



LOW
HAMMOND
ROWE
ARCHITECTS

Nov 30, 2022

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 410 Heather Street Rezoning and Development Permit Application

Dear Mayor and Council,

Please find enclosed our design proposal for a single-family dwelling at 410 Heather Street.

410 Heather Street is currently zoned as R-2 – Two Family Dwelling. Our proposal is to rezone it to an R1-S2 Small Lot Zone – Single Family Dwelling, which better suits the size of the lot. The property is currently vacant and owned by the same owner as 588 Toronto Street, located to its south.

Our proposal provides the opportunity to develop a vacant lot within the core of the city, in a time of urgent need for increased housing within the city.

Our proposal is modest in nature and in keeping with the neighbouring lots. Our design meets the city's Official Community Plan and its zoning requirements, except for the following variances: setbacks at the front and rear yards (due to the size and shallow depth of the lot - 17.07m), and an exemption to the minimum allowable lot size (207.8m² vs 260m²).

While our lot is similar in size to adjacent properties at the west of Heather St (approx. 40' x 57'), the setbacks we are proposing are more generous. Based on a review of the City of Victoria GIS map, existing homes along the west side of Heather Street appear to have minimal setbacks which would not meet today's zoning or code requirements: front yard setbacks appear to vary between 0.1m and 2.25m and side yard setbacks appear to be minimal on both side-yards (varying between 0m and 2m, approximately). Our proposed design meets the required side-yard setbacks.

Our proposal responds to the Design and Development Permit Guidelines for Development Permit Area DPA 15A – Intensive Residential – Small Lot area, which promotes growth through small, adaptive, and gradual change:

- *To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts.*

- *To integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.*
- *To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.*
- *To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.*

Heather Street in James Bay has a distinct character, with its tight-knit fabric of colourful homes with gable roofs and porched entryways, creating a nice rhythm along the street. The street is punctuated by two designated heritage homes at 402 and 428 Heather Street and one at 588 Toronto Street (at the corner of Heather and Toronto Street) which add value to the street. The east side of the street includes larger lots and more recent development, which increases the diversity of this existing fabric. In designing the house at 410 Heather, the patterns, massing, and proportions of the adjacent homes have been taken into strong consideration. The proposed building form incorporates a gable roof and has a distinct entry way which steps back from the street; the exterior cladding material is predominantly horizontal stained wood siding to reflect the neighbouring houses. The overall design maintains the rhythm of the street by reflecting design elements of adjacent homes.

Landscaping has been used throughout to enhance the design. The front yard is punctuated by low lying plants, which create a visually interesting edge along the street. Along the south property line, a series of narrow, flowering cherry trees have been proposed to bring life and colour to the façade while maintaining privacy. At the rear yard a series of Katsura trees have been proposed as part of the tree replacement strategy on site. This will provide shade in the summer and increased privacy to adjacent neighbours. A hedge provides privacy at the north property line. We are retaining a holly at the northwest corner that will help retain privacy amongst the neighbours.

The addition of a single-family home at 410 Heather St will inherently increase density in the area but should not negatively impact adjacent homes. We have provided one required on-site parking stall, which should mitigate any traffic concerns.

One of the benefits of a dense neighbourhood is more vigilant residents who help keep an eye on the daily activities within the surrounding area. To contribute to this safe neighbourhood, 410 Heather Street has been designed to avoid hidden spaces and will be well lit, with windows appropriately located to allow for views onto the street. The rear yard will be fenced and private.

The proposal incorporates sustainable design strategies. The property is located within a dense urban fabric, close to amenities, bike lanes and public transportation. The building itself is situated towards the south of the lot to minimize disturbance to the neighbour at the north.

Passive ventilation is promoted with operable windows at the east and west sides, providing good cross-ventilation through the house. Other green building features include permeable pavers at the surface parking area, use of renewable materials (such as wood siding), incorporation of a durable long-lasting roof (standing seam metal roof), low flow plumbing fixtures, and energy efficient appliances.

In conclusion, we feel our proposed development at 410 Heather Street will contribute positively to the existing fabric of James Bay and provide much needed in-fill housing for a growing population. We thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Roya Darvish', with a stylized flourish at the end.

Roya Darvish, Architect AIBC
LOW HAMMOND ROWE ARCHITECTS INC