



**AMENDED AGENDA**  
**PLANNING AND LAND USE COMMITTEE**  
**MEETING OF JANUARY 8, 2015, AT 9:00 A.M.**  
**COUNCIL CHAMBERS**  
**CITY HALL, 1 CENTENNIAL SQUARE**

Page

**CALL TO ORDER**

**APPROVAL OF AGENDA**

**CONSENT AGENDA**

**ADOPTION OF MINUTES**

1. Minutes from the meeting held on December 11, 2014.

**DEVELOPMENT APPLICATION REPORTS**

2. Rezoning Application # 00462 for 2208 Lydia Street 3 - 30  
--A. Meyer, Assistant Director, Development Services Division, Sustainable Planning and Community Development  
  
*A proposal to rezone the property to authorize a Garden Suite in the rear yard of the subject property located in the Fernwood neighbourhood. A Public Hearing is required prior to Council making a final decision on the application.*
3. Development Permit Application # 00462 with Variance for 2208 Lydia Street 31 - 46  
--A. Meyer, Assistant Director, Development Services Division, Sustainable Planning and Community Development  
  
*A proposal to authorize a new Garden Suite in the rear yard of the property located in the Fernwood neighbourhood. The variance is related to the separation space between the garden suite and the main dwelling unit by reducing it from 2.4m to 2m. A Public Hearing is required prior to Council making a final decision on the application.*

4. Development Permit Application # 000392 for 515 Pembroke Street 47 - 68  
--A. Meyer, Assistant Director, Development Services Division, Sustainable Planning and Community Development

*A proposal to authorize seven additional fermentation tanks for a brewery in the Rock Bay area of the Burnside neighbourhood. There are no variances associated with the application, therefore a Hearing is not required prior to Council making a final decision on the permit.*

#### **NEW BUSINESS**

5. **LATE ITEM:** Motion - Gorge Waterway Initiative 69 - 71  
--Councillor Isitt

[Addenda]

#### **ADJOURNMENT**



## Planning and Land Use Committee Report

For the Meeting of January 8, 2015

---

**To:** Planning and Land Use Committee **Date:** December 12, 2014  
**From:** Leanne Taylor, Planner, Development Services Division  
**Subject:** Rezoning Application #00462 for 2208 Lydia Street

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application #00462 for 2208 Lydia Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2208 Lydia Street. The proposal is to allow a garden suite in the rear yard of the property.

The following points were considered in assessing this Application:

- The proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan (OCP)* 2012.
- The proposal is consistent with the policies and design specifications of the *Garden Suite Policy* (2011).

Staff recommend that the Planning and Land Use Committee advance this Rezoning Application to a Public Hearing as the proposal is consistent with the OCP and the garden suite policy.

### BACKGROUND

#### Description of Proposal

This Rezoning Application is to rezone the property to the R1-B-GS2 Zone, Single Family Dwelling with Garden Suite District, to permit the construction of a garden suite in the rear yard of the subject property.

#### Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

## Land Use Context

The immediate neighbourhood is characterized by single-family houses and all the adjacent properties are utilized for single-family dwelling units and accessory buildings.

## Existing Site Development and Development Potential

The site is presently a single-family house. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family house with a secondary suite. Should the rezoning proceed in compliance with the *Garden Suite Policy*, a single family dwelling and a garden suite will be permitted, thus precluding the use of the main dwelling for the inclusion of a secondary suite.

## Data Table

The following data table compares the proposal with the R1-B-GS2 Zone. The parcel qualifies as a "plus site" since it is over 557 m<sup>2</sup> in size and, therefore, the floor area of a garden suite may be increased to 56 m<sup>2</sup>. An asterisk is used to identify where the proposal is less stringent than the proposed Zone. A variance to reduce the separation space between the main dwelling unit and the garden suite would be required. Two asterisks are used to indicate existing non-conformities.

Zoning Criteria	Proposal	Zone Standard R1-B-GS2 "Plus site"
<b>Existing House</b>		
Site area (m <sup>2</sup> ) – minimum site area for a "Plus Site" in the <i>Garden Suite Policy</i>	563.4	557
1 <sup>st</sup> and 2 <sup>nd</sup> Storey floor area (m <sup>2</sup> ) - maximum	239	280
Combined floor area (m <sup>2</sup> ) - maximum	332**	300
Lot width (m) - minimum	13.7	7.5
Height (m) - maximum	6.96	7.6
Storeys - maximum	1.5	2
Site coverage % - maximum	34	40
Setbacks (m) - minimum		
Front (Shelbourne Street)	8.27	7.5
Rear	15.51	10.3
Side (north)	1.28**	1.5
Side (south)	4.3	3
Combined side yards	5.58	4.5
Parking - minimum	1	1
<b>Garden Suite</b>		
Combined floor area (m <sup>2</sup> ) – maximum	43.38	56
Height (m) – maximum	3.78	5.5
Storeys – maximum	1	1.5



Zoning Criteria	Proposal	Zone Standard R1-B-GS2 "Plus site"
Rear setback (west) (m) – minimum	1.66	0.6
Side setback (south) (m) – minimum	1.66	0.6
Separation space between buildings (within the site) (m) - minimum	2*	2.4
Rear yard site coverage (%) - maximum	23.81	25

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fernwood CALUC at a Community Meeting held on June 4, 2014. A letter dated June 12, 2014, is attached to this report.

### ANALYSIS

#### Official Community Plan

The OCP Urban Place Designation for the subject property is Traditional Residential. In accordance with the OCP, garden suites are subject to DPA 15E: Intensive Residential – Garden Suites. The proposal is consistent with the objectives of DPA 15E to achieve new infill that respects the established character in residential areas.

#### Garden Suite Policy

The proposed development is consistent with the relevant land use policies of the *Garden Suite Policy*. Other than the variance to reduce the separation space between the main house and the proposed new garden suite, all the siting criteria are met.

### CONCLUSIONS

This proposal to construct a new garden suite is consistent with the OCP objectives and guidelines for sensitive infill in the form of garden suites within established residential areas. The garden suite creates an opportunity for another form of rental housing and it will provide a liveable environment for its occupants with minimal infringement on the neighbouring dwellings. Staff recommend that Council consider supporting this Application.

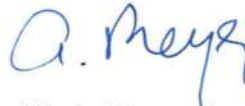
### ALTERNATE MOTION

That Council decline Rezoning Application #00462 for the property located at 2208 Lydia Street.

Respectfully submitted,



Leanne Taylor  
Planner  
Development Services Division



Alison Meyer, Assistant Director  
Development Services Division  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

December 31, 2014

LT:aw

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\REZ\REZ00462\REZONING PLUC REPORT - 2208 LYDIA ST.DOC

#### List of Attachments

- Air photo
- Zoning map
- Applicant's letter to Council dated September 3, 2014
- Submission drawings dated November 13, 2014
- Fernwood Community Association, June 16, 2014
- Green Building Features.

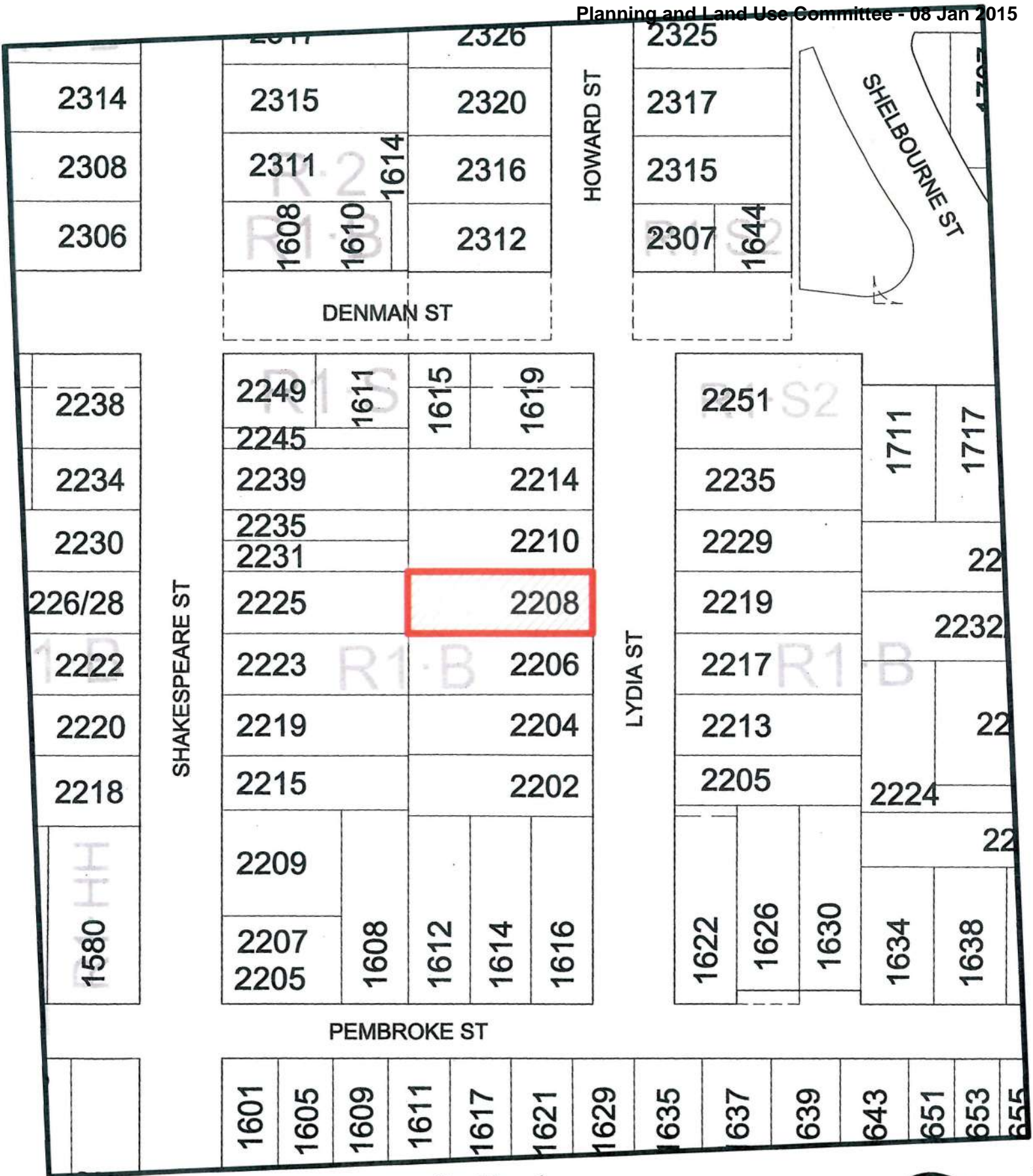




2208 Lydia Street  
Rezoning #00462  
Bylaw #







2208 Lydia Street  
Rezoning #00462  
Bylaw #



John Pearce and Christy Pham  
2208 Lydia St.  
Victoria, B.C.  
V8R 4K5

July 28, 2014

Mayor and Council  
City of Victoria  
c/o 1 Centennial Square  
Victoria, BC V8W 1P6



To Mayor Dean Fortin and Council:

**RE: Garden Suite Application**

I am writing you today so that you may understand why my wife Christy and I are planning to build a garden suite, and the steps we have taken to accommodate any concerns that may arise. Thank you very much for considering our Garden Suite Application

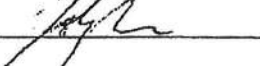
Though I have grown up in Victoria, I was not always sure I could afford buying a home here. However, we felt a rental unit would allow us to settle and in September 2013, we became new homeowners in Fernwood. We quickly considered our options for building a rental suite: raising the house, digging down, or building a garden suite. After reviewing all the pros and cons, we felt a garden suite offered the best course of action.

In addition to making home ownership more financially viable for my wife and I, my parents live in Victoria and they are getting older, so we would like to have the option of having them live next to us in the event they require assistance during their later years. We also believe a garden suite provides more privacy for everyone on the property, and provides a better quality of life for the tenant who would have direct sunlight through skylights and open yard access.

From the very outset, we have consulted with our neighbours to get feedback on the garden suite option. Most of our neighbours have been very supportive. To address concerns over privacy we have agreed to build a higher fence line around the perimeter of our property, use glazed windows where appropriate, and implement a landscape plan that will include an arbour beside a small patio.

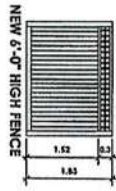
After many meetings with the Victoria Design Group, we feel we have submitted a garden suite plan that offers a high quality of life for a tenant, while maintaining privacy concerns for neighbours. Thank you very much for your consideration and we look forward to answering any questions that may arise. We would welcome the opportunity to arrange for you to visit our property to see the proposed building site and discuss the steps we propose to take to ensure privacy on adjacent and nearby neighbours.

Sincerely,

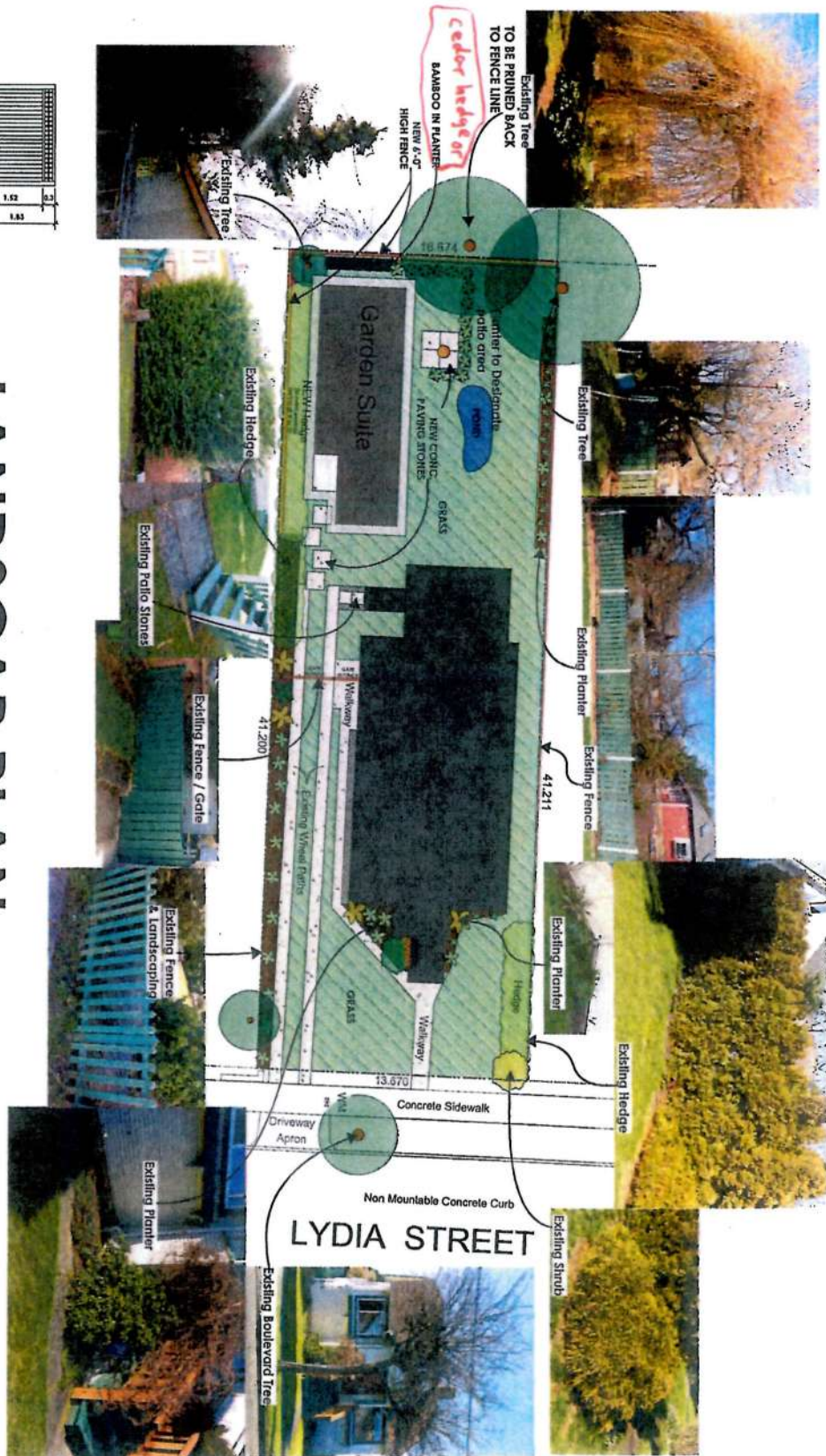
John Pearce 

Christy Pham 





# LANDSCAP PLAN



AGV 13

2208 LYDIA STREET  
PRESENTATION LAYOUT

Date: 12/11/14

VICTORIA  
DESIGN  
GROUP

proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

**L1**  
**drawing #**  
**7430**  
**scale**  
**1:100**  
**drawing by**  
**JDF**



# SKETCH PLAN OF:

LOT 7, BLOCK 1, SECTION 75,  
VICTORIA DISTRICT, PLAN 509

SCALE = 1 : 200

All distances are in metres AND decimals thereof.

## LEGEND

Elevations are geodetic based on The City of Victoria  
Integrated Survey Monument 15-29 (Elev. = 24.391m)

Grade shot are taken at the point marked x,  
grade shots at a curb line are in gutter.

