

June 3, 2022

Development Services
City of Victoria

Summary

On behalf of our client, Large and Co is happy to submit this brief summary to along with the Community Consultation Notice. The application is to rezone the land at 1005 Chamberlain Street, a property that sits at the corner of Chamberlain and Brighton. It is currently zoned R1-G and is two legal lots. Unfortunately, the lot line runs through the middle of the existing home and would require demolition in order to utilize the land how it was originally intended – as two lots. As we would prefer to keep the current home on the property, a request to ‘flip’ the lot line is needed, and has resulted in the need to rezone.

Our objective is to turn the lot line and retain the existing home on a site specific zone under its current tenure as rental accommodation, then create an additional R1-G lot on the remaining land. The rationale for this development approach lies with the need for a variety of housing across the spectrum. On this site we can retain much needed rental accommodation in the current home, in addition to offering home ownership on an R1-G lot where a new owner can subsidize their financial commitment with a garden or basement suite. It also allows the land to be developed under its current legal designation as two legal lots.

The proposal is in support of the City of Victoria’s initiative to provide all types of housing, and utilize available and to its highest and best use. A new home on this property represents thoughtful and gentle densification and an opportunity for home ownership in a neighborhood that is predominantly single family homes. Retaining affordable rentals in the duplex offers yet another housing type on this single piece of land.

Sincerely,

Kim Colpman
Applicant