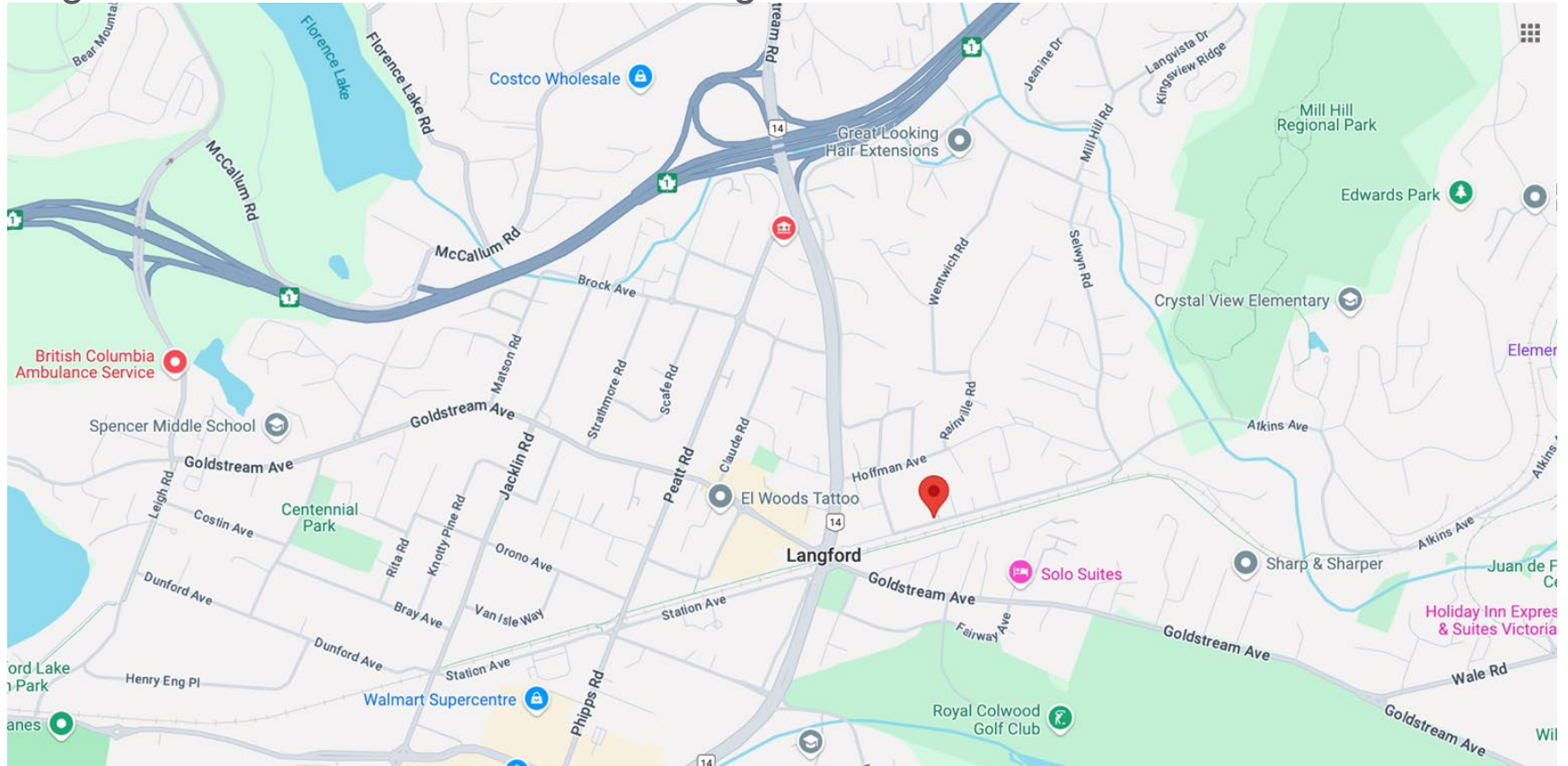


646 Atkins Ave Rezoning Application

Fig 1. General Location - Central Langford

