

GRAYLAND CONSULTING LTD

April 8th, 2020

Mayor and Council
Town of View Royal
45 View Royal Avenue
Victoria B.C. V9B 1A6

RE: 107 Cheltenham Street Rezone from R-1B to R-1C

Dear Mayor and Council,

Please accept this application to rezone property at 107 Cheltenham Street from R-1B to the R1C zone, to accommodate an addition to the existing home.

The property owner, Lisa Woods, wishes to build a home office in the carport area of her home. The existing lot is a non-conforming size for the existing zone and therefore the allowable floor space ratio with the enclosed carport would be exceeded.



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Staff recommended a change in the zone to allow the desired floor space ratio to permit the carport enclosure to create more useable space. The existing lot area would be in compliance with the R-1C zone as well. The table below illustrates the existing and proposed conditions.

| PROJECT DATA TABLE - REZONING - SINGLE FAMILY DWELLING | | | | |
|--------------------------------------------------------|------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Address | #107 Cheltenham Street, View Royal | | | |
| | EXISTING | | PROPOSED | |
| Zoning | R-1B (Medium Lot) | | R-1C (Small Lot) | |
| | Existing | Allowed | Proposed | Allowed |
| Lot Size (Minimum) | 391.191m ² * | 600m ² | 391.191m ² | 360m ² |
| Lot Width (Minimum) | 13.83M | 15m | 13.83m | 12m |
| Lot Size | 391.191m ² | | 391.191m ² | |
| Area of garage | - | 45.00m ² | - | 45.00m ² |
| Building Floor Area | 193.70m ² | 325.00m ² | 221.11m ² | 278.00m ² |
| Floor space ratio | 0.5* (193.70m ²) | 0.42 (164.30m ²) | 0.57 (221.11m ²) | 0.60 (234.71m ²) |
| Lot coverage (total) | 34.93% (136.64m ²) | 40.00% (156.48m ²) | 34.93% (136.64m ²) | 40.00% (156.48m ²) |
| Impermeable Surface Coverage | 34.62% (135.43m ²) | 60% (234.71m ²) | 34.62% (135.43m ²) | 60% (234.71m ²) |

The property is in an older established neighbourhood with homes of various architectural styles. The intended infill will match the form and character of the existing house and does not create the need for more on-site parking.

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The table illustrates that there no increase in lot coverage and impermeable surface as a result of this addition, as the area is already covered by the second floor of the house.

The house is serviced by municipal sewer and water.

The immediate neighbours have been consulted by the homeowner and have no objection to this proposal. No additional traffic, noise or impacts to privacy are anticipated.

We look forward to working with staff and Council throughout the rezoning process. Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Rachael Sansom". The signature is fluid and cursive, with a large loop at the end of the last name.

Rachael Sansom A.Sc.T, agent for Lisa Woods.

From: Woods, Lisa PENC:EX
Sent: Tuesday, June 16, 2020 9:16 AM
To: Info Address <info@viewroyal.ca>
Subject: 107 Cheltenham Street - Zoning Application

Good morning,

Thank you very much for hearing the application for rezoning my property from a rural residential to a mixed residential, allowing my carport to be enclosed and increasing my basement area to include a dedicated home office space. I have had discussions with my surrounding neighbours and they are supportive of this endeavour and have not voiced any concerns.

Near the start of the pandemic, I asked my employer for permission to work from home in order to stay self isolated because my mother lives with me, is in the high-risk age range for Covid 19 and has a compromised immune system. I have been fortunate to be able to stay and work from home on a continuously basis given the pandemic is ongoing and could spike again at anytime.

My "home office" is currently in my dining room at my dining table which is beside the kitchen and living room - it not an ideal setup for ergonomics, privacy and productivity. A dedicated office area will enable me to continue to work from home and stay self isolated during the pandemic in a quiet, ergonomically friendly and more productive work space. My employer is also looking at flexible work arrangements and I would like to choose the option to work from home on a permanent full time basis which would be ideal for me and contribute to a good work/life balance.

My thanks again, I appreciate all of your time in hearing this proposal.

Sincerely,

Lisa Woods