



April 12, 2023

Re: Townhome Proposal | 4551 Viewmont Avenue

Dear Neighbour!

On behalf of Wes Myron Construction Ltd ("WMC"), I am pleased to introduce our recent Rezoning and Development Permit Application to construct five (5), family-friendly townhomes located on a current RS-10 single-family lot in Royal Oak.

As local land use and construction professionals, we understand the importance of balancing growth with solid planning principles, environmental sensitivity and sustainable design. We have taken great care to engage with community members and District staff to ensure our proposal meets the needs of this growing and dynamic neighbourhood.

The proposed homes offer an opportunity to keep the built form compact in a walkable and bikeable community that is well served by amenities, transportation and recreational opportunities.



Phone

250-858-6940

Email

greg@gillespielandmanagement.com

Address

775 Mann Avenue
Victoria, BC, V8Z 6B2

Policy Influence

Various District land use policies and documents have been reviewed and helped guide our proposal including:

- Official Community Plan (2008)
- Royal Oak Local Area Plan (1998)
- Development Permit Guidelines (2008)
- Active Transportation Plan (2018)
- Housing Strategy (2021)

Thoughtful consideration has been made to maximize tree retention, provide quality design that fits the existing neighbourhood and offer diverse housing options for new residents.

Several mature trees are currently located on site, including large Garry Oaks, and we have designed the townhomes such that no trees will be lost. Maintaining these large, indigenous trees helps retain the urban tree canopy and important natural ecosystems.

Nestled within a predominantly residential neighbourhood, we are looking to provide quality form and finish with an appreciation of existing single family homes and multifamily buildings nearby.

Homes have been deliberately oriented in a general east-west direction to maximize privacy for adjoining neighbours and the lower, 2 storey townhouse block has been placed at the front of the property to maintain a sympathetic street frontage along Viewmont Ave. Natural materials, neutral tones and pitched roof design reflect the scale and character of the surrounding neighbourhood.

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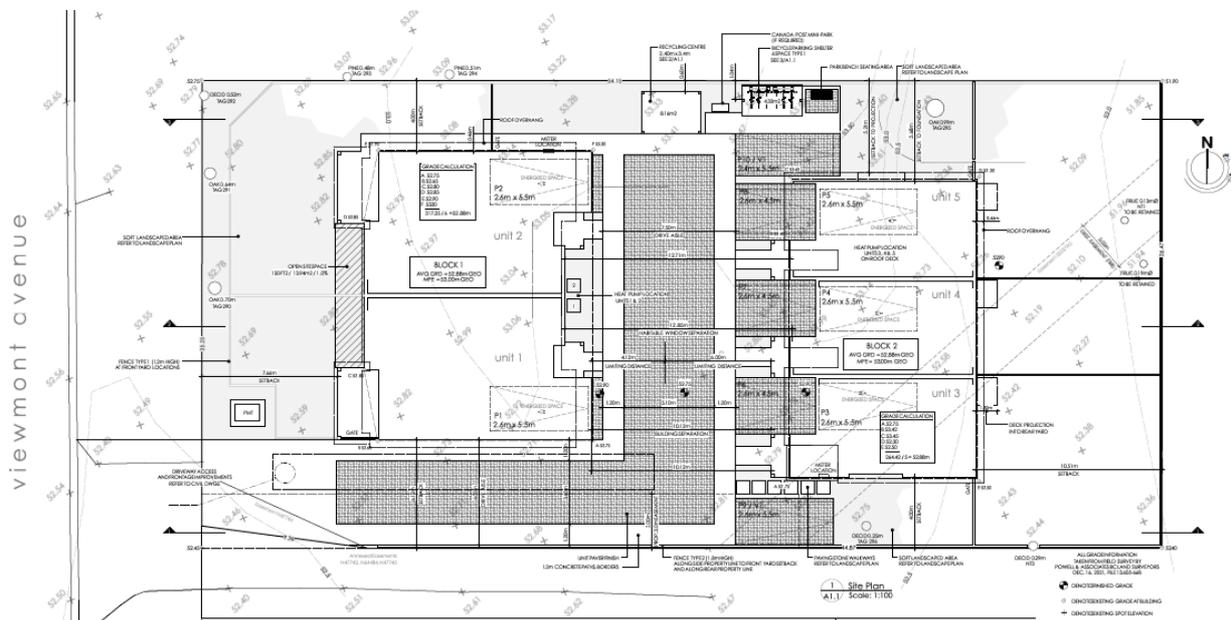
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The proposed townhomes are located within walking distance to the Royal Oak Shopping Centre and offer additional transportation modalities with the improved Viewmont Ave bikeway and Elk Lake Transit exchange nearby. Furthermore, this form of neighbourhood housing aligns with Saanich's commitment to supporting housing diversity and increasing supply.

Key District policies call for compact developments near major centres that provide a range of housing types and we are confident the current proposal addresses these important District objectives.

Project Details

The proposal is to construct five townhomes ranging in size from 1750 to 1950 sqft, including garages. The west block has two townhomes and is two storeys in height while the east block has three townhomes and is three storeys tall.



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A total of 10 parking stalls are proposed to accommodate 2 stalls per home. Complete Class 1 and 2 bicycle facilities have been provided.

All site trees are to be retained with additional native plantings proposed to supplement the soft landscape. Low impact development methods will be used for stormwater management to detain runoff and improve water quality.

The proposed homes will incorporate the latest Step Code requirements with efficient energy design including solar readiness, EV charging capabilities, efficient temperature control and low volume water fixtures.

The existing RT-3 zone appears to be most suitable for the proposed townhomes and variances are requested for lot width, side yard setbacks, height and parking (driveway w/n 3m of window).

All variances are due to existing site dimensions and our desire to maximize livability, tree retention and green space.

Community Benefits

In addition to the environmental and housing benefits noted above, a Community Amenity Contribution of \$5,000 per home is proposed (\$25,000 total) which is consistent with the District's Interim CAC policy. In light of current District initiatives, we propose the entire \$25,000 be contributed to the Viewmont Avenue Bikeway contemplated in the District's Active Transportation Plan

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Several other benefits will also be realized;

- Development Cost Charges of approximately \$46,000 towards local infrastructure needs.
- Tax revenue of approximately \$26,000 per year.
- Local economic stimulus with approximately 50 jobs available during construction.

Closing

The proposed townhomes will provide much needed housing supply and diversity in the Royal Oak major centre known for its amenity rich offerings. Proposed improvements to the local bikeway will improve multimodal connectivity while 100% tree retention with supplemental native plantings retains and enhances the natural environment.

Design and Landscape Plans can be viewed at

<https://gillespielandmanagement.com/4551-viewmont-avenue>

Please contact me with any questions.

Best regards,

Greg Gillespie, BSc, PMP

Principal, Gillespie Land Management

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250-858-6940

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