

February 15, 2016

Mayor and Council
City of Victoria

Subject; 214 Howe St. Small lot Development

Description;

Is a request to rezone for a Small Lot Development R1B to R1-S2, which would allow a single property to be divided into two, creating one R1B lot and a smaller R1-S2 lot. The existing house will be completely renovated and a similar style house will be built next-door.

In response to the Community Meeting Notification (CMN) the proponents for the above address met with Fairfield Gonzales Planning and Zoning Committee and members of the community. To make a presentation to all and answer any questions and receive comments from those present.

Members of the CALUC Committee present: Wayne Hollohan (Chair), Maureen Connolly, Ted Relph, Clair Jackson, Jim Masterton, Ken Roueche, Robin Jones.

Wayne Hollohan opened the meeting by explaining the CALUC process, the procedures of the meeting, and ways in which community members would be able to have further input at meetings of the Planning and Land Use Committee of the City.

Developer's Presentation

The current home at 214 Howe is a 140 sq m. Arts and Crafts house that has not been renovated or updated. It backs onto and closes the end of a rear laneway between May and Chapman Streets and actually has a zero rear setback because of this. It sits on a double size lot.

The proposal is to subdivide the lot and to rezone from R1B to R1S2. Each of the two new lots will be about 240 sq m. The existing house will be completely renovated, including digging a full height new basement. A new house will be built on the severed lot. Each house will have 3 bedrooms. Parking for the existing house has access from Howe Street and that will be retained. Off-street parking for the new house will be accessed from the rear laneway only.

The proposal is consistent with the OCP. The design of the new house will be consistent with the design of other houses in the neighbourhood.

A variance for the new home will be required to make the setback from Howe Street consistent with the setback of the existing house.

CALUC committee members questions (CCM)

CCM asked for a clarification of the parking arrangement. RG replied that parking access for the new house is from Howe Street would require the removal of mature street trees. No trees will be removed for parking accessed from the laneway, but a small right of way/easement will be needed on the lot of the renovated house to provide access to the parking for the new house.

CCM noted that one of the two new lots will be slightly smaller than the 260 sq m. minimum site area specified in R1-S2 zoning. RG explained that the old lot is variant and the new lot is conforming

Questions and Comments from the Floor (identified by the address of the person asking)

227 Howe: appreciates efforts to make the design consistent with the neighbourhood, but would like an undertaking from the developer that the construction will not be unduly disruptive (a recent project was very disruptive, loud music etc). RG replied that his own employees follow sound professional practices but he cannot also be sure about sub-trades. [CCM suggested that RG provide his business card to neighbours so that if there is a problem with noise or disruptive behavior they can contact RG directly]

1253 Chapman: lives on the lot adjacent to where the new house will be located. She likes the rendering at the lack of windows on the wall backing onto her house.

650 Linden: appreciates the fact that this will provide two single family residences, and asked what measures would be taken with regards to energy efficiency. RG replied that the houses will both be built to conventional contemporary standards, but will consider more advanced measures as the design becomes more detailed.

1253 Chapman asked about the timeline for the project. RG replied that he could not be certain when the work might begin because the rezoning has to be approved first.

Several other informal comments were made by neighbours/community members. They were all positive.

Wayne Hollohan

Chair FG-CALUC