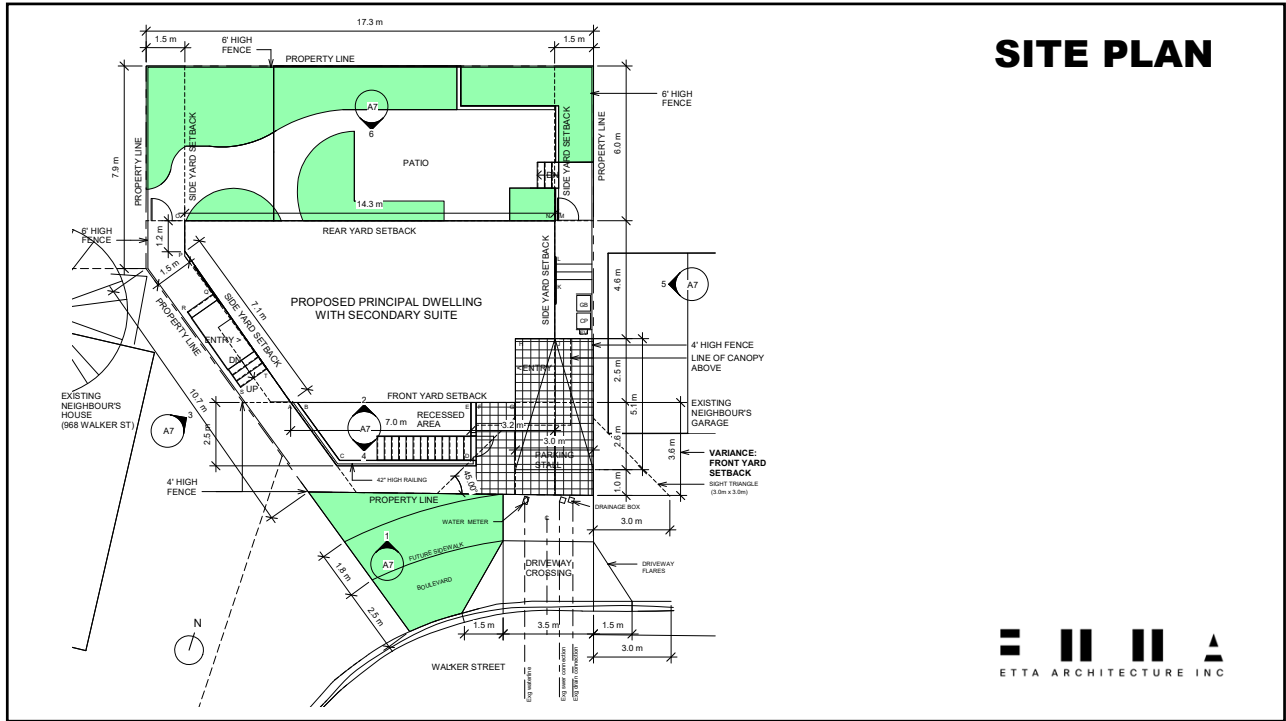


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Project Information Table			
	Small Lot Proposal	Zoning Standard for Small Lot	Calculate Variance (if required)
Zone (existing)	R1-S2	R1-S2	-
Site area (sqm)	260 sqm	260 sqm	-
