

April 19, 2017

Lisa Helps  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor and Council:

**Re: 1410 Myrtle Avenue Small Lot Rezoning Application**

On March 20, 2017, the Oaklands Community Association hosted a CALUC community meeting that was advertised to a 100 meter radius, to discuss the proposal to rezone 1410 Myrtle Avenue from R1-B (Single Family Dwelling) into two separate R1-S2 (Restricted Small Lot Two Storey) lots. Prior to the meeting, adjacent lots were polled to gather feedback from the immediate neighbourhood. The general feedback was positive with most questions being directed towards parking and construction noise. In total, 13 petitions were collected with 12 petitions in favour of the development and 1 petition not in favour, resulting in 92% approval from adjacent lots. At the community meeting, questions surrounding building height, parking and the general rezoning process were answered. One neighbour voiced negative comments while the remainder appeared to be in favour.

**Parking**

As in most areas, parking is a topic of interest. Street parking on Hamilton can become fairly occupied after working hours, mainly due to the neighbouring eight unit townhouse. The existing house at 1410 Myrtle Avenue currently has two driveways; one at the front of the house on Myrtle Ave, and one on the side of the house on Hamilton Rd. The existing driveway on Hamilton would be removed and a new driveway for the proposed lot on Hamilton would be created, thus preserving the amount of street parking while still maintaining the two car drive way for the existing home, and creating a new two car driveway for the proposed home.

**Landscaping**

One non-fruit bearing pear tree is currently located on the north end of the property, which will be preserved. All existing garden areas of the present home will also remain undisturbed. Additional garden beds, shrubs and small trees will be added to the proposed landscaping for curb appeal. The existing narrow and uneven asphalt walkway along Hamilton Rd. will be replaced with a modern curb and sidewalk to adjoin the existing curbs from the end of 1440 Hillside Ave. to the corner of Hamilton Rd. and Myrtle Ave. Many neighbours have expressed positive feedback particularly for this aspect of the development.

**Building(s)**

The existing home would be left as is. The proposed home is a 3 bedroom, 2 story, 1484 square feet house, with a footprint of 740 square feet and a height of 6.5 meters. The main floor features an open layout between the kitchen, living and dining area, as well as the laundry/mudroom and 2-piece washroom. The upstairs features a master bedroom with ensuite and walk-in closet and two additional bedrooms with a shared 3 piece washroom. The new home will have an energy efficient heat pump, energy star appliances, thermal windows, fiberglass shingle roof and ICF foundation.

Setback(s)

The one **variance** that is requested for this proposal is in regards to the **front setback**. We are requesting a variance of 2.9 meters to allow the front of the home to be set back 3.1 meters in comparison to 6.0 meters. To compensate for this variance, we have designed the house to blend with the surrounding buildings and gave the proposed home a stepped back front face. The shallower depth is setback just farther than the side of the neighbouring 1410 Myrtle Ave home, and then increases to a setback of approximately 5.2 meters on the side that neighbours the town homes. The remaining setbacks are within the R1-S2 zoning guidelines.

This lot is ideally situated for the City of Victoria's guide for Small Lot Rezoning. The large open yard area of 1410 Myrtle Ave, which fronts Hamilton Rd., no longer makes sense as a useable space in its current capacity due to the surrounding density of the neighbouring lots, which include: an eight unit townhouse, a triplex, two duplexes, and a single family home with a large outbuilding with garage and loft space. The neighbourhood aesthetic would benefit from the addition of a new single family dwelling and a finished sidewalk. The proposed lot is a perfect home for a young family which suits the family oriented Oaklands community with its great schools and parks.

Thank you for your time and consideration.

Sincerely,



Cara Keck

and



Mike Barbon