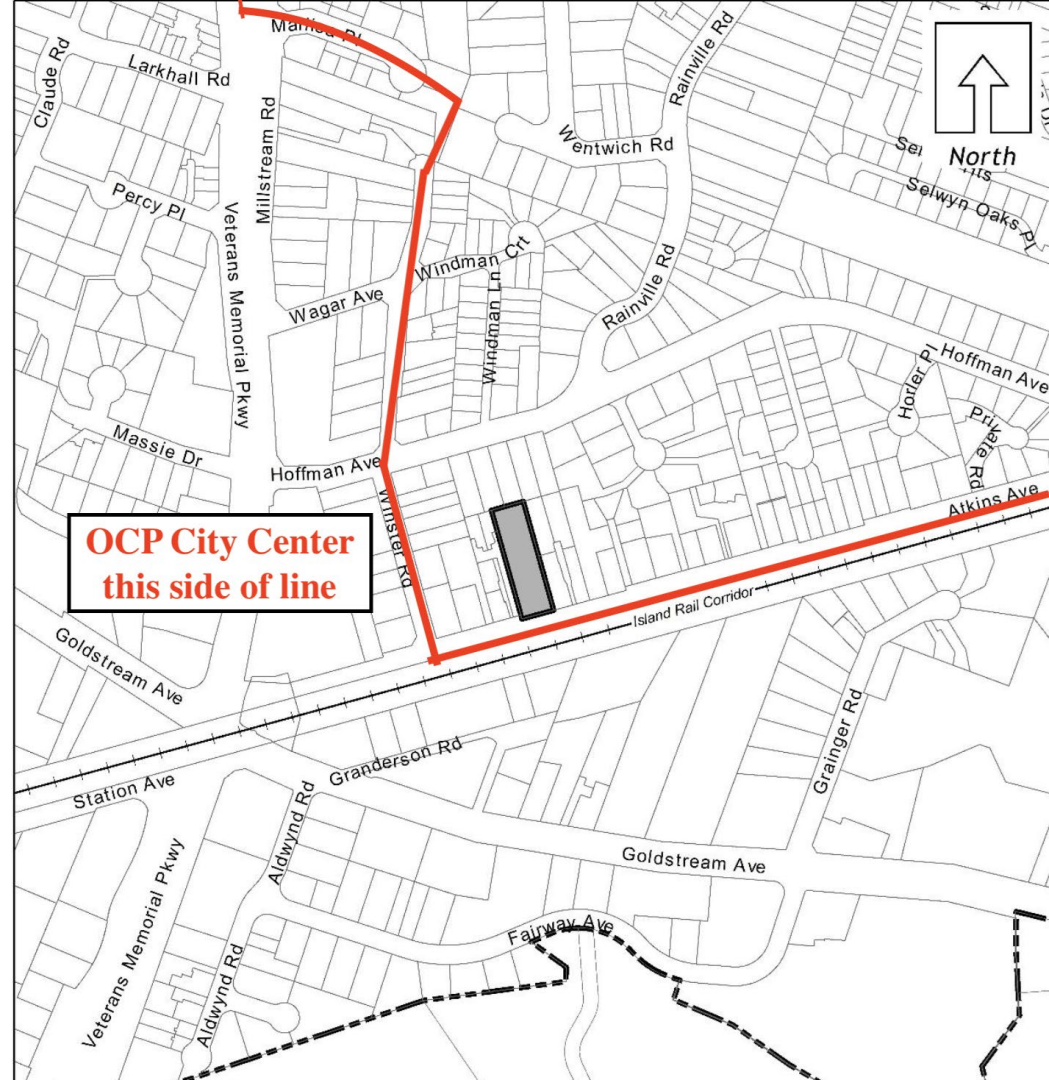
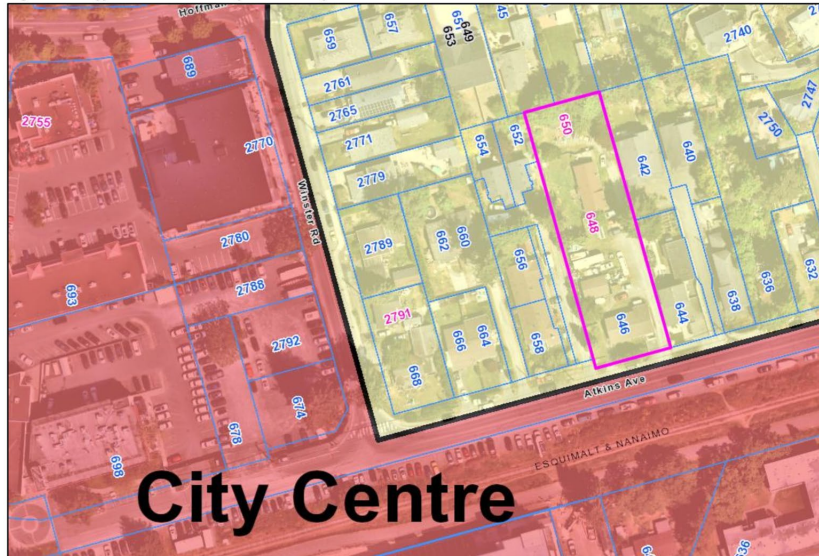


Zoomed in location.

