



UPDATED AMENDED AGENDA - VICTORIA CITY COUNCIL
MEETING OF MAY 12, 2016, AT 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

Poetry Reading from Victoria Youth Poet Laureate Ann-Bernice Thomas

A. APPROVAL OF AGENDA

B. READING OF MINUTES

1. Minutes from the Regular Meeting held April 28, 2016
2. Minutes from the Special Meeting held January 21, 2016
3. **Late Item:** Minutes from the Special Council Meeting held April 28, 2016



C. REQUESTS TO ADDRESS COUNCIL (Maximum 6)

1. JC Scott: Sidewalk Cafe Bylaw.
2. Francesca Tisot & Michael Wheatley: Animal Control Bylaw Section 19(4)(d) - Dogs in Public Places and Schedule A.
3. Geraldine Glattstein: Dog Access to Gonzales Beach, Summer - up to 9:30 a.m.
4. Henry Awmack: Summer Hours for Dogs on Gonzales Beach
5. **Late Item:** Hilary Marks: Land Use
6. **Late Item:** Liane O'Grady: Summer Hours for Dog Walking on Gonzales Bay Beach



D. PROCLAMATIONS

1. "Parachute Safe Kids Week" - May 30 to June 5, 2016
2. "Public Works Week" - May 15 - 21, 2016
3. "Kids Help Phone - Walk so Kids Can Talk Day" - May 1, 2016

E. PUBLIC AND STATUTORY HEARINGS

1. Rezoning Application No. 00498 for 1705 Haultain Street

Council is considering a rezoning application to subdivide 1705 Haultain Street into three small lots and construct three single family dwellings

a. Public Hearing



Zoning Regulation Bylaw, Amendment Bylaw (No.1065) No.16-048

To rezone a portion of the land known as 1705 Haultain Street from the R1-B Zone, Single Family Dwelling District to the standard small lot zone (R1-S2 Zone, Restricted Small Lot (Two Storey) District), and to rezone the remaining portion of land known as 1705 Haultain Street from the R1-B Zone, Single Family Dwelling District to a new zone based on the standard small lot zone except with a smaller minimum lot size (R1-S26 Zone, Restricted Small Lot (Haultain Street) District).

Late Item: Presentation

b. **Development Permit with Variances Application No. 00498**

The Council of the City of Victoria will also consider issuing a Development Permit with variances for the land known as 1705 Haultain Street, in Development Permit Area 15A: Intensive Residential – Small Lot for the purposes of approving the exterior design and finishes for the three small lot houses as well as landscaping.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

Proposed Lot A

- Reduce the front yard (west) setback from 6.00m to 2.03m
- Reduce the rear yard (east) setback from 6.00m to 1.50m

Proposed Lot B

- Reduce the front yard (north) setback from 6.00m to 5.00m
- Reduce the rear yard (south) setback from 6.00m to 4.73m
- Reduce the side yard (east) setback from 2.40m to 1.83m
- Permit parking to be located between the building and the front lot line

Proposed Lot C

- Reduce the side yard (south) setback from 2.40m to 1.50m

Close of Hearing - Consideration of Approval

- c. **Bylaw Approval:** To consider approval of the application, a motion for Third Reading of the bylaw is in order:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1065) No. 16-048

- d. **Bylaw Approval:** To consider final approval of the application, a motion to Adopt the bylaw is in order:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1065) No. 16-048

- e. **Development Permit with Variances Approval:** To approve the development permit with variances, the following motion is in order:
That Council authorize the issuance of Development Permit Application No. 00498 for 1705 Haultain Street, in accordance with:
1. Plans date stamped March 15, 2016.
 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

Proposed Lot A

- i. Reduce the front yard (west) setback from 6.00m to 2.03m;
- ii. Reduce the rear yard (east) setback from 6.00m to 1.50m;

Proposed Lot B

- iii. Reduce the front yard (north) setback from 6.00m to 5.00m;
- iv. Reduce the rear yard (south) setback from 6.00m to 4.73m;
- v. Reduce the side yard (east) setback from 2.40m to 1.83m;
- vi. Permit parking to be located between the building and the front lot line;

Proposed Lot C

- vii. Reduce the side yard (south) setback from 2.40m to 1.50m;
3. The Development Permit lapsing two years from the date of this resolution.

2. Development Permit with Variances Application No. 00007 for 1407 and 1409 May Street

Council is considering a development permit with variances to permit a deck addition to the rear of the new duplex

a. **Hearing - Development Permit with Variances No. 00007**



The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1407 and 1409 May Street, in Development Permit Area 15D: Intensive Residential - Duplex, for the purpose of constructing a new deck.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

- Reduce the rear yard setback from 21.17m to 17.52m

Late Item: Correspondence

Close of Hearing - Consideration of Approval

- b. **Development Permit with Variances Approval:** To approve the development permit with variances, the following motion is in order:
That Council authorize the issuance of Development Permit with Variance Application No. 00007 for 1407 and 1409 May Street, in accordance with:
1. Plans date stamped March 16, 2016.
 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:



- i. Part 2.1.5 (b): Reduce the rear yard setback from 21,17m to 17.52m.
3. The Development Permit lapsing two years from the date of this resolution."

F. REQUESTS TO ADDRESS COUNCIL

G. UNFINISHED BUSINESS

H. REPORTS OF COMMITTEES


1. Committee of the Whole

1. Report from the Meeting held May 5, 2016
 **Late Item:** Report
2. Report from the Meeting held May 12, 2016
 **Late Item:** Report

I. NOTICE OF MOTIONS

J. BYLAWS

1. First Reading

1. Parks Regulation Bylaw, Amendment Bylaw (No. 7) No. 16-049
A bylaw proposing to amend the Parks Regulation Bylaw to prohibit overnight sheltering in the following parks: Haegert Park, Kings Park, Cridge Park, and Arbutus Park.
2. Heritage Designation (1802-1826 Government Street) Bylaw No. 16-047
A bylaw proposing first and second reading of Heritage Designation Bylaw No. 16-047 for 1802 - 1826 Government Street.
3. Zoning Regulation Bylaw, Amendment Bylaw (No. 1066) - No. 16-050 **Late**
 **Item:** Bylaw
A bylaw proposing to allow overnight anchoring and mooring of vessels on a limited basis in the Gorge Waterway.

2. Second Reading

1. Parks Regulation Bylaw, Amendment Bylaw (No. 7) No. 16-049
2. Heritage Designation (1802-1828 Government Street) Bylaw No. 16-047
3. Zoning Regulation Bylaw, Amendment Bylaw (No. 1066) - No. 16-050

3. Third Reading

1. Parks Regulation Bylaw, Amendment Bylaw (No. 7) No. 16-049

4. Adoption

1. Administrative Fees Bylaw, Amendment Bylaw (No. 4) No. 16-046

K. CORRESPONDENCE

1. Letter dated April 8, 2016 from Minister Fassbender re: Availability and Provision of Transportation and Accommodation Services
A letter requesting public consultation and input regarding the opportunities that may be provided by companies such as Uber, Lyft and Airbnb.

L. NEW BUSINESS

1. **To Set Public Hearings for the Meeting of Thursday, May 26, 2016**
 1. Heritage Designation Application No. 000158 for 1802-1826 Government Street
 2. Rezoning of Selkirk Waterway and the Gorge Waterway: Zoning Regulation Bylaw, Amendment Bylaw (No. 1066) No. 16-050

M. QUESTION PERIOD

N.


That Council convene a closed meeting that excludes the public under Section 90 of the Community Charter for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the Community Charter; namely:

- *Section 90 (1)(k): negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*
- *Section 90 (2)(b): the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*


LATE ITEM: CLOSED MEETING

O. APPROVAL OF CLOSED AGENDA


P. READING OF CLOSED MINUTES

1. Minutes from the Special Closed Meeting held April 28, 2016


Q. UNFINISHED BUSINESS

1. Intergovernmental Relations
 --J. Tinney, Director of Sustainable Planning & Community Development

R. NEW BUSINESS

1. Proposed Municipal Service
 --P. Bruce, Fire Chief

S. CONSIDERATION TO RISE & REPORT

T. ADJOURNMENT



MINUTES – VICTORIA CITY COUNCIL

MEETING OF THURSDAY, APRIL 28, 2016, AT 6:30 P.M.

PLACE OF MEETING: Council Chambers, City Hall

PRESENT: Mayor Helps in the Chair, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe and Young.

STAFF PRESENT: J. Johnson – City Manager; P. Bruce – Fire Chief; C. Coates - City Clerk; J. Jenkyns - Deputy City Manager; T. Soulliere - Director of Parks, Recreation & Facilities; S. Thompson – Director of Finance; J. Tinney – Director of Sustainable Planning & Community Development; F. Work – Director of Engineering & Public Works; H. Follis – Customer Service Advisory with Citizen Engagement & Strategic Planning; B. Sikstrom – Senior Planner; C. Havelka - Council Secretary.

APPROVAL OF AGENDA

The City Clerk outlined amendments to the agenda.

Motion:
It was moved by Councillor Madoff, seconded by Councillor Coleman, that the agenda be approved as amended.
Carried Unanimously

Amendment:
It was moved by Councillor Loveday, seconded by Councillor Alto, that Jordan Reichert be added to Request to Address Council.
On the amendment:
Carried Unanimously

On the main motion as amended:
Carried Unanimously

READING OF MINUTES

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto, that the Special Council meeting minutes of March 17, 2016, be adopted.
Carried Unanimously

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto, that the Special Council meeting minutes of March 24, 2016, be adopted.
Carried Unanimously

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto, that the Special Council meeting minutes of April 7, 2016, be adopted.
Carried Unanimously

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto, that the Special Council meeting minutes of April 14, 2016, be adopted.
Carried Unanimously

Motion:
It was moved by Councillor Coleman, seconded by Councillor Alto, that the Regular Council meeting minutes of April 14, 2016, be adopted.
Carried Unanimously

REQUESTS TO ADDRESS COUNCIL

1. **Susan Storey-Cooper: Hygiene**
Expressed concerns regarding hygiene issues in the City.
2. **Rowena Locklin: Hillside at Graham Crosswalk**
Outlined safety concerns related to the Graham Street crosswalk and the history of this issue.
3. **Kira Kelly: Services for People with Disabilities who are Higher Functioning**
Outlined issues related to services available for people with disabilities who are higher-functioning.
4. **Edward Pullman: Biketoria**
Provided information contained in the letter the Greater Victoria Cycling Coalition provided to Council related to the Biketoria project.

5. **Tarek Adam: Experience with the Garden Suite Process**

Provided information regarding the garden suite process and issues related to completing the process.

PROCLAMATIONS

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that the following Proclamations be endorsed:

1. "National Missing Children's Month and Missing Children's Day" – May 2016
2. "Huntington Awareness Month" – May 2016
3. "Putting Investors First Month" – May 2016
4. "Brian Tumour Awareness Month" – May 2016

Carried Unanimously

PUBLIC AND STATUTORY HEARINGS

1. **Development Permit with Variances Application No. 00001 for 1115 and 1117 Caledonia Avenue**

1. **Hearing**

1. **Development Permit with Variances Application No. 00001**

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1115 & 1117 Caledonia Avenue, in Development Permit Area 16, for purposes of approving the exterior design and finishes for a new multiple dwelling consisting of four dwelling units as well as landscaping, and associated variances with respect to number of storeys, roof decks and setbacks.

The Development Permit will vary the following requirements of the Zoning Regulation Bylaw R-74 Zone, Ground-Oriented Multiple Dwelling District:

- Part 3.97(4)(2) - Increase the maximum number of storeys from 1.5 storeys to 2.5 storeys
- Part 3.97(4)(3) - Allow roof decks above the second storey
- Part 3.97(5)(1) - Reduce the minimum front yard setback from 5.9m to 4.9m
- Part 3.97(5)(2) - Reduce the minimum rear yard setback from 20m to 19m
- Part 3.97(5)(4) - Reduce the minimum side yard setback (west) from 3.9m to 1.5m
- Part 3.97(5)(5) - Reduce the combined side yard setback from 5.4m to 5.02m.

Brian Sikstrom (Senior Planner): Provided details regarding the application and advised that Council is to consider the supportability of the variances being requested.

Mayor Helps opened the public hearing at 6:57 p.m.

Wil Peereboom (Victoria Design Group): Outlined the issues related to a previous application for this property, noting the building is in the exact footprint it was in the original proposal. Also outlined was the nature of the variances being requested.

Marianne Ketchen (Caledonia Avenue): Expressed support for the development proposed for this property.

Mayor Helps closed the public hearing at 7:01 p.m.

2. **Development Permit with Variance Approval**

It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that Council:

That Council authorize the issuance of Development Permit with Variances Application No. 00001 for 1115 and 1117 Caledonia Street, in accordance with:

1. Plans date stamped March 14, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Part 3.97(4)(2) - Increase the maximum number of storeys from 1.5 storeys to 2.5 storeys;
 - b. Part 3.97(4)(3) - Allow roof decks above the second storey;
 - c. Part 3.97(5)(1) - Reduce the minimum front yard setback from 5.9m to 4.9m;
 - d. Part 3.97(5)(2) - Reduce the minimum rear yard setback from 20m to 19m;
 - e. Part 3.97(5)(4) - Reduce the minimum side yard setback (west) from 3.9m to 1.5m;
 - f. Part 3.97(5)(5) - Reduce the combined side yard setback from 5.4m to 5.02m.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

2. **Development Variance Permit No. 00170 for 704 Robleda Crescent**

Hearing

1. **Development Variance Permit Application**

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 704 Robleda Crescent for the purpose of adding a secondary suite to a single family dwelling and varying certain requirements of the Zoning Regulation Bylaw namely:

- Increasing the maximum floor area of an addition to a single family dwelling from 20m² to 132m² with the installation of a secondary suite

Brian Sikstrom (Senior Planner): Advised that this is an application to install a secondary suite in a single family dwelling, and to increase its floor area greater than what is permitted. For Council's consideration is the supportability of the requested increase.

Mayor Helps opened the public hearing at 7:04 p.m.

Wil Peereboom (Victoria Design Group): Provided details on the addition that is being requested noting that the addition is for the living area of the single family dwelling and not for the suite.

Emmie Bochi (Rockland Neighbourhood Association): Outlined concerns related to the application that contravenes the spirit of the secondary suite policy with respect to the size, the intended use of the suite, and the questionable circumstances of the permit application.

Janet Simpson (Richardson Street): Outlined concerns related to the project that has impacted the street-scape of the neighbourhood. Also outlined were issues regarding the waiting period for secondary suites.

Council discussed the following:

- *That the current construction conforms to permitted setbacks and to the footprint of the previous building.*
- *This renovation would be permitted as it currently stands.*
- *If declined, the applicant would have to wait five years for a secondary suite.*

Mayor Helps closed the public hearing at 7:16 p.m.

2. Development Permit Variance Approval

It was moved by Councillor Loveday, seconded by Councillor Young, that Council authorize the issuance of Development Variance Permit Application No. 00170 for 704 Robleda Crescent, in accordance with:

1. Plans date stamped February 10, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Schedule J Section 2.a - to increase the maximum floor area of an addition to a single family dwelling from 20m² to 132m² with the installation of a secondary suite.
3. The Development Permit lapsing two years from the date of this resolution.

Council commented as follows:

- *The project is within the zoning requirements except for the secondary suite which is supportable as more rental housing is desired.*
- *The secondary suite complies generally with secondary suite design guidelines.*
- *The proposal is within the existing building footprint and it supportable.*
- *The loss of trees and regulations contained in the Tree Protection Bylaw.*

Carried Unanimously

Councillor Young withdrew from the meeting at 7:24 p.m. due to a pecuniary conflict of interest as his family owns property near the Capital Park development which 580, 584, and 588 Michigan Street and 222 and 226 Dallas Road are a part of.

3. Heritage Alteration Applications No. 000145, No. 000146 and No. 000147 for 580, 584, and 588 Michigan Street

1. Public Hearing – Heritage Designation Applications

Heritage Designation Application No. 000145 for property known as 580 Michigan Street

Under the provisions of the Local Government Act, the City of Victoria intends to designate the exterior of the building located at 580 Michigan Street, legally described as Lot 4, District Lots 1741 and 1742, Victoria City, Plan EPP54040, as protected heritage property, under Heritage Designation (580 Michigan Street) Bylaw No. 16-018.

Heritage Designation Application No. 000147 for property known as 584 Michigan Street

Under the provisions of the Local Government Act, the City of Victoria intends to designate the exterior of the building located at 584 Michigan Street, legally described as Lot 5, District Lots 1742 and 1743, Victoria City, Plan EPP54040, as protected heritage property, under Heritage Designation (584 Michigan Street) Bylaw No. 16-019.

Heritage Designation Application No. 000146 for property known as 588 Michigan Street

Under the provisions of the Local Government Act, the City of Victoria intends to designate the exterior of the building located at 588 Michigan Street, legally described as Lot 6, District Lots 1742 and 1743, Victoria City, Plan EPP54040, as protected heritage property, under Heritage Designation (588 Michigan Street) Bylaw No. 16-020.

Brian Sikstrom (Senior Planner): Outlined what is under consideration for the Heritage Designation applications for the houses relocated to Michigan Street.

