

October 2023

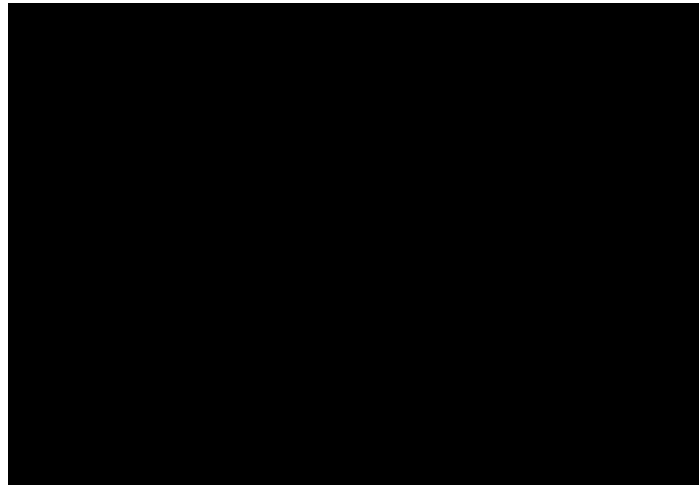
To: Mayor and Council

From: Derek Horton owner and resident at 1661 Richardson.

Re: Rezoning

Dear Marianne Alto, Jeremy Caradonna, Susan Kim, Matt Dell, Stephen Hammond, Krista Loughton, Dave Thompson, Marg Gardiner and Chris Coleman. Thank you for serving our City and Community, your work, time and commitment is appreciated.

My name is Derek Horton and I live at 1661 Richardson Street. I live with my wife Laura and [REDACTED]. My brother and sister-in-law live next door. Chris, Katie and Oliver. See image below when we moved in:



Jeremy, Matt, and Dave may recall meeting and chatting with me across the street in Berry Hykin's backyard at 1648 Richardson during their campaign process - Victoria Levesque helped set it all up.

The purpose of my letter is to address rezoning information for our application at 1661 and 1663 Richardson. Per City of Victoria rezoning information I will include the following:

1. Description of Proposal:

- Land use - currently R1-G. Proposed R2
- Density changes - no change. Hortons currently reside at 1661 and Smith's at 1663. See image:



- Type of tenure - currently we all own the whole home (shared title). Proposed, Strata Ownership

- Number, Description and Type of Dwelling Units - Proposal is for 2 units, 1661 and 1663. See image below for 'Site Data':

Address: 1661 and 1663 Richardson Street

Legal Description: Lot 55, Section 68, Victoria District PID 005-184-053

Site Area:

Lot Size - .09 Hectares / .22 acres / 905.8 square meters

Lot Coverage - 29.7%

Floor Area Ratio - .42

Set Backs:

North - 7.62m

South - 20.12m

East - 2.97m

West - 2.97m

Average Grade - 10.97m

Building Height - 5.22m

Parking: Each home has their own garage and driveway. So 1-2 cars per home. 2-4 cars total.

Gross Floor Areas:

	1661	1663
Basement	75.02 m2	75.02 m2
Main	115.16 m2	115.16 m2
Total	190.18 m2	190.18 m2

- Inclusion of adaptable housing features - previous home had major flaws. New build (completed through building permit process), is up to code with new windows, insulation, easy to use lights, door handles, more accessible entrances/doorways and more.

2. Government Policies

- The proposal conforms to the Official Community Plan. Specifically 6. 15 as seen below:

6.15 **Traditional Residential** consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses and house conversions. Low-rise multi-unit residential and mixed-use buildings in select locations as described in this plan or other City policy.

3. Project Benefits

- Economic benefit to the city and neighbourhood is increased assessment value. Environmental benefit to the city and neighbourhood is new replacement trees. Social benefit to the city and neighbourhood is long tenured family living. We will be raising our children here and continuing to be active and positive fairfield community members.

4. Need and demand

- Change of permitted use. This home was built as a duplex and fully functions as a duplex. In the 80's titling changed, and our residence is considered a 'legally, non conforming duplex'. Goal is to change from R1-G to R2.

5. Neighbourhood

- This would fit very well within the neighbourhood. Richardson street has several duplexes on both sides of the road. Our neighbours already thought our home was a registered duplex and they have zero concerns.

6. Impacts

- Zero impacts. Structural changes have already taken place through the building permit process.

7. Design and development permit guidelines

- There are no designs. Just a change in title request. Patrick Carroll, city planner, has confirmed that no design permit is required.

8. Safety and security

- Through permitted process CPTED was followed.

9. Transportation

- Parking standards have been met. Schedule C is good. Both units have driveway parking.

10. Heritage

- No Heritage status.

11. Green building features

- New heat pumps, insulation, windows, and solar panels

12. Infrastructure

- Yes, public infrastructure has been dealt with. New water, sewer upgrades. All city work is complete.

Thank you for taking the time to read and review this letter. Your kind consideration is greatly appreciated. Should you have any further questions please reach out anytime.

Sincerely,



Derek Horton

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