Tree bases and canopies approximately to scale.  
Where tree location is critical, tree species  
and canopy should be confirmed by qualified arborist.

WM E - denotes Water Meter

## SITE AREA

567.5 |  
6109 s.f.

## MUNICIPALITY

Victoria

## ZONING

R1-B

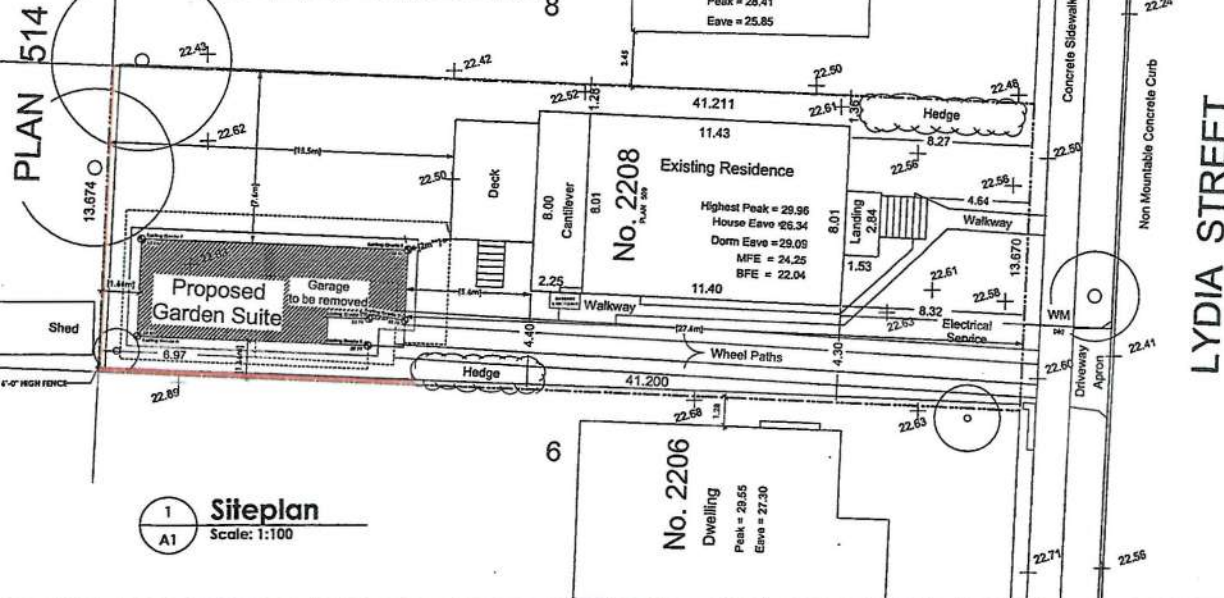
## PID No.

000-168-360

Proposed Garden Suite		
PROJECT INFORMATION TABLE		
	Required	Proposed
Zone (existing)	R1-B-GS2	R1-B-GS2
Site Area (sq.m.)	248.00 sq.m.	248.00 sq.m.
Total floor area (sq.m.)	56.00 sq.m.	43.37 sq.m.
Rear Yard Site Coverage %	25%	24.16%
Height of building (m)	5.50 m.	3.78 m.
Number of storeys	1.5	1
Parking stalls (number) on site	1	1
Bicycle parking number (storage and rack)	0.00	0.00
Building setbacks (m)		
Separation between Garden suite and Single family Dwelling	2.4 m.	2 m.**
Front yard	4 m.	27.4 m.
Rear yard	6 m.	1.66 m.
Side yard (north)	1.5 m.	7.65 m.
Side yard (south)	1.5 m.	1.66 m.
Combined side yards	3 m.	9.31 m.
Residential Use Details		
Total number of units	1	1
Unit type, e.g., 1 bedroom		1 bedroom
Ground-orientated units	1	1
Main floor		43.37 sq.m.

\*\* VARIANCE REQUIRED

Point to Point	Point #	Point #	Horizontal	Vertical	Horizontal	Vertical	TOTAL
A to B	22.81	22.79	45.40	2.00	22.80	10.71	244.166
B to C	22.79	22.74	45.40	2.00	22.77	1.91	87.525
C to D	22.74	22.71	45.40	2.00	22.72	1.43	24.112
D to E	22.71	22.55	45.33	2.00	22.47	3.14	71.148
E to F	22.55	22.42	45.16	2.00	22.39	13.19	275.272
F to A	22.42	22.81	45.44	2.00	22.72	4.34	97.656
			776.93		30.23		29.679



1 Siteplan  
A1 Scale: 1:100

#103 891  
ATTREE AVENUE  
VICTORIA B.C.  
V8B 0A6  
PH: 250.382.7374  
FAX: 250.382.7344

2208 LYDIA STREET  
PRESENTATION LAYOUT



proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

R1

drawing #  
7430

scale  
1:100

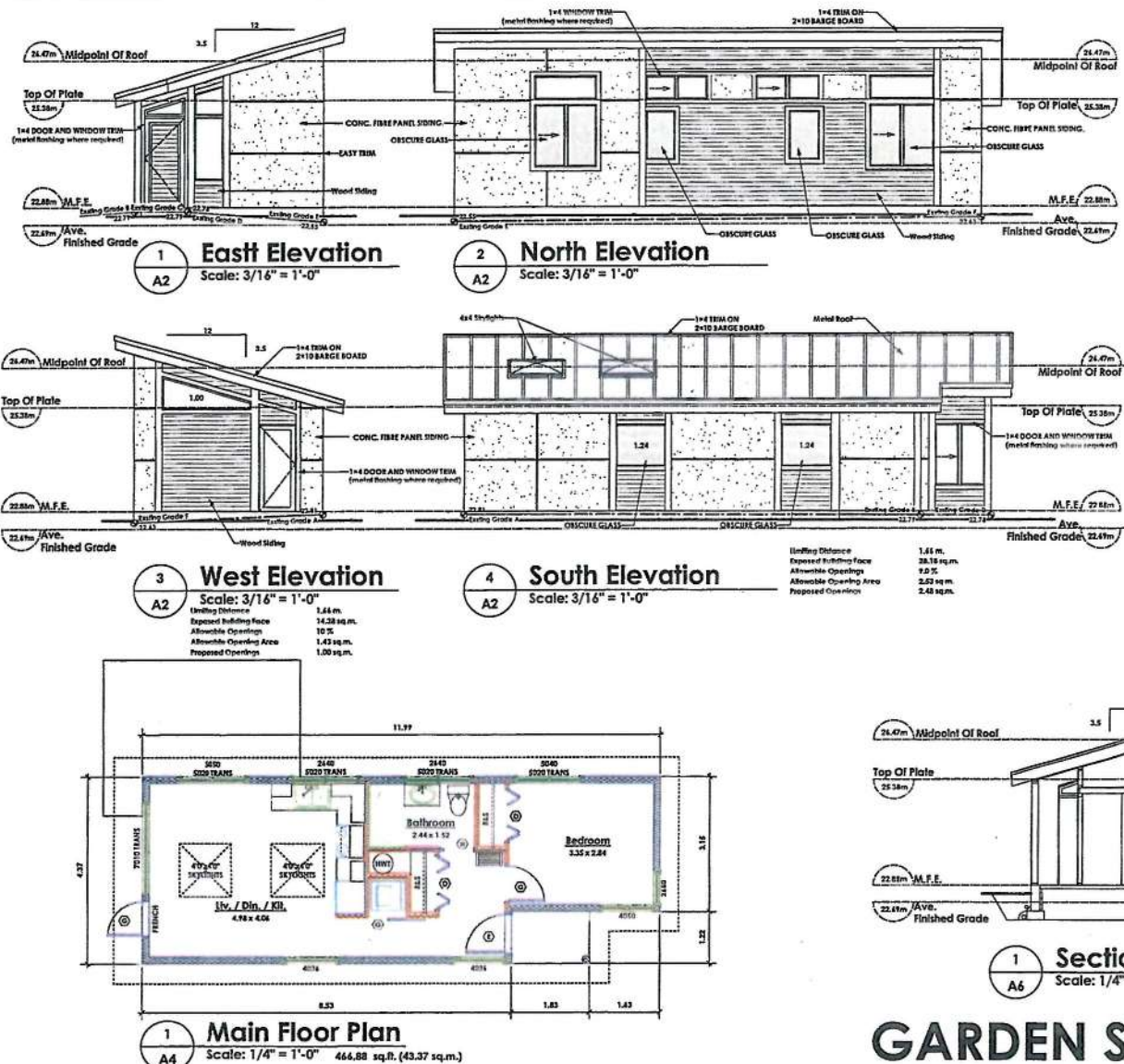
drawn by  
JDF



Date: 12/11/14

NOV 13 2014

Planning and Land Use Committee



**GARDEN SUITE**

**2208 LYDIA STREET  
PRESENTATION LAYOUT**

proposed  
rezoning  
**2208 LYDIA  
STREET  
VICTORIA B.C.**

**R2**

drawing #  
**7430**

scale  
**AS SHOWN**

drawn by  
**JDF**

**VICTORIA  
DESIGN  
GROUP**

Date: 12/11/14





2208 Lydia Street

proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

R3

drawing #  
7430

scale  
3/16"=1'0"

drawn by  
JDF

VICTORIA  
DESIGN  
GROUP

Date: 12/11/14

#103 891  
Aintree Avenue  
Victoria, B.C.  
V9B 0A6  
PH: 250.382.7374  
FAX: 250.382.7364

City of Victoria

2208 LYDIA STREET  
PRESENTATION LAYOUT

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOV 13 2014

Planning and Land Use Committee  
Provisional Agenda Order 1



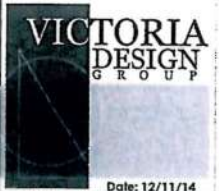
proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

R4

drawing #  
7430

scale  
1/4"=1'0"

drawn by  
JDF



2208 LYDIA STREET  
PRESENTATION LAYOUT

#103 891  
ATREE AVENUE  
VICTORIA B.C.  
V8B 0A6  
PH: 250.382.7374  
FAX: 250.382.7344

City of Victoria

NOV 13 2014





proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

drawn by  
JDF

Date: 12/11/14

# 2208 LYDIA STREET

## PRESENTATION LAYOUT

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. WITHOUT CONSENT IS REQUIRED FROM THE DESIGNER BEFORE ANY REPRODUCTION.

NOV 13 2014

PH: 250.382.7374  
FAX: 250.382.7364

Planning and Land Use Committee - 08 Jan 2015

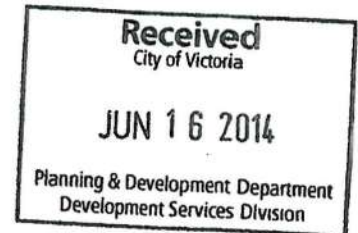


## Fernwood Community Association

1923 Fernwood Road,  
Victoria, B.C., V8T 2Y6  
(250) 384-7441  
Email: [landuse@fernwoodvic.ca](mailto:landuse@fernwoodvic.ca)  
Web: [www.fernwoodvic.ca](http://www.fernwoodvic.ca)

June 12, 2014

Planning Department  
City of Victoria  
#1 Centennial Square  
Victoria, B.C. V8W 1P6



Re: 2208 Lydia

This is to let you know on June 4, 2014 the proposal for garden suite at 2208 Lydia was presented to the Fernwood Community Association Land Use Committee for its Official Community Meeting.

The consultant for the proponent presented the plans for a garden suite located in the rear left corner of 2208 Lydia. General comments from the neighbours included a request to have fencing to the maximum height permitted for screening purposes. One person indicated they felt it was appropriate infill. Another neighbour felt they would rather see basement suites than garden suites. A question was asked re: having the garden suite and a basement suite and it was confirmed that you cannot have both. Councillor Madoff was in attendance and iterated that Council had wished to give the public a number of options for creating rental accommodation not just basement suites. A question was raised with regard to the increased site coverage and the loss of future gardening land and it was pointed out that the net increase of covered ground was only 200 ft<sup>2</sup> with the removal of the existing shed. A comment was made by an adjacent owner that the contrast of the modern architecture of the garden suite to the surrounding homes was a bit stark.

No strong objection was raised by immediate neighbours most of whom were in attendance.

Sincerely,

Stephanie Hill  
Acting Chair - Land Use Committee  
Fernwood Community Association

## Green Building Features

Garden Suite at 2208 Lydia Street

Applicant: John Pearce, 250-891-2370

Category	Feature
<b>Landscaping</b>	Planting extensive cedar trees / hedge (native species and drought-tolerant plants )  Increase the number of trees on the lot
<b>Water</b>	Install faucets and shower Heads with flow rate of 8l/min Or less.  Install dual flush toilet with Ultra-low flow (4.5 L/flush)
<b>Renewable Energy</b>	Southern facing flat roof, to provide opportunity for potential solar power or water heating. (at future date when we can afford it)



John Pearce  
2208 Lydia St.  
Victoria, B.C.  
V8R 4K5

Dec 16, 2014

Mayor and Council  
City of Victoria  
c/o 1 Centennial Square  
Victoria, BC V8W 1P6



To Mayor Lisa Helps and Council:

**RE: Improved Landscape Features for Garden Suite Application**

I am writing you today to highlight a recent change we have made to our original submission. This landscape change will further enhance the privacy for our neighbours on the south side, while increasing native tree species on the property.

From the outset of the garden suite application process, my wife and I have talked with many of our neighbours to inform them of our intentions and to hear any concerns they may have, in order to mitigate any potential issues.

Our neighbour, Susan, on the North side has always been a strong supporter of our garden suite application, our neighbour Alice on the west side has been satisfied with our plan, and all other neighbours in the near vicinity that we have spoken with have been supportive. Initially, our neighbours Claire and Gabe on our south side, expressed concerns for their privacy; however, several weeks ago they informed us that they were happy with our recent landscape changes:

In addition to a 6' fence to be built around the perimeter of our property, we have now included a cedar hedge to be planted between the new fence and the garden suite along the south property line. The cedar trees, starting at an 8' height, will grow into a thicker and taller hedge blocking sightlines from Claire and Gabe's property. Their stated wish for "out of sight, out of mind" will be satisfied with this new amendment to our landscaping plan.

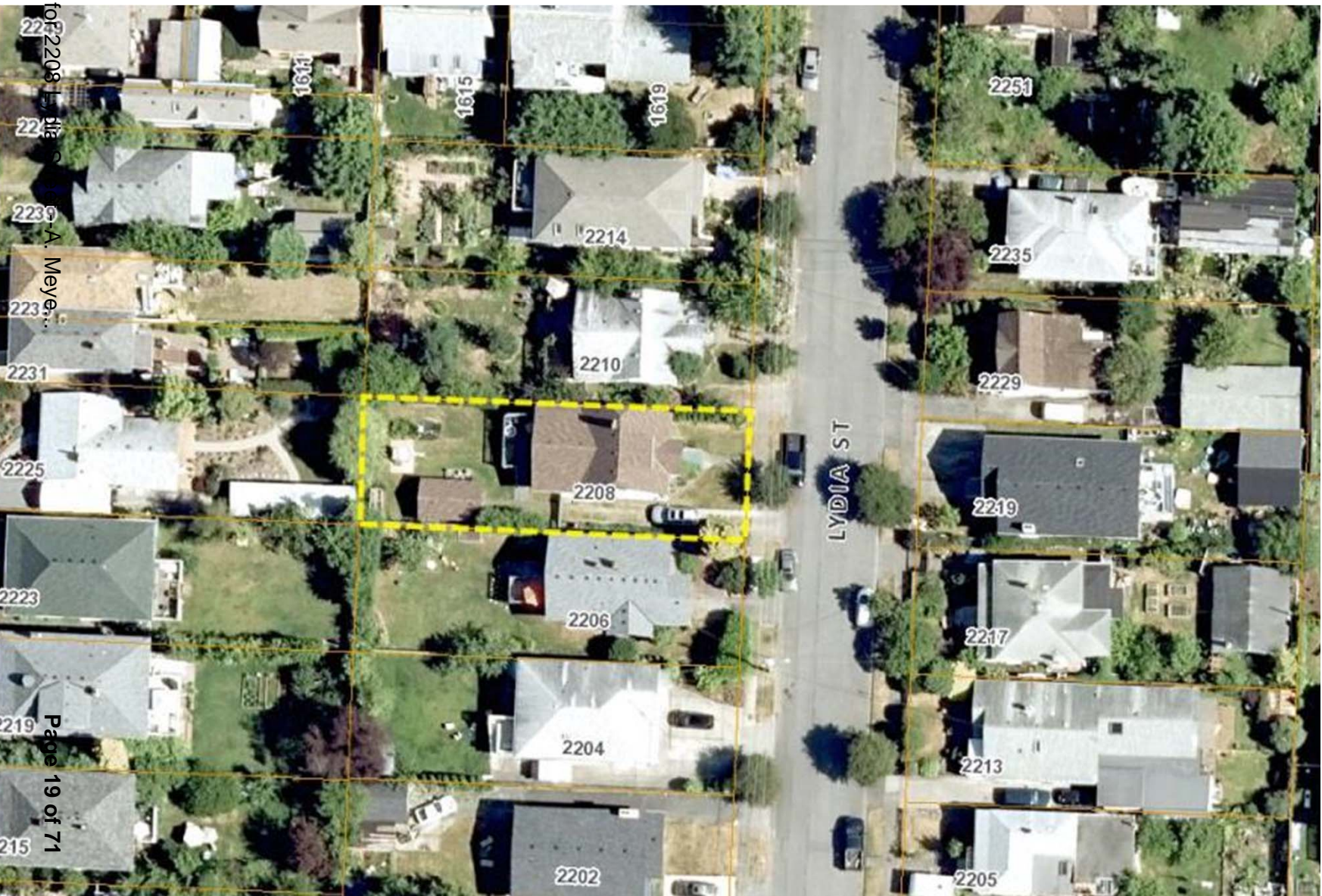
After much consultation with neighbours and meetings with the Victoria Design Group, we feel our garden suite plan offers a high quality of life for a tenant, with a high degree of privacy for surrounding property owners. Thank you very much for your consideration and we look forward to answering any questions that may arise during the public hearing.

