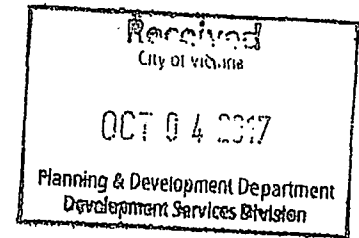


September 20, 2017

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



Re: 3103 Washington Avenue, Rezoning application and Development Permit

Dear Mayor Helps and City Victoria Council Members,

We are applying for a site specific rezoning at the above mentioned property. The objective of this proposal is affordable small detached family housing (strata titled) as an alternative to townhouses/row houses and apartment or condominium buildings. The concept was inspired due to the size and specific location of the lot, and in light of the current intense need for housing in Greater Victoria. The project is guided by specific objectives as described in the Burnside Gorge Neighbourhood Plan that support a variety of housing forms in this area, especially ground oriented units.

We are pleased to be putting forward a new concept and note that "creativity in design to meet policy intent is encouraged" in the Burnside Gorge Neighbourhood Plan. Exciting developments are coming for this area and we'd like to contribute some innovative design ideas to the initiatives. Providing diverse housing choices and increasing support for people who walk and bicycle were two of the top ten objectives of the 2015-2016 Community Engagement summary.

At the outset, we began by canvassing nearby neighbours and property owners to determine if they were in favour of such a proposal, and found that they were. We also had conversations with the Area Planner and the Engineering Department of City of Victoria, to introduce the concept and find out if the existing services on the street were viable for a development of this nature, and what Development Services might think of the idea in principle. Similarly we individually contacted City of Victoria Members of Council and the Mayor to see if this was a supportable project in their opinions. We encountered encouraging responses from all these parties as well.

With this information in mind we developed a preliminary proposal for four small detached homes, which we presented on September 11<sup>th</sup> to the Burnside Gorge Community Land Use Committee; the concept was warmly received by the Burnside Gorge CALUC. On September 18<sup>th</sup> the proposal was brought to the Burnside Gorge Neighbourhood Association and public at their monthly meeting. Plans and site data have been slightly revised in response to feedback from that neighbourhood meeting, eliminating the proposed basements in two of the homes, mostly due to concerns about parking.

We thought that this location would be perfect for a family-friendly housing approach like this due to its proximity to the Galloping Goose Regional Trail and downtown, making it an ideal home for those interested in vehicle free commuting and recreational use of the trail. Section 12.4 of the Neighbourhood Plan says that a range of appropriate housing in traditional residential neighbourhoods is encouraged, "providing options for households who are seeking housing with access to useable outdoor amenity space", and that the intent of the Land Use Policies is to "support intensification through primarily ground-oriented forms of housing" in the Burnside Gorge residential areas. Section 4.1.1. says, "Housing options attractive to a range of households, including families with children, are encouraged where appropriate".

The existing lot backs onto the Cecilia Ravine Playground, and we have included gate access from the property to the park to facilitate safe and direct access for children and bicycles from the property to the park and trail. We have proposed more than the required outdoor bicycle parking and have also allowed for lockable, weatherproof private individual storage rooms for bicycles. There are plans to improve cycling and pedestrian routes from the Galloping Goose Trail/Cecilia Ravine Park westward across Washington Avenue and through to Balfour Road.

As well as having three bedrooms per house on the upper level, each home will have a very comfortable kitchen and living area plus powder room on the main level, and in the case of Single Family Dwellings (SFDs) 3 and 4, a rec room, bathroom and flex or guest room is included on the lower level, which would allow for changing family needs. Each unit has its own covered private deck at the rear of the unit, and an on grade patio area with privacy screening to separate the yards from the parking area. On the site we are proposing five parking stalls, one for each unit plus one visitor parking space.

The plans are each under 127.1m<sup>2</sup> (1368 square feet) in area on main and upper levels, and they are 184.51m<sup>2</sup> (1986 SF) including the basement, in the cases of SFDs 3 and 4. Site coverage is currently 33.53% for all four houses combined on the existing property.

The Floor Area Ratio is at 0.57 for the project (in comparison to S2 has a maximum of 0.6 FAR or 190m<sup>2</sup> excluding basements, whichever is less).

The houses are small but attractive, designed in a craftsman style; they are differentiated from one another in the elevations in design, materials and colours and fit well into the Neighbourhood context. As well as single family detached houses, the street includes row houses and higher density residential use. CPTED values have been considered in developing the project and sight lines on the site should remain principally clear, with outdoor lighting installed and "neighbourliness" being intrinsically encouraged.

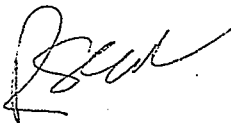
The location is close to amenities such as: major bus routes; local groceries; entertainment; shopping and recreation locations; employment opportunities; schools; medical services; the downtown core. Future plans for the area - including the creation of a small urban village eastward from Cecelia Ravine towards Jutland - would provide additional services and opportunities for residents, and vice versa, with residents contributing social and economic benefit to future commerce and community ventures there.

We would retain all existing boulevard trees and replace any affected trees on site at the ratio indicated by the Parks Department; ground treatment includes a variety of permeable surfaces to aid in water management.

We imagine that a cluster of small houses like this would encourage interaction between the families that live there, and provide an attractive, friendly face next to the public space of the park and the access to the Galloping Goose Trail and Cecelia Ravine. We hope that a development such as this would serve to enhance the streetscape and enrich the social fabric of the area, maintaining the traditional residential character of the vicinity while contributing an appropriately scaled residential development.

Thank you very much for your consideration of this application. Please see enclosed plans for site data and project details.

