

## Single family town houses

Compact, detached homes packed with individuality

BY SUSAN DOWN  
*Times Colonist staff*

**H**OW MUCH ROOM DO TWO PEOPLE need to live comfortably? Pretty soon Greater Victoria's regional growth strategy will set out clear choices — urban vs. rural — for home buyers. The result will be an urban containment boundary that forces core municipalities to use every scrap of land and occasionally double up to offer more house per lot.

The idea makes sense to many urban dwellers who would rather see their green space as part of a park or farmer's field rather than an extra swath on their lawns that demands weeding, spraying and mowing.

We're likely to see more examples of the Victoria house designed by Zebra for developer Rob Mickelberry. The home is one of a pair that won a CARE Award this year from the Canadian Home Builders Association as the best single family detached home under 1,750 square feet.

The infill project is a small-lot subdivision dividing an old lot into two 32-foot-wide properties. Each house is less than 22 feet wide.

Professional builders weren't the only ones to admire the project. Both homes were sold long before completion to couples looking for home ownership without high maintenance.

After trying out lots of other options from a townhouse to a 3,000-square-foot sprawl, Maureen and Ted Nicholls found their spatial equilibrium in the two-bedroom home. The Nicholls had liked other homes that Mickelberry created, so they jumped when they saw the plans.

The second home next door was snapped up by buyers while the foundation was being poured. New owners Peter and Fran Baskerville had looked for three to four years for a smaller home to replace their family-sized 1912 house.

*Please see COMPACT, F2*



Above: The exterior of the two award-winning compact houses built on what was originally a lot destined for one large house with a big garden. One house has wood shingles, the other Hardiplank siding.

Left: The Nicholls family chose to have the upper landing open to the entrance hall below.

Right: The Baskervilles decided to forgo the lofty ceiling in the entrance hall in order to have a little reading area upstairs.

Photos by  
John McKay

