



February 2, 2018

#1 Centennial Square
Victoria, B.C.
V8W 1P6

Re: 63 Boyd Street Rezoning and Development Variance Permit

Dear Mayor Helps and Members of City Victoria Council,

Our clients Rianna and Guillaume Lachance are the owners of the property known as 63 Boyd Street, which is currently two R2 lots with a single modest aging home straddling the North-South property line. Rianna and Guillaume are applying for rezoning and subdivision to change the zoning to R1-S2 and reorient the property line to East-West. In addition they propose to construct two new detached single family homes, one on each proposed R1-S2 lot with a shared driveway and garage.

Currently the two-titled property is zoned R2 and a duplex could be built there without variances or rezoning. At the outset of the project, one of the first things that Rianna and Guillaume did was to canvass their neighbours for general support for the application, and to discuss the potential project with the James Bay Neighbourhood Association. Additionally they discussed the existing zoning and home on the property with Planning and Sustainable Development staff at City Victoria. They received a warm response (please see enclosed small lot petition results), with neighbours expressing preference for two small homes as compared to a duplex and so they decided to proceed with the application.

The proposal is well in sync with the objectives of the James Bay Neighbourhood Plan because this area supports permitting infill housing where appropriate. While the removal of the existing home cannot be supported in and of itself per the small lot guidelines, it is important to note that the house could be deconstructed for the building of a new duplex. When Rianna and Guillaume pursued the option of moving the house with Nickel Brothers house movers, they were told that it was not tenable to remove and transport the house. The house will be carefully deconstructed and recycled as much as possible. It is the opinion of Rianna and Guillaume from their discussions with the neighbours and the Neighbourhood Association that two small lots and detached homes are much preferred to a duplex and so they asked us to proceed with developing a concept of that nature.

We have designed a new home for each of the proposed new lots, in a traditional pitched roof style. The single family use is not a departure from the mixed residential character of the neighbourhood; the project will offer appropriate and attractive housing options for the area, and the forms are in keeping with other houses on both sides of the street and in the greater neighbourhood.

Architectural details include, on proposed lot A: pitched roofs include covered front entry; painted cementitious panels and trim; horizontal cementitious siding (painted); brick cladding; painted square columns; French doors and glass railings at front balcony; a variety of window shapes, and divided windows. Proposed lot B includes: pitched roof lines; stained horizontal wood siding; painted trim and stucco; square columns and a shed roof accent at the covered front entry; a variety of window sizes (differentiated from proposed Lot A); French doors and glass railing at front balcony; and divided windows.

Parking is a valuable commodity in this area, and was one of the only concerns of the JBNA and neighbours regarding the potential project. Because of this we have opted to site a shared double garage at the rear of the property, with a single (existing) driveway access on the street, preserving valuable curb space and keeping additional cars off the street (an easement will be put in place to allowed shared access).

The proposal is compliant with all aspects of the R1-S2 zoning bylaw, except in one technically generated condition: because the pitched roof also has a small flat portion at the top of it, we are required to calculate the roof height as if it were a flat, contemporary style building. Otherwise the top of the roof is at the exact same height as would be allowed if the pitches met at a ridge, all the way along. The owners would prefer not to drop the house further into the ground due to drainage considerations. We are requesting a variance for building height as a result of this condition.

There are larger buildings nearby these lots: to the north on the corner of Boyd and Niagara Streets is an older home with a traditional design; to the south there is a larger apartment block in a more utilitarian style. Neither of these should be adversely affected by shadowing cast by the new homes, which are smaller than the buildings to either side of them (please see shadow study, enclosed).

New landscaping is proposed in front and rear, with water permeable ground treatments to help with rainwater management. Raised gardening beds are proposed in the rear of the lots for personal use as possible vegetable gardens. Existing mature fruit trees are preserved in our design and will be suitably protected during construction; as well, considerations have been made to protect neighbouring trees in the adjacent properties. The proposed new plantings are middling in height, maintaining a friendly, welcoming view of the new homes from the street and sidewalk. There will be no net loss of trees on the property.

Thank you for your consideration of this application. Please see enclosed plans and data tables for variance and property details.

Sincerely,



Rus Collins

Zebra Design & Interiors Group Inc.