On edge of “City Center”

Transition zone from higher density
“Downtown Core’ into lower density
SFRs

Figure 3: Official Community Plan Map

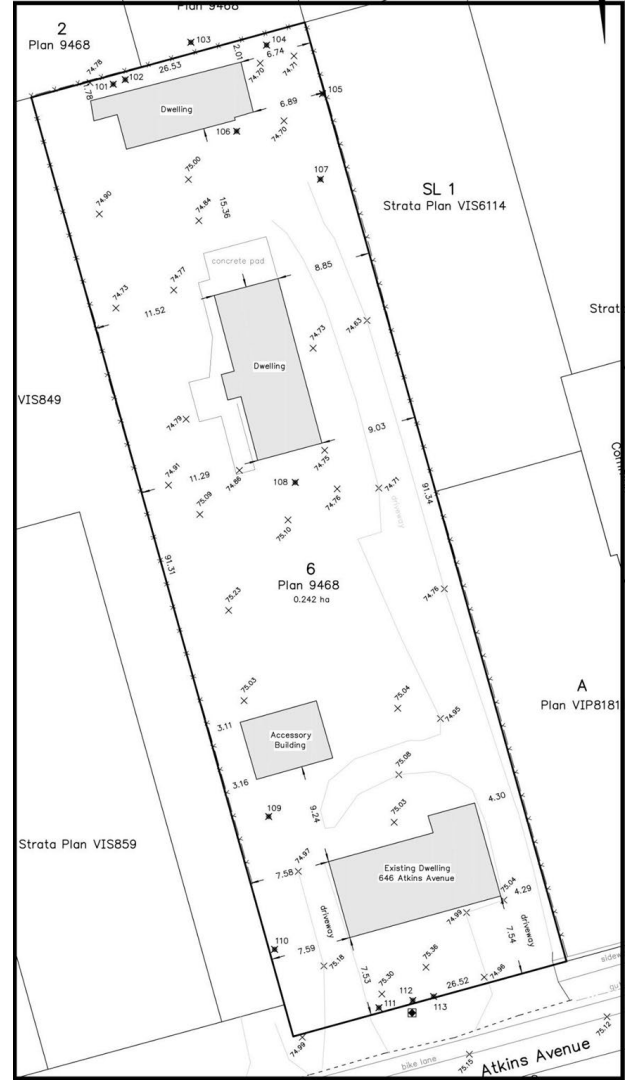


What it is currently



R2 zoning:

- 1 Main house
- 2 ADUS
- Shed
- Bare land



Proposal: "What we want to do"

- 1) Carve off front house (R2, freehold)
- 2) Rezone "back" from R2 to RS1
- 3) Subdivide back into 6 RS1 lots (land strata)



Sketch Plan of Proposed Bare Strata Subdivision of Part of Lot 6, Section 72, Esquimalt District, Plan 9468.

City of Langford

20 0 20 40 60 80 100 Metres
 The intended plot size of this plan is 432 m in width by 260 m in height (C size) when plotted at a scale of 1:200

Legend:
 Dimensions are derived from Land Title Office records. All distances are in metres and decimals thereof unless otherwise indicated.

Current Zone= R2
 Proposed Zone= RS1

Parcel boundaries as shown are derived from Land Title Office records only and are subject to appropriate boundary re-establishment prior to use for legal survey purposes. This document is for discussion purposes only. This document shall not be used for the re-establishment of property boundaries.

McIlveney Riley Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

1 August 2024

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File: 67295dPProp48



What it might look like

Example of similar RS1 density:
Foxwood Plc, Happy Valley area



Comparison to current R2 zoning

- No change in maximum allowed density
- No change in building heights or setbacks

Under current R2 zoning can subdivide “back area” into 3 lots with max 6 units/lot