Mayor Helps opened the public hearing at 7:26 p.m.

John Keay (Architect): Advised that he is here to answer questions.

Mary Doody Jones (Kipling Road): Expressed support for the designation of the houses moved to Michigan Street.

Mayor Helps closed the public hearing at 7:27 p.m.

2. **Bylaw Approval**

It was moved by Councillor Madoff, seconded by Councillor Alto, that the following bylaws **be given third reading**:

Heritage Designation (580 Michigan Street) Bylaw 16-018

Heritage Designation (584 Michigan Street) Bylaw 16-019

Heritage Designation (588 Michigan Street) Bylaw 16-020

Carried Unanimously

3. **Bylaw Approval**

It was moved by Councillor Madoff, seconded by Councillor Coleman, that the following bylaws **be adopted**:

Heritage Designation (580 Michigan Street) Bylaw 16-018

Heritage Designation (584 Michigan Street) Bylaw 16-019

Heritage Designation (588 Michigan Street) Bylaw 16-020

Carried Unanimously

4. **Heritage Designation Applications No. 000149 for 222 Dallas Road and No. 000148 for 226 Dallas Road**

1. **Public Hearing – Heritage Designation Applications**

Heritage Designation of Property known as 222 Dallas Road

Under the provisions of the Local Government Act, the City of Victoria intends to designate the exterior of the building located at 222 Dallas Road, legally described as Lot 23, Block 5, Section 26, Beckley Farm, Victoria City, Plan 1941, under Heritage Designation (222 Dallas Road) Bylaw No. 16-021.

Heritage Designation of Property known as 226 Dallas Road

Under the provisions of the Local Government Act, the City of Victoria intends to designate the exterior of the building located at 226 Dallas Road, legally described as Lot 24, Block 5, Section 26, Beckley Farm, Victoria City, Plan 1941, under Heritage Designation (226 Dallas Road) Bylaw No. 16-022.

Brian Sikstrom (Senior Planner): Provided information regarding the heritage designation of these houses.

Mayor Helps opened the public hearing at 7:29 p.m.

John Keay (Architect): Advised that he is here to answer questions.

Mayor Helps closed the public hearing at 7:30 p.m.

2. **Bylaw Approval**

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the following bylaws be given third reading:

Heritage Designation (222 Dallas Road) Bylaw 16-021

Heritage Designation (226 Dallas Road) Bylaw 16-022

Carried Unanimously

3. **Bylaw Approval**

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that the following bylaws be adopted:

Heritage Designation (222 Dallas Road) Bylaw 16-021

Heritage Designation (226 Dallas Road) Bylaw 16-022

Carried Unanimously

Councillor Young returned to the meeting at 7:31 p.m.

5. Heritage Alteration Permit with Variances Application No. 00213 for 623 Avalon Road

1. Hearing – Heritage Alteration Permit

The City of Victoria will be considering the issuance of a Heritage Alteration Permit with variances for the land known as 623 Avalon Road and varying the Zoning Regulation Bylaw namely:

- Reduce the front yard setback from 7.50m to 4.62m
- Reduce the rear yard setback from 12.80m to 9.63m
- Reduce the side yard setback (west) from 1.83m to 1.35m
- Reduce the number of parking stalls from 2 to 1
- Allow gravel surfacing for the parking stall
- Reduce the rear yard coverage from 25% to 28.39%

Brian Sikstrom (Senior Planner): Provided information regarding the variances requested to rehabilitate the house as a duplex and to add additional living space, and advised that Council is to consider the supportability of this application. Of note, the heritage advisory panel reviewed and recommended approval of this application.

Mayor Helps opened the public hearing at 7:33 p.m.

John Keay (Architect): Provided information on the history of the house and the intent of the application to restore the exterior of the house and outlined details regarding the proposed additions.

Louise England (Avalon Road): Expressed support for the application to improve the house and restore the heritage aspects of the house.

Jane Taylor (Avalon Road): Expressed support for the rehabilitation of this house.

Tanya Anderson (Avalon Road): Expressed support for the proposal to restore the heritage house to complement the houses in the neighbourhood.

Karol Sinats (Avalon Road): Expressed support for the proposed improvements to the house.

Council discussed the square footage of the house at completion, which will be 379 square meters or approximately 4,000 square feet.

Mayor Helps closed the public hearing at 7:41 p.m.

2. Heritage Alteration Permit Approval

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council authorize the issuance of the Heritage Alteration Permit Application with Variances No. 00213 for 623 Avalon Road in accordance with:

1. Plans date stamped February 29, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - Part 2.1.5 (a) - Relaxation for the minimum required front yard setback from 7.50m to 4.62m
 - Part 2.1.5 (b) - Relaxation for the minimum required rear yard setback from 12.80m to 9.63m
 - Part 2.1.5 (c) - Relaxation for the minimum required interior side yard setback (west) from 1.83m to 1.35m
 - Schedule C, Section 4 - Relaxation to the required number of off-street parking spaces to be provided from 2 to 1
 - Schedule F, Section 5 (b) - Relaxation to maximum allowable rear yard coverage from 25% to 28.39%.
3. The Heritage Alteration Permit lapsing two years from the date of this resolution.
4. Final plans to be generally in accordance with plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Carried Unanimously

REQUESTS TO ADDRESS COUNCIL

Motion:

It was moved by Councillor Madoff, seconded by Councillor Coleman, that the following speakers be permitted to address Council.

Carried Unanimously

1. Mary Doody Jones: Regulating Building Amplification

Outlined issues related to the heritage application process and perceived loop holes related to land lift analysis.

2. Ray Straatsma: Biketoria

Provided information regarding the Biketoria project and expressed support for this plan.

3. Sean Shaw: Biketoria

Outlined information and expressed support for the Biketoria plan and provided perspective from his involvement in Saskatoon's bike plan.

4. **Neil Arason: Biketoria**
Outlined his support for a bike plan with separated bike lanes and the need for road safety for cyclists.
5. **Ian Robertson, Greater Victoria Harbour Authority: Biketoria**
Spoke in support of the staff's recommendations for the bike plan and how Victoria tourism will benefit from this project.
6. **Jordan Reichert: Horse-Drawn Carriages**
Outlined concerns regarding the City's response to issues related to the horse-drawn carriage industry.

UNFINISHED BUSINESS

1. **2015 Financial Statements**
At its meeting of April 21, 2016, Committee referred the report on the 2015 Financial Statements to the Council Meeting of April 28, 2016.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council accept the 2015 Financial Statements.

Council discussed the Code of Conduct under development which will come forward as a policy for Council's consideration.

Carried Unanimously

REPORTS OF THE COMMITTEES

1. **Committee of the Whole – April 21, 2016**
 1. **CUVIC 2016 Conference at University of Victoria from April 27 – 29, 2016**
It was moved by Councillor Isitt, seconded by Councillor Coleman, that Council authorizes the attendance and associated costs for Councillor Alto to the CUVIC 2016: to be held at UVIC, April 27 - 29, 2016.
The approximate cost for attending is:
Registration \$ 315.00
Cost per person \$ 315.00

Carried Unanimously
 2. **Rezoning Application No. 00486 for 515 Burnside Road East**
It was moved by Councillor Young, seconded by Councillor Thornton-Joe, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00486 for 515 Burnside Road East, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, and that Council consider giving final reading to the Bylaw once the following conditions have been met:
 1. Registration of Statutory Rights-of-Way on the Burnside Road and laneway frontages of 3.66m and 1.172m, respectively, to the satisfaction of City staff.
 2. Submission of a sanitary sewer impact study showing measures to be required to the satisfaction of City staff.
Carried Unanimously
 3. **Development Permit Application No. 00486 for 515 Burnside Road East**
It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council consider the following motion after the Public Hearing for Rezoning Application No. 00486, if it is approved:
"That Council authorize the issuance of Development Permit Application No. 00486 for 515 Burnside Road, in accordance with:
 1. Plans date stamped March 14, 2016.
 2. Development meeting all *Zoning Regulation Bylaw* requirements.
 3. The Development Permit lapsing two years from the date of this resolution."
Carried Unanimously
 4. **Sidewalk Café Bylaw Update**
 1. It was moved by Councillor Alto, seconded by Councillor Lucas, that Council give first, second and third readings to the Sidewalk Cafes Regulation Bylaw (No. 16038) attached to this report, with final adoption to follow on May 12, 2016.
 2. That Council give first, second and third readings to the Ticket Bylaw, Amendment Bylaw (No.9) attached to this report, with final adoption to follow on May 12, 2016.
 3. That Council approve the Sidewalk Cafe Guidelines attached to this report.
Council received a letter dated April 28, 2016 from the Downtown Residents Association that outlined concerns regarding late night noise from sidewalk patios, and discussed this issue:
 - *The hours of operation for sidewalk cafes.*
 - *The design of sidewalk cafes.*
 - *The Noise Bylaw that would regulate late night noise.*

- Other regulations for sidewalk cafes.
- How to proceed with readings of the bylaw;
- The City Clerk advised that this motion can be approved then Council can give first and second reading of the bylaw before requesting amendments from staff.

Carried Unanimously

5. Johnson Street Bridge Steel Fabrication Report:

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council receive the report for information.

Carried Unanimously

6. Johnson Street Bridge Replacement Project Mediation and Budget Update

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council approve a budget increase of \$8,206 million with funding from the Buildings and infrastructure Reserve for inclusion in the 2016-2020 Financial Plan.

Carried Unanimously

Mayor Helps withdrew from the meeting at 8:29 p.m. due to a potential conflict of interest as she lives near one of the parks under consideration in the next item.

7. Parks Regulation Bylaw Amendment Regarding Overnight Sheltering in Haegert Park, Kings Park, Cridge Park and Arbutus Park

It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council direct staff to amend the Parks Regulation Bylaw to prohibit overnight sheltering (camping) in the following parks; Haegert Park, Kings Park, Cridge Park and Arbutus Park.

Carried Unanimously

Mayor Helps returned to the meeting at 8:30 p.m.

9. Island Corridor Foundation Local Government Liaison Committee Appointees

It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Councillor Alto be nominated to the Liaison Committee.

Carried Unanimously

10. Letter Regarding Disability Assistance Rates and Transportation Programs

It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council request that the City's letters be included with the letter being forwarded to the Premier.

Council discussed the letter which is from Together Against Poverty Society (TAPS), an organization not affiliated with the City therefore letters should be sent independent of the letter from TAPS.

Defeated Unanimously

2. Committee of the Whole – April 28, 2016

1. Conference Attendance Request – Federation of Canadian Municipalities Convention

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council approve the attendance of Mayor Lisa Helps at the 2016 FCM AGM and Convention.

Carried Unanimously

Councillor Thornton-Joe withdrew from the meeting at 8:33 p.m.

2. Enhanced Bike Network and Proposed Implementation

It was moved by Councillor Loveday, seconded by Councillor Isitt, that consideration of the following motion be postponed to the May 5, 2016 Committee of the Whole Meeting:

That Council:

1. Approve the recommended bike network as outlined in this report, subject to further refinement of the Government/Gorge and Harbour corridors (Figure 13).
2. Direct staff to proceed with developing detailed designs and the associated consultation and work plans for constructing All Ages and Abilities protected bike lanes on the following corridors and neighbourhood connections by the end of 2018:
 - 1) Government Street (Pandora Avenue to Southgate Street) or Wharf Street (Pandora Avenue to Government Street), and Humboldt/Pakington (Government Street to Cook Street), based on targeted engagement with the Downtown, James Bay and Burnside-Gorge neighbourhood associations, and Government Street and Wharf merchants and property owners;
 - 2) Cook Street (Pandora Avenue to Pakington Street);
 - 3) Fort Street (Wharf Street to Cook Street);
 - 4) Pedestrian- and cyclist-controlled signalized crossings at the intersections of Haultain Street/Cook Street, Hillside Avenue/Graham Street and Blanshard Street/Kings Road, to provide near-term safety improvements pending completion of these Phase 2 corridors (Haultain/Kings and Vancouver/Graham).

Direct staff to undertake value-engineering on the identified corridors and identify resourcing strategies and timelines for completion of detailed design, associated consultation, and construction of remaining

identified corridors in the bike network by the end of 2018, and report back to Council on a priority basis with options, recommendations and next steps.

Carried Unanimously

3. Pandora Avenue Two Way Bike Lane Update

It was moved by Councillor Loveday, seconded by Councillor Lucas, that Council:

1. Direct staff to identify potential funding sources for \$320,000 to cover increased civil and public realm enhancements, if required; and
2. Direct staff to implement the recommended detailed design of the two-way protected bike lane on Pandora Avenue and proceed with tender and construction, to be completed before the end of November 2016.

Carried Unanimously

4. Final Report on 2016 – 2020 Financial Plan

It was moved by Councillor Loveday, seconded by Councillor Coleman, that Council:

1. Amend the Five Year Financial Plan Bylaw, 2016 by replacing the bylaw that was given first reading on November 26, 2015 with the bylaw appended to the Five Year Financial Plan Bylaw, 2016 report, dated April 18, 2016 and that the bylaw as amended be forwarded to Council for second and third reading at the April 28, 2016 Council meeting.

Carried Unanimously

5. Appointment of Auxiliary Bylaw Officers

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council approve the appointment of Bobby Bains and Devin Warwick:

1. As a Bylaw Officer pursuant to section 2(a) of the Inspection Bylaw (06-061);
2. As a Business License Inspector for the City of Victoria.

Carried Unanimously

6. Framework for a Municipal Response to Homelessness

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council refer the Outreach Worker Pilot Project to staff to provide further refinement.

That Council approve the following motion:

1. The Framework for a Municipal Response to Homelessness attached as Appendix A as a guiding document to direct deployment of existing City resources to address the impacts of homelessness in the city of Victoria; and
2. Review of the framework strategies and initiatives after six months for 2017 budget considerations.

Councillor Thornton-Joe returned to the meeting at 8:34 p.m.

Council requested that the motion be separated.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council approve the following motion:

1. The Framework for a Municipal Response to Homelessness attached as Appendix A as a guiding document to direct deployment of existing City resources to address the impacts of homelessness in the city of Victoria; and
2. Review of the framework strategies and initiatives after six months for 2017 budget considerations.

Carried

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff and Thornton-Joe
Against: Councillor Young

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council refer the Outreach Worker Pilot Project to staff to provide further refinement.

Council discussed the pros and cons for proceeding with this pilot project.

Motion:

It was moved by Councillor Isitt that the motion be amended:

And report back to Council on a priority basis.

Motion failed due to no seconder.

Carried

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff and Thornton-Joe
Against: Councillor Young

BYLAWS

1. FIRST READING

Motion:

It was moved by Councillor Madoff, seconded by Councillor Coleman, that the following bylaws **be given first reading:**

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1065) 16-048 (1705 Haultain Street)*
2. *Administrative Fee Bylaw, Amendment Bylaw (No. 4) No. 16-046*
3. *Ticket Bylaw, Amendment Bylaw (No. 9) No. 16-043*

Carried Unanimously

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following bylaw **be given first reading:**

Sidewalk Cafes Regulation Bylaw No. 16-038

Council discussed the motion:

- *Concerns around the possibility of noise issues related to sidewalk cafes and requesting more information from staff.*

Amendment:

It was moved by Mayor Helps, seconded by Councillor Thornton-Joe that Council amend the motion as follows:

That Council refer the Bylaw back to staff for consideration of language to mitigate potential late night noise concerns in the downtown core.

Amendment to the Amendment:

It was moved by Councillor Lucas, seconded by Councillor Thornton-Joe, that the amendment be amended as follows:

That Council refer the Bylaw back to staff for consideration of language to mitigate potential late night noise concerns in the downtown core.

Carried Unanimously

Council discussed the main motion as amended:

- *The requirement for rails and fencing and how this is defined in the bylaw.*
- *Concerns related furniture obstructing the public right of way.*

Motion to Postpone:

It was moved by Mayor Helps, seconded by Councillor Alto that the motion to refer be postponed until more information is received from staff.

Carried Unanimously

2. SECOND READING

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following bylaws **be given second reading:**

1. **Amended** *Five Year Financial Plan Bylaw, 2016 No. 15-091*
2. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1065) 16-048 (1705 Haultain Street)*
3. *Administrative Fee Bylaw, Amendment Bylaw (No. 4) No. 16-046*
4. *Ticket Bylaw, Amendment Bylaw (No. 9) No. 16-043*

Carried Unanimously

3. THIRD READING

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following bylaw **be given third reading:**

1. *Five Year Financial Plan Bylaw, 2016 No. 15-091*
2. *Administrative Fee Bylaw, Amendment Bylaw (No. 4) No. 16-046*
3. *Ticket Bylaw, Amendment Bylaw (No. 9) No. 16-043*

Carried Unanimously

5. ADOPTION

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that the following bylaw **be Adopted:**

1. *Vehicles for Hire Bylaw, Amendment Bylaw (No. 15) No. 16-042*
2. *Civic Expenditures Bylaw Repeal Bylaw No. 16-039*

Council requested that the motion be separated.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that the following bylaw **be Adopted:**

1. *Vehicles for Hire Bylaw, Amendment Bylaw (No. 15) No. 16-042*

Carried

For:

Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, Thornton-Joe and Young

Against: Councillor Isitt

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that the following bylaw **be Adopted:**
2. *Civic Expenditures Bylaw Repeal Bylaw No. 16-039*

Carried

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, Thornton-Joe and Young

Against: Councillor Isitt

NEW BUSINESS

To Set Public Hearings for the Meeting of Thursday, May 12, 2016:

It was moved by Councillor Loveday, seconded by Councillor Madoff, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, MAY 12, 2016, at 6:30 p.m.:**

1. Rezoning Application No. 00498 and Development Permit with Variances for 1705 Haultain Street
2. Development Variance Permit for 1407 / 1409 May Street

Carried Unanimously

6. SIDEWALK CAFES REGULATION BYLAW

Motion:

It was moved by Mayor Helps, seconded by Councillor Madoff that *Sidewalk Cafes Regulation Bylaw No. 16-038* be lifted from postponement.

