

Re: 2921 Gosworth Road, Victoria

September 21, 2018

Dear Mayor and Council,

This proposal is for a Small Lot House Rezoning located at 2921 Gosworth Road, in the Oaklands neighbourhood. This project seeks to revitalize the neighbourhood by providing new infill construction. We propose to subdivide the existing 670 SqM corner lot and build a single family dwelling on the new small lot, while retaining the existing house on the parent lot.

This proposal addresses aspects of the Official Community Plan. Specifically, this proposal serves the City's vision under Neighbourhood Directions; section 21.21.5: providing "areas of residential housing suitable for families with children", and 21.22.2: "...to increase residential densities within walking distance of the [Hillside] corridor". This proposal addresses the public need to alleviate Victoria's burdened housing supply, as well as increasing its tax base. The dwelling's modest size accommodates the desire for affordability in the housing market.

The site is an ideal candidate for Small Lot House Rezoning, as it is a corner lot that fits the criteria and guidelines put forth by the City to achieve the goals mentioned above.

The proposed house is a two storey, traditional style residence, with a floor area 161 Sqm (1733 sf). The plan conforms to the City's design guidelines and lot requirements, save for one variance.

We are seeking a front yard setback variance of 1.07 metres. There are three reasons to support this variance. The primary reason is to keep the design away from the rear yard and neighbours' homes by bringing additional square footage to the front. Secondly, available space was taken from the left side of the lot to provide off street parking, for which we have provided two spaces. The final justification is design driven; the entry/stairway project forward to create architectural interest.

The existing house shall remain, and this new parent lot requires two variances; front and rear yard setbacks. These variances are a formality to accommodate the existing house siting on new lot definitions. (2921 Gosworth was built decades ago facing Gosworth Rd. Burton St is wider than Gosworth Rd., the City therefore now considers Burton to be the front. Applying these new definitions to the existing house alters the setback orientations. Hence, front and rear yard setback variances are required.)

We met with the Oaklands Land Use committee and neighbours to show the proposal. Responding to local input, we modified the house plan to address neighbours' concerns. We reduced the basement to a crawlspace. We reduced the upper floor area; which in turn reduced the roof area and building height (0.53 m below allowable bldg. height). We also changed the roof type from a gable roof to a hip roof, thereby reducing mass and shadow factor. The result is a significantly reduced profile and imposition of the house, relative to neighbouring properties.

In summary, we feel that this proposal meets the City's Small Lot House guidelines and fits well into the neighbourhood. If you have any questions about this proposal, we look forward to discussing this project in further detail at any time.

Sincerely,

Duane Ensing, Principal Designer

AJ Williamson, Designer

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