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Received
City of Victoria

AUG 22 2017

Planning & Development Department
Development Services Division

Dear Mayor and Council

I would first like to thank Mayor and Council for their time to consider this application for rezoning and subdividing the property located at 1539 Pearl St. I would also like to thank City of Victoria planning staff for their time and valuable input.

I would like to submit the following application to rezone and subdivide the property at located at 1539 Pearl St. The property is located approximately mid block on the south side of the street, adjacent to other single-family dwellings and backing on to Oakland's school. The current zoning is R1B. Our proposal is to rezone and subdivide the property into two lots. The proposed new houses would meet all the requirements of the R1B zone requirements with the exception of lot size and front yard setback. Currently the subject property meets the requirements of the R1B zone unlike most of the other properties on the street. It is interesting to note that this property originally was two separate lots and at some point was consolidated into one lot to build the current house. We are essentially requesting that the parent property be subdivided back to its original state. The need to rezone is because the lot size requirements have changed and the current property does not meet the new requirements. It is worth mentioning that most of the neighborhood does not meet the new lot size requirements, however they have been grandfathered and given legal non-conforming status. Our proposal would respect all current zoning requirements with the exception of lot size and front yard setback. The new proposed lots would be the same size as the adjacent lots and neighborhood. The proposed lots and the design of the houses would meet the small lot requirements with the exception of the planned secondary suites, this is why we have chosen to request a site specific zoning.

When identifying the best use and design for the property, we took into consideration the current market demand, the context of the surrounding, neighborhood and the overall housing needs of the city of Victoria.

1. Market – Currently it is well known that a combination of factors has made it difficult for young families to afford to live within the city of Victoria. Smaller lot sizes, are desirable to young families and seniors looking to downsize due to their lower maintenance requirements and their inherent affordability. I have discussed with city staff about rezoning to a small lots. The key issue with respect to rezoning to small lots is that the current permitted uses within the small lot regulations is the inability to construct new homes containing secondary suites. I feel that rezoning the property to small lots would be inconsistent with the permitted uses that the rest of the community currently enjoys. This coupled with the ability to use the secondary suite income to help afford to buy the property. Secondary suites would also help address concerns with the lack of rental units within the city. Our proposal addresses neighborhood concerns with parking, as parking would be provided on site. I feel it is also note worthy to mention that if the rezone is successful my brother and I would be moving into the new houses with our families. We both have been long time residents of the Oakland's community. We actually built two new houses in 2008 located at 1541 and 1543 Pearl St. The property we developed in 2008 was actually the same size as the subject property. The property previously developed was already two separate lots and therefore did not require rezoning. It is also note worthy to state that two new houses recently were built on Morely St. This property had also previously been subdivided and did not require rezoning. All of these properties originally were the same size however the subject property was legally consolidated from two lots to one lot. The consolidation of the two lots into one necessitates the need for rezoning and subdividing.
2. Location – One of the features of this property that makes the best use obvious, is its proximity within a neighborhood that is made up primarily of the market described above. It is adjacent to Oakland's Elementary School, within walking distance to grocery and convenience stores, and close to major bus routes accessing Camosun College, University of Victoria and downtown Victoria. It is also within walking distance to Royal Jubilee hospital
3. City of Victoria's Vision – With our proposal we will be working toward the Districts Vision for residential growth within the Urban Containment Boundary. We will be presenting an affordable product to the market that helps to provide a type of housing that is desperately needed,

increasing the number of working families living in the city and supporting the tax base within Victoria. In addition to this the development will:

- a. Provide 3m of frontage to Victoria to allow full road widths and possibly sidewalks in the future.
- b. Complete the road frontage with curb, gutter thus vastly improving the safety of the road to better allow school kids to walk to Oakland's School.
- c. The design of the new houses provides as much privacy to the adjacent neighbors by positioning the new houses with the required 3m setbacks to the side of the adjacent properties. The layout also provides privacy to the neighboring properties by limiting the windows on the side adjacent to the neighboring properties. The planned development incorporates many sustainable attributes including permeable pavers and on site storm water management. The houses would be built to exceed current minimum BC Building Code and Energy Guide rating requirements.

In conclusion I would like to inform council that we have consulted with approximately 25 properties within the immediate area. We felt it was important to gain neighborhood support as we intend to live in the new houses. We have gathered over 25 signatures of support. To date we are unaware of any residents opposing our proposal. The design of the new houses is consistent with neighboring properties with respect to sitting, height, lot size and permitted uses within the R1B zone. We respectfully request site specific zoning to allow our proposal to move forward.

If you have any questions or would like further information, please call me directly at 250-995 3068 or my brother Andrew who is the co owner of the property at 250 812 7549

Sincerely,

Eric and Andrew Law