Sincerely,

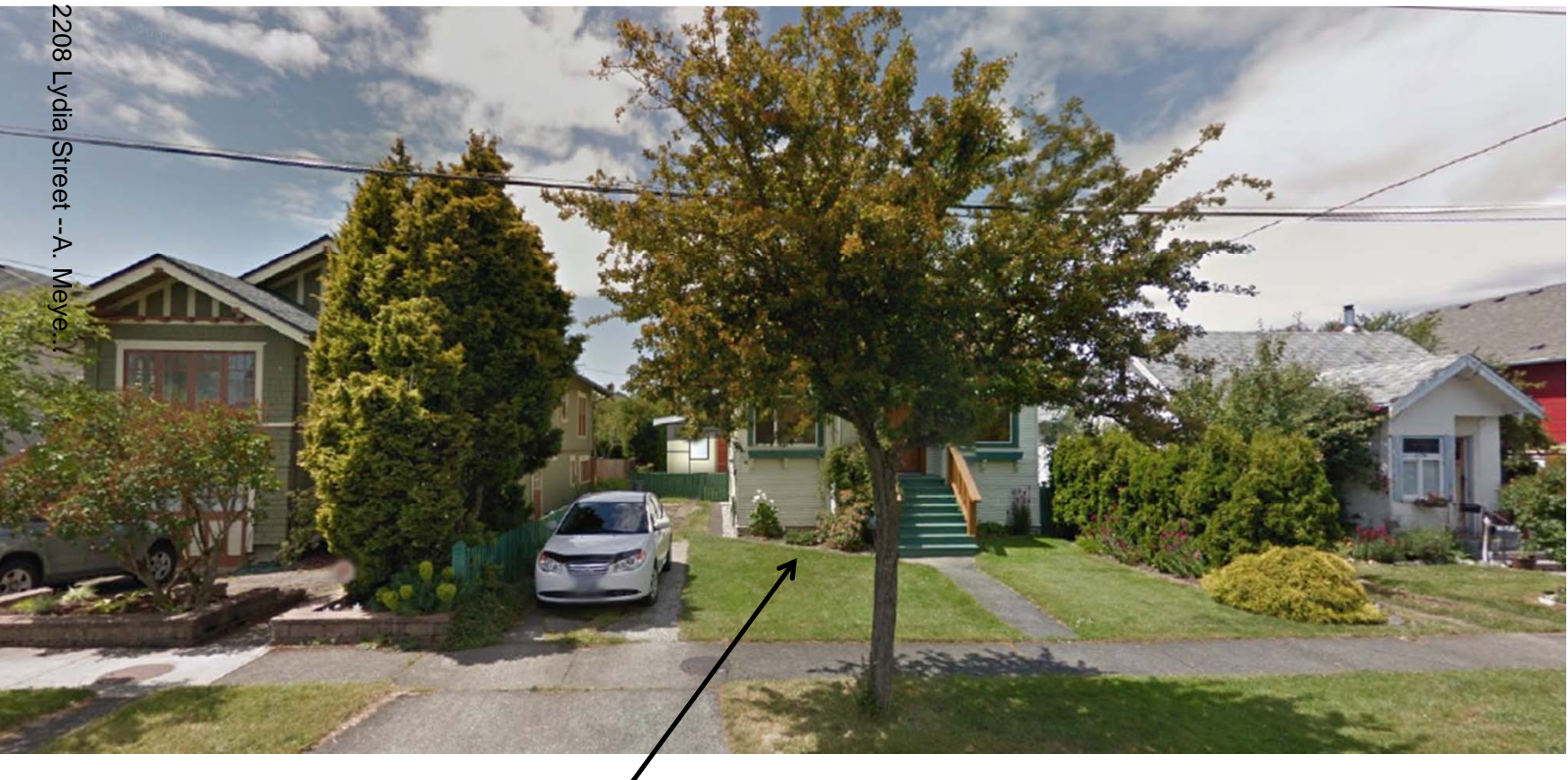
John Pearce



## 2208 Lydia Street – Rezoning Application #00462









## Property to the North





## Property to the South





## Properties across the street (East)





## Properties to the West







# SKETCH PLAN OF:

LOT 7, BLOCK 1, SECTION 75,  
VICTORIA DISTRICT, PLAN 509

SCALE = 1:200

All distances are in metres AND decimals thereof.

## LEGEND

Elevations are geodetic based on The City of Victoria  
Integrated Survey Monument 15-29 (Elev. = 24.391m)

Grade shot are taken at the point marked x,  
grade shots at a curb line are in gutter.

Tree bases and canopies approximately to scale.  
Where tree location is critical, tree species  
and canopy should be confirmed by qualified arborist.

WM  - denotes Water Meter

## SITE AREA

567.5 |  
6109 s.f.

## MUNICIPALITY

Victoria

## ZONING

R1-B

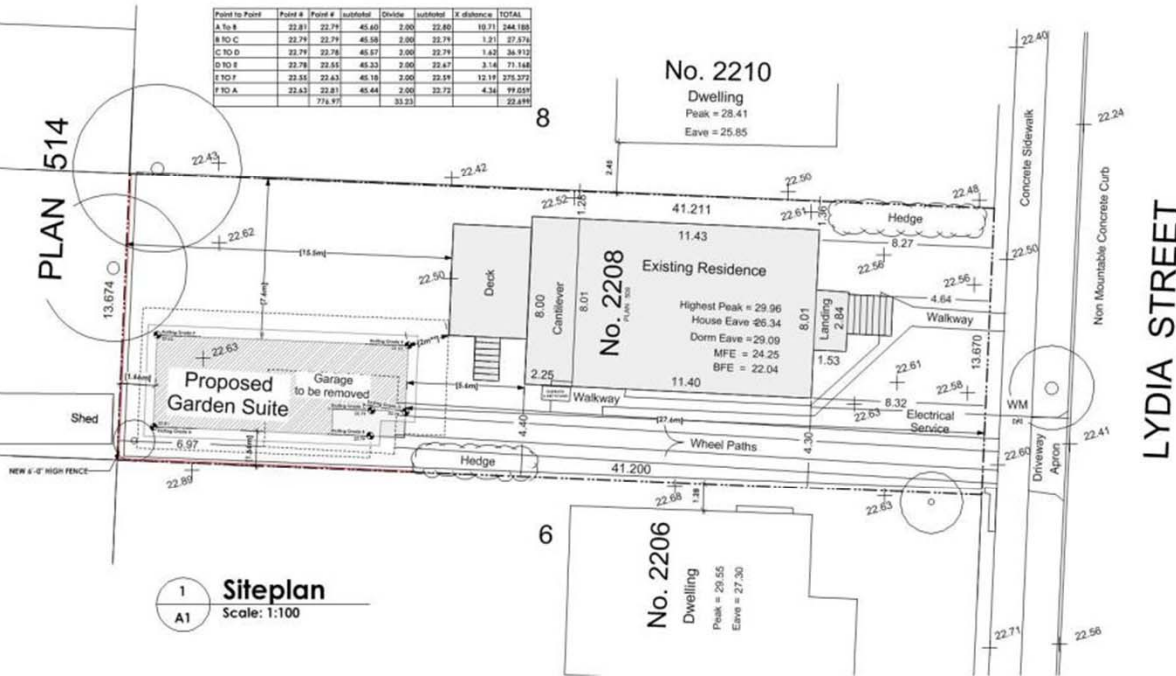
## PID No.

000-168-360

Proposed Garden Suite		
PROJECT INFORMATION TABLE		
	Required	Proposed
Zone (existing)	R1-B-G52	R1-B-G52
Site Area (sq.m.)	240.00 sq.m.	245.00 sq.m.
Total floor area (sq.m.)	54.00 sq.m.	43.37 sq.m.
Rear Yard Site Coverage %	25%	24.14%
Height of building (m)	5.50 m.	3.78 m.
Number of storeys	1	1
Parking stalls (number) on site	1	1
Bicycle parking number (storage and rack)	0.00	0.00
Building Setbacks (m)		
Separation between Garden suite and Single family Dwelling	2.4 m.	2 m.**
Front yard	4 m.	27.6 m.
Rear yard	4 m.	1.44 m.
Side yard (north)	1.5 m.	7.65 m.
Side yard (south)	1.5 m.	1.44 m.
Combined side yards	3 m.	9.31 m.
Residential Use Details		
Total number of units	1	1
Unit type, e.g. 1 bedroom		1 bedroom
Ground-orientated units		1
Main Floor		43.37 sq.m.

\*\* VARIANCE REQUIRED

Point to Point	Point #	Point #	Subtotal	Distance	Subtotal	Distance	TOTAL
A to B	22.81	22.79	45.40	2.00	22.80	19.71	244.183
B to C	22.79	22.79	45.58	2.00	22.79	1.21	27.573
C to D	22.79	22.78	45.87	2.00	22.79	1.42	36.912
D to E	22.78	22.65	45.32	2.00	22.67	3.14	71.146
E to F	22.65	22.63	45.18	2.00	22.64	12.19	375.371
F to A	22.63	22.81	45.44	2.00	22.73	4.36	99.654
			719.97		33.33		29.893



1 Siteplan  
A1 Scale: 1:100



proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

R1

drawing #  
7430

scale  
1:100

drawn by  
JDF

VICTORIA  
DESIGN  
GROUP

Date: 10/12/14

2208 LYDIA STREET  
PRESENTATION LAYOUT

WWW.VICTORIADISIGNGROUP.CA

7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.





proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

**R4**

drawing #  
**7430**

scale  
**1/4"=1'0"**

drawn by  
**JDF**

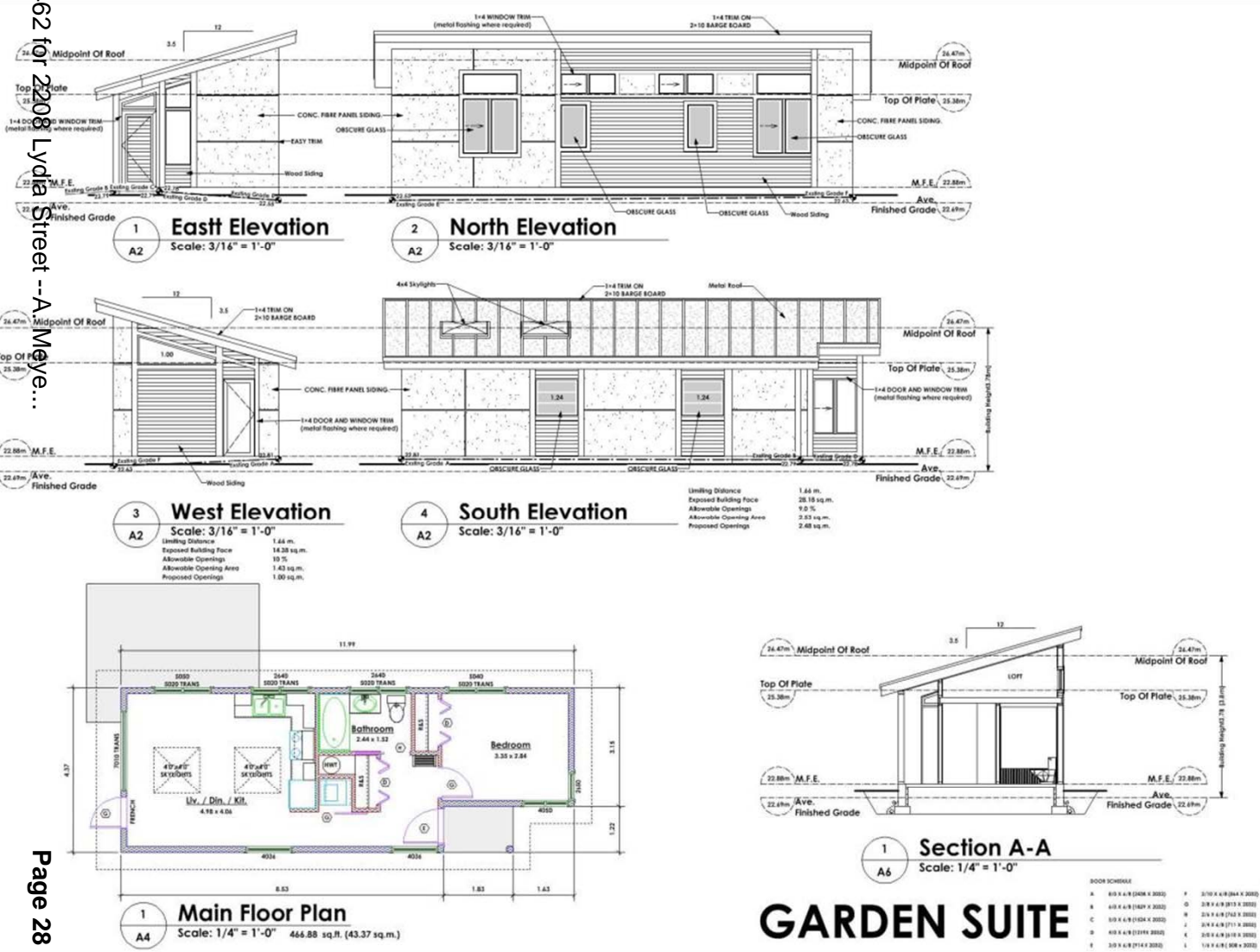
**VICTORIA  
DESIGN  
GROUP**

Date: 10/12/14

**2208 LYDIA STREET  
PRESENTATION LAYOUT**

WWW.VICTORIADESIGNGROUP.CA

7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.



# GARDEN SUITE

## 2208 LYDIA STREET

### PRESENTATION LAYOUT

proposed  
rezoning  
**2208 LYDIA  
STREET**  
VICTORIA B.C.

**R2**

drawing #  
**7430**

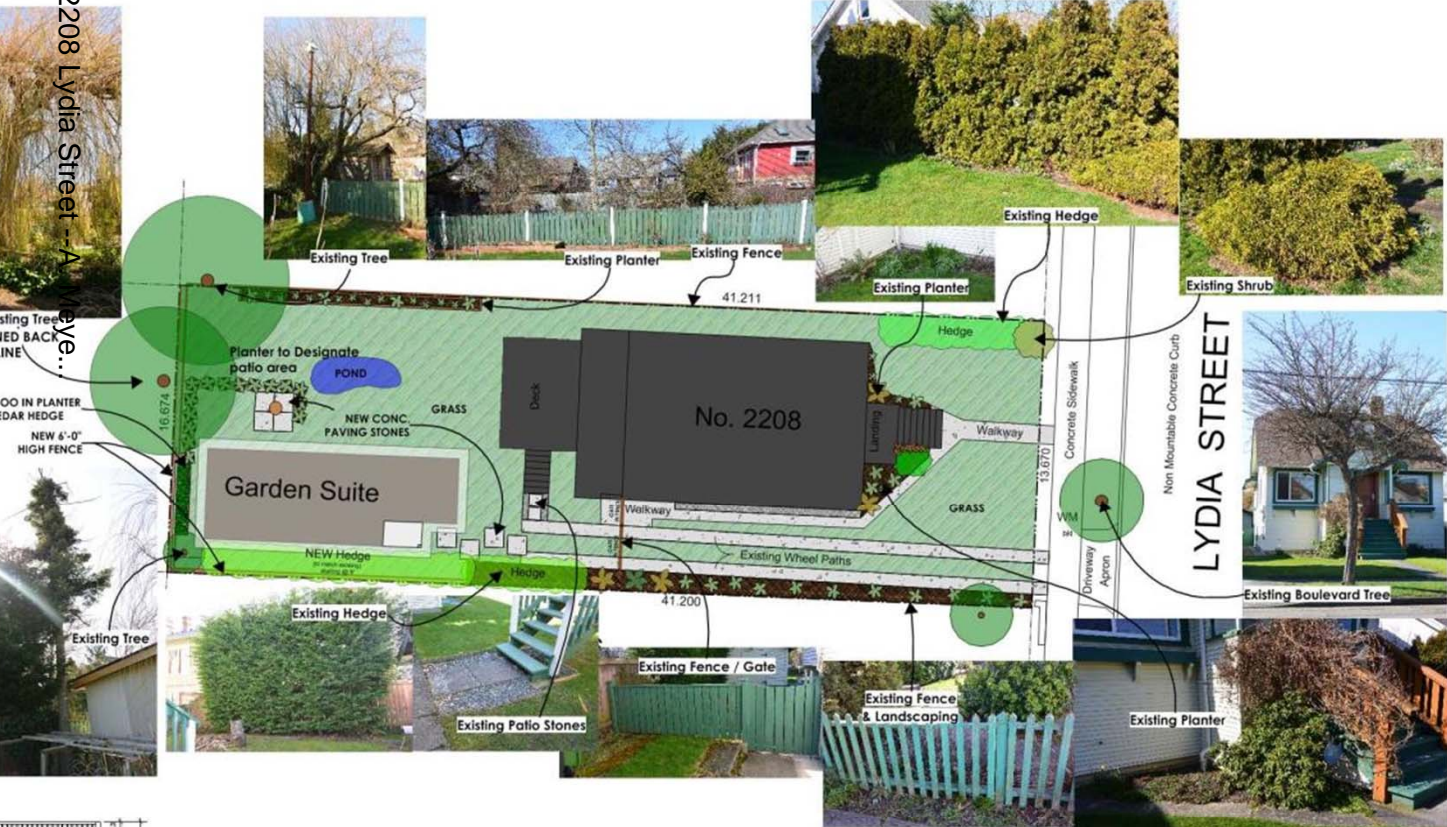
scale  
**AS SHOWN**

drawn by  
**JDF**

**VICTORIA  
DESIGN  
GROUP**

Date: 10/12/14





## LANDSCAPE PLAN

2208 LYDIA STREET  
PRESENTATION LAYOUT



proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

L1

drawing #  
7430

scale  
1:100

drawn by  
JDF

VICTORIA  
DESIGN  
GROUP

Date: 15/12/14

WWW.VICTORIADESIGNGROUP.CA

7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.