Carried Unanimously

Staff provided advice related to the requirement for railings around patios.

Amendment to Amendment:

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe that the motion be amended as follows:

and further clarification on safety issues in the public right of way.

On the amendment to the amendment:

Carried Unanimously

On the amendment:

Carried Unanimously

Main motion as amended:

That the following bylaw **be given first reading:**

Sidewalk Cafes Regulation Bylaw No. 16-038, and, that Council refer the Bylaw back to staff for consideration of language to mitigate potential late night noise concerns and further clarification on safety issues in the public right of way.

Main Motion as Amended:

Carried Unanimously

QUESTION PERIOD

A question period was held.

CLOSED MEETING

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council convene a closed meeting that excludes the public under Sections 90(1) and/or (2) of the Community Charter; namely:

- *Section 90 2(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

Carried Unanimously

APPROVAL OF CLOSED AGENDA

Motion:

It was moved by Councillor Loveday, seconded by Councillor Alto, that Council adopt the special closed agenda.

Carried Unanimously

1. Intergovernmental Negotiations

Council received an update from the Mayor and City Manager regarding intergovernmental negotiations.

The discussion and motion were recorded and kept confidential.

ADJOURNMENT

It was moved by Councillor Alto, seconded by Councillor Loveday, that the Council meeting adjourn.
Time: 9:54 p.m. **Carried Unanimously**

CERTIFIED CORRECT:

CITY CLERK

MAYOR OF THE CITY OF VICTORIA

DRAFT



MINUTES – VICTORIA CITY COUNCIL

SPECIAL MEETING OF JANUARY 21, 2016, AT 7:00 P.M.

PLACE OF MEETING: Council Chambers, City Hall

PRESENT: Mayor Helps in the Chair, Councillors Coleman, Loveday, Lucas, Madoff and Young

ABSENT FOR A PORTION OF THE MEETING: Councillor Thornton-Joe

ABSENT: Councillors Alto and Isitt

STAFF PRESENT: J. Johnson – City Manager; P. Bruce - Fire Chief; J. Jenkyns - Deputy City Manager; K. Hamilton - Director of Citizen Engagement & Strategic Planning; C. Coates – City Clerk; C. Havelka - Recording Secretary; C. Mycroft - Executive Assistant to the City Manager; T. Soulliere - Director of Parks, Recreation & Facilities; S. Thompson - Director of Finance; J. Tinney - Director of Sustainable Planning & Community Development.

APPROVAL OF AGENDA

Motion:
It was moved by Councillor Loveday, seconded by Councillor Coleman, that the agenda be approved.
Carried Unanimously

DRAFT BUDGET PUBLIC INPUT

Council received input from the public on the draft budget.

Councillor Thornton-Joe joined the meeting at 7:22 p.m.

CLOSED MEETING AT 9:48 P.M.

It was moved by Councillor Loveday, seconded by Councillor Coleman, that Council convene a closed meeting that excludes the public under Section 12(6) of the Council Bylaw for the reason that the following agenda items deal with matters specified in Sections 12(3) and/or (4) of the Council Bylaw; namely:

Section 12(3)(e) The acquisition, disposition or expropriation of land or improvements, if the Council considers that disclosure might reasonably be expected to harm the interests of the City.
Carried Unanimously

PRESENT: Mayor Helps in the Chair, Councillors Coleman, Loveday, Lucas, Madoff, Thornton-Joe and Young

ABSENT: Councillors Alto and Isitt

STAFF PRESENT: J. Johnson – City Manager; J. Jenkyns - Deputy City Manager; C. Coates – City Clerk; C. Mycroft - Executive Assistant to the City Manager; J. Tinney - Director of Sustainable Planning & Community Development.

REPORTS OF THE COMMITTEE

A. Recommendations from the Closed Governance & Priorities Committee Meeting held January 21, 2016.

Land Lease

Council considered a land / lease matter.

The motion was recorded and kept confidential.

B. Intergovernmental Relations

The Mayor provided Council with an update regarding an intergovernmental relations matter.

The discussion was recorded and kept confidential.

ADJOURNMENT

It was moved by Councillor Coleman, seconded by Councillor Young, that the Special Closed Council meeting adjourn.
Time: 9:51 p.m.

Carried Unanimously

CERTIFIED CORRECT:

CORPORATE ADMINISTRATOR

MAYOR OF THE CITY OF VICTORIA



MINUTES – VICTORIA CITY COUNCIL

SPECIAL MEETING OF THURSDAY, APRIL 28, 2016, AT 2:37 P.M.

<u>PLACE OF MEETING:</u>	Council Chambers, City Hall
<u>PRESENT:</u>	Mayor Helps in the Chair, Councillors Alto, Coleman, Loveday, Lucas, Madoff, Thornton-Joe, and Young
<u>ABSENT:</u>	Councillor Isitt
<u>STAFF PRESENT:</u>	J. Johnson – City Manager; J. Jenkyns – Deputy City Manager; C. Coates – City Clerk; F. Work – Director of Engineering & Public Works; J. Tinney – Director of Sustainable Planning & Community Development; K. Hamilton – Director of Citizen Engagement & Strategic Planning; P. Bruce – Fire Chief; S. Thompson – Director of Finance; T. Soulliere – Director of Parks, Recreation & Facilities; C. Mycroft – Executive Assistant to the City Manager; A. Ferguson – Recording Secretary

It was moved by Councillor Coleman, seconded by Councillor Loveday, that Council convene a closed meeting that excludes the public under Sections 90(1) and/or (2) of the Community Charter; namely:

- *Section 90 (1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *Section 90 (1)(g) litigation or potential litigation affecting the municipality;*
- *Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;*
- *Section 90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]. ;*
- *Section 90 (2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

Carried Unanimously

APPROVAL OF CLOSED AGENDA

It was moved by Councillor Loveday, seconded by Councillor Lucas, that Council adopt the special closed agenda.

Amendment:

It was moved by Councillor Loveday, seconded by Councillor Coleman, that the following items be included on the consent agenda:

- Item #1 – Minutes from the Special Closed Meeting held April 14, 2016
Item #3 – Land

On the amendment:
Carried Unanimously

On the main motion as amended:
Carried Unanimously

CONSENT AGENDA

1. **Motion**
It was moved by Councillor Loveday, seconded by Councillor Coleman, that the special closed Council meeting minutes of April 14, 2016, be adopted.

Carried Unanimously

2. Council discussed a land item.

Motion:

The motion was recorded and kept confidential.

NEW BUSINESS

1. **Litigation/Potential Litigation**
Council received a closed report dated April 25, 2016 from the Johnson Street Bridge Project Director providing information and recommendations regarding litigation/potential litigation.
The discussion and motion were recorded and kept confidential.
2. **Municipal Objectives**
The City Manager provided Council with a verbal update on municipal objectives.
3. **Municipal Objectives**
The City Manager provided Council with a verbal update on municipal objectives.

Council recessed at 4:28 p.m. and returned at 9:01 p.m.

4. **Intergovernmental Relations**
The City Manager and the Mayor provided Council with a verbal update on intergovernmental relations.

The discussion and motion were recorded and kept confidential.

ADJOURNMENT

It was moved by Councillor Alto, seconded by Councillor Loveday, that the Council meeting adjourn.
Time: 9:54 p.m.

Carried Unanimously

CERTIFIED CORRECT:

CITY CLERK

MAYOR OF THE CITY OF VICTORIA

Christine Havelka

Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: JC Scott **Date:** May 02, 2016

Address:

I wish to appear at the following Council meeting: May 12, 2016

I represent: JC Scott eco Design

Topic: Sidewalk Cafe Bylaw

Action you wish Council to take:

Promote lively downtown

CONTACT INFO:

Contact Name: JC Scott

Contact Address:

Contact Phone Number:

Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Francesca Tisot **Date:** April 25, 2016

Address:

I wish to appear at the following Council meeting: May 12, 2016

I represent: Myself

Topic: Animal Control Bylaw Section 19(4)(d) - Dogs in Public Places and
Schedule A

Action you wish Council to take:

Amend the Animal Control Bylaw - Section 19(4)(d) Dogs in Public Places and Schedule A which currently prohibits dogs on Gonzales Beach from June 1 to August 31. Area resident dog-owners would like to see an amendment that would permit dogs during specified times, as has been done with the other 11 Victoria parks listed in Schedule A. We would like to see Section 19 and Schedule A amended to permit dogs off leash at Gonzales Beach from 6–10 AM and from 7–10 PM, between June 1 and August 31.

CONTACT INFO:

Contact Name: Francesca Tisot

Contact Address:

Contact Phone Number:

Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: geraldine glattstein **Date:** May 05, 2016

Address:

I wish to appear at the following Council meeting: May 12, 2016

I represent: self

Topic: dog access to Gonzales beach, summer up to 9:30 a.m.

Action you wish Council to take:

allow dogs and owners to use the beach until 9:30 a.m. The beach is mostly empty. The alternative Dallas beach in summer is infested with spear grass, injuring dozens of dogs every year.

CONTACT INFO:

Contact Name: geraldine glattstein

Contact Address:

Contact Phone Number:

Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form
Attachments: Summer Dog Hours on Gonzales Beach.pptx

Name: Henry Awmack **Date:** May 06, 2016

Address:

I wish to appear at the following Council meeting: May 12, 2016

I represent: Self

Topic: Summer hours for dogs on Gonzales Beach

Action you wish Council to take:

Allow dogs on Gonzales Beach from sunrise until 10 AM for the months of June, July and August.

CONTACT INFO:

Contact Name: Henry Awmack

Contact Address:

Contact Phone Number:

Contact Email:

Summer Dog Hours on Gonzales Beach

Henry Awmack
Home-owner on Gonzales Bay
May 12, 2016

Background

- Dogs are currently allowed on Gonzales Beach at any time from September to May
- Dogs are not currently allowed on Gonzales Beach at all during June, July and August

Background

- Many dogs and their owners are on the beach throughout winter...hardly anyone else
- Dog people are good at picking up feces, glass, plastic, etc. from the beach

June - August beach use

- Beach is empty until 10 AM
- Toddlers, little kids and parents start to show up at 10 AM and are there until late afternoon
- Teenagers and young adults start to show up at noon or 2 PM and are there until dark
- Adults come to picnic after work and are there until dark

Proposal

- Allow dogs on the beach from sunrise until 10 AM during the months of June, July and August

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Hilary Marks **Date:** May 11, 2016

Address:

I wish to appear at the following Council meeting: May 12, 2016

I represent: Micro Housing

Topic: land use

Action you wish Council to take:
approve this

CONTACT INFO:

Contact Name: Hilary Marks

Contact Address:

Contact Phone Number:

Contact Email:

Christine Havelka

From: Council Secretary
Subject: FW: Thank you for your submission - City of Victoria - Address Council Form

Name: Liane O'Grady **Date:** May 11, 2016

Address:

I wish to appear at the following Council meeting: May 12, 2016

I represent: self

Topic: Summer hours for dog walking on Gonzalez Bay beach

Action you wish Council to take:

Currently dogs are not allowed on beaches during June, July, and August. I am requesting that Council expand the hours for dogs on the beach during these months to "Sunrise to 10 a.m."

CONTACT INFO:

Contact Name: Liane O'Grady

Contact Address:

Contact Phone Number:

Contact Email:

“PARACHUTE SAFE KIDS WEEK”

WHEREAS *Parachute is marking the 20th year of Safe Kids Week by focusing on the top injury issues that affect children at Home, at Play and on the Road; and*

WHEREAS *while there has been a decreasing trend in death and hospitalizations from preventable injuries, they remain the number one killer of Canadians age 1 to 44; and*

WHEREAS *Parachute Safe Kids Week is a national awareness week developed to bring attention to predictable and preventable injuries in Canada. Everyone has a role to play in creating change in their communities and keeping children active and safe from harm.*

NOW, THEREFORE *I do hereby proclaim May 30th to June 5th, 2016 as*
“PARACHUTE SAFE KIDS WEEK” in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA, the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS.

IN WITNESS WHEREOF, *I hereunto set my hand this 12th day of May, Two Thousand and Sixteen.*

**LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA**

**Sponsored by:
Louise Logan
President & CEO
Parachute**

“Community Begins Here”

PUBLIC WORKS WEEK PROCLAMATION

- WHEREAS** *public works infrastructure, facilities and services are vital to the health, safety and well-being of the residents of the City of Victoria; and*
- WHEREAS** *such facilities and services could not be provided without the dedicated efforts of public works professionals, engineering and administrators who are responsible for building, operating and maintaining the public works systems that serve our citizens; and*
- WHEREAS** *the Public Works Association instituted Public Works Week as a public education campaign “to inform communities and their leaders on the importance of our nation’s public infrastructure and public works service”; and*
- WHEREAS** *it is in the public interest of citizens and civic leaders to gain knowledge of the public works needs and programs of their respective communities;*
- WHEREAS** *Public Works Week also recognizes the contributions of public works professionals.*

NOW, THEREFORE *I do hereby proclaim the week of May 15-21, 2016, as “**PUBLIC WORKS WEEK** in the **CITY OF VICTORIA**, **CAPITAL CITY** of the **PROVINCE** of **BRITISH COLUMBIA**, the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS**.*

IN WITNESS WHEREOF, *I hereunto set my hand this 12th day of May, Two Thousand and Sixteen.*

LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Deryk Lee
President
PWABC

"Kids Help Phone ~ Walk So Kids Can Talk Day" Sunday, May 1st, 2016

- Whereas** Kids Help Phone, established in 1989, is a Canadian and world leader known for our expertise and continuous innovation as Canada's only 24/7 phone and web counselling and information service for young people ages 20 and under, a service that is obtained in an anonymous, confidential and non-judgemental approach, free 24/7; and
- Whereas** Our free and anonymous service supports young people as they build the skills and abilities they'll need to improve their emotional health and well-being, in addition to an array of counselling options, we work tirelessly to share young people's perspectives on a societal level – locally, nationally, and globally; and
- Whereas** We could not do this important, life-changing work without the generous support of our donors and sponsors as Kids Help Phone raises the majority of our revenue from foundational, corporate, and individual donations; and
- Whereas** Thousands of everyday heroes in communities across Canada will be walking side by side on Sunday, May 1, in the Walk So Kids Can Talk presented by BMO and in the City of Victoria this event will be hosted by Braefoot Elementary School, in support of Kids Help Phone to ensure professional counsellors will always be there to listen when kids reach out as often there is no one else to listen; and
- Whereas** Kids Help Phone proudly supports the 6.5 million young people in Canada between the ages of five and 20 in both English and French and, in our first 25 years, young people connected with Kids Help Phone's professional counsellors more than 7.1 million times.

NOW, THEREFORE I do hereby proclaim May 1st, 2016 as "**KIDS HELP PHONE ~WALK SO KIDS CAN TALK DAY**" in the **CITY OF VICTORIA, BRITISH COLUMBIA**, the **TRADITIONAL TERRITORIES** of the **ESQUIMALT AND SONGHEES FIRST NATIONS**.

IN WITNESS WHEREOF, I hereunto set my hand this 12th day of May, Two Thousand and Sixteen.

**LISA HELPS
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA**

**Sponsored by:
Marianne Ketchen
Volunteer Communications
Kids Help Phone, Victoria District**

REPORTS OF THE COMMITTEES

1. Committee of the Whole – April 7, 2016

3. Rezoning Application No. 00498 for 1705 Haultain Street

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council, instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00498 for 1705 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

Carried Unanimously

4. LAND USE MATTERS

4.1.1 Rezoning Application No. 00498 for 1705 Haultain Street

Committee received a report dated March 23, 2016, regarding an application to rezone the subject property in order to subdivide the property into three small lots and construct three small lot houses.

Motion: It was moved by Councillor Lucas, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00498 for 1705 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

Committee discussed:

- That concerns might be mitigated at the public hearing.

CARRIED UNANIMOUSLY 16/COTW



Committee of the Whole Report

For the Meeting of April 7, 2016

To: Committee of the Whole **Date:** March 23, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00498 for 1705 Haultain Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00498 for 1705 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

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 1705 Haultain Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and to a new zone based on the R1-S2 Zone, Restricted Small Lot (Two Storey) District, except with a smaller minimum site area, in order to subdivide the property into three small lots and construct three small lot houses. Lots A and C would be rezoned to the R1-S2 Zone and Lot B would be the new zone.

