

Proposed for 1035 Joan Crescent is the construction of two semi-attached dwellings. Tim Kindrat AIBC, MRAIC from Christine Lintott Architects provided the design for the semi-attached dwellings and lot improvements. Michael Marcucci ISA certified # ON-1943A from Talbot Mackenzie and Associates completed the arborist reports. Ron Johns BCLS, R.L. Johns Surveying Ltd. provided the necessary survey documents.

A development permit for form and character is required for this proposal and also due to the irregular shape of the 1727.69 square meter lot, a variance is required for the front yard setback. (please see attached regarding variance)

The heritage style 3 bedroom, 2.5 bathroom semi-attached dwellings are 250 square meters on two levels with a single attached garage. Construction will comply with the B.C. Energy Step Code 3 for energy efficiency. Each dwelling will have a heat pump and a dedicated electric vehicle charging receptacle. Water conserving fixtures and energy efficient appliances will be used throughout.

Site coverage for the proposed development is 22.2% including exterior decks. In comparison the allowable site coverage for a single family dwelling is 40% and no development permit for form and character would be required.

In keeping with the neighbourhood look and to minimize hardscape the proposed development will share the existing driveway access to Joan Crescent. A combination of permeable paving stones with concrete bordering will be used for driveway and parking areas. The existing residence has over 150 square meters of non permeable surfacing.

Trees on the property will be retained with the exception of a Magnolia tree located within the building envelope. Existing shrubs and plants will be relocated around the property.

In conclusion, this proposal is consistent with the design guidelines for semi-attached dwellings in the Rockland neighbourhood. It provides respectful development in keeping with the established character of the surrounding properties in this unique area of Victoria.

Thank you for consideration of this proposal.

Sincerely

A handwritten signature in dark ink, appearing to read 'Jon Roler', written over the word 'Sincerely'.

Jon Roler

To Mayor and Council

Variance Request

The minimum front yard setback in the R1-A zone for a perfectly square or rectangular lot is 10.5 meters. Due to the irregular shape of the lot at 1035 Joan Crescent, the largest rectangle method is used to calculate the front setback. A variance of 7.277 meters is needed to accommodate the siting of the new semi-attached building, placing the building 3.223 meters from the front setback. The nearest corner of the proposed building in relation to the nearest point of actual front lot line would be 14.988 meters. The building would sit over 29.5 meters from the road.

In comparison, 26 out of the 36 buildings on Joan Crescent are situated less than 14.988 meters from the nearest point of the front lot line. 14 buildings on Joan Crescent(including the existing house on the subject property) situated on irregular shaped lots would be considered non conforming without a variance for a front setback. A similar development next door at 1029/1031 Joan Crescent, built in 2010 on a irregular shaped lot did not require a variance,although now using the the largest rectangle method would be considered non conforming.

In conclusion, the new semi-attached will be situated further back from the front lot line than the majority of the buildings on Joan Crescent. The nearest corner of the new building will sit only 1.8 meters closer to the front property line than the existing house.

Jon Roler



163 0 81 163 Meters

NAD_1983_CSRS_UTM_Zone_10N

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26 building locations situated less than 14.988 meters from nearest point of the front lot line



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14 building locations on irregular shaped lots that would be considered non conforming without a variance