2208 Lydia Street

proposed  
rezoning  
**2208 LYDIA  
STREET  
VICTORIA B.C.**

**R3**

drawing #  
**7430**

scale  
**3/16"=1'0"**

drawn by  
**JDF**

**VICTORIA  
DESIGN  
GROUP**

Date: 10/12/14

**2208 LYDIA STREET  
PRESENTATION LAYOUT**

WWW.VICTORIADESIGNGROUP.CA

7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.





## Planning and Land Use Committee Report

For the Meeting of January 8, 2015

---

**To:** Planning and Land Use Committee **Date:** December 23, 2014  
**From:** Leanne Taylor, Planner, Development Services Division  
**Subject:** Development Permit with Variance Application #00462 for 2208 Lydia Street

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that, after the Public Hearing for Rezoning Application #00462, if it is approved, Council convene a Hearing for the proposed variances associated with Development Permit with Variance Application #00462 for 2208 Lydia Street and consider the following motion:

"That Council authorize the issuance of Development Permit Application #00462 for 2208 Lydia Street, in accordance with:

1. Plans date stamped November 13, 2014;
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Part 1.113, Section 1.113.5(d): Reduce the separation space between a garden suite and a single family dwelling from 2.4 m to 2 m.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department."

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2208 Lydia Street. The proposal is to construct a garden suite in the rear yard of the subject property. The variance is related to the separation space between a garden suite and the main dwelling unit.

The following points were considered in assessing this Application:

- The proposal is consistent with the objectives for sensitive infill in Development Permit Area 15E: Intensive Residential - Garden Suites of the *Official Community Plan 2012 (OCP)*.
- The proposal is consistent with the policies and design specifications of the *Garden Suite Policy (2011)*.

- The variance to reduce the separation space between the garden suite and the main dwelling unit would be required as a result of an existing deck that is attached to the main dwelling unit. If the deck is removed, the garden suite would exceed the minimum separation space requirement.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for a garden suite in the rear yard of the subject property. Specific details include:

- The proposed garden suite is a modern-design and demonstrates a unique individual identity with contrasting materials, roof form and general architectural expression. The design complements the architectural diversity of the neighbourhood.
- Siding materials include concrete fibre panel, wood siding and a metal roof.
- New hard and soft landscaping would be introduced.

The proposed variance is related to reducing the separation space between the garden suite and main dwelling unit from 2.4 m to 2m. All other criteria of the R1-B-GS2 Zone, Single Family Dwelling with Garden Suite District, as detailed in the report associated with the concurrent Rezoning Application, are met.

### **Sustainability Features**

As indicated in the applicant's green building features summary dated November 13, 2014, the following sustainability features are associated with this Application:

- water conservation
- energy efficiency
- drought-resistant landscaping.

### **Existing Site Development and Development Potential**

The site is presently a single family home.

### **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fernwood CALUC at a Community Meeting held on June 4, 2014. A letter dated June 12, 2014, is attached to this report. This is a requirement associated with Rezoning Applications.

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The OCP identifies this property within Development Permit Area 15E: Intensive Residential - Garden Suites.



The *Garden Suite Design Guidelines* encourage garden suites to relate to the principal building in terms of materials, roof form and general architectural expression. The proposed garden suite is a modern building with a flat, sloping roof and is finished with natural materials. The roofline of the principal dwelling unit is hip-shaped, the exterior cladding is vinyl siding and a covered porch and gable form the entryway. Even though the garden suite and main dwelling unit have some architectural differences, the garden suite does fit in with the overall character and architectural diversity of the neighbourhood.

The proposed windows and entryway for the garden suite, the outdoor space and landscaping are consistent with the policies and design specifications of the *Garden Suite Policy* (2011).

The applicant is requesting a variance to reduce the separation space between the garden suite and the main dwelling unit from 2.4m to 2m. The reduction in the separation space is due to an existing deck on the rear side of the main dwelling unit. There are no Building Code issues associated with this reduction and any impacts associated with this requested reduction would be limited to the subject site.

## CONCLUSIONS

This proposal to construct a new garden suite is consistent with Development Permit Area 15E: Intensive Residential - Garden Suites. The garden suite creates an opportunity for another form of rental housing and it will provide a liveable environment for its occupants with minimal infringement on the neighbouring dwellings. Staff recommend that Council consider supporting this Application.

## ALTERNATE MOTION

That Council decline Development Permit Application #00462 for the property located at 2208 Lydia Street.

Respectfully submitted,



Leanne Taylor  
Planner  
Development Services Division



Alison Meyer, Assistant Director  
Development Services Division  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager: \_\_\_\_\_

Jason Johnson

Date: December 31, 2014

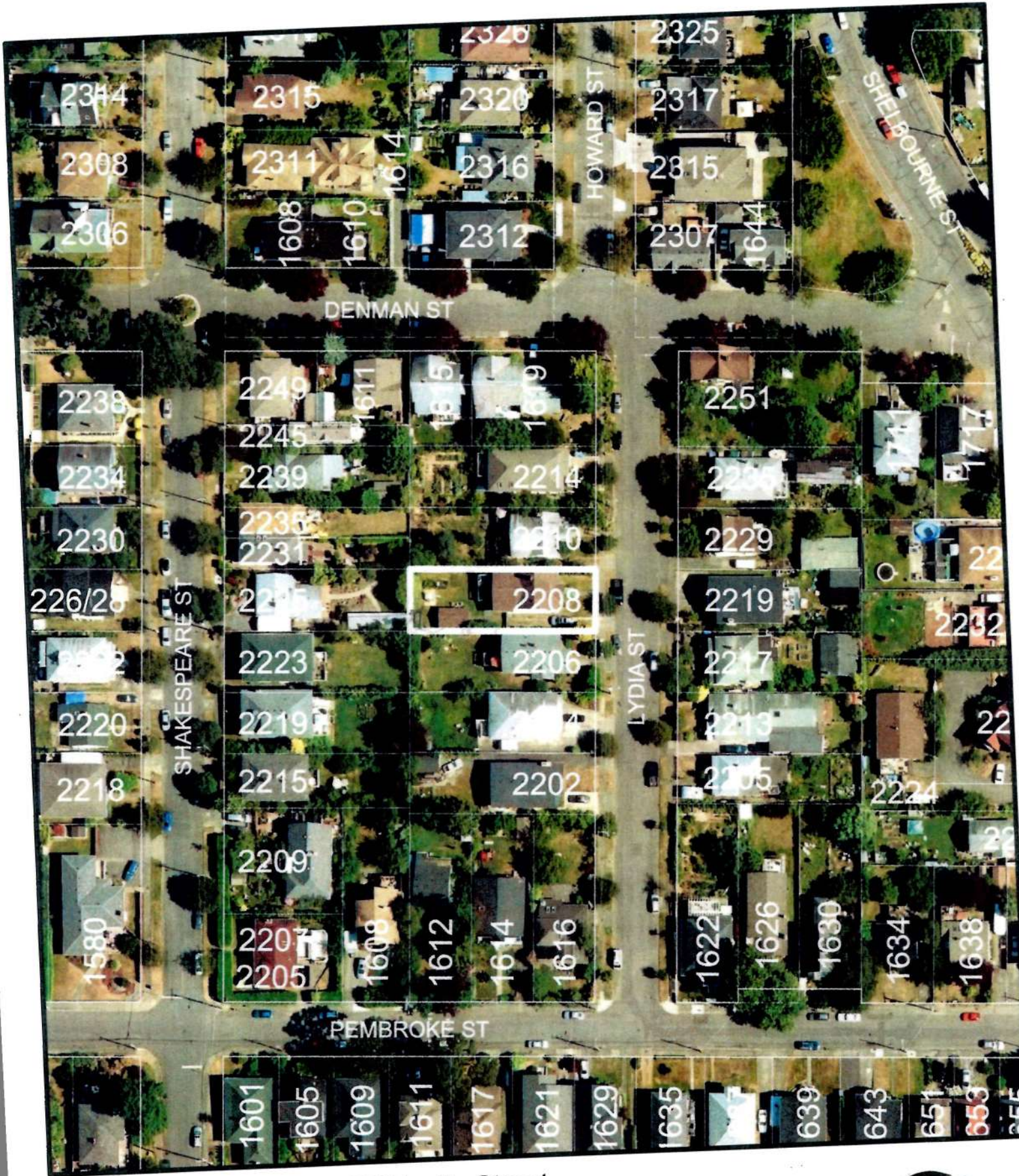
LT/ljm

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\IREZ\IREZ00462\DP PLUG REPORT - 2208 LYDIA ST.DOC

**List of Attachments**

- Air photo
- Zoning map
- Applicant's letter to Council dated September 3, 2014
- Submission drawings dated November 13, 2014
- Fernwood Community Association, June 16, 2014
- Green Building Features.





2208 Lydia Street

Rezoning #00462

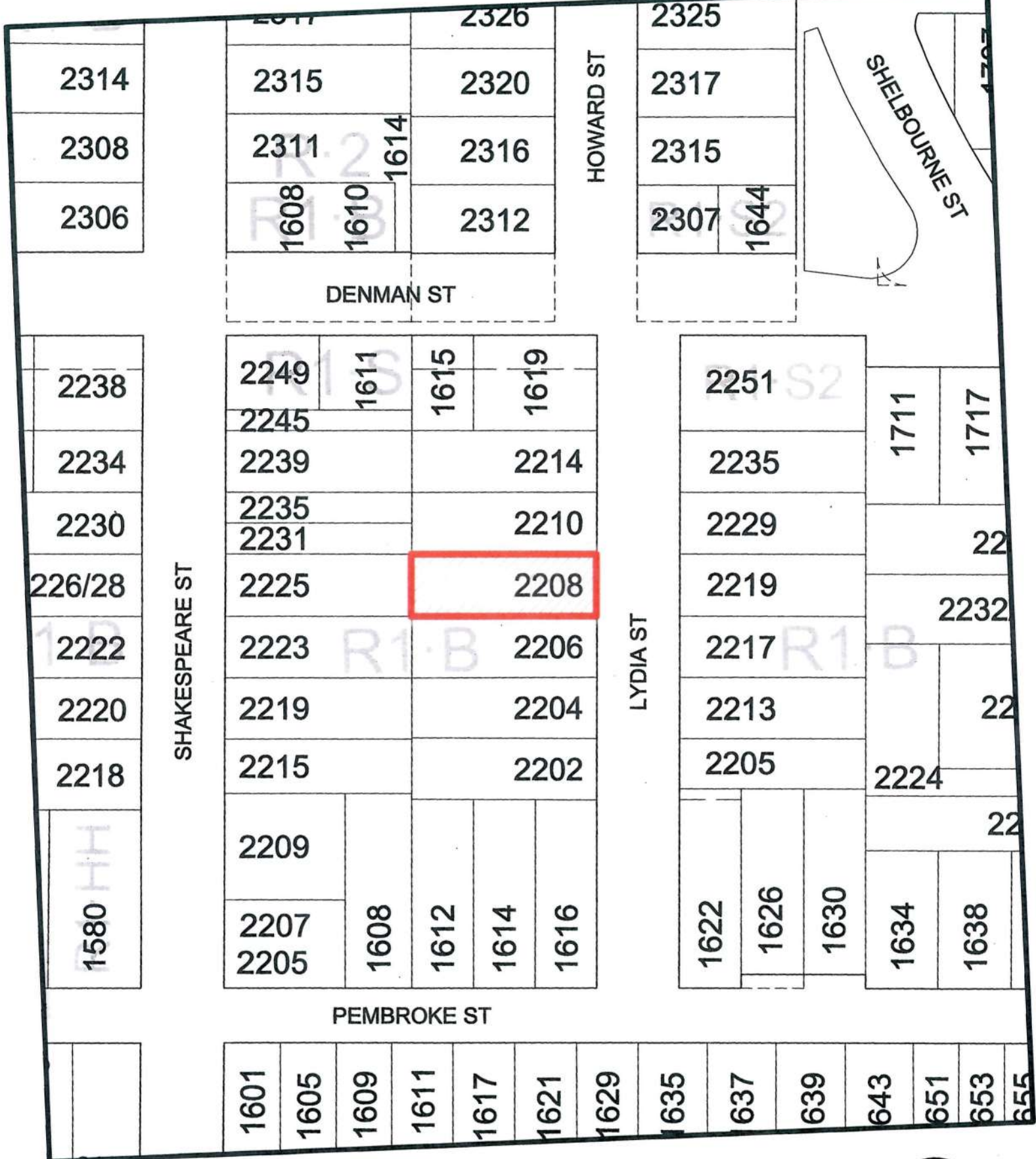
Bylaw #



Developer Permit Application # 00462 with variance for 220...







2208 Lydia Street  
Rezoning #00462  
Bylaw #



John Pearce and Christy Pham  
2208 Lydia St.  
Victoria, B.C.  
V8R 4K5

July 28, 2014

Mayor and Council  
City of Victoria  
c/o 1 Centennial Square  
Victoria, BC V8W 1P6



To Mayor Dean Fortin and Council:

**RE: Garden Suite Application**

I am writing you today so that you may understand why my wife Christy and I are planning to build a garden suite, and the steps we have taken to accommodate any concerns that may arise. Thank you very much for considering our Garden Suite Application

Though I have grown up in Victoria, I was not always sure I could afford buying a home here. However, we felt a rental unit would allow us to settle and in September 2013, we became new homeowners in Fernwood. We quickly considered our options for building a rental suite: raising the house, digging down, or building a garden suite. After reviewing all the pros and cons, we felt a garden suite offered the best course of action.

In addition to making home ownership more financially viable for my wife and I, my parents live in Victoria and they are getting older, so we would like to have the option of having them live next to us in the event they require assistance during their later years. We also believe a garden suite provides more privacy for everyone on the property, and provides a better quality of life for the tenant who would have direct sunlight through skylights and open yard access.

From the very outset, we have consulted with our neighbours to get feedback on the garden suite option. Most of our neighbours have been very supportive. To address concerns over privacy we have agreed to build a higher fence line around the perimeter of our property, use glazed windows where appropriate, and implement a landscape plan that will include an arbour beside a small patio.

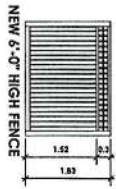
After many meetings with the Victoria Design Group, we feel we have submitted a garden suite plan that offers a high quality of life for a tenant, while maintaining privacy concerns for neighbours. Thank you very much for your consideration and we look forward to answering any questions that may arise. We would welcome the opportunity to arrange for you to visit our property to see the proposed building site and discuss the steps we propose to take to ensure privacy on adjacent and nearby neighbours.

