

Text Amendment Applications for
1072 & 1076 Colville Road
INFO SHEET

Registered Owner:

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Applicant:

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Civic Address: 1072 & 1076 Colville Road, Esquimalt, BC

Legal Description: Lot 12 & 13, Block 12, Section 10, Esquimalt District, Plan 5241
PID: 000-541-885 and 000-716-901

Approximate Lot Area: Lot 12 - 646 m² (approx.)
Lot 13 - 639 m² (approx.)

Existing Zoning: CD-128 & CD-129 Two Family Residential

OCP Designation: Within the "Low Density Residential Area of Schedule A and B of the OCP – Within
DPA No 3 – Enhanced Design Control Residential Development Permit Area.

OCP Policies: **Section 5.2** - Objective – Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

Policy – Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

Policy – Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.

DP Areas: **Section 20 – DP#3** – Enhanced Design Control Residential – Duplex Guidelines
Section 24 – DP#7 – Energy Conservation & Greenhouse Gas Reduction
Section 25 – DP#8 – Water Conservation

Adjacent land uses: Immediately surrounding the subject property to the east and west is are single family lots (RS-1) and to the north is Gorge Vale Golf Course. Across the street to the south are both single family homes (RS-1) and duplex zoned lots (RD-1 and RD-3).

Area Services: These lots are close to the BC Transit Bus Route #14 which runs on Craigflower St between UVic and Victoria General Hospital. The #24 Route runs on Colville Road in front of these lots between the Admirals Road Mall, through downtown Victoria and up to McKenzie and Shelbourne near UVic. Local Shopping is available nearby and there are numerous local parks and schools.

Existing Grades: Grades are relatively flat for the south half and more steeply sloping down towards the golf course to the north. Grades are provided on the attached site plan.

Development Proposal

Proposed Use: In early 2022, Esquimalt Council approved rezoning applications on these two properties to permit two family residential housing in CD zones #128 and #129. Since then, housing costs and demand have continued to rise impacting the affordability of this land use and construction. It is also noted that recent changes to the Building code and evaluations of the need for housing attainability and the missing middle have increased the suitability for consideration of this housing type. A text amendment to the zones for these two lots would permit the duplexes to have suites and would help address these impacts while retaining the same building design that was proposed for the original duplex application with the addition of one more parking stall for each duplex unit. Permitting the additional parking in the front will allow the application to move forward with the same exterior designs as previously submitted.

Table 1	Lot Area	Lot Width	Avg Lot Depth
Lot 13 – 1072 Colville RD	639 m ²	17.0 m	36.7 m
Lot 12 – 1076 Colville Rd	646 m ²	15.5 m	36.8 m

The addition of suites to the existing duplex land use is proposed for both lots and the proposed duplex design plans with suites, additional parking, landscape plans and a streetscape are attached. The only changes from the original application are the addition of separate living spaces and an off-street parking space for each proposed suite. The suites are proposed to be one bedroom units of between 450sf and 550sf in size. Table 2 provides the design criteria for the existing CD zones which are the same as the zoning including the text amendment to permit suites. There is currently a “no-suites” covenant on the lots registered with the previous rezoning to permit duplexes. Approval to remove this covenant would also be needed to permit this change in land use.

Table 2 – Design Criteria

	CD-128 Existing	1072 Colville Rd Proposed	CD-129 Existing	1076 Colville Rd Proposed
Lot Area	633m ²	639 m ²	640m ²	653 m ²
Front Setback	7.5m	8.73m	7.5m	8.54m
Rear Setback	7.5m	10.2m	7.5m	10.2m
Interior Side Setback E/W	2.2/2.1m	2.27/2.16m	1.6/2.1m	1.61/2.19m
Siting Exception for Front entry	0.7m	0.5m	0.7m	0.5m
Floor Area Ratio	0.4	0.39	0.4	0.39
Site Coverage	36%	27.14%	36%	27.14%
Building Height	7.3m	7.24m	7.3m	7.21m
Parking (front)	1 per unit	2 per unit	1 per unit	2 per unit

Development Permit Considerations: In support of the proposed rezoning, the building designs have been completed considering the policies of DPA# 3 outlined in Section 20.5 of the OCP Guidelines - Duplex Housing. In consideration of these policies, duplex designs including site plans, elevations and a streetscape drawing have been provided as well as landscape plans and the following features are noted;

- The proposed duplex is located in an area close to transit, schools, parks and shopping;
- The exterior of the building designs created for the original duplex rezoning have been retained with only the basement floor plan changed to show the potential suites.
- Design Elements include;
 - each duplex has a shared driveway to reduce road impacts, the front faces are staggered with upper storey patios and the landscape plans provide complimentary planting and decorative permeable surfacing materials and grass areas;
 - The angled sideyards provide greater separation between existing homes on either side towards the rear yards. The landscape plans show new fencing to improve the screening between the new units and adjacent homes.
 - Although these units are two storey, the existing drop in grade from south to north as well as the proposed setbacks, flat roofs and design elements, diminish the overall massing as demonstrated in the streetscape drawing.
 - The landscape plan shows the preservation of a front cedar at 1072 Colville Rd. The neighbouring fir tree and a willow at the rear of 1076 Colville Road will not be impacted. In addition, two new trees are proposed for each duplex lot in the rear yard to ensure there is no net loss of trees on the sites.
 - The rear yard setbacks both exceed the zone minimum providing ample space for each duplex unit. There are also rear decks and sunken patios which have been incorporated to bring more light into the lower floor in keeping with the lower grades at the back. There are no existing homes to the north (golf course).
 - To protect the neighbour's privacy, the windows have been minimized especially on the second floor. The rear decks are well behind the existing rear walls of the adjacent houses. The north/south orientation and low roof profiles will minimize shadowing of adjacent lots.
 - Exterior building materials, window placement, variable roof lines and walls break up the wall areas from all angles.
 - All the proposed units (including the suites) have useable private outdoor areas for each dwelling.
 - Continuing to move forward with the original building design with the properties outlined in table 2 above shows that the design criteria will adhere to the existing zone minimums and to minimize infill impacts.
 - The suites will have separate entrances and use of the sunken patios. The additional suite parking is located close to the suite entrances.

Housing Agreement: It is proposed that each building will have two titles to ownership which includes one duplex unit and one suite. In this way, there is the potential to retain the suites as rental accommodation. The owner has indicated a willingness to consider a housing agreement to secure rentals of the suites for a 10 year period.

Servicing: The proposed servicing for the lots will be from existing mains on Colville Road and will be located under the driveways for each unit.

Green Building: The Green Building Checklist has been completed and is attached to this application. Specific features are noted in the next section and on the attached plans.

Development Permit Requirements

DP #1 – Natural Environment – OCP Section 18

A number of design elements were incorporated into the attached plans related to the guidelines in section 18.5. The subject lands do not have any high ecosystem conservation values. The plans work with the existing topography, preserve and enhance trees and planting, provide new fences to screen the main floor from adjacent homes and locates services under the driveways.

DP#7 – Energy Conservation & Greenhouse Gas Reduction – OCP Section 24

The attached Green Building Checklist provides a summary of the proposed green building features of the new duplexes. These include heat pumps for each unit, ducting to make the units solar ready and installing plug-ins for electric cars in each of the garages.

DP#8 – Water Conservation – OCP Section 25

The attached Green Building Checklist provides a summary of the proposed water conservation features of the new duplexes. These include the provision of rear yard bioswales to intercept and treat runoff and provide additional storage and retention. The driveway surfaces are proposed to be a hybrid with permeable areas as noted on the landscape plans.