Under proposed RS1 zoning can subdivide back into 6 lots with max 3 units/lot

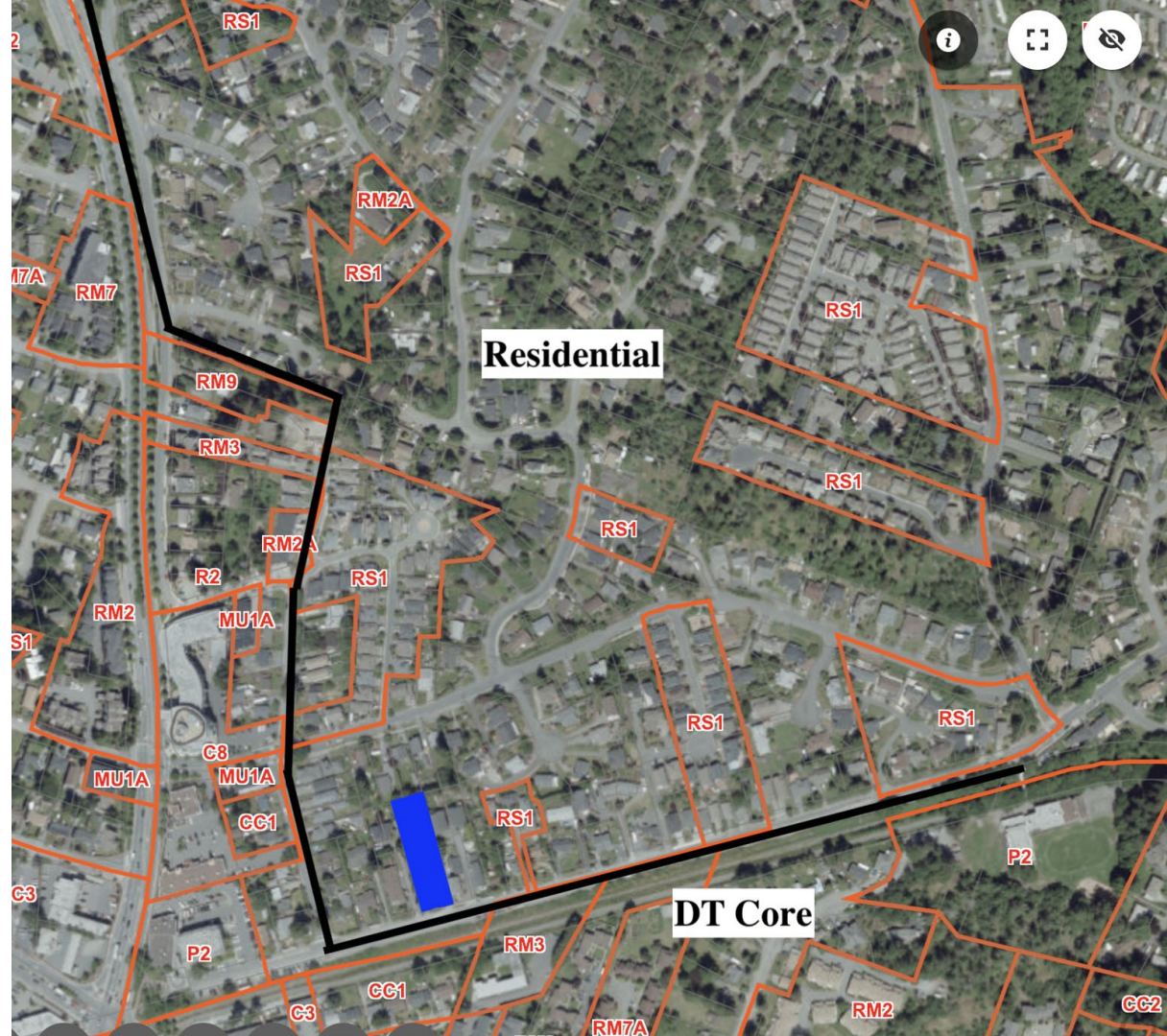
R2: 3 lots x 6 units = 18 units max density

RS1: 6 lots x 3 units = 18 units max density

There is already lots of precedent for RS1 zoning in this area / neighbourhood

Residential neighbourhood where high density DT core transitions into lower density residential

Moderate density RS1 seems suitable in keeping with character of neighbourhood



Community Engagement

Canvassed local neighbourhood, gave 3 page printout, spoke in person with most

- Generally neutral to supportive
- Neighbours further away more neutral/indifferent
- Direct neighbours more engaged
- “Figured it was a matter of time until it was developed, glad it’s not high-rise condos”
- Main concerns: tall buildings (don’t want high-rise condos), any loss of privacy, construction noise (temporary), traffic not really a concern
- Fence: concerned about loss of privacy, fence is currently 8 ft, needs replacing, bylaw is 5.9 ft, want to retain height, ask for variance?

Area canvassed door to door



Conclusion

Current property has lots of bare land - not highest and best use

Development will add much needed “missing middle” housing supply

In keeping with character of neighbourhood

Already precedent for RS1 zoning in neighbourhood

No changes to density, heights or setbacks

6 small lots will be more affordable than 3 big ones

More likely to be owner-occupied vs potential for 3 x 6-plex apartments (rentals)

Most neighbours generally supportive or neutral, mainly glad not high-rise condos

Thank you!