The following points were considered in assessing this Application:

- The proposal is generally consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill in the *Official Community Plan*, 2012 (OCP).
- The proposal is generally consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy*, 2002.
- The subject property is a corner lot and is suitable location for this form of housing.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone a portion of the subject property from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) Dwelling District and the remainder from the R1-B Zone, Single Family Dwelling District, to a new zone based on the R1-S2 Zone, Restricted Small Lot (Two Storey) Dwelling District, except with a smaller minimum site area. The proposal is to create three new lots and construct three new small lot houses. Lots A and C would be rezoned to the R1-S2 Zone and Lot B would be the new zone. Variances related to the three new houses would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing Impacts

The applicant proposes the creation of three new residential units which would increase the overall supply of housing in the area.

Sustainability Features

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

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this Application.

Public Realm Improvements

No public realm improvements are proposed in association with this Application.

Land Use Context

The area is primarily characterized by single family dwellings with some townhouses. A duplex is located immediately to the south of the subject site and a commercial building is located on the opposite corner of Haultain Street and Shelbourne Street.

Existing Site Development and Development Potential

The site is presently two vacant lots. Under the current R1-B Zone, the property could be developed as two single family houses with secondary suites.

Data Table

The following data table compares the proposal with the R1-S2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. Lots A and C would be rezoned to the R1-S2 Zone. Lot B would be rezoned to a new zone based on the R1-S2 Zone except with a smaller minimum lot size. The remaining variances will be addressed through the concurrent Development Permit with Variances Application.

Zoning Criteria	Proposal Lot A	Proposal Lot B	Proposal Lot C	Zone Standard R1-S2
Site area (m ²) - minimum	260.10	254.30 *	260.07	260.00
Density (Floor Space Ratio) - maximum	0.48	0.51	0.52	0.60 to 1.00
Total floor area (m ²) - maximum	125.87	130.82	135.02	190.00
Lot width (m) - minimum	21.42	12.62	10.34	10.00
Height (m) - maximum	6.51	6.62	6.54	7.50
Storeys - maximum	2	2	2	2
Site coverage % - maximum	32.60	33.67	33.20	40.00
Setbacks (m) - minimum				
Front	2.03 *	5.00 *	6.00	6.00
Rear	1.50 *	4.73 *	6.04	6.00
Side (habitable)	4.91 (south)	1.83 * (east)	N/A	2.40
Side (non-habitable)	N/A	1.50 (west)	1.52 (north)	1.50
Side (habitable)	N/A	N/A	1.50 * (south)	2.40
Side-flanking street	5.09 (north)	N/A	N/A	2.40
Parking - minimum	1	1	1	1
Parking - location	Side Yard	Front Yard *	Side Yard	Not Front Yard

Relevant History

The existing house at 1705 Haultain Street was moved to 2810 Shelbourne Street. The subject site is currently two vacant lots.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the North Jubilee CALUC at a Community Meeting held on November 16, 2015. Letters from the CALUC dated December 7, 2015, and February 4, 2016, are attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 87.5% support this Application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the subject property is Traditional Residential. This proposal for small lot houses is consistent with the general OCP policy for ground-oriented residential development in the Traditional Residential Urban Place Designation.

In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential – Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The proposed Lot B would be 254.30m² and would, therefore, not meet this policy or the minimum size in the standard small lot zone (R1-S2 Zone).

The proposal does, however, meet the sensitive infill objectives of the *Small Lot House Rezoning Policy* by proposing ground-oriented housing that fits in with the existing character of the neighbourhood.

As stated in the *Small Lot House Rezoning Policy*, a small lot rezoning is not intended to facilitate the demolition of an existing house to enable additional houses to be built in the same place. The proposal is consistent with this policy because the site is currently two vacant lots.

Tree Preservation Requirements

The applicant has provided an arborist report (attached) outlining the impact mitigation measures required to retain trees as indicated. Three trees are indicated for removal as they are impacted by the driveway and house proposed on Lot B. Replacement trees will be required as per the *Tree Preservation Bylaw*.

CONCLUSIONS

The proposal to rezone the subject property to the R1-S2 Zone, Restricted Small Lot (Two Storey) District and to a new zone based on the R1-S2 Zone, Restricted Small Lot (Two Storey) District, except with a smaller minimum lot size, and construct three new small lot houses is generally consistent with the objectives in the OCP and the *Small Lot Rezoning Policy* for sensitive infill development. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

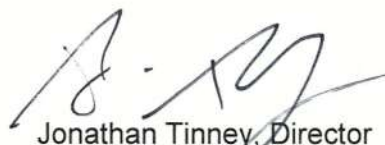
That Council decline Rezoning Application No. 00498 for the property located at 1705 Haultain Street.

Respectfully submitted,



Rob Bateman
Planner
Development Services Division

JH



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

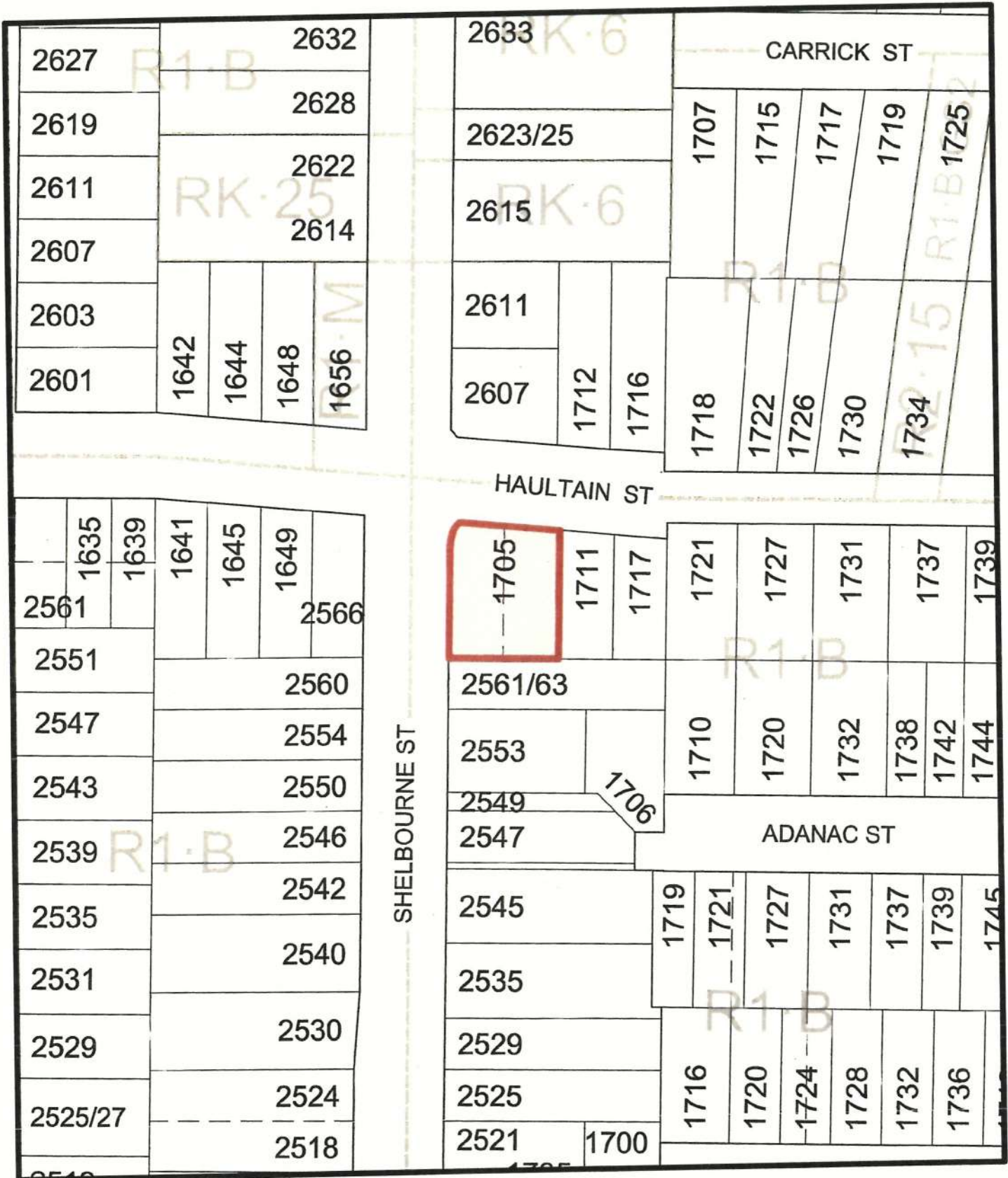


Date: March 31, 2016

List of Attachments

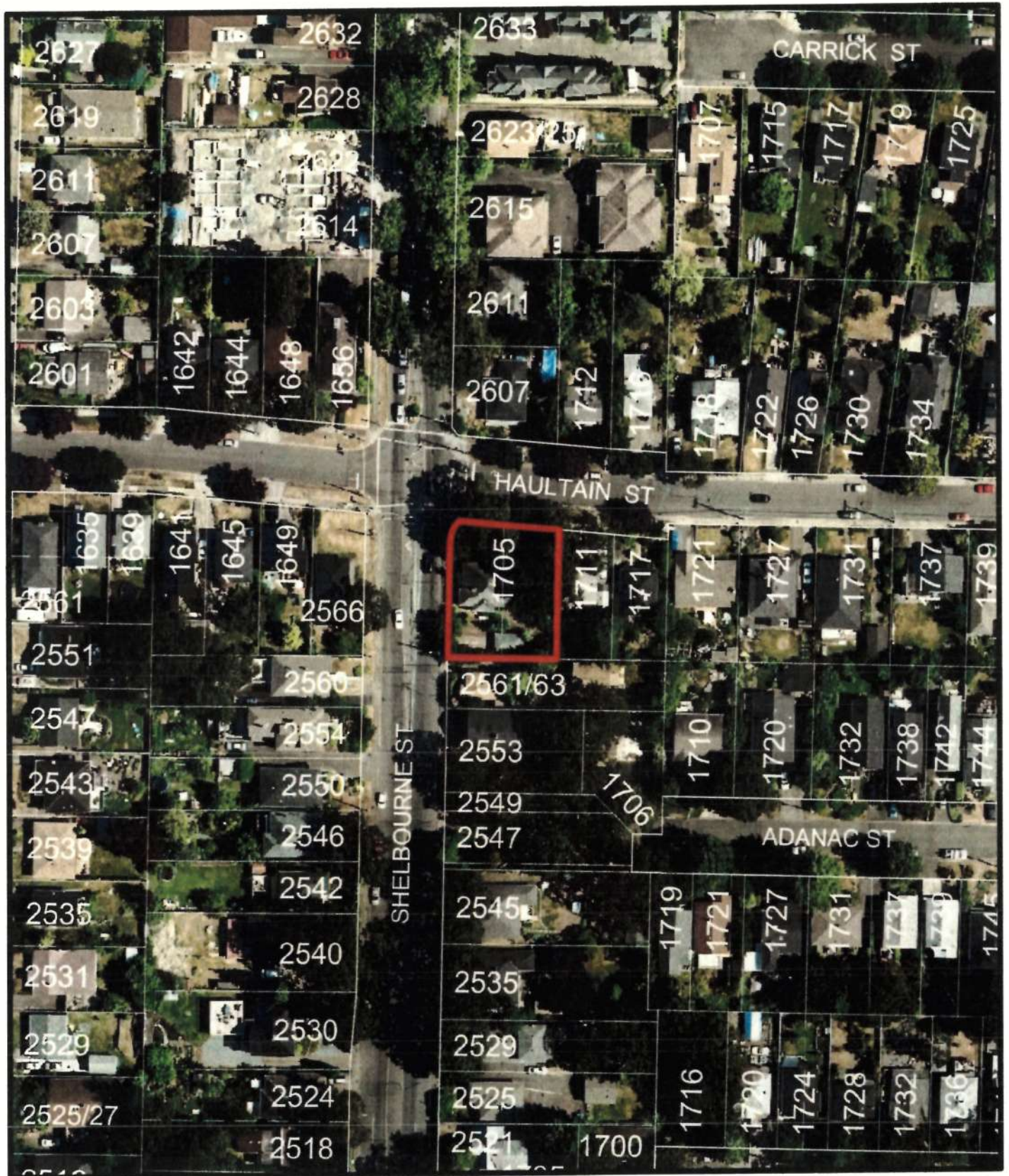
- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated January 15, 2016
- Letters from the North Jubilee Community Association Meeting (November 16, 2015)
- Arborist report dated October 5, 2015
- Small Lot Housing Rezoning Petition
- Plans dated March 15, 2016.

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00498\REZ PLUC REPORT1.DOC



1705 Haultain Street
Rezoning No. 00498
Bylaw No.





1705 Haultain Street
Rezoning No. 00498
Bylaw No.





January 15, 2016

Her Worship Mayor Lisa Helps and Councillors
Corporation of the City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6



Introduction

The proposal before you is essentially 'Chapter 2' of the development at 2810 Shelbourne approved by Council earlier this year. If you recall, Large and Co. moved the house from 1705 Haultain over to Shelbourne for redevelopment at that site. Haultain is now an empty lot waiting for an approved plan.

I have been working closely and cooperatively with the Area Planner who indicated that City policy supports either townhouses or small lots on this property. I am proposing 3 small lots. Each home would be two storeys, 3 bedrooms and approximately 1400 sqft. which suits a wide range of families. The master bedroom is on the main floor – a design that is rare and in large demand as it allows residents to age in place.

The impetus for this particular plan comes from the City's need to address housing demand pressures by maximizing the use of available land and providing a variety of housing options for Victoria residents. Along Shelbourne we see many townhouses developments. As well, Large and Co is putting the finishing touches on 5 strata units at 'Oaklands Walk' that will provide a less expensive option. This development offers yet another choice of moderate sized fee simple homes for a variety of family types. With no strata councils or fees, this is a very appealing ownership for most.

Community Consultation

Contiguous Neighbours

The Small Lot Petition shows 87.5% support. Only one immediate neighbour is opposed however they are not opposed to the subdivision, but to what they believe is 'lack of parking onsite'. This proposal meets the required number of parking stalls.

North Jubilee Community Association

My original meeting with the NJNA executive met with positive feedback. Attendees preferred the small lot fee simple home proposal over the previous 4 unit strata proposal. Main comments from the subsequent NJNA community meeting are addressed here:

1. Removal of protected trees and replacement.

There are 6 Garry Oak trees on the property. One of the oak trees is in poor condition and two others are in the building envelope. They will be removed in accordance with the Arborists Report and replacements determined as outlined by Parks in their Application Review.

The landscape plan does incorporate 6 new trees for a total of 9 for this development. One of the new trees is an Oak – in the rear yard of House #3, resulting in 4 oak trees for this development. The Parks department agreed that any more oak trees on this site is impractical.



2. Solid 6' fence along Shelbourne limits visibility

This has been modified in the updated proposal to create a more friendly pedestrian experience and inviting streetscape, while preserving privacy for the home owner with careful plantings, shown in the landscape design.

3. Parking

Parking was discussed in detail at the meeting, some indicating that 1 parking stall is 'not enough'. The proposed parking configuration of 1 stall per home has been reviewed and approved by the City's Traffic Engineer and meets the bylaw requirement.

Understandably, as we shift our focus away from the car and toward walkable communities, it is a difficult transition for most. However, this property is ideally located to transit, cycling and a Car Share within a 10 minute walk.

The Community also raised concerns regarding on-street parking being 'full' with RJH employees and other non-residents. I have been photographing the street at different times which demonstrates availability. I can provide these to Planning for the PLUC meeting.

4. Density

Some, not all, residents thought that 3 homes are too many. My sense is this comment revolves more around their parking concerns. As noted from adjacent east neighbour (1711 Haultain) - *"I am not opposed to the subdivision of this lot however there is insufficient parking on the property."* As noted earlier, the proposal meets the parking bylaw.

To speak to the density directly, according to the Regional Growth Strategy, *the Mayfair and Hillside Town Centres, together with transit-oriented Large Urban Villages elsewhere in the city, are forecast to accommodate 40% of Victoria's population growth to 2041, or approximately 8,000 new residents.* This proposal fully supports the City's intention to utilize land more creatively and build additional housing in an area where the population is expected to grow significantly.

5. Storm Water Management

The following storm water management features are incorporated in the proposal:

1. Rock/gravel mulch for all pathways along the sides of each house for increased permeability.
2. A rectangular gravel strip down the center of each driveway to increase permeability.
3. Permeable pavers for all rear patios.
4. Nine (9) trees offering the following benefits:
 - Reduced runoff by capturing and storing rainfall in the canopy and releasing water into the atmosphere through evapotranspiration.
 - Increased infiltration since tree roots and leaf litter create soil conditions that promote the infiltration of rainwater into the soil. As well trees help slow down and temporarily store runoff, which further promotes infiltration.
 - Reduced pollutants since trees take up nutrients and other pollutants from soil and water through their roots, and transform pollutants into less harmful substances.
5. Enhanced soil for plants to thrive and optimally retain, drain and clean storm water runoff.



6. Native vegetation adapted to local climatic conditions that will thrive with reduced maintenance.

Proposal Overview

Requested Variances

'Creativity' is the key when retro-fitting a built-out city and the OCP recognizes this in one of its Land Management and Development objectives:

- *Give consideration to site-specific amendments that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context.*

The goal is to maximize the land use and remain sensitive to the SFD character of the immediate area. This has resulted in a few minor variances.