Site Coverage (%)	32 %	40 %	-
Total Floor Area (sqm)	154 sqm	190 sqm	-
Floor Space Ratio	0.6 to 1	0.6 to 1	-
Height of building (m)	7.5m	7.5m	-
Number of storeys	2	2	-
Setbacks (m)			
Front yard	3.6m	6.0m	2.4m
Rear yard	6.0m	6.0m	-
Side yard	1.5m (west)	1.5m/2.4m (west)	window in habitable areas
Side yard	1.5m (east)	1.5m/2.4m (east)	window in habitable areas
Open Site Space (%)	60 %	-	-
Parking Stalls on site	1	1	-
Bicycle Parking - specify	N/a	N/a	-



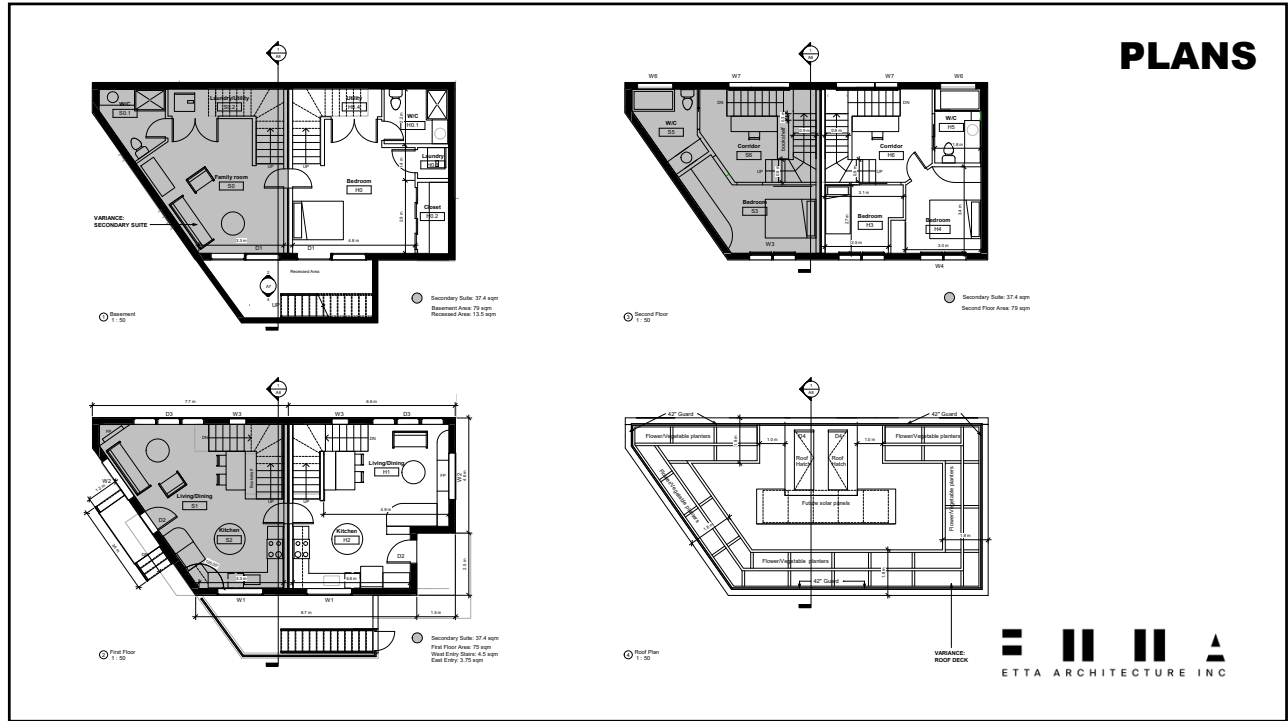
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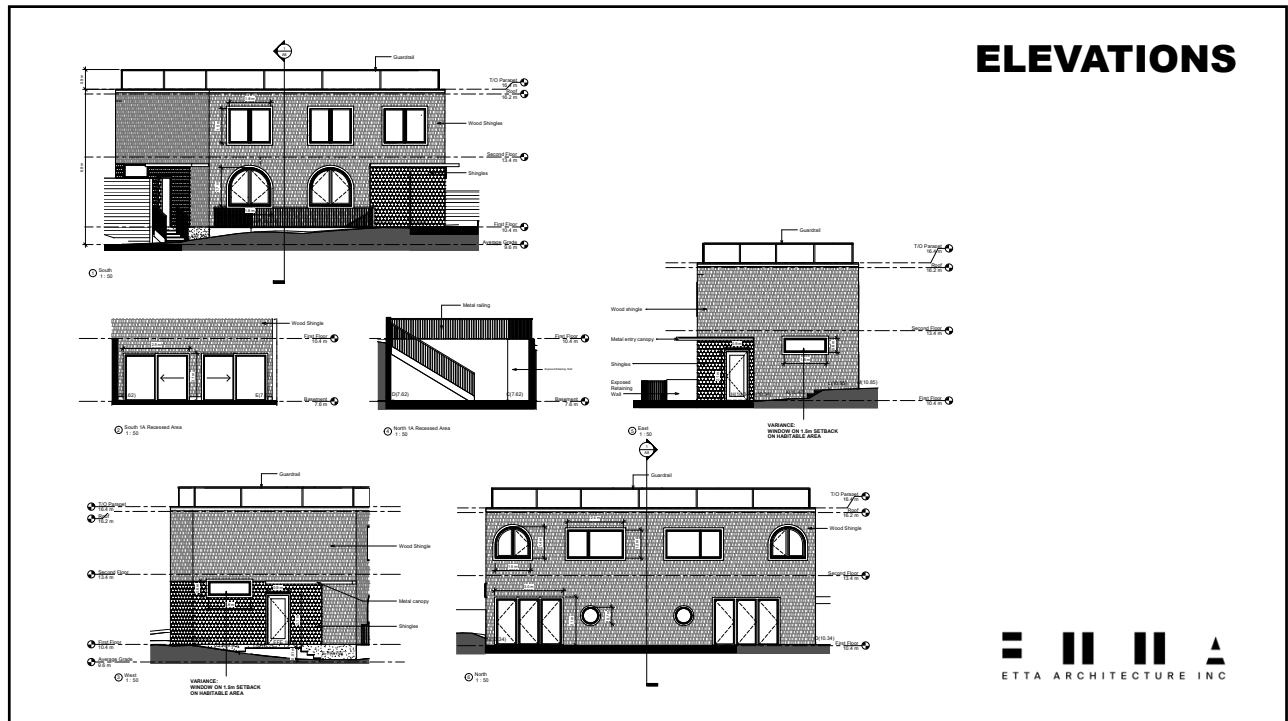