Sincerely,



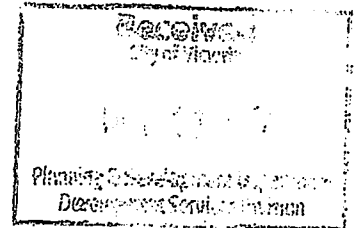
Rus Collins

Zebra Design & Interiors Group Inc.



November 16, 2017

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



Site Specific Rezoning and Development Permit: 3103 Washington Avenue detached homes

Dear City of Victoria staff, Mayor Helps and Members of Victoria Council,

Thank you for the application review summary dated October 24, 2017 and for the meeting to discuss the Planning Department's comments on our application.

In the list of conditions to be met prior to Committee of the Whole (COTW), it is stated in the comments from the Development Services Division that staff could support attached townhouses as one form of acceptable housing on this site, and when speaking to Development Services staff on November the 7<sup>th</sup>, we were told that our proposal is too dense for this location.

We would like to point out that in the Zoning Plan Check sheet that was provided to us, our proposal is being compared to RK townhouse zone.

Since we began designing this project, we have always intended that we want to approach these units as a townhouse type strata and not as a strata subdivision.

Here is how our project compares to the RK Zone requirements:

- RK minimum lot size is 555 M<sup>2</sup>; we have 899.41 M<sup>2</sup>, 62% greater area than required
- RK allow 1 unit per 185M<sup>2</sup> which would be almost 5 units on this lot; we propose 4 units
- RK allows a maximum Floor Area Ratio of .6 to 1; we propose .57 to 1
- RK allows a max. site coverage of 33%; we propose 33.53% only 0.53% over the allowable
- RK requires 45% lot area to be landscaped; we propose over that at 47.13%

Other than the setbacks, we believe that the proposal really reflects the main objectives of the townhouse zone and we have worked hard to achieve an optimal layout on the site. With our concept it would be very hard to meet the RK setback requirements due to the homes being

detached. Although our proposal does have one house quite close to the front property line due to the asymmetry of the lot, we observe that there are numerous different setback situations on other properties nearby, including for example 414 Cecilia Road and we feel that ours would not be a very unusual situation in the context of this neighbourhood.

Our proposal, rather like the cottage clusters mentioned as a supportable ground-oriented housing form in Section 12.7 of the Gorge Burnside Neighbourhood Plan, will encourage neighbourliness, while still providing privacy and not overlooking the neighbours.

A further point from the Development Services Division is about driveways and parking. Please consider that if one were to design an attached townhouse project on this property, it would still require a driveway access, similar to the one we are showing. If we were to incorporate carports or garages as would be the norm with townhouses on this property, the width of the drive aisle would be required to be at least 23 feet wide due to the turning radius. We only require 17'-0 <sup>3</sup>/<sub>4</sub>" wide parking in this configuration, for two vehicles side by side, resulting in much less paving overall.

We are proposing to add a grass strip down the driveway and in accordance with the suggestion of Development Services staff, to remove the fifth parking stall. This will further increase our green space on site - additional plantings will be implemented - and also allow us to address the requirement for garbage and recycling locations (please refer to the updated site and landscape plans for details).

Regarding suggestions towards the architectural style of our project, we note that each home has a different entry roof, each home has different finishing materials, and each home does have a different but complimentary colour scheme. In addition we have revised the window styles to reflect a different character for each dwelling.

Each of our homes was designed with secure, enclosed bicycle parking, plus there is an additional outdoor bicycle rack. We have included new fencing proposed for the sides and rear lot lines.

Currently our plan shows five trees to be removed (three pines and two deciduous), with five new trees to be planted. In response to Parks Department Comments, we are willing to replace the City boulevard cherry trees at the time of building permit if required, but would prefer to protect and retain the existing mature trees if possible. We will contact the Parks Department to discuss. We're pleased to hear that a gate from the property into the park is supported by staff.

Regarding Underground Utilities comments, we are will be working with a Civil Engineer to generate the sewage attenuation report, but it is not yet available; we will forward that as soon as it is prepared.

Permits and Inspections Division Comments: glazing and unprotected openings calculations have been revised in accordance with changes made to the windows, and the tables containing that information are located in the upper right hand corners of sheets 2.1, 2.2, 2.3 and 2.4.

Fire Department comments: we are considering implementing sprinklers in SFDs #1 and #2.

From the outset of this project, we began talking to the neighbours, the community association and also each and every member of City Council plus the Mayor herself, encountering very strong support. We are suggesting here an alternate solution to the housing need in Victoria (specific to this location), which would provide interesting, affordable, detached housing. This lot provides a very distinctive situation because there are no rear neighbours due to the park at the rear property line. This is a unique opportunity to do something different – let's not miss out on this chance to explore an alternative approach to affordable housing.

Although appropriate in many circumstances, and a solution to many housing challenges, townhouses are not without their drawbacks. In these times of intense pressure for increased housing and urban concentration, this project could provide that sought-after townhouse density with a single family feel. It could offer people an opportunity for the pride of ownership that comes with a detached family home, in a neighbourhood that likes what we are proposing.

In this proposal we provide off street parking space for one car per unit, in a location ideal for bicycling and walking (the Galloping Goose Trail is almost in the back yard). We are not proposing suites, having removed them after feedback from the community meeting. We note that some other nearby homes do not even have street or driveway access at all, and there is also a wide variety of housing types on the street, including a "micro" lot very nearby.

Again we stress that the proposal is well supported and liked by a lot of the neighbours, the greater community and affordable housing advocates. We encourage you to take a fresh look at our revised proposal, and consider that we have a great opportunity here to do something a bit unprecedented in a unique location that deserves special consideration.

Thank you for your time in reviewing the submission.

Sincerely,



Rus Collins  
Zebra Design & Interiors Group Inc.