Sincerely,

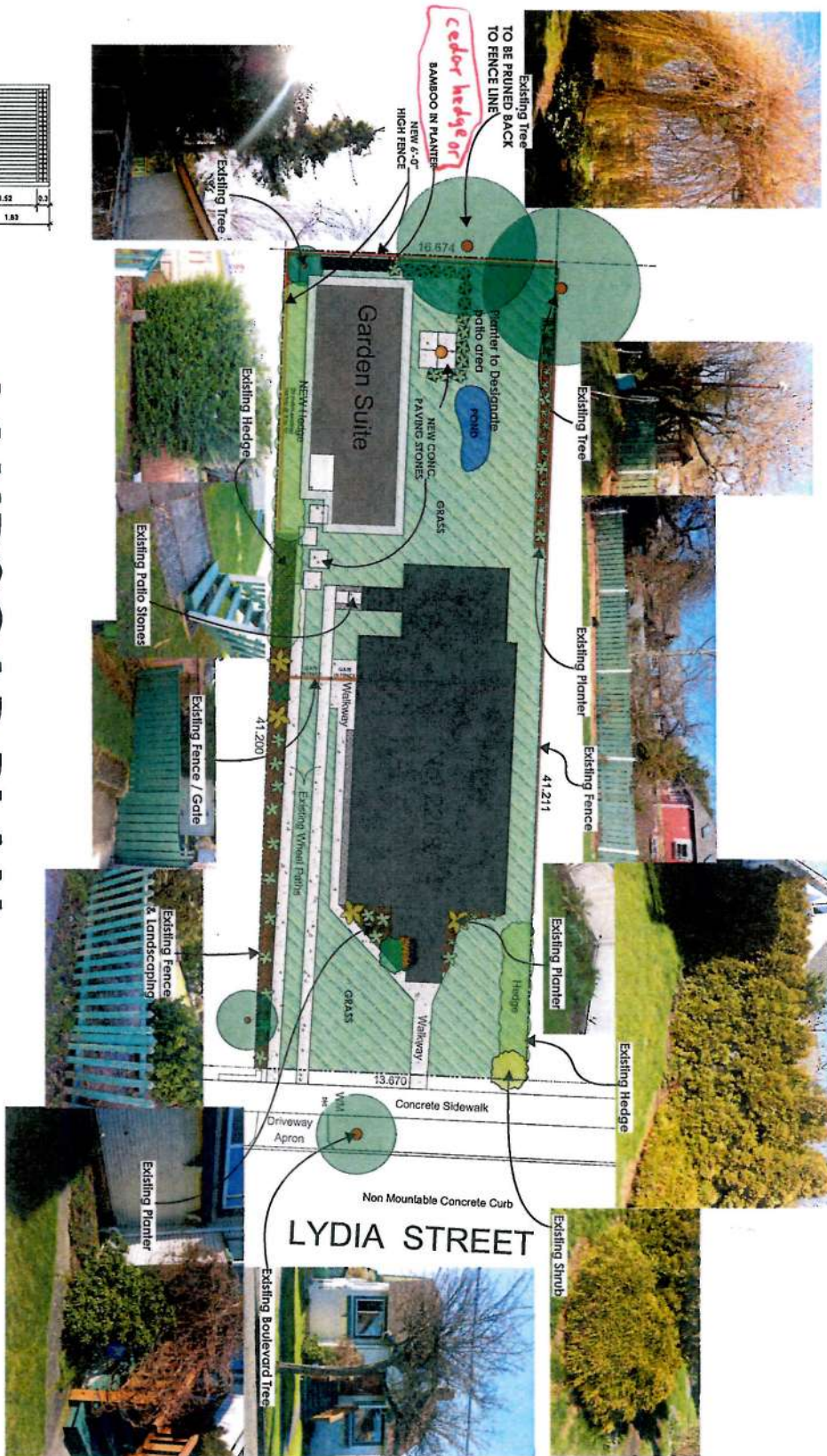
John Pearce 

Christy Pham 

#103 891  
ATREE AVENUE  
VICTORIA, B.C.  
V9B 0A6  
PH: 250.382.7374  
FAX: 250.382.7364



# LANDSCAP PLAN



LYDIA STREET

proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.



17

drawing #  
7430

scale  
1:100

drawn by  
JDF

VICTORIA  
DESIGN  
GROUP

Date: 12/11/14

2208 LYDIA STREET  
PRESENTATION LAYOUT

E. I. AGN



**SKETCH PLAN OF:**

**LOT 7, BLOCK 1, SECTION 75,  
VICTORIA DISTRICT, PLAN 509**

WM - denotes Water Meter

**SCALE = 1:200**

All distances are in metres AND decimals thereof.

**LEGEND**Elevations are geodetic based on The City of Victoria  
Integrated Survey Monument 15-29 (Elev. = 24.391m)Grade shot are taken at the point marked x,  
grade shots at a curb line are in gutter.Tree bases and canopies approximately to scale.  
Where tree location is critical, tree species  
and canopy should be confirmed by qualified arborist.**SITE AREA**567.5 |  
6109 s.f.**MUNICIPALITY**

Victoria

**ZONING**

R1-B

**PID No.**

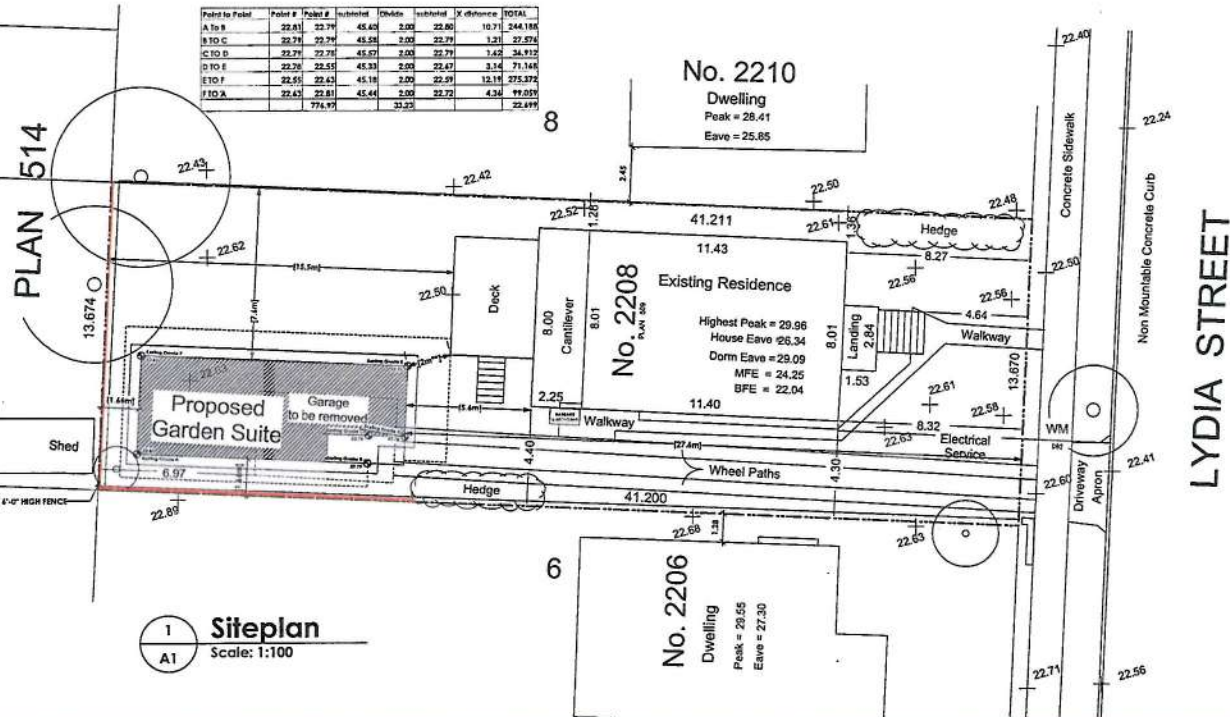
000-168-360

**Proposed Garden Suite**

PROJECT INFORMATION TABLE		Required	Proposed
Zone (existing)		R1-B-GS2	R1-B-GS2
Site Area (sq.m.)		240.00 sq.m.	245.00 sq.m.
Total floor area (sq.m.)		54.00 sq.m.	43.37 sq.m.
Rear Yard Site Coverage %		25%	24.16%
Height of building (m)		5.50 m.	3.70 m.
Number of storeys		1	1
Parking stalls (number) on site		1	1
Bicycle parking (number (storage and rack))		0.00	0.00
Building Setbacks (m)			
Separation between Garden suite and Single family Dwelling		2.4 m.	2 m.**
Front yard		6 m.	27.6 m.
Rear yard		6 m.	1.66 m.
Side yard (north)		1.5 m.	7.65 m.
Side yard (south)		1.5 m.	1.66 m.
Combined side yards		3 m.	9.31 m.
Residential Use Details			
Total number of units		1	1
Unit type, e.g. 1 bedroom			1 bedroom
Ground-orientated units			1
Main Floor			43.37 sq.m.

**\*\* VARIANCE REQUIRED**

Point to Point	Point #	Point #	Subtotal	Subtotal	X distance	TOTAL
A to B	22.81	22.79	45.43	2.00	22.80	10.71
B to C	22.79	22.79	45.58	2.00	22.79	1.21
C to D	22.79	22.79	45.67	2.00	22.79	1.62
D to E	22.79	22.81	45.51	2.00	22.81	3.14
E to F	22.81	22.81	45.18	2.00	22.81	12.11
F to G	22.81	22.81	45.44	2.00	22.72	4.34
G to H	22.81	22.81	774.97	31.32		22.499



proposed  
rezoning  
**2208 LYDIA  
STREET  
VICTORIA B.C.**

**R1**drawing #  
**7430**scale  
**1:100**drawn by  
**JDF**

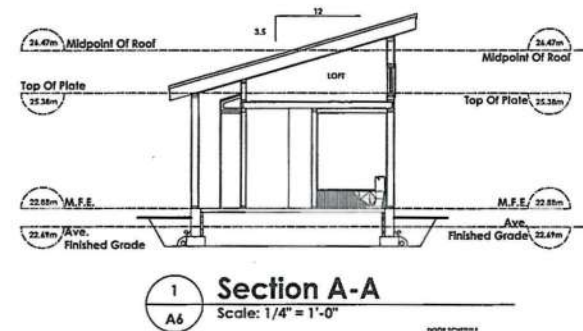
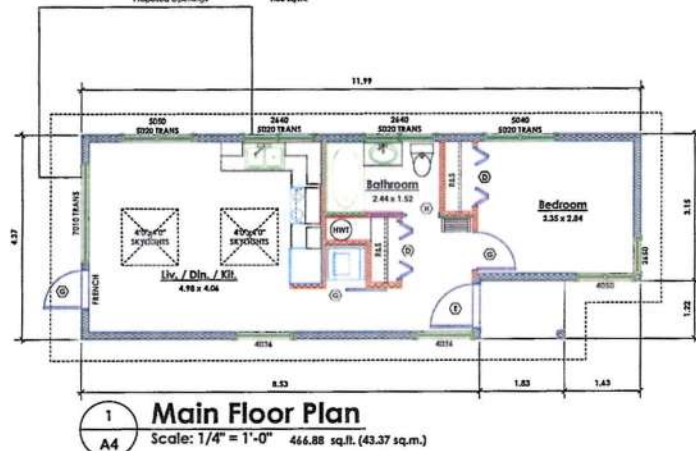
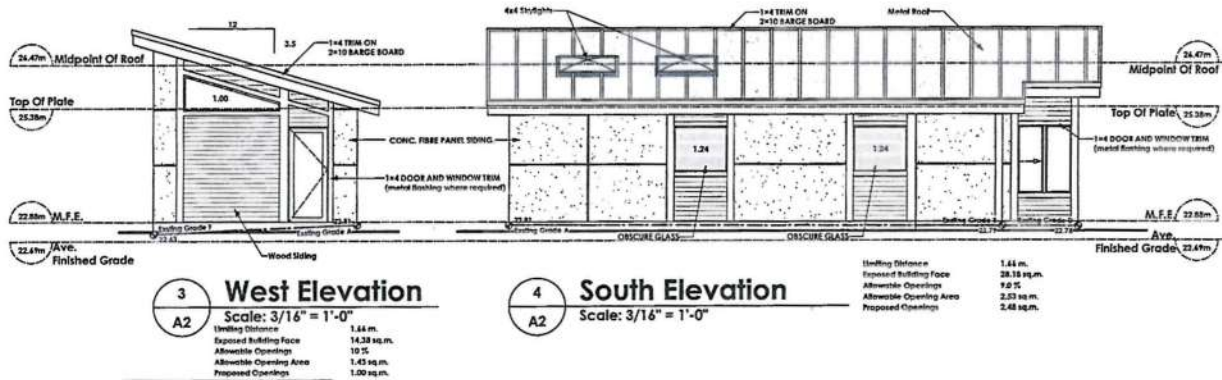
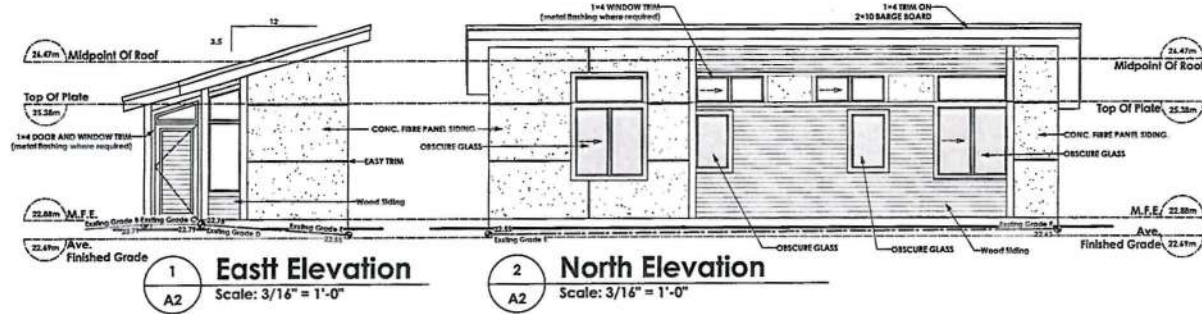
Date: 12/11/14

**2208 LYDIA STREET**  
**PRESENTATION LAYOUT**

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. WRITTEN CONTENT IS RETURNED FROM THE DESIGNER BEFORE ANY REPRODUCTION.

NOV 13 2014

Planning & Land Use Committee  
Development & Planning Division



**GARDEN SUITE**

**2208 LYDIA STREET  
PRESENTATION LAYOUT**

proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

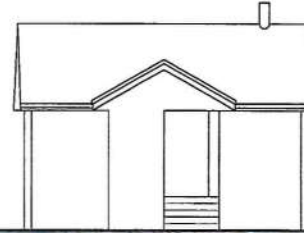
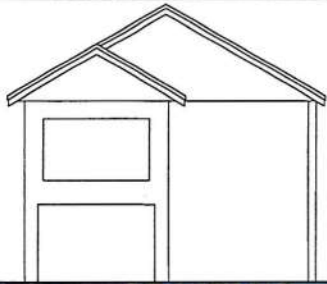
**R2**  
drawing #  
7430  
scale  
AS SHOWN  
drawn by  
JDF

**VICTORIA  
DESIGN  
GROUP**

Date: 12/11/14

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. WRITTEN CONSENT IS REQUIRED FROM THE DESIGNER BEFORE ANY REPRODUCTION.





2208 Lydia Street



proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

R3

drawing #  
7430

scale  
3/16"=1'0"

drawn by  
JDF

VICTORIA  
DESIGN  
GROUP

Date: 12/11/14

#103 891  
ATREE AVENUE  
VICTORIA, B.C.  
V9B 0A6  
PH: 250.382.7374  
FAX: 250.382.7364

City of Victoria

NOV 13 2014

Planning & Development  
Development Services Division

2208 LYDIA STREET  
PRESENTATION LAYOUT

COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. NO PART OF ANY DESIGN OR DESIGNER'S NAME OR FIRM'S NAME IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



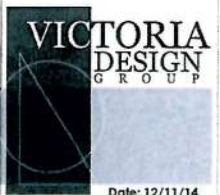
proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

**R4**

drawing #  
7430

scale  
1/4"=1'0"

drawn by  
JDF



# 2208 LYDIA STREET PRESENTATION LAYOUT

#103 891  
ATREE AVENUE  
VICTORIA B.C.  
V9B 6A6  
PH: 250.382.7374  
FAX: 250.382.7364

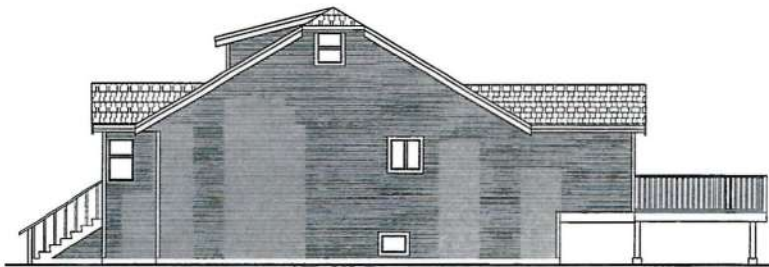
City of Victoria

NOV 13 2014





1 Front Elevation  
Scale: 1/4" = 1'-0"

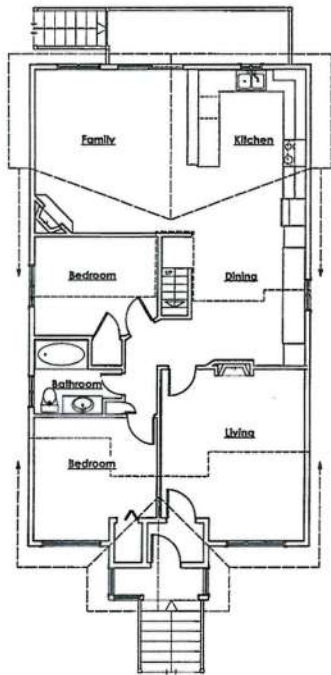


2 Right Side Elevation  
Scale: 1/4" = 1'-0"

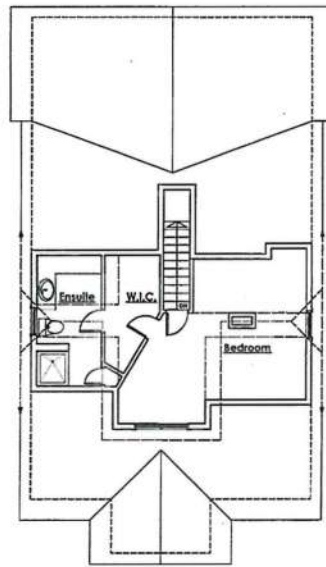


3 Rear Elevation  
Scale: 1/4" = 1'-0"

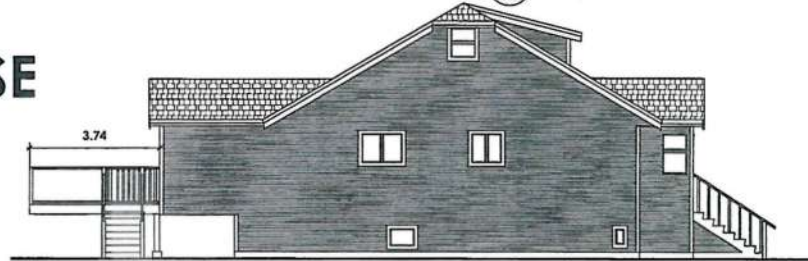
## EXISTING HOUSE



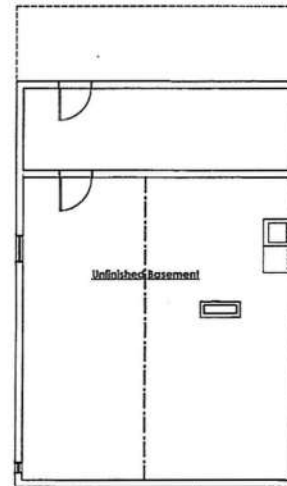
1 Main Floor Plan  
Scale: 1/4" = 1'-0"



