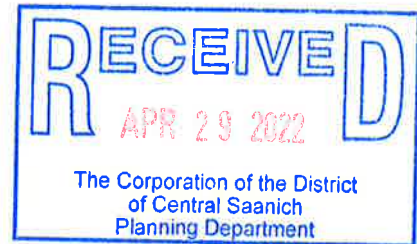


## 1035 Stelly's X Road Property Development



### **Proposal**

We are applying to rezone the property from R2 to R-1XS in order to have two lots, each with a house on it. We propose to divide the present lot (22.86m X 45.72m) in half with each lot being of equal size (11.43m X 45.72m). We wish to utilize the existing house, as it is in good condition and will fit well on the proposed subdivision of the existing lot. The present occupied one storey house (8.23m X 11.3m = 93m<sup>2</sup>) will be lifted, turned, moved back from the road frontage and lowered onto new foundations 30cm off the ground. Once this house has been reoccupied another suitable one storey house will be moved onto the eastern lot. Both houses will have adjoining driveways 4.5m each, leading to parking at the front of the houses. Both houses will be set back from the front property line to allow for the possibility of future additions.

### **Benefits**

**T**he main purpose of this joint development is to provide housing for a multi-generational family. The older generation will be able to age at home with help and support from the younger generation. The whole project will have “low impact, low carbon living” as the underlying theme in all aspects. By relocating the present house onto the same property and bringing on another recycled house there will be a saving of 90% of the carbon that would otherwise have been released into the atmosphere should two houses have been built from scratch. Further carbon reducing practices will include window replacement, upgrading insulation and closing air gaps, removing the oil furnace and replacing it with a heat pump. There will also be a plan to install solar panels on the two houses to reduce the need to purchase electricity from BC Hydro. EV chargers will be installed on both houses. Also, the plan is to continue and expand the present large vegetable garden so that a considerable portion of our plant food will be produced on the properties. 6 fruit trees have already been planted. The two properties will be a model of landscape design where productivity and beauty will go together to enhance the properties.

### **Requested Variances**

Because of the relative narrowness of the two lots, variances are requested for the side setbacks to 1.5m on all four sides. The present house is 8.23m wide so will neatly fit onto the new lot that it is placed on after the variances are allowed. The other house, that will be relocated onto the eastern lot, will be a maximum of 8.23m wide so it too can fit onto the lot. Without these variances this development would not be viable, but with them a neat, practical and attainable in-fill will add more density to our municipality and allow our multigenerational family to remain close together.

## **Rationale**

Today's housing costs mean that many young people have been denied access to the housing market. Many families are helping the younger people get into housing with innovative, reasonable and beneficial solutions. This project is going to be practical and attractive. We intend it to be a model of development that can show that aesthetically pleasing housing can be attained with careful consideration and attention to finishing details and augmented through thoughtful landscaping, effective lighting, careful tree placement, and neighbourly fencing. The younger generation, who presently work and contribute locally, can stay in the community in which they were born and raised and to which they feel very attached. The multi-generational aspect of this project is very important to us for in the long run it will make a stronger family and a better community. Also, with climate change upon us, and worse yet to come, it behoves us to do all we can to minimize our carbon footprint and live a zero carbon life.