Variance	Explanation
Lot A – House #1	Street frontage is determined by the widest street. Shelbourne is the wider than Haultain by 0.0535m (2") and is therefore the 'front'. However, the best orientation for this house in terms of livability is towards Haultain. I have therefore addressed the variances with Haultain as the 'front' street .
Setback – Front Yard	
Required: 6.00m Proposed: 5.09m	Setback to building face is actually 6.0m. Setback to porch pillars is 5.09m, which is supportable in the Small Lot Design Guidelines: <i>The extension of architectural elements into the front yard requirements may add welcome variety to street facades.</i>
Setback – West Side Yard (Shelbourne)	This was the ideal placement of House #1 to respect setbacks between neighbours and provide a slightly greater setback to the east neighbour.
Required: 2.4m (Habitable) 1.5m (Non-Habitable)	The habitable window faces Shelbourne and does not create privacy issues. A reduced setback is consistent with the Small Lot Design Guidelines which states:
Proposed: 2.03m (Habitable)	<i>Relaxation of side yard requirements may be appropriate to facilitate innovative design solutions provided it does not adversely affect privacy, sunlight or views of adjacent properties.</i>
Setback – Rear Yard	House placement was ideal to:
Required: 5.28m* Proposed: 4.91m	<ul style="list-style-type: none"> ▪ Respect required 6.0m front yard setback ▪ Keep house further back from Shelbourne/Haultain intersection and still provide usable rear outdoor space. ▪ Support parking approved by the City's Traffic Engineer.



Variance	Explanation
*Req'd rear yard setback is 25% of lot depth	
Lot B – House #2 Lot Area Required: 260.00m ² Proposed: 253.4m ² Setback – Front Yard Required: 6.00m Proposed: 5.09m Setback – Rear Yard Required: 5.04m* Proposed: 4.73m *Req'd rear yard setback is 25% of lot depth Setback – East Side Yard (by neighbour) Required: 2.4m (Habitable) 1.5m (Non-Habitable) Proposed: 1.83m (Habitable)	<p>This is the only lot that is marginally shy of the requirement and it aligns with other small lot bylaws approved by the City in support of creative infill:</p> <ul style="list-style-type: none"> ▪ R1-S21: McKenzie – Lot Area 240m² ▪ R1-S22: Grant – Lot Area 215m² ▪ R1-S25: Pembroke – Lot Area 219.5m² <p>House placement was done to:</p> <ul style="list-style-type: none"> ▪ Align with House #1 and create a more pleasing streetscape. ▪ Pull the east window forward for greater privacy between neighbour's. ▪ Provide a reasonable, useable rear yard space. <p>Rationale same as above.</p> <p>The policies state: <i>Relaxation of side yard requirements may be appropriate to facilitate innovative design solutions provided it does not adversely affect privacy, sunlight or views of adjacent properties.</i></p> <p>House placement, fencing and landscaping assure privacy, sunlight and views are not adversely affected.</p>
Lot C – House #3 Setback – North Side Yard Required: 2.4m (Habitable) 1.5m (Non-Habitable) Proposed: 1.5m (Habitable)	<p>Again, policy supports this variance. There are no privacy issues. The only habitable window is an obscured bathroom. As well there is a 6' fence enhancing privacy.</p>



Government Policies

This section explores the various government policies and highlights how my proposal supports their goals and objectives.

Regional Growth Strategy

The City of Victoria supports the policies and initiatives of the CRD's Regional Growth Strategy (RGS). There are 2 main objectives of this strategy that are reflected in my proposal.

- **Keep Urban Settlements Compact** - *The Mayfair and Hillside Town Centres, together with transit-oriented Large Urban Villages elsewhere in the city, are forecast to accommodate 40% of Victoria's population growth to 2041, or approximately 8,000 new residents.*
- **Build Complete Communities** - *Establish policies to facilitate urban development that contributes to greater community completeness, in particular by supporting: new housing within a ten-minute walk of existing business and community services and facilities; and locate new growth within 400 metres of transit routes.*

Official Community Plan

The Official Community Plan (OCP) has established **Land Management and Development** objectives to address housing demand pressures the City will be/is facing, which are supported by my proposal. These include:

- *Compact development patterns that use land efficiently.*
- *Additional housing needed to satisfy widespread demand.*
- *Urban development to focus on building coherent, livable places of character, where the goods and services people need are close to home.*
- *Consider new development infill and redevelopment in areas designated Traditional Residential.*

Specifically, with respect to **Small Lot** developments our proposal supports the OCP's intention to:

- *Accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts.*
- *Integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.*
- *Achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.*
- *Integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.*

Jubilee Neighbourhood Plan

The Jubilee Neighbourhood Plan highlights support for this type of development by *permitting sensitive, small scale in-fill development*. It asks that we ensure *new residential development fits into the character of the existing neighbourhood and street through a design that respects the scale and form of housing*. Our proposal supports both these initiatives.



Design Guidelines

Building

Design elements are incorporated that are sensitive to the siting, massing and visual character of these small lot homes. The building design meets the following Small Lot House Design Guidelines:

- *A streetscape that relates to the visual character and scale of the neighbourhood.*
- *Design that responds on both the front and flanking streets of the development without adversely affecting adjoining properties.*
- *Extension of architectural elements into front yard setback to add welcome street façade.*
- *A shelter/shed for garden tools, bikes and so on be provided in the absence of a garage.*
- *A principal entry that is emphasized and made visible from the street.*
- *Colour schemes that are compatible with the neighbourhood.*
- *Repetition of similar finishes and materials for visual continuity.*

Landscape

The landscape design retains 3 Oak trees and adds 6 trees to the property – 1 Oak, 1 Vine Maple, 2 Kousa Dogwood, 2 Japanese Maple, for a total of 9 trees. Plant selection is environmentally appropriate for climate and zone, and takes into consideration sun, shade, size, shape, colour and seasonal interest. It also considers where screening requirements and where low planting for visibility is necessary.

See Storm Water Management discussed earlier for more information about Landscape.

Green Building Features

Retained existing home	30 year roof warranty	Permeable patio surfaces
Increase in overall trees on site	Drought tolerant plantings	Energy Star Windows
Energy Star Appliances	Fibreglass Exterior Doors	Natural Hardi Exterior Siding
Low flow faucets and shower valves	Programmable Energy Star thermostat	Toilets CSA approved, low flush
Energy Star ventilation fans		

Summary

Land opportunities like this in the City are rare. We cannot afford to underutilize its potential. The addition of 3 homes in an area where the population is expected to grow significantly clearly supports the City's intention to provide more housing options and do so by utilizing land creatively and responsibly. The few variances I am requesting are supportable through the goals outlined in the OCP and Regional Growth Strategy.

I respectfully ask for your support of this proposal and the opportunity to present at a Public Hearing.

Sincerely,

Kim Colpman
Large & Co. Developers



North Jubilee Neighbourhood Association

Victoria City Council - 12 May 2016

1766 Haultain Street

Victoria, B.C., V8R2L2

February 4, 2016

Mayor Lisa Helps and City Councillors

Corporation of the City of Victoria

1 Centennial Square

Victoria, B.C., V8W 1P6

Re: Rezoning Application #00498 for 1705 Haultain Street

Dear Mayor Helps and City Councillors:

Further to the North Jubilee Neighbourhood Association's December 7, 2015 letter which outlined comments from the November 16, 2015 community meeting, the North Jubilee's Land Use Committee is replying to the Sustainable Planning and Community Development Department's November 27, 2015 letter in connection with this proposed rezoning with further comments.

Livability: This proposal is for three 1400sq.ft. homes to replace one family home. It is situated in a neighbourhood that is concerned about retaining as much green space as possible and a proposed park is one of the OCP's strategic directions. Our neighbourhood does not have a local school which could provide indoor and outdoor space for community activities. For a family oriented development there is inadequate open space and play area for housing which is situated on a major transportation corridor. The corner of Shelbourne and Haultain Streets is an extremely busy corner and thus there are concerns about the safety in the use of the driveways on both streets. There will be a lack of visibility if backing in or backing out and there is not any turnaround provided on the properties.

This proposed development does not relate to the scale of the smaller, nearby homes and thus does not result in gradual housing growth. Photos or illustrations of adjacent properties were not available at the CALUC meeting.

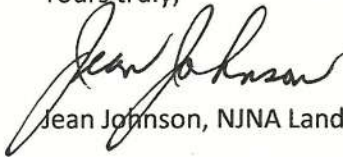
Walkable Neighbourhood/Parking: Walkability of this neighbourhood, especially in the area South of Bay Street, is curtailed as residents do not have any alternate North/South route except by using either Richmond Road or Shelbourne Street, as our residential streets are one block in length. Optional, pleasant walkable routes are thus restricted.

There is always a serious concern regarding parking as the "vision" of the OCP does not fit the reality of our neighbourhood. Many residents have two or more vehicles and thus one parking spot does not meet parking requirements and at times, residential green space is converted to provide extra space. There is concern that this type of conversion could possibly take place on these sites. There are two auto sections that appear weekly in our daily newspaper plus daily ads and car lots occupy large spaces in Victoria. As there is not any type of rapid transit system, commuting other than by car is a long term goal. Victoria is a favourite location for people to retire and alternate transportation is often not feasible for the elderly.

In the applicant's November 24, 2015 letter to Mayor and Councillors, it was advised that this proposal is 'Chapter 2' of the development at 2810 Shelbourne Street where the house from 1705 Haultain Street was moved to Shelbourne. Originally, there had been a rezoning proposal for the Haultain Street property which was declined in 2012. The residence was rented/leased until it was moved and unfortunately, not well maintained. It was also "stripped" prior to the move which was a more favourable option than being scraped, but still resulted in a volume of demolition debris.

Current rezoning applications are complex projects for volunteers at any time, but particularly at present, as North Jubilee does not have an updated local neighbourhood plan and it is difficult to balance this lack with the directions in the OCP as we consider the rezoning proposals in our area.

Yours truly,



Jean Johnson, NJNA Land Use Chair on behalf of LUC members

Pat May, Sheena Bellingham, Wilma Peters, Janice Stewart and Heather Fox

Cc: Lucina Baryluk, Senior Process Planner, Sustainable Planning and Community Development

Rob Bateman, Planner, Sustainable Planning and Community Development



North Jubilee
Neighbourhood
Association

Victoria City Council - 12 May 2016

1766 Haultain Street
Victoria, B.C., V8R2L2
December 7, 2015

Mayor Lisa Helps and City Councillors

1 Centennial Square

Victoria, B.C., V8W1P6

Re: Rezoning Application #00498 for 1705 Haultain Street

Dear Mayor Helps and City Councillors:

On November 16, 2015 the North Jubilee Neighbourhood Association Land Use Committee hosted a community meeting regarding the development proposal for 1705 Haultain Street. This proposal was presented to 18 (+) residents by applicant Kim Colpman for Large & Co.

This proposal would result in 3- two storey homes each of approximately 1400 sq.ft. and was formerly the location for a single family home which was totally stripped and then moved from its Haultain Street location to a development at 2810 Shelbourne Street. (Rezoning application No. 03370..."relocate a house from 1705 Haultain Street onto this lot and renovating it to create a duplex".) Under this application 3 fee simple small lots (complete ownership, no strata fees) are proposed with one house on each lot. They would be two-story, 3 bedroom, plus flex room, homes.

There are six protected Garry Oak trees on this property plus one Arbutus on City property. The applicant advised that 3 Garry Oaks would remain on the site. Since the CALUC meeting the applicant has forwarded a copy of the arborist's report to our LUC. One Garry oak will be removed for the driveway and two for one of the houses. Due to the lack of green space in our neighbourhood, the committee is concerned that three protected trees are recommended for removal. Preference would be for the siting of the proposed development to allow for more of the trees to be protected.

Page 2.

However, we are aware that the applicant is required to plant two replacement trees for every protected tree removed. Sizes shown on the landscape plan are three @20 pots; two #15 pots and one 4 cm cal. These descriptions do not indicate the height or maturity of the replacement trees.

Recorded comments, concerns, questions from the meeting:

Fencing: There is concern that a solid, wooden 6 foot fence along Shelbourne Street would be dangerous as it would limit a driver's ability to see approaching vehicles, cyclists and pedestrians at the corner of Shelbourne and Haultain Streets. This is a busy corner not only due to the Shelbourne corridor, but Haultain Street has become a popular bike route. Another comment was that this type of fence would attract graffiti.

Environmental features including permeable driveways; collection of rain water on site, etc. should receive preference.

Storage: There was a question re the storage space for two garbage bins and recycle boxes. These could be kept at the side of the houses on the rock/gravel mulch beds.

Density: Some residents commented that 3 single family homes (1400 sq. ft.) were too large for this property and suggested planning only for two or considering other options. In today's market these proposed homes would be priced at \$475,000 to \$500,000 and the target markets would be families, seniors and people wanting to own their own homes (not strata).

Parking: Always a major concern with only 1 parking stall for each home. There is not any parking permitted in front of these proposed homes and this would increase parking on Haultain Street for any of the new homes with more than one vehicle. With three bedrooms plus a flex room, it is a reasonable assumption that there will be more than one car per resident.

Construction: There are concerns re future construction congestion at this well-travelled corner. Where will workers park?

Page 3.

General comments: This proposal would provide single family dwellings for buyers. Why not build a strata with one driveway? However, another comment was that single family dwellings without strata was a good idea. Design was well thought out.

NJNA Land Use Committee comments and concerns:

The vehicles for these three homes will either have to back in or back out which will require close attention at this well-travelled corner.

Sheds are indicated on the landscape plan, but not the dimensions. Our understanding is that these will be utility-type garden sheds and question if these will provide adequate storage for bicycles; outdoor toys; garden equipment, etc.

A materials board was not available at the CALUC meeting although paint chips were provided for all three homes. The colours provided are neutral in tone, but without materials or finishes it is difficult to envision how compatible they will be with existing homes.

Concrete driveways and concrete paver patios are shown on the site plan. The community's preference would be permeable alternatives. In view of our neighbourhood's proximity to Bowker Creek we support its protection in land use planning.

Biketoria is currently involving all neighbourhoods. The two cycle networks proposed for North Jubilee involve Shelbourne Street and Haultain Street. As the NJNA has not yet been given a date for the review of their local neighbourhood plan, it is difficult to provide informed feedback. However, this projected, increased cycle traffic needs to be taken into consideration when considering the increased density for this corner.

The North Jubilee section of Haultain Street is only one block long and does not have a boulevard. Residents volunteered many hours several years ago to have the block-long streets in our area closed to through traffic. It resulted in Haultain residents once again being able to chat with each other and enjoy

4.

observing the increase in bicycle and pedestrian use due to the decrease in cut-through traffic, often over the speed limit. Three of the closest streets to this Haultain block are dead-ends...Carrick, Adanac and Emerson which added to the former heavy traffic. Similar to many Victoria areas, our block has several legal and illegal suites which often result in additional parking on the street. Also added factors are the location of a day care plus RJH hospital staff parking on this block as well as overflow from both Richmond Road and Shelbourne Street residences (no street parking on Richmond and very limited parking on Shelbourne near Haultain.).

The Association has now received the City's November 27th letter with copies of the Rezoning Application, applicant's letter and plans. Further comments may follow at a later date in reply to same.

Yours truly,



Jean Johnson, NJNA Land Use Chair

On behalf of Committee members Pat May, Janice Stewart, Heather Fox, Wilma Peters and Sheena Bellingham.

Cc: Rob Bateman, Planner, Sustainable Planning and Community Development

Kim Colpman, Large & Co.

Pamela Martin

From: Smith, Gary (Victoria) [REDACTED]
Sent: Tuesday, December 01, 2015 9:13 AM
To: caluc@victoria.ca
Subject: Proposed Rezoning...1705 Haultain Street

Good Morning,

I am the owner and resident of 1717 Haultain Street. Having reviewed the above proposal, I support the initiative for a few reasons:

- Higher density should be expected along shelbourne, and I am happy it will be owner occupied SFDs rather than an apartment building or commercial enterprise
- Smaller houses on smaller lots = greater affordability in this very pricy town
- It's too bad about the loss of some oak, but new planting will replace the greenery

Perhaps some onsite Rain water disposal is a good green option to request.

Thanks
gary

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Laura Wilson

From: [REDACTED] on behalf of NJNA <community@njna.ca>
Sent: Monday, Nov 23, 2015 12:35 PM
To: caluc@victoria.ca
Subject: Fwd: Large and Co. Proposed Development at 1705 Haultain St.

Mayor and City Councillors...forwarded by North Jubilee Neighbourhood Association Land Use Chair.

----- Forwarded message -----

From: J Drew [REDACTED]
Date: Mon, Nov 16, 2015 at 10:01 PM
Subject: Large and Co. Proposed Development at 1705 Haultain St.
To: Jean Johnson [REDACTED]
Cc: J Drew [REDACTED]

Jean,

Here is my letter to the city regarding Large and Co.'s development proposal at 1705 Haultain St.

Could you please forward it to city council for me as I do not have an email address.

Thanks,

Janet

November 16, 2015

Hello,

I am writing this letter in response to the meeting held by Large and Co. with the NJNA in room 150 at RJH earlier this evening regarding a proposed development at 1705 Haultain St.

