



STRONGITHARM CONSULTING LTD.

April 1, 2026

Mayor Tobias and Council
City of Victoria
45 View Royal Avenue
Victoria, BC
V9B 1A6

Sent via email

Re: 229 Island Highway - Rezoning Application

Dear Mayor Tobias and Council:

We are pleased to submit this rezoning application on behalf of Logic Homes Ltd. to permit the development of 9 townhomes at 229 Island Highway. The following justification and plans have been developed through feedback and meetings with Town of View Royal (the Town) staff and others.



Figure 1: 229 Island Highway Context Map

1: 4,500



Project Description

The subject property is approximately 1,386m² and is located off Island Highway in the Harbour Neighbourhood of View Royal, approximately 200m from Town Hall, Portage Park, and the regional multi-use trail regional system. The property is currently zoned R-1. We respectfully request consideration for the property to be rezoned to a site-specific apartment residential zone to permit 9 townhome units, sited into 3 blocks of 3 units.

The adjacent property to the West is a, relatively new, 3 storey townhome development. The proposed project aligns with the siting and building form of adjacent westerly development.

Detached residential homes are sited to the south, separated by mature trees and large property setbacks. The adjacent corner property to the east is a single storey ground-oriented rancher style apartment building - it is a prominent corner parcel that will be redeveloped in the future likely for a mixed-use development. The proposed townhouse project is sited in a north/south direction that has considered future redevelopment of the corner site to minimize any future overlook, or other potential impacts caused by the redevelopment of the corner site.

Siting and Design

The proposed townhomes will be similar in height and massing to the adjacent townhomes to the West, keeping design and feel of the neighbourhood consistent. The townhomes feature a classic arts and crafts style with gables roofs, decorative window boxes for flowers, Hardie plank siding with a painted finish, and Hardie shakes with a painted finish. The townhome blocks face inwards, minimizing overlook onto neighbours, with the exception of Block 1 which is oriented to face Island Highway to provide the ground-oriented feel and engagement with the public realm. Each townhome unit will have 3 bedrooms, or 2 bedrooms and flex space/den, 3.5 bathrooms, and garage with bike storage, providing comfortable living space for families and couples. All units will have a balcony off the kitchen

Schedule F: Harbour Neighbourhood

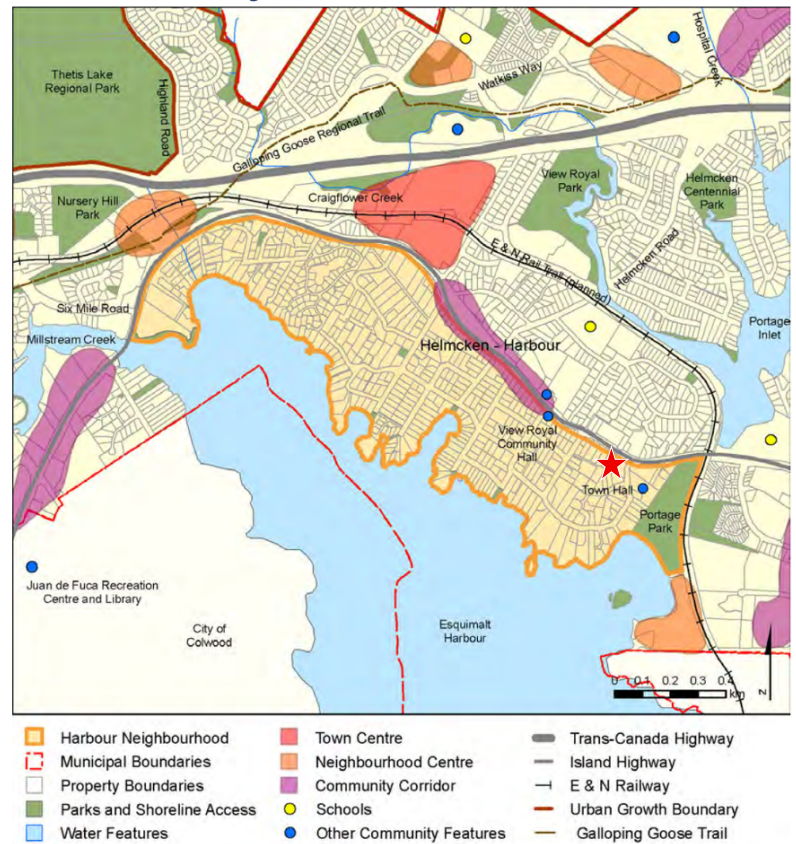


Figure 2: Schedule F - Harbour Neighbourhood map from OCP (2011), 229 Island Highway show as red star.

on the second floor and a paver patio on the main floor. Blocks 1 and 3 have yard spaces (Block 1 - in front, Block 3 - behind) that will include replacement trees, lawn area, cement pavers, and landscaping.

Arborist and Landscape Design

The arborist report included in this application identifies that 4 of the 8 bylaw protected trees on the property will be retained. The trees to be removed are noted to be in poor condition or described as a shrub (Hazel) and will be replaced with new trees as demonstrated in the landscape plan. Replacement drought resistant trees will be planted at the rear of the property for shade and privacy, between the internal townhome blocks, and in the front yards. Replacement trees include 3 Dogwoods (rear of property), 5 Japanese Flowering Cherries (between blocks), and 2 Garry Oaks (front yards). The tree protection bylaw requires 2 replacement trees for every 1 tree removed, we meet and exceed this requirement by two trees. The two large Bigleaf Maple trees on the adjacent property, and two boulevard trees on the Island Highway frontage will be retained. All retained trees will have the required setbacks and protection zones installed before construction.