2 Upper Floor Plan  
Scale: 1/4" = 1'-0"



4 Left Side Elevation  
Scale: 1/4" = 1'-0"



3 Lower Floor Plan  
Scale: 1/4" = 1'-0"

DOOR SCHEDULE			
A	4'0" x 6'0" (2100 x 2032)	F	3'0" x 4'0" (914 x 1219)
B	4'0" x 6'0" (2100 x 2032)	G	3'0" x 4'0" (914 x 1219)
C	4'0" x 6'0" (2100 x 2032)	H	3'0" x 4'0" (914 x 1219)
D	4'0" x 6'0" (2100 x 2032)	I	3'0" x 4'0" (914 x 1219)
E	4'0" x 6'0" (2100 x 2032)	J	3'0" x 4'0" (914 x 1219)
F	3'0" x 4'0" (914 x 1219)	K	3'0" x 4'0" (914 x 1219)
G	3'0" x 4'0" (914 x 1219)	L	3'0" x 4'0" (914 x 1219)

Wall Legend	
	2" x 4" EXTERIOR WALL
	2" x 4" INTERIOR PARTITION
	8" THICK CONC. FOUNDATION WALL
	16" x 8" CONC. STEEP FOOTING
	BUILT-UP W.D. POST
	BUILT-UP W.D. POST TO SUPPORT LOAD FROM ABOVE
	POINT LOAD ON BEAM FROM ABOVE
	90 c.f.m. ventilation fan w/ intermittent control
	90 c.f.m. ventilation fan

refer to general notes for door/door size

proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

R5

drawing #  
7430

scale  
3/16"=1'0"

drawn by  
JDF



Date: 12/11/14

# 2208 LYDIA STREET PRESENTATION LAYOUT

COPYRIGHT RESERVED, THESE PLANS AND DESIGN ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. WITHOUT CONSENT IS PROHIBITED FROM THE DESIGNER REPRODUCING ANY INFORMATION.

NOV 13 2014

FOR THE...  
...  
...

#103 - 891  
ATREE AVENUE  
VICTORIA, B.C.  
V9B 0A6  
PH: 250.382.7374  
FAX: 250.382.7364



## Fernwood Community Association

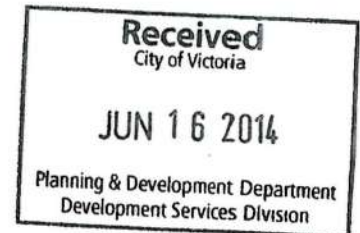
1923 Fernwood Road,  
Victoria, B.C., V8T 2Y6  
(250) 384-7441

Email: [landuse@fernwoodvic.ca](mailto:landuse@fernwoodvic.ca)

Web: [www.fernwoodvic.ca](http://www.fernwoodvic.ca)

June 12, 2014

Planning Department  
City of Victoria  
#1 Centennial Square  
Victoria, B.C. V8W 1P6



Re: 2208 Lydia

This is to let you know on June 4, 2014 the proposal for garden suite at 2208 Lydia was presented to the Fernwood Community Association Land Use Committee for its Official Community Meeting.

The consultant for the proponent presented the plans for a garden suite located in the rear left corner of 2208 Lydia. General comments from the neighbours included a request to have fencing to the maximum height permitted for screening purposes. One person indicated they felt it was appropriate infill. Another neighbour felt they would rather see basement suites than garden suites. A question was asked re: having the garden suite and a basement suite and it was confirmed that you cannot have both. Councillor Madoff was in attendance and iterated that Council had wished to give the public a number of options for creating rental accommodation not just basement suites. A question was raised with regard to the increased site coverage and the loss of future gardening land and it was pointed out that the net increase of covered ground was only 200 ft<sup>2</sup> with the removal of the existing shed. A comment was made by an adjacent owner that the contrast of the modern architecture of the garden suite to the surrounding homes was a bit stark.

No strong objection was raised by immediate neighbours most of whom were in attendance.

Sincerely,

Stephanie Hill  
Acting Chair - Land Use Committee  
Fernwood Community Association



## Green Building Features

Garden Suite at 2208 Lydia Street

Applicant: John Pearce, 250-891-2370

NOV 13 2014

Category	Feature
<b>Landscaping</b>	Planting extensive cedar trees / hedge (native species and drought-tolerant plants )  Increase the number of trees on the lot
<b>Water</b>	Install faucets and shower Heads with flow rate of 81/min Or less.  Install dual flush toilet with Ultra-low flow (4.5 L/flush)
<b>Renewable Energy</b>	Southern facing flat roof, to provide opportunity for potential solar power or water heating. (at future date when we can afford it)

John Pearce  
2208 Lydia St.  
Victoria, B.C.  
V8R 4K5

Dec 16, 2014



Mayor and Council  
City of Victoria  
c/o 1 Centennial Square  
Victoria, BC V8W 1P6

To Mayor Lisa Helps and Council:

**RE: Improved Landscape Features for Garden Suite Application**

I am writing you today to highlight a recent change we have made to our original submission. This landscape change will further enhance the privacy for our neighbours on the south side, while increasing native tree species on the property.

From the outset of the garden suite application process, my wife and I have talked with many of our neighbours to inform them of our intentions and to hear any concerns they may have, in order to mitigate any potential issues.

Our neighbour, Susan, on the North side has always been a strong supporter of our garden suite application, our neighbour Alice on the west side has been satisfied with our plan, and all other neighbours in the near vicinity that we have spoken with have been supportive. Initially, our neighbours Claire and Gabe on our south side, expressed concerns for their privacy; however, several weeks ago they informed us that they were happy with our recent landscape changes:

In addition to a 6' fence to be built around the perimeter of our property, we have now included a cedar hedge to be planted between the new fence and the garden suite along the south property line. The cedar trees, starting at an 8' height, will grow into a thicker and taller hedge blocking sightlines from Claire and Gabe's property. Their stated wish for "out of sight, out of mind" will be satisfied with this new amendment to our landscaping plan.

After much consultation with neighbours and meetings with the Victoria Design Group, we feel our garden suite plan offers a high quality of life for a tenant, with a high degree of privacy for surrounding property owners. Thank you very much for your consideration and we look forward to answering any questions that may arise during the public hearing.

Sincerely,

John Pearce





## Planning and Land Use Committee Report

For the Meeting of January 8, 2015

---

**To:** Planning and Land Use Committee **Date:** December 11, 2014  
**From:** Brian Sikstrom, Senior Planner, Development Services Division  
**Subject:** Development Permit Application #000392 for 515 Pembroke Street

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application # 000392 for 515 Pembroke Street, in accordance with:

1. Plans date stamped October 3 and November 14, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements;
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department."

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 515 Pembroke Street. The proposal is to install seven additional fermentation tanks to a brewery.

The following points were considered in assessing this Application:

- The proposal is consistent with relevant City Policy and Design Guidelines.
- The proposed tanks are in addition to 15 existing tanks on the property and their impact will be minimal.

### BACKGROUND

#### Description of Proposal

The proposal is to install seven additional fermentation tanks to a brewery.

Specific details include:

- The height and appearance of the additional tanks are the same as the existing 15 tanks on the property.
- the tanks are to the rear of the brewery, which fronts on Pembroke Street so the visual impact is minimal.

### **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

### **Existing Site Development and Development Potential**

The site is presently occupied by 15 fermentation tanks and a large electrical kiosk.

Under the current M-3 Zone, Heavy Industrial District, the 661m<sup>2</sup> property could be developed at a density of 3:1 Floor Space Ratio (FSR) and with the uses proposed, however, it could also be developed for a variety of other industrial uses.

### **Community Consultation**

This Application does not propose any variances and, therefore, has not been referred to the Burnside Neighbourhood Association Land Use Committee. This is consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Applications*.

### **ANALYSIS**

The following sections provide a summary of the Application's consistency with the relevant City policies.

#### **Development Permit Area and Design Guidelines**

The *Official Community Plan* (OCP) identifies this property within DPA #10B, Rock Bay Heritage. One of the objectives of the guidelines is to revitalize the area.

#### **Local Area Plans**

The *Official Community Plan 2012*, *Downtown Core Area Plan 2011* and *Burnside Neighbourhood Plan* all recognize the application site as part of a key employment area where there is support for the continuation of industries. The scale and nature of the proposal is considered to be consistent with relevant City Policy and Design Guidelines.

### **CONCLUSIONS**

The subject site is located within a well-established industrial area. The proposal for the seven additional tanks is recommended for Council support and the proposal is consistent with the relevant City policies.



## ALTERNATE MOTION

That Council decline Development Permit Application #000392 for the property located at 515 Pembroke Street.


Respectfully submitted,



Brian Sikstrom  
Senior Planner  
Development Services



Alison Meyer, Assistant Director  
Development Services Division  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:  Jason Johnson

Date: December 31, 2014

BMS:aw

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\DP\DP000392\DP DVP PLUC REPORT TEMPLATE1.DOC

## List of Attachments

- Zoning map
- Aerial map
- Letter from the applicant dated October 2, 2014
- Plans dated October 3, 2014, and November 14, 2014.

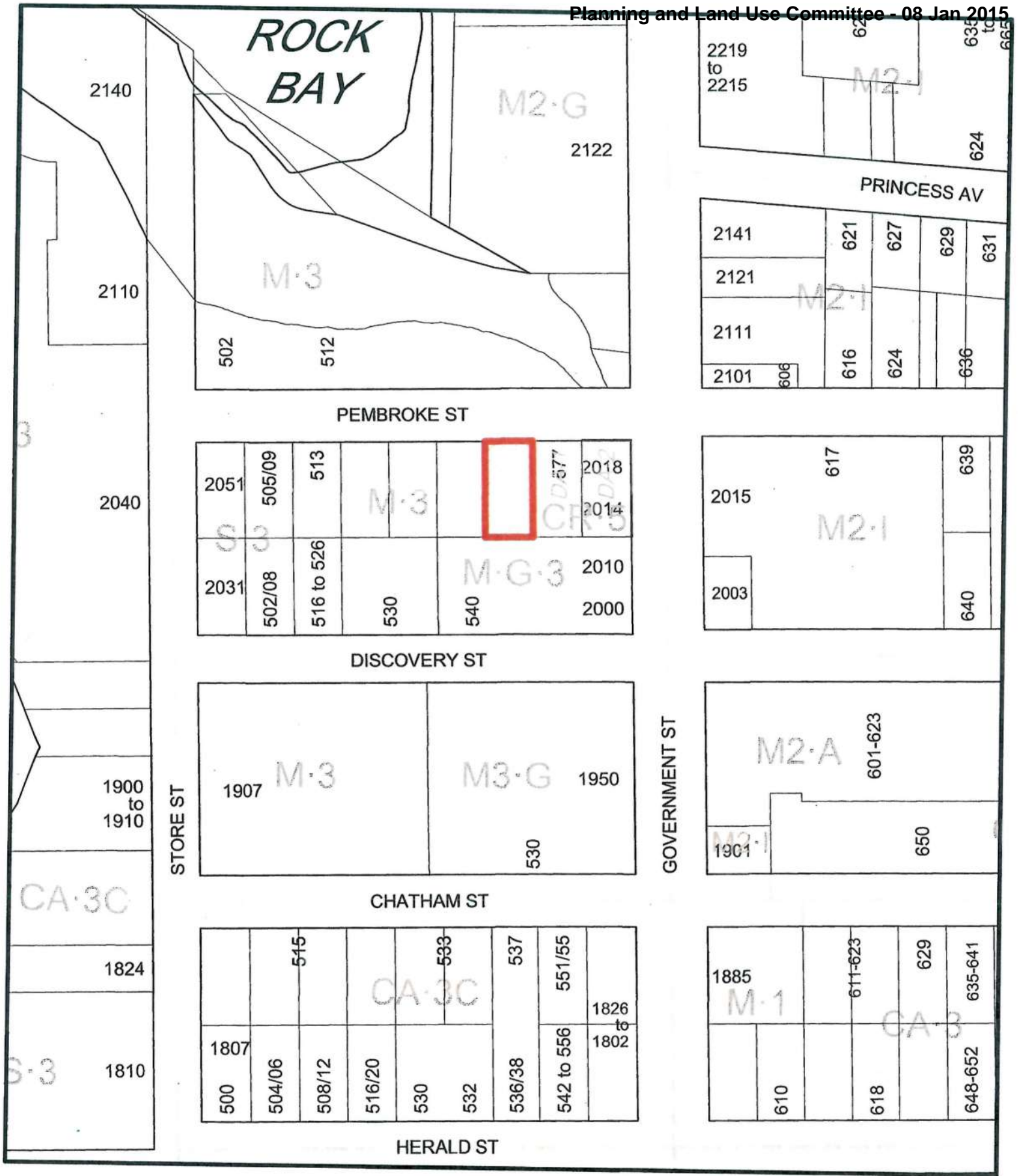




515 Pembroke Street  
Development Permit #000392

Development Permit Application # 000392 for 515 Pembroke Str...





# 515 Pembroke Street Development Permit #000392

Development Permit Application # 000392 for 515 Pembroke Str...



Phillips Brewing Co. Ltd  
2010 Government St.  
Victoria BC, V8T 4P1  
Tel. (250)380-1912  
Fax. (250)380-1913  
[matt@phillipsbeer.com](mailto:matt@phillipsbeer.com)  
[www.phillipsbeer.com](http://www.phillipsbeer.com)



October 2, 2014

Dear Mayor and council,

The development permit that I am submitting today is to allow for the addition of 7 more fermentation tanks at our Government Street facility. These will allow increased production at our facility, and will allow us to add two more positions in the brewing department.

These tanks are exactly the same in dimension as the existing 15 tanks that we have in this same area, and will be built by the same supplier as the existing tanks, Specific Mechanical in Saanich.

If you have any questions or concerns about the addition of these tanks, I would be happy to answer them at your convenience.

Thank you in advance for considering this,  
Regards,

A handwritten signature in dark ink, appearing to read "Matt Phillips".