I have several concerns following this meeting and they are as follows:

1. The single family lot at 1705 Haultain St. is far too small for three 1400 sq. ft. houses. The yards (green space) would be non existent and the houses are too close together as well as too close to the street. Most of the trees have to be cut down.
2. I do not support any variance to allow for only one off street parking spot for each of the three houses proposed on the site at 1705 Haultain St. There is no on street parking around the entire perimeter of this property either on Shelbourne St. or Haultain St. This means parking in front of other peoples' houses which in turn causes a trickle down effect all the way down the block. We already deal with parking from the dentist office on Shelbourne St., hospital parking from Royal Jubilee Hospital and parking from the existing houses on Shelbourne St. and Richmond Rd. because there is

not enough parking on Shelbourne St. or any parking on Richmond Rd. for guests to those houses that already exist.

3. Our neighbourhood consists of one single long block flanked by Shelbourne St. at one end and Richmond Rd. at the other. We have tried very hard, and been quite successful in maintaining a feeling of "neighbourhood" on our block, and developments such as the above mentioned are not consistent with the feeling of "neighbourhood". The spokesperson for Large and Co. stated that the city approves the increased density of the Shelbourne corridor, but this development densifies our Haultain St. neighbourhood as much of the increased traffic and pretty much all of the parking will be on Haultain St. There have been many efforts by the neighbourhood and the city to calm this problem, and this kind of development in my estimation just defeats those efforts.

4. There is a 6 foot fence proposed along the side of the house right at the corner of Shelbourne and Haultain St. that would not only attract graffiti, but would more importantly obscure the much needed view of traffic at this corner to make it safe for vehicle, bicycle and pedestrian traffic to manoeuvre safely.

5. Two houses of this size (1400 sq. ft.) would be far more appropriate for this lot and would afford the parking and set backs that are required by the city instead of asking for several variances on three small lots. Two houses would already from what I understand, need permission to be small lots as this is at present a RB1 lot. An allowance for two 1400Sq. ft. houses would be densifying this lot as there was only one single family dwelling there before, without the need for a third house. The houses on either side of this proposed development are both single storey buildings, and would be very much overshadowed by three two storey houses built close to the property lines on a single lot.

Thank-you for listening,

Janet Drew
1740 Haultian St.
Victoria BC
V8R 2L2

Laura Wilson

From: NJNA Community [REDACTED]
Sent: Wednesday, Jan 6, 2016 6:23 PM
To: caluc@victoria.ca
Subject: Fwd: Feedback re Development Proposal for 1705 Haultain Street (Rezoning Application # 00498)

Mayor Helps and City Councillors:

North Jubilee resident Bonita Bray provided the NJNA with her permission via e-mail to have her comments forwarded to you for inclusion in the record for this proposed rezoning.

Jean Johnson, NJNA Land Use Chair

----- Forwarded message -----

From: Bonita Bray [REDACTED]
Date: Mon, Nov 16, 2015 at 5:09 PM
Subject: Feedback re Development Proposal for 1705 Haultain Street
To: [REDACTED]

Hi Jean:

It was great to chat with you this morning. As promised, here are my three concerns about the development application currently proposed for 1705 Haultain.

PARKING:

I'm concerned that the permit only anticipates one parking spot per house. Given that the houses are 3 or more bedrooms, I think this approach means significant amounts of on street parking. Yes, the neighbourhood is well served by transit and is very walkable, but as we all know, people like (and need) their cars.

So, I don't think its an exaggeration to think that, that, given the type of residence the developer wants to build, we could see each house having 3 cars. With no parking on Shelbourne, this could mean that 6 vehicles will be wanting to park as close to the corner as possible.

Given that scenarios, accidents are inevitable and the congestion caused by the parking could even be an issue for emergency vehicles trying to access homes on Haultain. Haultain is very narrow at this point. This is a bad idea to grant that parking variance.

DENSITY:

While I understand that the City has planned to density the Shelbourne corridor, it seems to me that jamming three fairly large detached homes onto two lots is not an appropriate way to go. Why not densify by going to three townhouses – they wouldn't look jammed together and could probably have space to provide adequate parking as well.

TREES:

I'm concerned that putting that many homes on such a small parcel of land will result in the loss of those beautiful oak trees. As I remember, a couple of them are near the lot line and, if the developer were not trying to put so much square footage of house on the two lots, the trees could be saved. I'm hoping that they can still be saved given this proposal.

Thank you for helping pull together all the thoughts of the concerned residents. I hope you get a good turn out for the meeting tonight.

Cheers

Bonita Bray
owner: 1716 Haultain Street
[REDACTED]

Parking and Vehicle Impact

There is no available street parking around the property. The proposal responds to a market niche for homeowners that rely on other modes of transportation beside cars. Providing parking for only one vehicle on each property, anticipates single vehicle owners who might also make use of nearby public transit, walking and cycling routes.

Traffic generated by vehicles from three homes of this size and proposed onsite parking for one car each will be acceptable.

Tree Replacement

The developer representative explained professional arborist studies were made of the existing trees on the property. Three Garry Oak trees are planned to be removed. Six trees will be planted – for a gain of three trees. I am pleased to see the arbutus and some of the oaks remain.

The mature Garry Oak trees on the property are representative of a remnant ecosystem that is being lost incrementally to urban development. The value of these mature trees for visual appeal, shade, natural habitat, rainwater uptake, soil health, and diffusion of Shelbourne Street traffic noise will not be soon replaced.

Are there amenities the developer and the City might offer in exchange for the loss of mature Garry Oaks? Will the developer consider partnering with the City of Victoria to build rainwater infiltration, curb cuts, bioswales or raingardens in the boulevard on Haultain?

Rainwater Management and Stormwater Utility

The plans and elevation drawings showed some consideration for permeable surfaces: paving stone patio areas, lawn, small front, back and side yards with gravel landscaping.

Will the development take advantage of the City of Victoria's Rainwater Rewards Program to install rainwater management features, giving the homeowners a 10% discount on the stormwater utility?

1. Consider the roof areas, gutters and downspouts direct rainwater into either a common cistern, rainbarrels for re-use; and infiltration into raingardens or bioswales, with high water flow into the storm drain.
2. Will the driveways be permeable for rainwater infiltration, allowing the new homeowner the immediate benefit of 10% discount on the stormwater utility.

Mayor and Council
City of Victoria
Development Services Division
caluc@victoria.ca

re: Proposed Rezoning and Subdivision at 1705 Haultain Street

A proposed rezoning and subdivision for 1705 Haultain Street was presented at the North Jubilee Neighbourhood Association – Land Use Committee Meeting, on Monday, November 16th, 2015, in Room 150 at the Patient Care Centre, Royal Jubilee Hospital.

Here are my comments on the proposal:

Subdivision into Small Lots

The current proposal is a marked improvement over the developer's previous proposal for eight units in July of 2012. The proposal to subdivide into three lots meets a market trend for smaller, more affordable, compact housing. The proposed houses and lots are in scale with the homes directly to the south and to the east of the property. I understand the significance between the Regional Growth Strategy and the Official Community Plan for more intensive development on urban residential lots. I believe this corner property is suitable for the amount of densification proposed.

Note: My principal household on Haultain Street is 1400 square feet on a half lot with a 5'10" height basement. We have always been a single car family, preferring to park on our driveway, rather than on the street. We bike and walk, and make use of public transit.

Market Positioning

I expect there is a healthy market for this location, size, scale of homes; although the yards do not offer much space for gardening.

These homes could be better positioned for motivated ethical buyers by adding green building standards for energy-efficiency, low-impact development for rainwater infiltration and rainwater re-use; and marketed as environmentally-responsible homes that are economical to heat and cool.

Design Considerations

The variations in design, architectural detail, finish and colours fit in with the neighbourhood.

A pattern of 'outdoor rooms' is provided in the form of paved backyard decks from the rear entrances of the homes; with screened privacy provided by trees, fencing and landscaping.

Consider making the storage sheds for bicycles and tools, solid and secure wood structures on concrete foundations a form-making feature of the yards, and in a style sympathetic to the homes.

Consider the six-foot side fence on Shelbourne Street to be brought down to three feet from the house and around corner on Haultain. Wrapping a 3-ft picket fence – or other open style of fence around the corner and along the front property line will allow light, air, and – more importantly – sight lines to traffic along Shelbourne. This corner is a busy pedestrian crossing – anything that can be done to the landscape design and fencing to make this area safe and comfortable for pedestrians will be greatly appreciated.

A long expanse of six-foot fence is an inviting canvas for 'taggers.' In this case – a hedge on the property line with a fence on the inside, will prevent tagging, keep children and pets on the property, provide privacy and a softer landscaped screen against Shelbourne traffic noise.

I altogether approve of the proposal.

Best regards,



Soren Henrich,
North Jubilee Neighbour
Haultain Street Resident



D. Clark Arboriculture

2741 The Rise Victoria B.C. V8T-3T4

(250)474-1552 (250)208-1568

clarkarbor@gmail.com

www.dclarkarboriculture.com

Certified Arborist PN-6523A

ISA Tree Risk Assessor CTRA 459

October 5, 2015

1705 Haultain St.

For Large & Co. Developments

607 Vancouver St

Victoria BC, V8V-3T9

Re: 1705 Haultain St. - Proposed Development



Scope of Work

The site at 1705 Haultain St. is a bare lot ready for development, save for a few protected trees. This report addresses the proposed development and the retention/removal of the remaining trees, and provides guidelines for tree protection during construction.

There are six trees that are protected on the property. All are Garry oaks. There is one city owned Arbutus located at the sidewalk which is on city property.

Tag#	Tree Species	DBH	Height (approx.)	Condition	Recommendation
774	<i>Quercus garryana</i>	55cm	14m	Fair	Retain with pruning
775	<i>Quercus garryana</i>	74cm	18m	Fair	Retain with pruning
776	<i>Quercus garryana</i>	51cm	18m	Poor	Remove for driveway
777	<i>Arbutus menziesii</i>	31.6cm	10m	Good	Retain
778	<i>Quercus garryana</i>	51cm	18m	Fair	Retain
779	<i>Quercus garryana</i>	51.5cm	18m	Fair	Remove for house
780	<i>Quercus garryana</i>	67.5cm	18m	Fair	Remove for house

Additional comments

#774- Crown raise to 6m. Hydro primary clearance minimum 3m.

#775- Crown raise to 8m for driveway and house clearance. Pruning cuts 5cm or less.

Tree protection fencing to be 9m from the property line (just north of the excavation of the previous foundation) on Haultain St. as per the site plan attached.

An Airspade or hydrovac excavation will be required on the east side of #775 to expose any conflict the driveway might have with the structural roots of this tree.

An Airspade or hydrovac excavation will be required on the west side of #775 to expose any conflict the new water line might have with the structural roots of this tree. The additional water and meter connections for the easterly property on Haultain need to be confirmed.

It is currently understood that sewer and storm service for all 3 properties will connect at the Shelbourne Ave. side.

Tree Protection Plan

Tree protection fencing will be erected and approved by the project arborist prior to the beginning of the project. This includes any pre-staging of materials and equipment (See attached TPP site plan). Tree protection fencing must be anchored in the ground and made of 2x4 or similar material frame, paneled with securely affixed orange snow fence or plywood and clearly marked as TREE PROTECTION AREA- NO ENTRY (See appendix B for an example). The area inside the fence will be free of all traffic and storage of materials.

Areas outside the tree protection fence but still within the protected root zone (PRZ) may be left open for construction access. These areas will be protected by vehicle traffic with either 3/4" plywood or a minimum 20cm of coarse wood chips. Tree protection measures will not be amended in any way without approval from the project arborist.

Any excavation within or adjacent to the PRZ at any depth for any reason must be supervised by the project arborist. This includes excavation for all underground services, driveways and sidewalks, and structural foundations and the removal of any stumps in the PRZ by an excavator or similar machine.

Any required pruning to accommodate any services or construction beyond the scope of what is set out in this report must be approved by the project arborist.

The developer is required to plant two replacement trees for every protected tree removed. The trees tagged as #779 and #780 are likely two stems emerging from a common root system. In consideration of this it is suggested that they be considered as one tree, requiring replacement of 2 rather than 4 replacement trees. The project arborist will oversee the selection, placement and planting of replacement trees.

Thank you for the opportunity to comment on this development.

Should any issues arise from this report, I am available to discuss them by phone, email or in person.
Regards,

Darryl Clark

Certified Arborist PN-6523A
ISA Tree Risk Assessor CTRA 459

Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

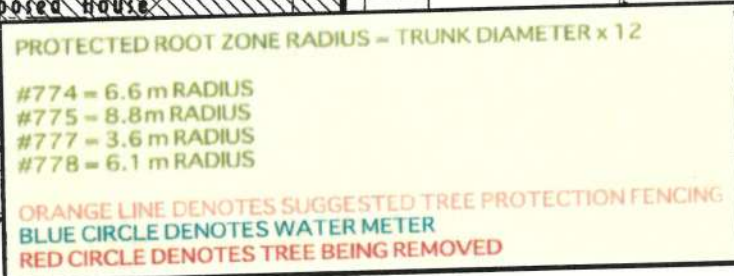
The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.
- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.



SUMMARY SMALL LOT HOUSE REZONING PETITION

I, Kim Colman (applicant), have petitioned the adjacent neighbours* in compliance with Charge 6 Developers the *Small Lot House Rezoning Policies* for a small lot house to be located at 1705 Haultain (location of proposed house) and the petitions submitted are those collected by Nov 24, 2015 (date). **

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
2560 Shelbourne (owner)	✓		
2560 Shelbourne (renter)	✓		
2566 Shelbourne	✓		
2561 Shelbourne			✓ owner ✓ renter
2563 Shelbourne	✓		
1656 Haultain	✓		
2607 Shelbourne	✓		
1712 Haultain	✓		
1711 Haultain		✓	

SUMMARY	Number	%
IN FAVOUR	7	87.5%
OPPOSED	1	12.5%
TOTAL RESPONSES	8	100%

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

Neighbourhood Map for 1705 Haultain Rezoning Application



SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Peterson; am conducting the petition requirements for the
(print name) property located at 1705 Haultain to the
following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Don Peterson (see note above)

ADDRESS: 2560 Shelbourne

Are you the registered owner? ☒ Yes ☐ No

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments: Properties along Shelbourne
between Bay and Haultain are due to
be redeveloped

Nov. 17th, 2015

[Signature]

Date

Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Coleman (Large C), am conducting the petition requirements for the
(print name)

property located at 1705 Haultain

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Julian Smarzyński (see note above)

ADDRESS: 2560 Shellburne St.

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

30/10/15

Date

[Signature]

Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Colman (Charge: C), am conducting the petition requirements for the
(print name)

property located at 1705 Hawthorn

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) JOHN M^C CORMICK (see note above)

ADDRESS: 2563 SHELBOURNE ST.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

NOVEMBER 11, 2015
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Coleman (Large: Co.), am conducting the petition requirements for the
(print name)

property located at 1705 Hamlet

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Ryan Kelly (see note above)

ADDRESS: 2816 Stelborne St.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Oct 30/15
Date

Ryan Kelly
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Wolman (Chang, Co), am conducting the petition requirements for the
(print name)

property located at 1705 Hamletuin

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) WALTER DEFAVETTE (see note above)

ADDRESS: 2607 SHELBOURNE ST

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Good Luck!

OCT 31, 2015
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Colman (Large Co), am conducting the petition requirements for the
(print name)

property located at 1705 Haultain

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MICHAEL BINGHAM (see note above)

ADDRESS: 1656 HAULTAIN ST VICTORIA BC

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

I THINK THIS IS WELL DESIGNED PROPERTIES
THAT WILL ADD TO THE NEIGHBOURHOOD

12/10/15
Date

LB
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I, **Kim Colpman, Large & Co.**

Developers, am conducting the petition requirements for the (print name) property located at **1705**

Haultain to the following Small Lot Zone: **R1-S2 (3 lots)**

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Allan Koshyniuk & Jessica Belle (see note above)

ADDRESS: 1711 Haultain St

Are you the registered owner? ☒ Yes ☐ No

I have reviewed the plans of the applicant and have the following comments:

☐ I support the application.

☒ I am opposed to the application. (*)

Comments:

(*) I am not opposed to the subdivision of this lot. However, as currently planned there is insufficient parking on property, & on-street parking is not available on the perimeter of this property. Subdivision into two lots likely more appropriate.

Date

Signature



Kimberley Colpman [REDACTED]

Letter

2 messages

Dan Hagel <danhagel@shaw.ca>
To: kim@largeandco.com

Thu, Nov 19, 2015 at 2:19 PM

Hi Kim,

Attached is the letter approving the development.

Dan
[REDACTED]

Letter to Large & Co..pdf
27K

Kimberley Colpman <kcolpman@gmail.com>
To: Dan Hagel <danhagel@shaw.ca>

Thu, Nov 19, 2015 at 10:03 PM

Thank you!

[Quoted text hidden]

Kim Colpman
Director of Development

www.largeandco.com



507 - 2nd Ave. E.
Victoria, B.C. V8W 2R7

November 19, 2015

To Whom it May Concern,

On behalf of the owner, Colin Davidson of 1712 Haultain St., he has no opposition to the development across the street as he feels new homes will only improve the neighbourhood.