Landscaping will feature a variety of native plants and trees that support local pollinator, insect, and small animal habitats and help to provide privacy along the side of the property adjoining 210 Island Highway. A common garden space with a selection of edible plants including blueberries, evergreen huckleberries, strawberries, rosemary, and chives will be featured for resident use. A playground area is provided at the rear of the property, deliberately sited away from the Island Highway for privacy and safety and with good exposure to sunlight.

Engineering

The proposed development will be connected to municipal water, and sewer. Stormwater is to be retained onsite through a management system designed in accordance with the Town's standards and requirements for a 10-year storm event. Please see the attached civil servicing drawings and stormwater management memo for more information. The owner of the property had met with the fire chief and discussed the accessibility of the site for emergency services. The proposed access for the property meets all specifications for fire trucks.

Official Community Plan Policies

The Town of View Royal is in the process of reviewing and updating its OCP, with the draft OCP intended to start the bylaw readings in April (2026). While this application is being made on the basis of current OCP policies and guidelines available from the OCP adopted in April 2011, the subject property complies with the associated housing types, floor space ratio, and updated land use designation (mixed residential) described in the 2026 draft OCP.

Under the current policies, the proposed development is in an established residential area and provides greater housing options that are ground oriented meeting the Town's policy for range of housing (HS1.1), affordability through design (HS1.10), targeted residential infill (LU2.3) and complete streets (LU4.3).

Land Use policies in the OCP also describe supporting a variety of residential forms to support the needs of an increasingly diverse population of View Royal and encourage socio-economic diversity (Policy LU1.4). The OCP also supports “targeted residential infill” in established neighbourhoods as a way of providing new housing options while respecting existing character (Policy LU2.3). The property fronts on to the Island Highway and the OCP states that in the “Harbour” neighbourhood “some medium density residential fronting on the Island Highway” (Land Use and Urban Design - Harbour Neighbourhood) is permitted, meaning that townhomes would be an appropriate development for the site.

The proposed design meets several policies pertaining to high quality design (LU4.4), street-oriented buildings (LU4.5), and Harbour Neighbourhood goals through thoughtful design that incorporate front yards and access to fronting units from the street. Additional policies pertaining to cycling infrastructure (TR1.3), environmentally friendly transportation (TR3.11), and urban forest (NE1.7) are addressed through 9 short-term bike parking stalls, 9 energized vehicle parking stalls, 9 energized bike parking stalls, and the retention and replacement of trees with native species.

Zoning

A site-specific zone is requested and the numbers for the proposed development are in the table below. The intention is to model the RM-2 zone as a guide to compare what is proposed with an approximate “standard” multifamily zone.

Key Information			
Lot Size	Block A	Block B	Block C
Lot Size (Minimum)	1,386.11m ²		
Lot Width (Minimum)	21.39 m		
Lot Density / Floor Space Ratio	0.81:1		
Block	Block A	Block B	Block C
Upper Floor Area	154.17 m ²	154.17 m ²	154.17 m ²
Main Floor Area	140.75 m ²	140.75 m ²	140.75 m ²
Lower Floor Area	80.71 m ²	80.71 m ²	80.71 m ²
Garage Area	62.12 m ²	62.12 m ²	62.12 m ²
Lot Coverage and Impermeable Surface Coverage			
Lot Coverage (Max)	35.63% (493.87 m ²)		
Impermeable Surface Coverage (Max)	73.69% (1,021.42 m ²)		
Building Size	Block A	Block B	Block C
Average Grade	26.23 m	26.33 m	27.25 m
Building Height (Max)	10.13 m	10.28 m	10.21 m

Building Width (Min)	13.03 m	13.03 m	13.03 m
Siting, Projections			
Front Setback (Min) (Hwy - North)	5.00 m (16.40 ft)		
Side Setback (Min) (Interior - East)	1.54 m (5.05ft)		
Rear Setback (Min) (South)	4.24 m (13.91 ft)		
Side Setback (Min) (Interior - West)	6.71 m (22.01 ft)		
Building Separation	Block A - Block B	Block B - Block C	
	6.52 m	7.07 m	
Bicycle Parking			
Long Term Storage Spaces (1 per unit)	9 long term spaces (within individual units) 9 short term spaces		
Energized Bike Spaces	9 energized spaces		
Vehicle Parking			
Primary Parking Spaces	9 Standard Spaces		
EV Equipped Parking	9 energized spaces		
Visitor Spaces	2 stalls		

Key Features

The proposed development has several key features that make it a suitable development for the site and for View Royal. These features include:

- Family oriented layout with 3rd bedroom that can act as a flex space;
- Ground oriented, connecting with the public realm;
- Attractive arts and crafts style exterior that suits the neighbourhood;
- Native landscaping and trees to support the local biodiversity and provide shade and privacy;
- Private and safe play area at the rear of the property;
- Proximity to bus route (170m to nearest stops), E&N trail (200m), middle school (850m), and Portage Park (220m);
- Long-term and short-term bicycle parking.

Closing

This site, at 229 Island Highway, is best served as a family-oriented 9-unit townhome development that contributes much needed family homes to View Royal's housing stock. The proposed development aligns View Royal's goals for housing, long-term sustainability, active transport, and the urban forest and contributes value to the community. The project aligns with both the current and draft OCPs and

we respectfully request Council's favourable consideration. Please contact the undersigned for further comments or information.

Yours truly,

A handwritten signature in black ink, appearing to read "Deane Strongitharm". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Deane Strongitharm, MCIP, RPP

cc. Garrett Campbell, Four Mile Landing Properties Inc.

attach.