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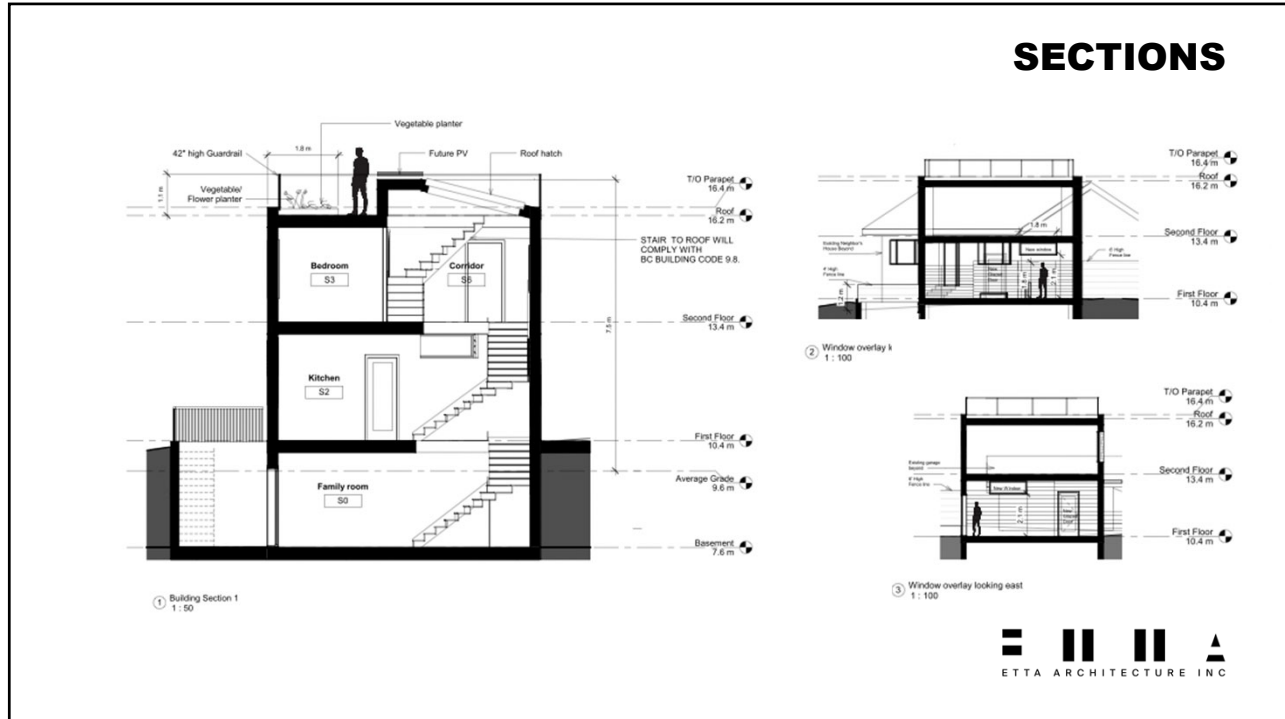
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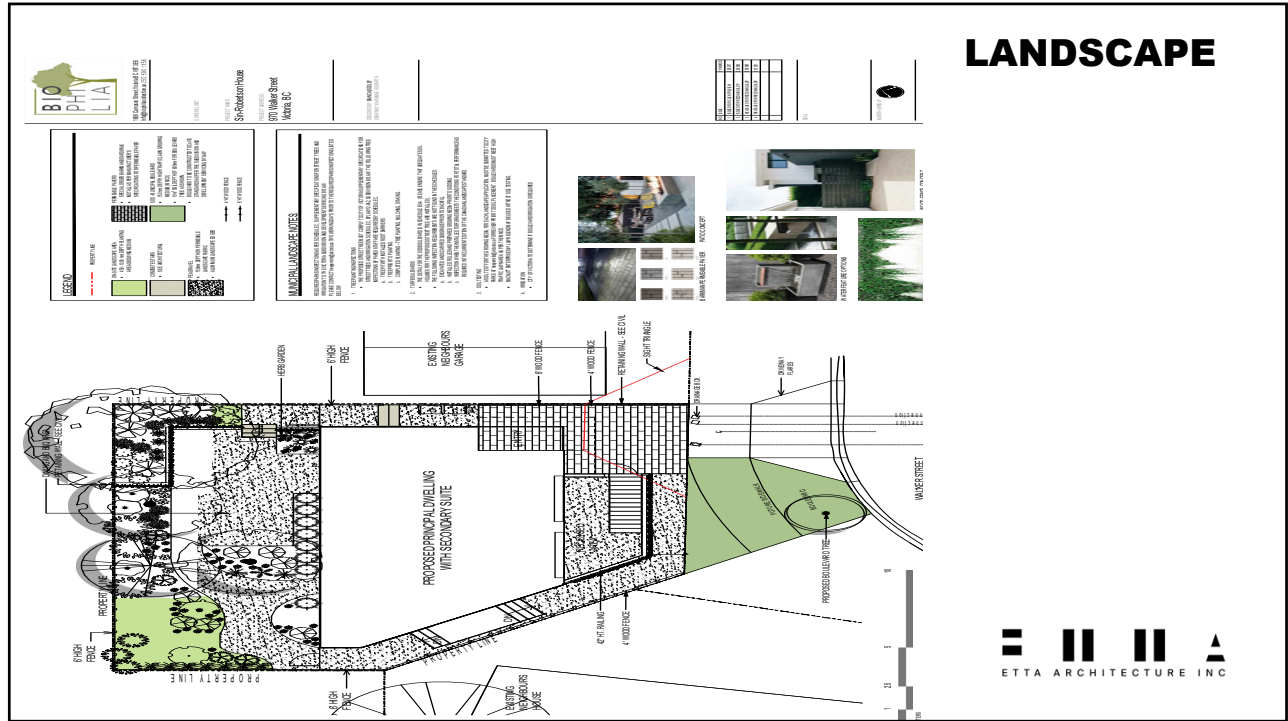
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THANK YOU