This letter was written with the owner's consent by the owner's listing Realtor, Dan Hagel.

Sincerely,

Dan Hagel
Re/Max Camosun – Oak Bay



HAULTAIN STREETSCAPE
SCALE - 1/4" = 1'-0"



SHELBOURNE STREETSCAPE
SCALE - 1/4" = 1'-0"

Proposed Subdivision & Rezoning - 1705 Haultain Street



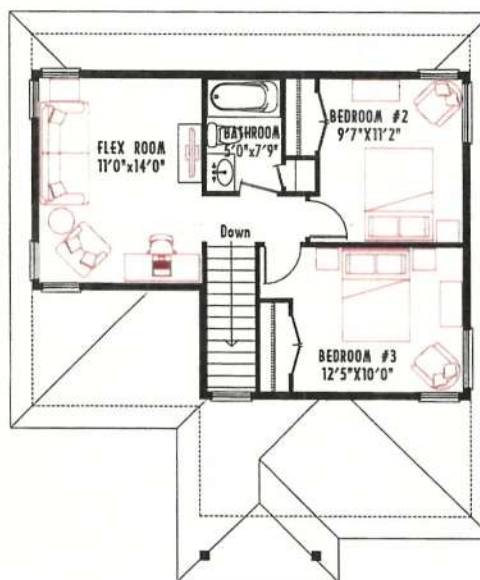
807 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2884
Fax - 250-480-2885

Revised - January 8, 2016
Streetscapes
Date - October 26, 2015
Sheet 2 of 6

Gerry Troesch
Residential Design
3718 Ridge Road Drive, Victoria BC V8C 6A6
Phone - 250-480-6002 Email - gtroesch@shaw.ca

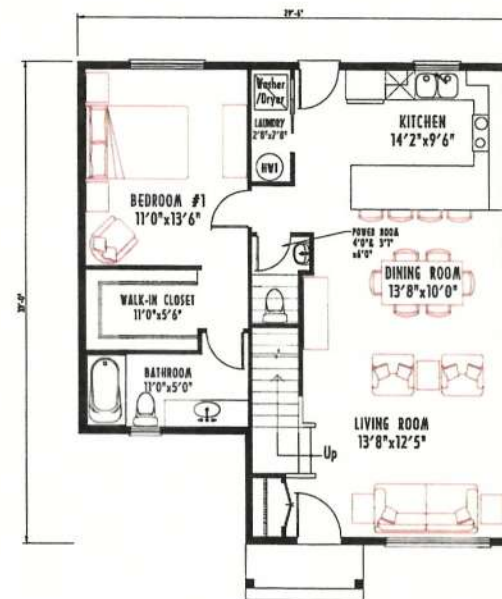


Haultain Street (North) Elevation
Scale - 1/4" = 1'-0"



SECOND STOREY FLOOR PLAN

Floor Area - 49.03 sq.metres (527.75 sq.ft.)
Scale - 1/8" = 1'-0"

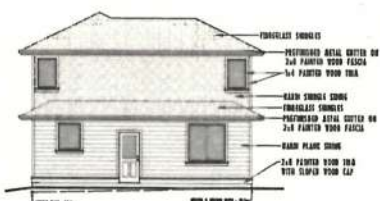


FIRST STOREY FLOOR PLAN

Floor Area - 76.83 sq.metres (827.0 sq.ft.)
Scale - 1/8" = 1'-0"



Shelbourne Street (West) Elevation
Scale - 1/8" = 1'-0"



South Elevation
Scale - 1/8" = 1'-0"



East Side Elevation
Scale - 1/8" = 1'-0"



1705 HAULTAIN STREET - LOT A - EXTERIOR COLOURS

LOT A HOUSE



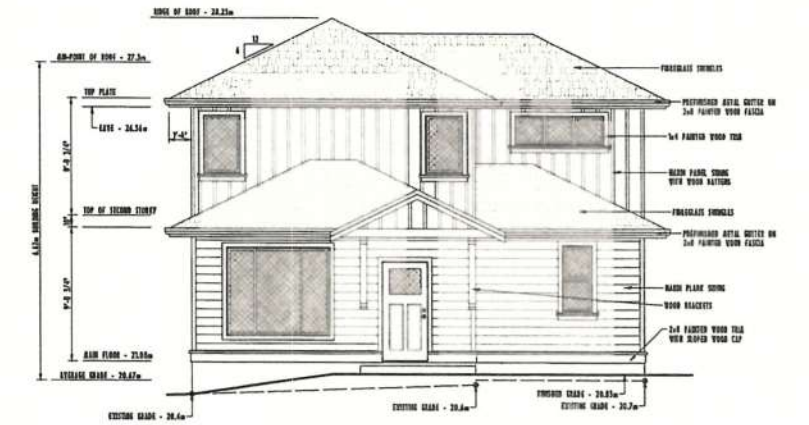
607 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2804
Fax - 250-480-2805

Revised - January 8, 2016

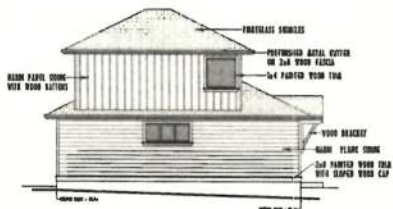
Lot #1 - Plans & Elevations
Date - October 26, 2015
Sheet 3 of 6

Gerry Troesch
Residential Design
8700 Ridge Road Drive, Victoria BC V8V 4G6
Phone - 250-480-6443 Email - gtroesch@telus.net

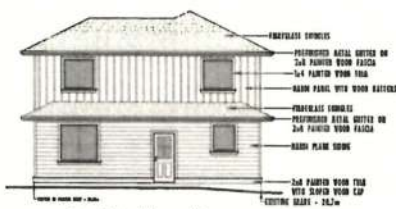
Proposed Subdivision & Rezoning - 1705 Haultain Street



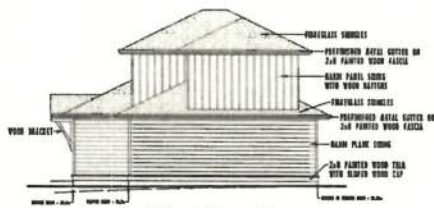
Haultain Street (North) Elevation
Scale - 1/4" = 1'-0"



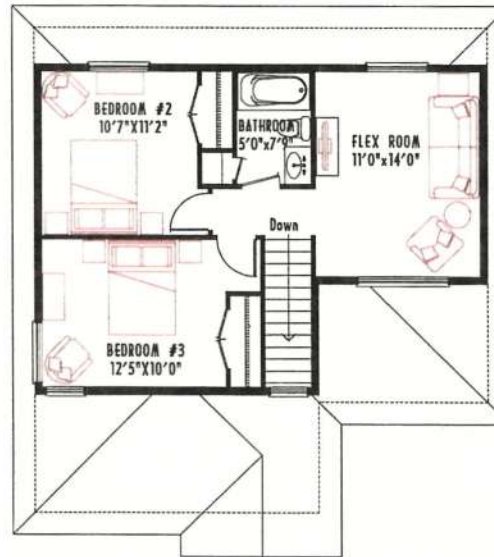
East Side Elevation
Scale - 1/8" = 1'-0"



South Elevation
Scale - 1/8" = 1'-0"

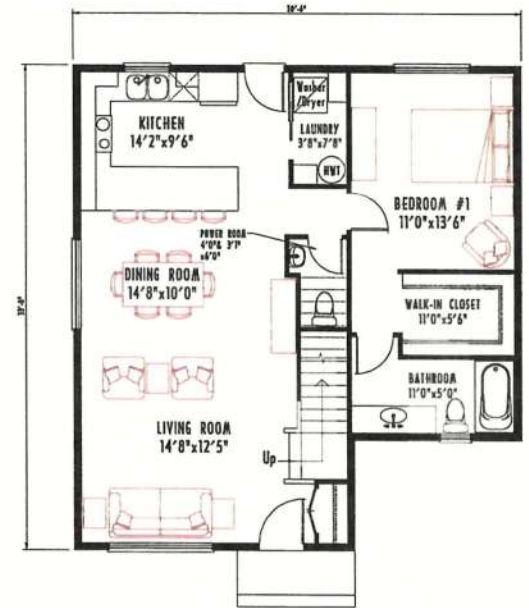


West Side Elevation
Scale - 1/8" = 1'-0"



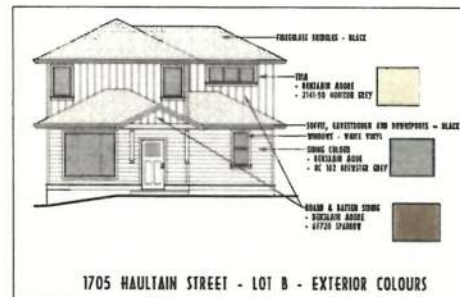
SECOND STOREY FLOOR PLAN

Floor Area - 51.03 sq.metres (549.25 sq.ft.)
Scale - 1/8" = 1'-0"



FIRST STOREY FLOOR PLAN

Floor Area - 79.8 sq.metres (859.0 sq.ft.)
Scale - 1/8" = 1'-0"



1705 HAULTAIN STREET - LOT B - EXTERIOR COLOURS

LOT B HOUSE



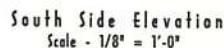
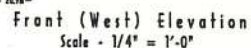
807 Vancouver Street
Victoria, BC V8V 2T8
Phone - 250-480-2894
Fax - 250-480-2896

Revised - March 10, 2016

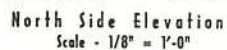
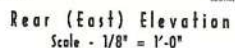
Lot #2 - Plans & Elevations
Date - October 26, 2015
Sheet 4 of 6

Gerry Troesch
Residential Design
3718 Kings Park Drive, Victoria BC V8S 4M8
Phone - 250-480-2894 Email - gerry@largetroesch.com

Proposed Subdivision & Rezoning - 1705 Haultain Street



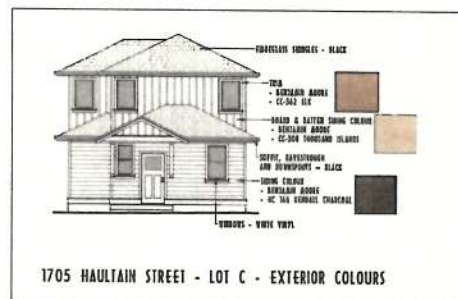
UNPROTECTED OPENING CALCULATION	
EXPOSING BUILDING FACE	63.0 sq.metres
LIMITING DISTANCE	1.5m
ALLOWABLE UNPROTECTED OPENINGS	8% or 5.2 sq.metres
PROPOSED UNPROTECTED OPENINGS	7.4% or 4.97 sq.metres



Floor Area - 54.81 sq.metres (590.0 sq.ft.)
Scale - 1/8" = 1'-0"



Floor Area - 80.2 sq.metres (863.25 sq.ft.)
Scale - 1/8" = 1'-0"



1705 HAULTAIN STREET - LOT C - EXTERIOR COLOURS

LOT C HOUSE



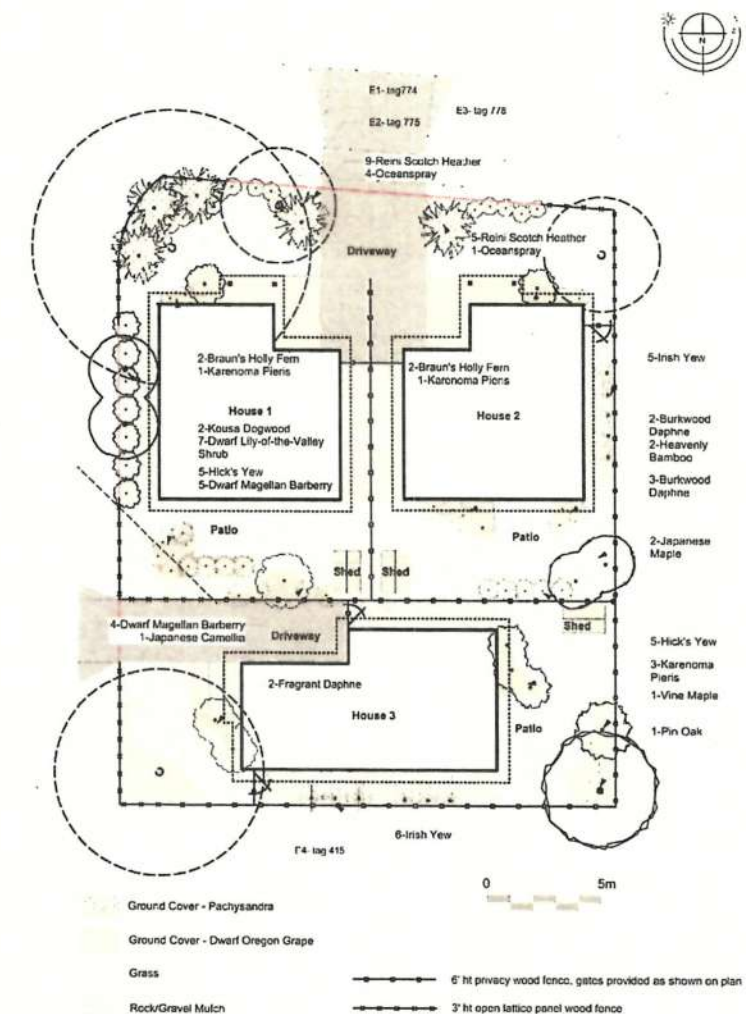
807 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2894
Fax - 250-480-2895

Revised - January 8, 2016

Lot #3 - Plans & Elevations
Date - October 26, 2015
Sheet 5 of 6

Gerry Troesch
Residential Design
2719 Ridge Pond Drive, Victoria BC V8C 4M8
Phone - 250-605-6422 Email - gtroesch@telus.net Website - www.gerrytroesch.com

Proposed Subdivision & Rezoning - 1705 Haultain Street



1705 Haultain Street | Planting Design



LADR

25-495 David Rd
Phone (250) 595-0105

Victoria B.C. V8Z 1B8
Fax (250) 412-0036

Drawing Rev. 3 - Dec. 31, 2015
Drawing Rev. 2 - Dec. 30, 2015
Drawing Rev. 1 - Nov. 24, 2015



607 Vancouver Street
Victoria, BC V8V 3T0
Phone - 250-480-2894
Fax - 250-480-2895

Revised - January 8, 2016

Landscape Plan (Not to Scale)
Date - October 26, 2015
Sheet 6 of 6

Gerry Troesch
Residential Design
3718 Ridge Road Drive, Victoria B.C. V8V 4J8
Phone - 250-480-4102 Email - gtroesch@largeco.ca

Proposed Subdivision & Rezoning - 1705 Haultain Street

1705 Haultain

January 2015: Council Approved

- Move to 2810 Shelbourne
- Create 5 new strata homes
- "Oaklands Walk"



Project Objectives

Large and Co.

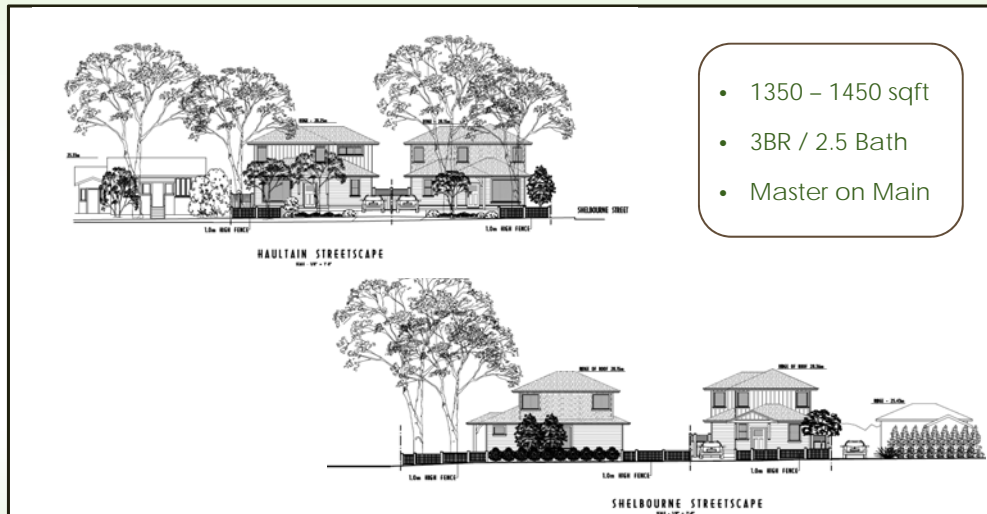
- Align development with City goals
- Optimize use of property
- Provide a housing type different than those currently being built in area.
- Enhance the community

RGS, OCP, Jubilee Plan

- Create compact developments close to existing businesses and transit.
- Integrate intensive SFD development on small lots within Traditional Residential areas.
- Ensure a wide range of housing types are available to support diverse, inclusive and multigenerational communities.
- Design a streetscape that relates to visual character of neighbourhood and fits with SFD nature of existing homes.