Matt Phillips





5 PROJECT LOCATION FROM NORTH  
AI NTS



3 PROJECT LOCATION FROM N.W.  
A1 NTS



4 EXISTING ELECTRICAL CONTAINER BIN  
AI NTS



2 SPENT GRAIN SILO FROM S.W.  
A1 NTS



1 LOCATION PLAN  
AI SCALE - NTS

[illegible]

Received  
City of Victoria  
OCT 03 2014  
Planning & Development Department  
Development Services Division





1	1/10/13/15	Initial Set Development Permit
2	1/10/13/15	Revised Set Development Permit
3	1/10/13/15	Revised Set Development Permit
4	1/10/13/15	Revised Set Development Permit
5	1/10/13/15	Revised Set Development Permit
6	1/10/13/15	Revised Set Development Permit
7	1/10/13/15	Revised Set Development Permit
8	1/10/13/15	Revised Set Development Permit
9	1/10/13/15	Revised Set Development Permit
10	1/10/13/15	Revised Set Development Permit
11	1/10/13/15	Revised Set Development Permit
12	1/10/13/15	Revised Set Development Permit
13	1/10/13/15	Revised Set Development Permit
14	1/10/13/15	Revised Set Development Permit
15	1/10/13/15	Revised Set Development Permit
16	1/10/13/15	Revised Set Development Permit
17	1/10/13/15	Revised Set Development Permit
18	1/10/13/15	Revised Set Development Permit
19	1/10/13/15	Revised Set Development Permit
20	1/10/13/15	Revised Set Development Permit
21	1/10/13/15	Revised Set Development Permit
22	1/10/13/15	Revised Set Development Permit
23	1/10/13/15	Revised Set Development Permit
24	1/10/13/15	Revised Set Development Permit
25	1/10/13/15	Revised Set Development Permit
26	1/10/13/15	Revised Set Development Permit
27	1/10/13/15	Revised Set Development Permit
28	1/10/13/15	Revised Set Development Permit
29	1/10/13/15	Revised Set Development Permit
30	1/10/13/15	Revised Set Development Permit
31	1/10/13/15	Revised Set Development Permit
32	1/10/13/15	Revised Set Development Permit
33	1/10/13/15	Revised Set Development Permit
34	1/10/13/15	Revised Set Development Permit
35	1/10/13/15	Revised Set Development Permit
36	1/10/13/15	Revised Set Development Permit
37	1/10/13/15	Revised Set Development Permit
38	1/10/13/15	Revised Set Development Permit
39	1/10/13/15	Revised Set Development Permit
40	1/10/13/15	Revised Set Development Permit
41	1/10/13/15	Revised Set Development Permit
42	1/10/13/15	Revised Set Development Permit
43	1/10/13/15	Revised Set Development Permit
44	1/10/13/15	Revised Set Development Permit
45	1/10/13/15	Revised Set Development Permit
46	1/10/13/15	Revised Set Development Permit
47	1/10/13/15	Revised Set Development Permit
48	1/10/13/15	Revised Set Development Permit
49	1/10/13/15	Revised Set Development Permit
50	1/10/13/15	Revised Set Development Permit
51	1/10/13/15	Revised Set Development Permit
52	1/10/13/15	Revised Set Development Permit
53	1/10/13/15	Revised Set Development Permit
54	1/10/13/15	Revised Set Development Permit
55	1/10/13/15	Revised Set Development Permit
56	1/10/13/15	Revised Set Development Permit
57	1/10/13/15	Revised Set Development Permit
58	1/10/13/15	Revised Set Development Permit
59	1/10/13/15	Revised Set Development Permit
60	1/10/13/15	Revised Set Development Permit
61	1/10/13/15	Revised Set Development Permit
62	1/10/13/15	Revised Set Development Permit
63	1/10/13/15	Revised Set Development Permit
64	1/10/13/15	Revised Set Development Permit
65	1/10/13/15	Revised Set Development Permit
66	1/10/13/15	Revised Set Development Permit
67	1/10/13/15	Revised Set Development Permit
68	1/10/13/15	Revised Set Development Permit
69	1/10/13/15	Revised Set Development Permit
70	1/10/13/15	Revised Set Development Permit
71	1/10/13/15	Revised Set Development Permit
72	1/10/13/15	Revised Set Development Permit
73	1/10/13/15	Revised Set Development Permit
74	1/10/13/15	Revised Set Development Permit
75	1/10/13/15	Revised Set Development Permit
76	1/10/13/15	Revised Set Development Permit
77	1/10/13/15	Revised Set Development Permit
78	1/10/13/15	Revised Set Development Permit
79	1/10/13/15	Revised Set Development Permit
80	1/10/13/15	Revised Set Development Permit
81	1/10/13/15	Revised Set Development Permit
82	1/10/13/15	Revised Set Development Permit
83	1/10/13/15	Revised Set Development Permit
84	1/10/13/15	Revised Set Development Permit
85	1/10/13/15	Revised Set Development Permit
86	1/10/13/15	Revised Set Development Permit
87	1/10/13/15	Revised Set Development Permit
88	1/10/13/15	Revised Set Development Permit
89	1/10/13/15	Revised Set Development Permit
90	1/10/13/15	Revised Set Development Permit
91	1/10/13/15	Revised Set Development Permit
92	1/10/13/15	Revised Set Development Permit
93	1/10/13/15	Revised Set Development Permit
94	1/10/13/15	Revised Set Development Permit
95	1/10/13/15	Revised Set Development Permit
96	1/10/13/15	Revised Set Development Permit
97	1/10/13/15	Revised Set Development Permit
98	1/10/13/15	Revised Set Development Permit
99	1/10/13/15	Revised Set Development Permit
100	1/10/13/15	Revised Set Development Permit



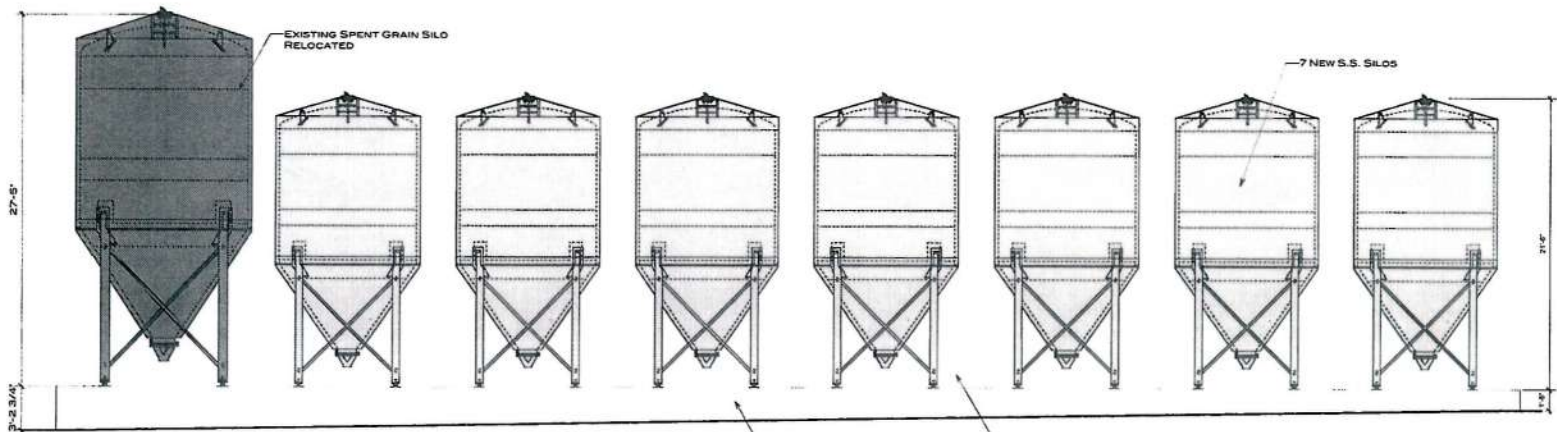
RELOCATED SPENT GRAIN SILO

7 NEW S.S. SILOS

6'-0" HIGH CHAINLINK FENCE

NEW CONC. BASE POURED FLUSH WITH EXISTING

1 RENDERING OF SILOS LOOKING EAST  
SCALE - NTS



EXISTING SPENT GRAIN SILO  
RELOCATED

7 NEW S.S. SILOS

NEW CONC. BASE POURED  
FLUSH W/ EXIST.

NOTE: CHAIN-LINK FENCE NOT  
SHOWN FOR CLARITY

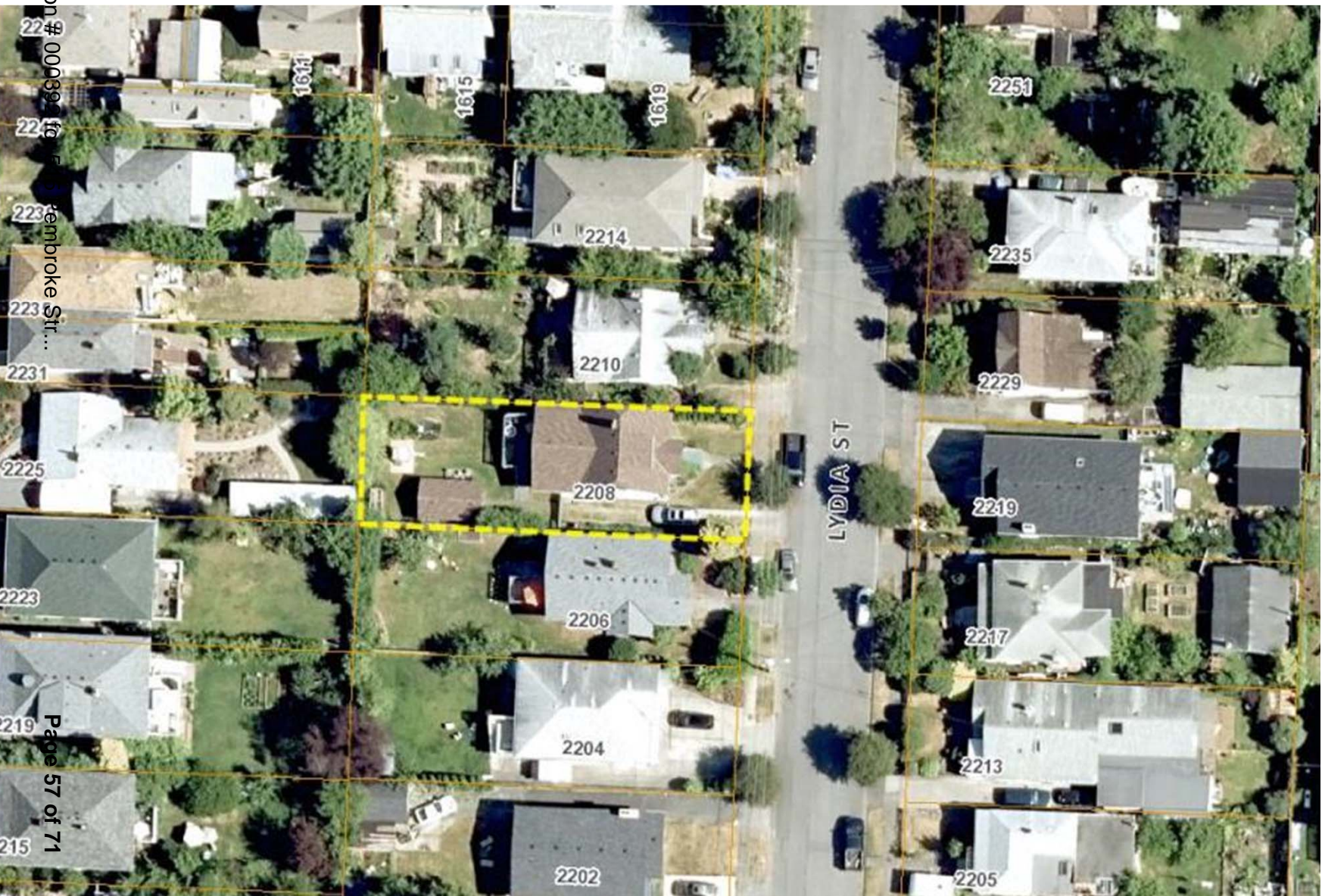
1 SILO ELEVATION LOOKING EAST  
SCALE - 1/4" = 1'-0"

Received  
City of Victoria  
OCT 03 2014  
Planning Department  
Development Services

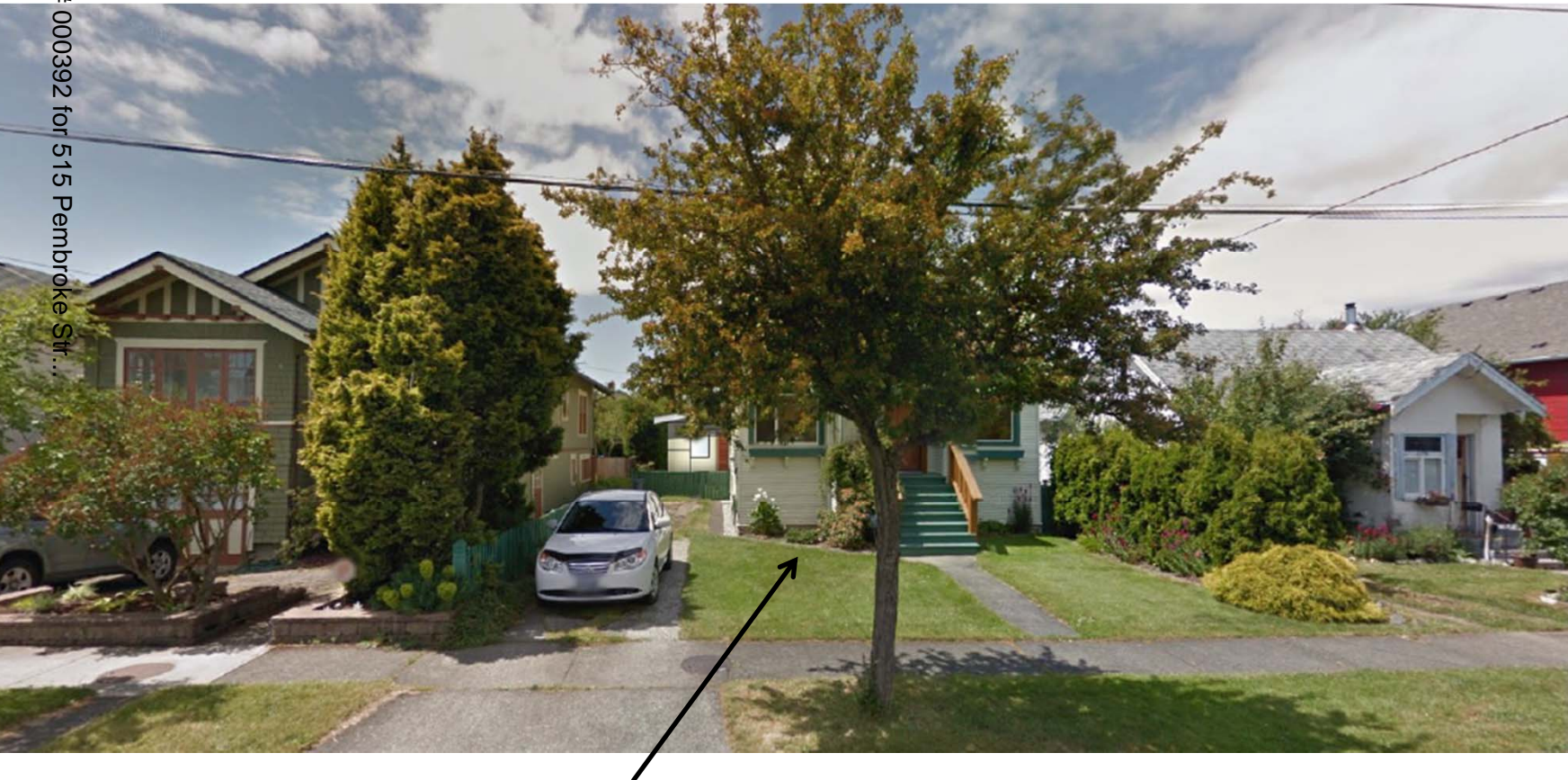




## 2208 Lydia Street – Rezoning Application #00462









## Property to the North





## Property to the South





## Properties across the street (East)





## Properties to the West







# SKETCH PLAN OF:

LOT 7, BLOCK 1, SECTION 75,  
VICTORIA DISTRICT, PLAN 509

SCALE = 1:200

All distances are in metres AND decimals thereof.

## LEGEND

Elevations are geodetic based on The City of Victoria  
Integrated Survey Monument 15-29 (Elev. = 24.391m)

Grade shot are taken at the point marked x,  
grade shots at a curb line are in gutter.

Tree bases and canopies approximately to scale.  
Where tree location is critical, tree species  
and canopy should be confirmed by qualified arborist.

WM  $\equiv$  - denotes Water Meter

## SITE AREA

567.5 |  
6109 s.f.

## MUNICIPALITY

Victoria

## ZONING

R1-B

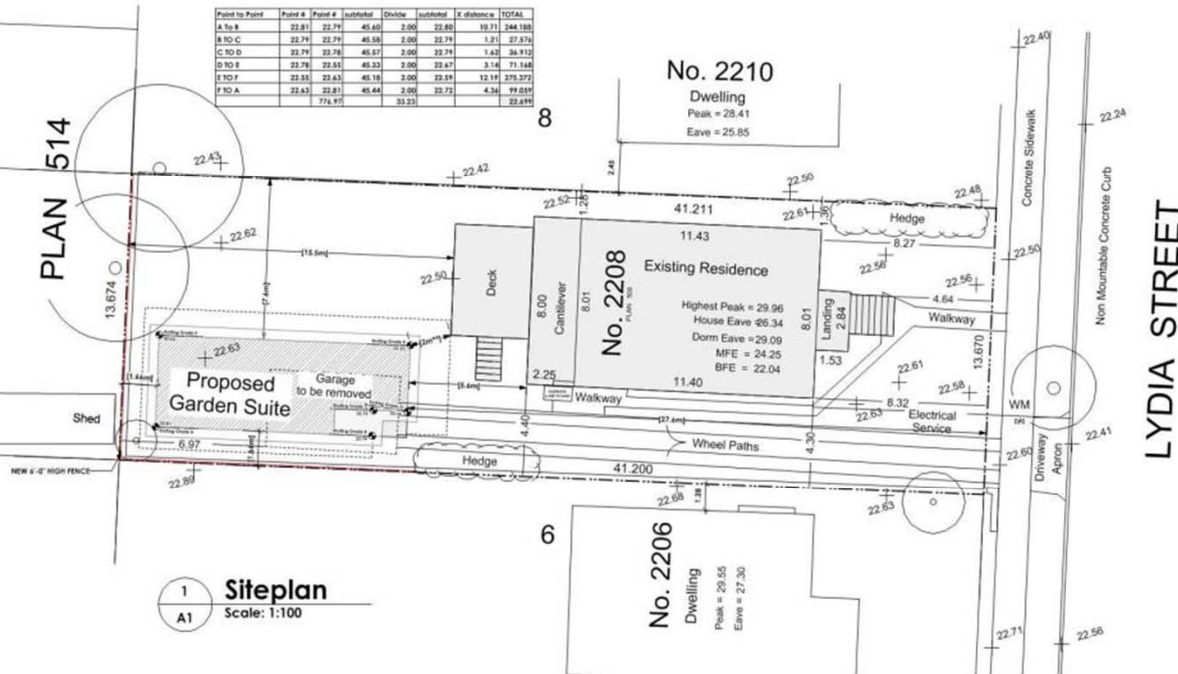
## PID No.

