

# **MOLTO BENE ENTERPRISES**

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July 23, 2019

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

**RE: A SMALL LOT SUBDIVISION AT 1905 LEE AVENUE – SWEET SPOT CITY PLANNING IN SOUTH JUBILEE IN 2019**

Dear Mayor and Council,

We make application for a zone change at 1905 Lee Avenue to provide for a small lot subdivision and the construction of a new single-family house. This is a 497m<sup>2</sup> corner lot with an older raised bungalow fronting onto Lee Avenue. Upon subdivision the parent Lot A will be 262m<sup>2</sup> fronting onto Lee Avenue and the new Lot B will be 235m<sup>2</sup> fronting onto Bouchier Street.

While we took some inspiration from the Small Lot House Design Guidelines we undertook an Architectural Character Study of the neighbourhood and selected samples of ‘good fit’ small lot houses from other Victoria neighbourhoods. Our new house design was particularly inspired and informed by 118 Superior Street in James Bay and 1909 Lee Avenue in South Jubilee.

The house proposed for Lot B is a two level multi generational family detached house including four bedrooms, four bathrooms, two kitchens and other family oriented space. It has a front yard orientation to Bouchier Street and a substantial easterly side yard space which functions as the outdoor room when combined with the front ‘courtyard’. This house has a tiny rear yard at 1.3m which provides access only and is not an activity space for the family. The rear wall has two small bathroom windows, one on each floor. The tiny rear yard and rear wall windows are designed to ensure greater privacy for the northerly neighbor at 1909 Lee Avenue. The raised bungalow house on existing Lot A will be improved with new exterior cladding and a ‘juliet balcony’ to replace the large deck along the rear wall. The front yard will become the de facto outdoor room for the family. It also will have a relatively small rear yard.

There is one bylaw protected 71cm Douglas Fir on the south east corner of Lot B which will be retained and carefully pruned and reshaped as it has a co-stem trunk. The 49cm

Douglas Fir and the 61cm Western White Pine in the northerly half of Lot B will be removed to make way for people and to reduce the shadow impact to 1909 Lee Avenue.

The proposal is consistent with the OCP and the South Jubilee Neighbourhood Plan. We are asking for a Specialized RS1-2 Zone to recognize building envelope variances and a smaller than minimum lot area for proposed Lot B; 235m<sup>2</sup> versus 260m<sup>2</sup> permitted lot area. We are proposing an unusual building envelope to protect the privacy at 1909 Lee Avenue, to preserve the 71cm protected Douglas Fir tree in the south east corner and to provide a front yard orientation for the house which is designed to access the ‘outdoor’ front room.

We are locating on a street in a mixed density neighbourhood well serviced by transit, schools, retail/office/employment services and opportunities. We are increasing the environmentally responsible development value at 1905 Lee Avenue from one household to two households. We are providing an attainable house opportunity, increasing the tax base assessment and improving the streetscape and vitality of Bourchier Street and Lee Avenue. The property has easy access to all underground services on both streets. This is a corner lot so it lends itself to small lot development more so than an interior lot. We have designed and situated the house so as to minimize the privacy and shadow impact to 1909 Lee Avenue and to preserve the bylaw protected tree in the front yard. No other adjacent properties are impacted by this proposal.

This is a ‘Sweet Spot City Planning’ proposal. It reuses and redevelops fully, carefully, completely and sustainably a scarce and diminishing resource, residential land within the urban containment boundary. It is consistent with the OCP and the Neighbourhood Plan, has high ERD values and exhibits good city planning, urban design, landscape design, and building form and character. It is good architecture in a lower density single-family house form. The proposal has site and context fit. It sits well on the lot, relates well to the street and the adjacent properties and integrates well into the block. It takes the long view in consideration of our future citizens and does NOT under utilize the site.

The application deserves to be approved on its own merits.

Respectfully submitted,



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Joseph A. Calenda, MCIP, RPP(Rtd.), DTM  
MOLTO BENE ENTERPRISES  
City Planner, Urbanisti, Pianificatori

MBE: 1905 Lee Avenue Council Letter – July 2019

