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16 February 2018

richard@iredale.ca

The Mayor and Council
City of Victoria
Victoria City Hall
Centennial Square, Victoria

Re: 672 Niagara
Development Permit Application: Design Rationale

Please find attached a revised Rezoning Application for 672 Niagara Street, Victoria BC. to convert an existing single family dwelling to a fourplex.

This proposal retains the existing house in its current location and lifts it by four feet to allow construction of two ground-level units. The existing main and upper floors are divided into separate units. This maintains the existing "look and feel" of the property while allowing infill of three additional dwelling units.

Technical analyses:

This proposal conforms to the existing R3-2 multi-family zoning with respect to use, height, unit size, and number of units. However the triangular site is "small" at 551 square metres, "non-conforming" to the required 920 m2 minimum site size and presents set-back challenges.

A floor area ratio of 1.04 is proposed – slightly over the 1.0 allowed by the existing R3-2 zoning.

Site coverage of 45.6% is proposed, over the 30% under R3-2 zoning, but the area of open site space is more than required: (35.75% versus 30%) required, which maintains the existing trees and hedges and the overall "green" feeling of the neighborhood.

Three parking stalls are required (for a "multiple conversion" dwelling such as this) and four are provided (to meet a request from the James Bay Neighborhood Association).

Setbacks on the front and back conform to the R3-2 norm, but the side setbacks (which are existing) require relaxing.

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Technically, this rezoning relaxes the following R3-2 norms:

1 The minimum lot size is reduced from 920 to 551 square metres (this is an existing condition)

2 The allowable floor area ratio is increased from 1 to 1.04

3 The east side setback is reduced from 7.5M to 2.42M (existing condition)

4 The west side setback is reduced from 5.16M to 0.72m (existing condition)

This proposal includes covered bike storage for 6 bikes as well as 4 co-op car memberships to reduce the requirement for car ownership.

The design has been favorably reviewed by the James Bay Neighborhood Association Land Use committee and by a public meetings held on October 12th 2016 and November 25 2017 at the New Horizons Community center.
Sincerely,



Richard Iredale Architect AIBC P.Eng. LEED ap MRAIC

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