000-168-360

Proposed Garden Suite		
PROJECT INFORMATION TABLE	Required	Proposed
Zone (existing)	R1-B-G52	R1-B-G52
Site Area (sq.m.)	240.00 sq.m.	245.00 sq.m.
Total floor area (sq.m.)	54.00 sq.m.	43.37 sq.m.
Rear Yard Site Coverage %	25%	24.14%
Height of building (m)	5.50 m.	3.78 m.
Number of storeys	1	1
Parking stalls (number) on site	0.00	0.00
Bicycle parking number (storage and rack)	0.00	0.00
Building Setbacks (m)		
Separation between Garden suite and Single family Dwelling	2.4 m.	2 m.**
Front yard	4 m.	27.6 m.
Rear yard	4 m.	1.44 m.
Side yard (north)	1.5 m.	7.65 m.
Side yard (south)	1.5 m.	1.44 m.
Combined side yards	3 m.	9.31 m.
Residential Use Details		
Total number of units	1	1
Unit type, e.g. 1 bedroom		1 bedroom
Ground-orientated units		1
Main Floor		43.37 sq.m.

\*\* VARIANCE REQUIRED

Point to Point	Point #	Point #	Subtotal	Distance	Subtotal	Distance	TOTAL
A to B	22.81	22.79	45.40	2.00	22.80	19.71	244.183
B to C	22.79	22.79	45.58	2.00	22.79	1.21	27.573
C to D	22.79	22.78	45.87	2.00	22.79	1.42	36.912
D to E	22.78	22.65	45.32	2.00	22.67	3.14	71.148
E to F	22.65	22.63	45.18	2.00	22.64	12.119	375.371
F to A	22.63	22.81	45.44	2.00	22.73	4.36	99.654
			719.97		33.33		29.893



1 Siteplan  
A1 Scale: 1:100



proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

R1

drawing #  
7430

scale  
1:100

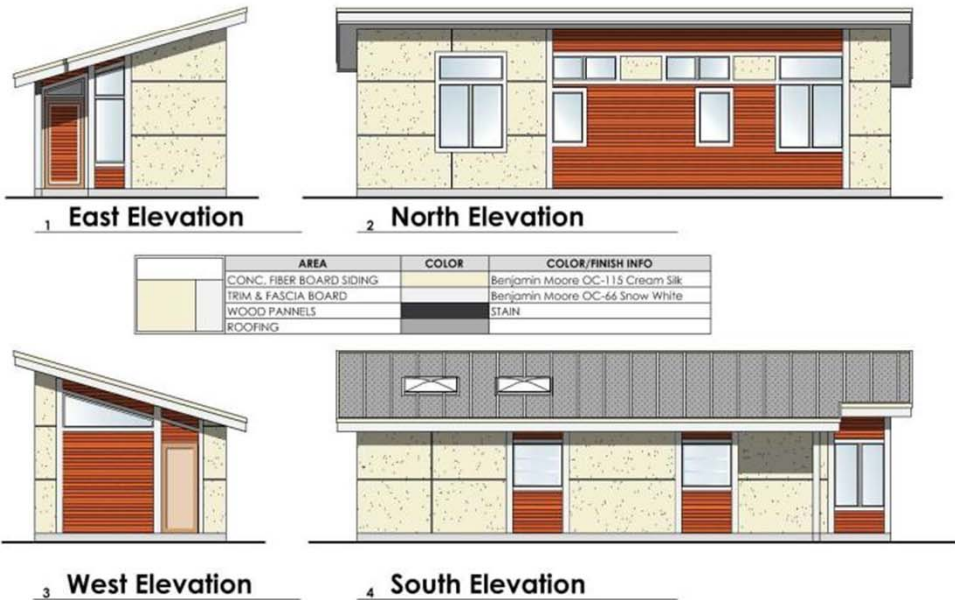
drawn by  
JDF

VICTORIA  
DESIGN  
GROUP

Date: 10/12/14

2208 LYDIA STREET  
PRESENTATION LAYOUT





proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

R4

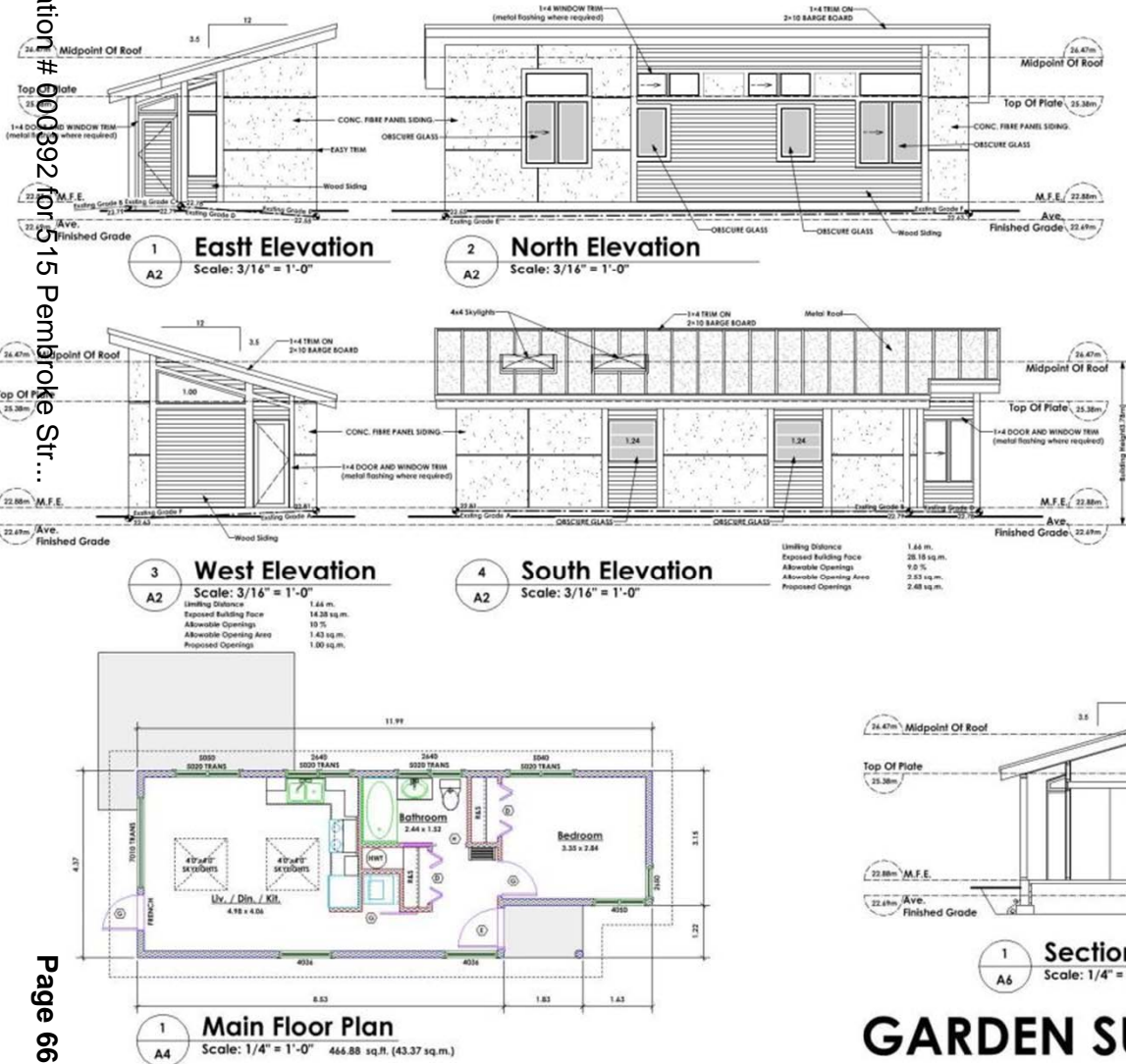
drawing #  
7430  
scale  
1/4"=1'0"  
drawn by  
JDF

VICTORIA  
DESIGN  
GROUP

Date: 10/12/14

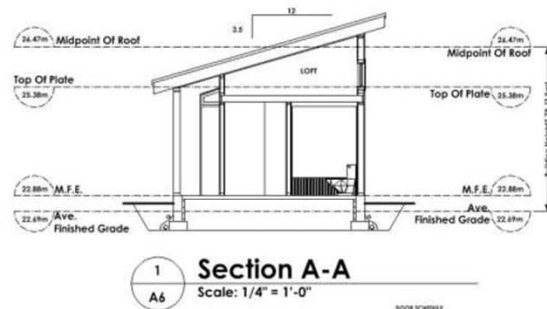
2208 LYDIA STREET  
PRESENTATION LAYOUT

WWW.VICTORIADESIGNGROUP.CA  
7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.



**GARDEN SUITE**

**2208 LYDIA STREET  
PRESENTATION LAYOUT**



proposed  
rezoning  
**2208 LYDIA  
STREET  
VICTORIA B.C.**

**R2**

drawing #  
**7430**

scale  
**AS SHOWN**

drawn by  
**JDF**

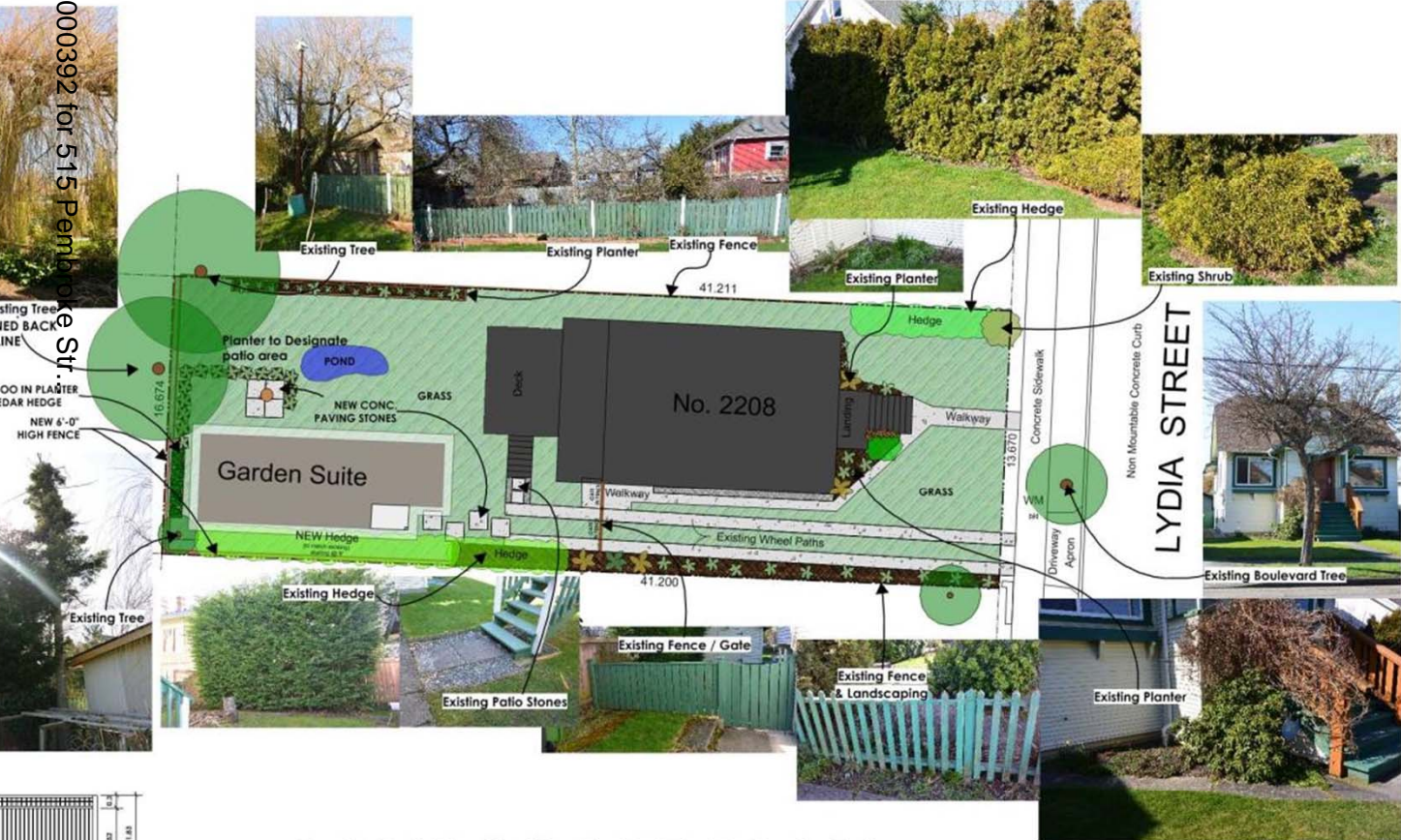
**VICTORIA  
DESIGN  
GROUP**

Date: 10/12/14

WWW.VICTORIADSGROUP.CA

7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.





# LANDSCAPE PLAN

2208 LYDIA STREET  
PRESENTATION LAYOUT



proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

L1

drawing #  
7430

scale  
1:100

drawn by  
JDF

VICTORIA  
DESIGN  
GROUP

Date: 15/12/14

WWW.VICTORIADSGROUP.CA

7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.



2208 Lydia Street



proposed  
rezoning  
2208 LYDIA  
STREET  
VICTORIA B.C.

R3

drawing #  
7430

scale  
3/16"=1'0"

drawn by  
JDF

VICTORIA  
DESIGN  
GROUP

Date: 10/12/14

2208 LYDIA STREET  
PRESENTATION LAYOUT

WWW.VICTORIADESIGNGROUP.CA

7430::PROPOSED REVONING::2208 LYDIA STREET VICTORIA B.C.





**Council Member Motion**  
**for the Planning and Land Use Committee meeting of January 8, 2015**

---

**Date:** January 6, 2015      **From:** Councillor Isitt  
**Subject:** Referrals to Gorge Waterway Initiative

---

**BACKGROUND**

The City has received the attached correspondence from the Gorge Waterway Initiative, requesting that land use and development applications fronting onto the waterway be referred to the organization for comment.

**MOTION**

BE IT RESOLVED THAT Council direct staff be refer land use and development applications on properties in Victoria West and Burnside-Gorge with frontage on the Gorge Waterway, Selkirk Waterfront and Upper Harbour to the Gorge Waterway Initiative for comment, with referrals limited to those applications already subject to a Community Meeting, and that the Community Meeting continue to be conducted as previously by the designated CALUC."

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ben Isitt".

Councillor Ben Isitt

Attachments.

Letter from Gorge Waterway Initiative







November 27, 2014

625 Fisgard Street, PO Box 1000  
Victoria BC V8W 2S6  
Tel: (250) 360-3299

File: 0360-20  
Gorge Waterway Initiative  
Correspondence / Other

Mayor and Council  
City of Victoria  
#1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor and Council,

**RE: GORGE WATERWAY INITIATIVE AS REFERRAL AGENCY/STAKEHOLDER GROUP  
FOR REVIEW OF DEVELOPMENT PROPOSALS ALONG THE GORGE WATERWAY**

At the Gorge Waterway Initiative (GWI) meeting of September 17, 2014, members decided to formally request the City of Victoria to include the GWI as a referral group when applications for development or rezoning of properties along the Gorge Waterway are received by your municipality. Although we are usually contacted by your staff when such applications are made, there have been times when this does not routinely happen. As a reminder, due to the nature of our initiative and the large number of members we now have on the steering committee, it takes a minimum of about three weeks for us to provide a coordinated response to a proposal or plan.

The GWI is a collaborative, community-driven group of organizations dedicated to the protection and enhancement of the natural and cultural features of the Gorge Waterway, Portage Inlet and surrounding watersheds. The goals of the GWI are to provide a forum for the exchange and sharing of information regarding the Gorge Waterway, Portage Inlet and their watersheds; promote education and awareness programs on appropriate land and water use; and to establish and encourage activities that show care and concern for the natural environment.

The GWI provides an opportunity for issues such as development and rezoning proposals on or adjacent to the waterway and major developments within the watersheds to receive a collective audience. The partner members can discuss responses in light of each other's mandates and as the issue or proposal relates to the common goals and objectives identified in the GWI's Stewardship Strategy for the Gorge Waterway.

If you have any questions or require clarification on the comments provided, please contact me at 250-360-3299 or at [klloyd@crd.bc.ca](mailto:klloyd@crd.bc.ca). We look forward to continuing to work with the City of Victoria to ensure the protection of the Gorge Waterway and its unique ecosystems.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kitty Lloyd', is written over a horizontal line.

Kitty Lloyd  
GWI Coordinator

KL:slw

cc: R. Lapham, Chief Administrative Officer, CRD  
L. Hutcheson, General Manager, Parks & Environmental Services Department, CRD