

Town of View Royal

45 View Royal Avenue

Victoria, BC V9B 1A6

February 5, 2026

**Re: 241 Glenairlie Drive -Rezoning Application**

Dear Mayor Tobias and Members of View Royal Council,

I am writing to submit a rezoning application for 241 Glenairlie Drive, a corner lot with single family home located at the intersection of Glenairlie Drive and Suzanne Place. This application seeks approval to rezone the parcel allowing for the creation of one additional single-family lot while maintaining the existing home.

I am licensed home builder, commercial realtor and longtime resident of View Royal. Over the past 25 years I've worked on small infill subdivisions, renovations of existing homes and construction of new custom homes. Building science, design and technology has been an interest of mine throughout the years of building custom homes on our own properties and for clients. After completing a custom home for clients to the Built Green Gold standard in 2019, I wanted to turn my attention to the newly introduced BC Step Code.

We were fortunate to own the property at 241 Glenairlie which gave us the opportunity to strive for the highest level of the newly introduced step code, without subjecting a client to unknowns and risks of extra time and cost. There was a small uninhabitable home on the property which was in need of extensive renovations or removal and replacement.

The site is over 1,060m<sup>2</sup> (11,400sq') on a corner with frontage on two streets. The topography and layout struck me as a rare opportunity to utilize the land area more efficiently and accommodate two homes. After reviewing a variety of housing types and plans, I felt single family homes would be most appropriate for the neighbourhood. I believe there is a time and place for all housing types but it is my preference to provide single family homes in single family neighbourhoods.

When design began in 2019, the BC Step code was still quite new and View Royal had not yet adopted a policy. My goal was to build the first new home in View Royal designed and built to BC Energy Step Code Level 5. The home underwent multiple redesigns to meet the energy modelling criteria and as of February 2020 the permit was issued. Within one month of commencement the covid pandemic touched down which introduced a significant number of new challenges. Through redesigns, material and labour shortages, endless delays, shutdowns and unprecedented cost increases, the first Step 5 home was completed in the summer of 2022. I am very proud of what was accomplished and the knowledge gained fundamentally shaped my perspective on all future projects.

The proposed new home at 207 Suzanne Place will build upon this experience and will be designed to achieve both BC Energy Step Code Level 5 and a zero-carbon designation,

consistent with the Town of View Royal's carbon reduction policy. The home will be fully electric and highly energy efficient, contributing to the reduction of greenhouse gas emissions and supporting the long-term sustainability objectives of the Official Community Plan.

Under this plan, the front lot with the existing home will still meet or exceed all requirements of the R1-B zone with no variances required. While the new rear lot meets all R1-B development standards related to setbacks, height, and siting, it falls below the 600 m<sup>2</sup> minimum lot area and therefore requires rezoning to R1-C. Importantly, the new lot will be over 17 metres wide, which exceeds the 15 metre minimum lot width required under the R1-B zone. As a result, the new home will appear consistent in scale and form with surrounding single-family homes when viewed from the street.

I have met with adjacent neighbours to discuss the proposal and to listen to any feedback. Building height, massing, orientation, and setbacks have been carefully considered to minimize potential impacts related to privacy, shading, and views. All side and rear yard setbacks align with R1-B standards, and the home has been carefully designed to integrate with the natural slope of the land and remain no higher than neighbouring properties. This proposal aligns with the Official Community Plan's objectives for gentle residential infill, efficient use of serviced land, and retention of established neighbourhood character.

The inclusion of a secondary suite is an important component of this proposal. The suite has been designed to be easily integrated with the main dwelling and provides flexibility over time. It can function as independent living space for teenagers or young adults, accommodation for aging parents, or temporary housing for extended family members as household needs evolve. In addition, the suite provides much needed rental housing within the community in a ground oriented, walkable setting with access to outdoor space and a yard. This offers an alternative to apartment living, particularly for individuals or couples with pets, while contributing to housing affordability. This form of rental housing helps offset housing costs for the homeowner and supports long term housing stability without altering the character or scale of the neighbourhood.

There continues to be strong demand in View Royal for ground-oriented family housing with secondary suites, particularly in established neighbourhoods close to schools, parks, and active transportation networks. The property is ideally situated within a 200 meter walk to View Royal Elementary, nearby bus routes, and Glenairlie Park, which offers direct access to the E&N Rail Trail, leading to the Galloping Goose Trail.

As a longtime resident, I have a strong connection to this community. We raised our three daughters on Glenairlie Drive, attending View Royal Elementary just down the street. I understand firsthand the importance of walkability and safety for families in this area.

The property is well served by existing public infrastructure, including roads, water, sewer, and storm drainage systems. The development will include off-street parking, an on-site stormwater management system, and frontage improvements along Suzanne Place. These improvements include the enclosure of the final remaining section of open ditch and the installation of a landscaped boulevard, which will improve drainage, safety, and overall streetscape, contributing to a more attractive and pedestrian friendly environment.

In 2013 we subdivided and built a new home located at 208 Stormont Rd. As this is an active area for young students walking to and from the school (including our own at the time), we were more than happy to help improve the area as part of that project. We provided a traffic study of the area, installation of a new sidewalk and improvements to the boulevard along the elementary school property. Council's approval of that project led to the construction of a new family home with suite. It is warming to know the owners raised their children, who attended View Royal Elementary from kindergarten through grade 5 and still live there over a dozen years later.

View Royal has very few undeveloped parcels of land remaining and we are now seeing the removal of single-family homes to make way for higher density projects. I believe through thoughtful infill and efficient use of land we can retain the feel of our neighbourhoods.

I have intimate knowledge of the new Provincial housing policies and the potential impacts to density, local traffic, parking and character of existing neighbourhoods. The latest proposed bill to eliminate any on-site parking requirements will further frustrate our already tight and sometimes unsafe streets. I have also reviewed and compared View Royal's policies with surrounding communities. We are fortunate that other municipalities such as Saanich and Victoria have aggressively adopted the new small housing legislation which will keep development slow in View Royal for the time being. While this has reduced our building permit revenue, I believe it's an opportunity to be proactive and explore policies that promote the type of homes we would like to see in our neighborhoods.

I hope this proposal represents a modest, context sensitive infill that adds a much needed family home while maintaining the existing character of the neighbourhood. It supports the Town's goals for sustainable growth, housing diversity, and carbon reduction, achieved through careful design, environmental responsibility, and community consultation.

Thank you for your consideration of this application. I look forward to working collaboratively with Council and staff to ensure this small subdivision is a positive addition to the community.

Sincerely,



Kyle Porter