Proposal for 3 Small Lot Homes 1705 Haultain



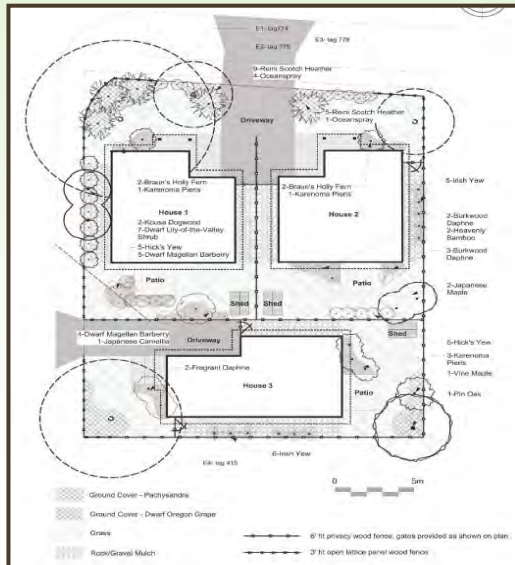
Consultation - City

Planning – Recommending Support

- ✓ Modified house placements to ensure adequate privacy and yard spaces.
- ✓ Reduced window openings and placement to ensure privacy.
- ✓ Enhanced finishing details on exterior.
- ✓ Modified fence and landscape.



Consultation - City



Parks

- ✓ 6 Oaks – remove 3
 - 1 Poor Health
 - 2 in Building Envelope
- ✓ Introducing 6 new trees
 - 1 Pin Oak
 - 2 Japanese Maple
 - 1 Vine Maple
 - 2 Kousa Dogwood
- ✓ 10 Trees in Plan
- ✓ Support from Parks



Consultation - City

Traffic

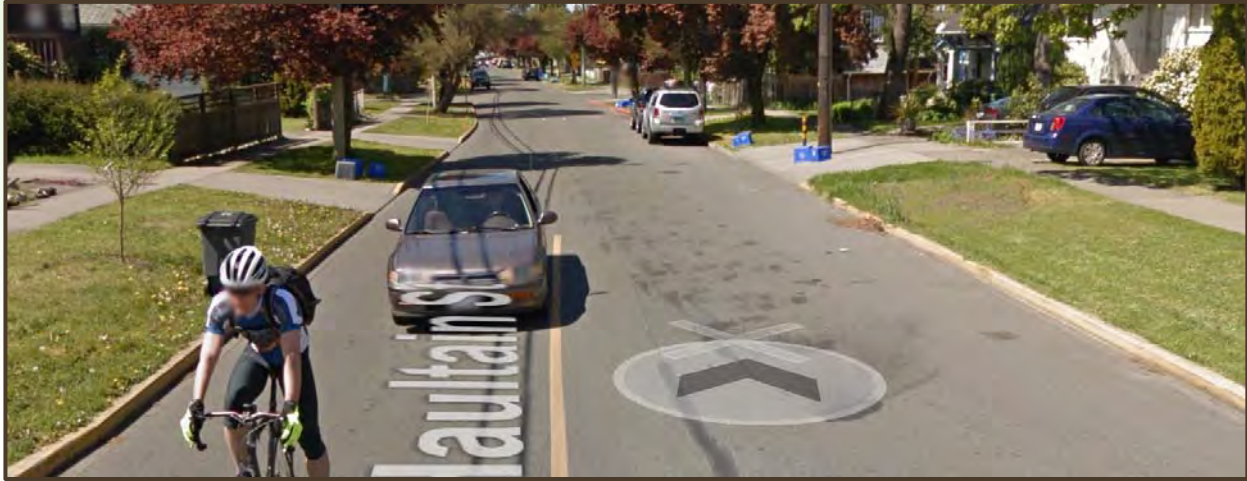
- ✓ Fully support traffic operations.



Consultation - City

Traffic

- ✓ Fully support driveway access



Consultation - Community

Small Lot Petition – Contiguous

- ✓ In Favor: 7 Opposed: 1

NJNA Executive

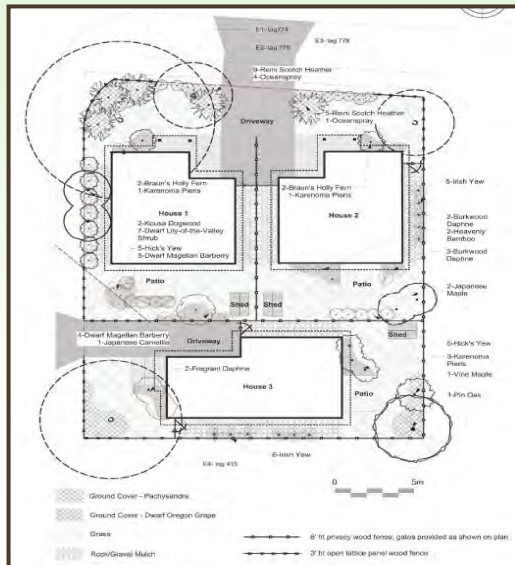
- ✓ Favorable of SFD, small lot concept

NJNA Community

- ✓ SFD – no townhouses or commercial
- ✓ No strata
- ✓ Form and character fits neighbourhood
- ✓ Supports growth strategy in this area
- ✓ Small lot homes – less expensive
- ✓ Floor plan suits variety of home owners



Consultation - Community



Addressed Previously

- ✓ Tree Removal
- ✓ Fencing
- ✓ Traffic

Environmental

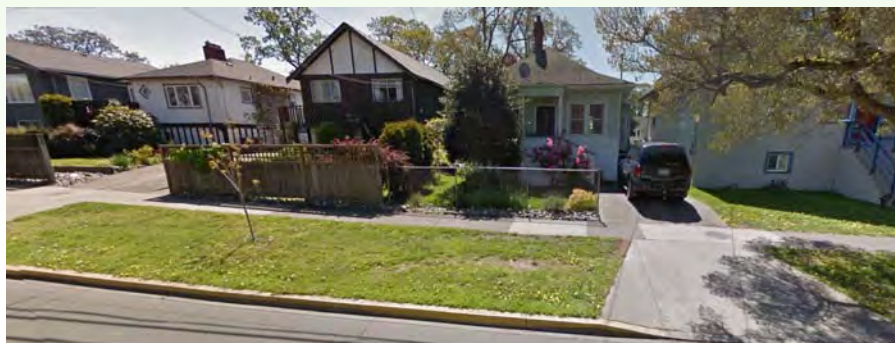
- ✓ Permeable on site features.
- ✓ Ten trees to reduce runoff, support evapotranspiration, increase infiltration and reduce pollutants.
- ✓ Enhanced soil for plants to thrive and optimally retain, drain and clean storm water runoff.
- ✓ Native vegetation adapted to local climatic conditions that will thrive with reduced maintenance.



Consultation - Community

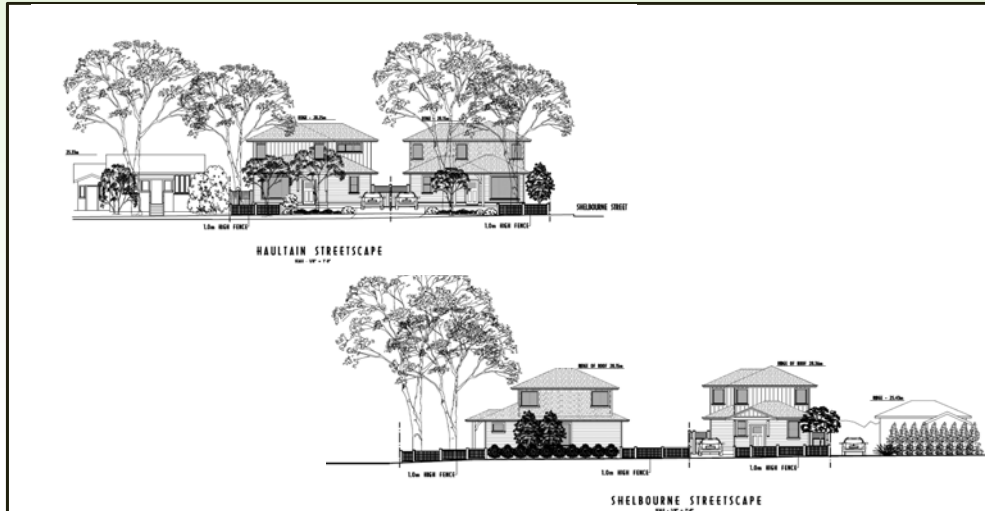
Density

- ✓ 8000 new residents – 40% of growth
- ✓ Develop near existing business / close to transit
- ✓ Efficient land use
- ✓ Compact residential SFD on small lots
- ✓ Integrate into Traditional Residential



Consultation - Community

Density – 'Perfect' Fit



Consultation - Community

Parking

- ✓ Meet bylaw, approved by City – 1 stall / lot
- ✓ Walkscore 75 - "Very Walkable so most errands can be accomplished on foot"



Consultation - Community

Parking - Guests



Tuesday 11:00 am



Wednesday 9:00 am

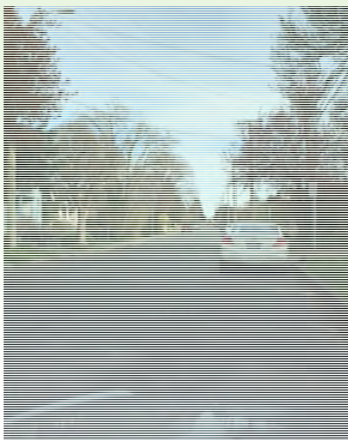


Thursday 6:30pm

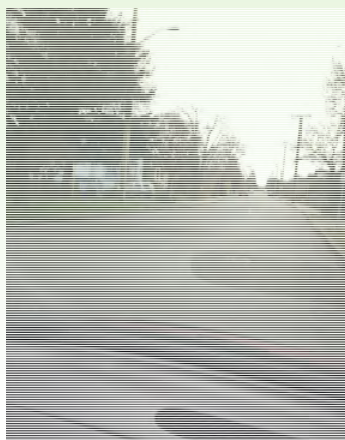


Consultation - Community

Parking - Guests



Friday 7:30pm



Friday 11:00am



Saturday 7:00 pm



Summary

Why Support our Proposal?

1. Aligns with goals of RGS, OCP and NJ Community Plan.
 - Sensitive small lot infill in traditional residential, high growth area
2. Offers another type of housing alternative in this area.
 - (Fee simple SFD).
3. Appealing streetscape on both streets.
4. Responded to all known concerns/requests.
5. Supported by majority of contiguous neighbours.
6. Supported by City - Planning, Traffic and Parks.



Additional Slides

REPORTS OF THE COMMITTEES

1. Committee of the Whole – April 7, 2016

4. Development Permit with Variances Application No. 00498 for 1705 Haultain Street

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00498, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit Application No. 00498 for 1705 Haultain Street, in accordance with:

1. Plans date stamped March 15, 2016.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

- i. Reduce the front yard (west) setback from 6.00m to 2.03m;
- ii. Reduce the rear yard (east) setback from 6.00m to 1.50m;

Proposed Lot B

- iii. Reduce the front yard (north) setback from 6.00m to 5.00m;
- iv. Reduce the rear yard (south) setback from 6.00m to 4.73m;
- v. Reduce the side yard (east) setback from 2.40m to 1.83m;
- vi. Permit parking to be located between the building and the front lot line;

Proposed Lot C

- vii. Reduce the side yard (south) setback from 2.40m to 1.50m;
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

4.1.2 Development Permit with Variances Application No. 00498 for 1705 Haultain Street

Committee received a report dated March 23, 2016, regarding an application to subdivide the subject property into three small lots and construct three small lot houses.

Motion: It was moved by Councillor Lucas, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00498, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit Application No. 00498 for 1705 Haultain Street, in accordance with:

1. Plans date stamped March 15, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

- i. Reduce the front yard (west) setback from 6.00m to 2.03m;
- ii. Reduce the rear yard (east) setback from 6.00m to 1.50m;

Proposed Lot B

- iii. Reduce the front yard (north) setback from 6.00m to 5.00m;
- iv. Reduce the rear yard (south) setback from 6.00m to 4.73m;
- v. Reduce the side yard (east) setback from 2.40m to 1.83m;
- vi. Permit parking to be located between the building and the front lot line;

Proposed Lot C

- vii. Reduce the side yard (south) setback from 2.40m to 1.50m;
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 16/COTW

To: Committee of the Whole **Date:** March 23, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00498 for 1705 Haultain Street

a Development Permit may include requirements respecting the character of the development including landscaping, the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1705 Haultain Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and to a new zone based on the R1-S2 Zone, Restricted Small Lot (Two Storey) District, except with a smaller minimum site area, in order to subdivide the property into three small lots and construct three small lot houses. Lots A and C would be rezoned to the R1-S2 Zone and Lot B would be the new zone. The variances are related to reducing setbacks and permitting parking in the front yard.

The following points were considered in assessing this Application:

- The proposal is generally consistent with the objectives and guidelines for sensitive infill contained in Development Permit Area 15A: Intensive Residential – Small Lot of the *Official Community Plan, 2012 (OCP)*.
- The requested variances associated with the new house on Lot A are to reduce the front and rear yard setbacks. These variances are the result of the proposed house facing the side lot line (Haultain Street) instead of the front lot line (as defined in the *Zoning Regulation Bylaw*) and do not have a substantial impact on the usable outdoor space in the back yard.
- The requested variances associated with the new house on Lot B are to reduce the front, rear and side yard setbacks and to permit parking in the front yard. To mitigate potential privacy issues caused by the reduced side setback, the applicant is proposing a fence, landscape screening and careful window placement. These variances do not have a substantial impact on the adjacent existing building to the east or the usable outdoor space in the back yard.
- The requested variance associated with the new house on Lot C is to reduce the side yard setback. To mitigate potential privacy issues caused by the reduced side setback, the applicant is proposing a fence and landscape screening. This variance does not have a substantial impact on the existing adjacent building to the south.

BACKGROUND

Description of Proposal

The proposal is to construct three new small lot houses. Specific details include:

- two-storey buildings with no basements
- design elements such as pitched rooflines, distinctive front entryways and traditional-style windows
- the exterior materials include HardieShingle siding, HardiePlank siding, HardiePanel siding with wood batons, fibreglass shingle roofs, painted wood trim and fascia
- new hard and soft landscaping would be introduced, including concrete driveways and concrete paver patios.

Sustainability Features

As indicated in the applicant's letter dated January 15, 2016, the following sustainability features are associated with this application: energy star windows, energy star appliances, programmable energy star thermostat, energy star ventilation fans, low-flow faucets and shower valves, and low-flush CSA approved toilets.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Existing Site Development and Development Potential

The site is presently two vacant lots. Under the current R1-B Zone, the property could be developed as two single family houses with secondary suites.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the North Jubilee CALUC at a Community Meeting held on November 16, 2015. Letters from the CALUC dated December 7, 2015, and February 4, 2016, are attached to this report.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 15A: Intensive Residential – Small Lot. The proposed construction of three new houses is generally consistent with the *Design Guidelines for Small Lot Houses (2002)*.

The proposal is for three two-storey houses without basements. The design of the small lot houses incorporates architectural elements such as pitched rooflines, distinctive front entryways and traditional-style windows. These elements are similar to features of other houses in the neighbourhood.

Windows are maximized on the front and rear elevations, and the windows on the side elevations are smaller and carefully located to respect the privacy of adjacent neighbours. New 1.8m high wood fences and landscape screening are also proposed to help mitigate potential privacy concerns.

The applicant is proposing a mix of hard and soft landscaping on the lot of the new house, including concrete paver patios, concrete driveways and the addition of new grass, ground cover and trees.

Regulatory Considerations

To facilitate the Rezoning Application from the R1-B Zone to a new zone based on the R1-S2 Zone, seven variances would be required.

Proposed Lot A Setback Variances

The applicant is requesting variances for Lot A as follows:

- reducing the front yard setback from 6m to 2.03m (Shelbourne Street)
- reducing the rear yard setback from 6m to 1.5m (east).

These variances are the result of the proposed house facing the side lot line (Haultain Street) instead of the front lot line (as defined in the *Zoning Regulation Bylaw*). If Haultain Street was considered the front lot line these variances would be reduced. There is usable outdoor space at the rear of the house and the front of the proposed building lines up with the adjacent proposed house.

Proposed Lot B Setback Variances and Parking Location Variance

The applicant is requesting variances for Lot B as follows:

- reducing the front yard setback from 6m to 5m (north)
- reducing the rear yard setback from 6m to 4.73m (south)
- reducing the side yard setback from 2.4m to 1.83m (east)
- permitting parking to be located in the front yard.

As with Lot A, there is usable outdoor space at the rear of the house and the front of the proposed building lines up with the adjacent proposed house. To mitigate potential privacy issues caused by the reduced side setback on the adjacent existing house to the east, the applicant is proposing a 1.8m high wood fence, landscape screening and careful window placement. The front of the house is setback to allow the parked car to be located only partially in the front yard.

Proposed Lot C Setback Variance

The applicant is requesting a variance for Lot C by reducing the side yard setback from 2.4m to 1.5m (south).

To mitigate potential privacy issues caused by the reduced side setback, the applicant is proposing a 1.8m high wood fence and landscape screening. The existing building on the adjacent lot to the south is separated from the lot line by a driveway.

CONCLUSIONS

The proposal to construct three new small lot houses is generally consistent with Development Permit Area 15A: Intensive Residential – Small Lot. The small lot houses would be a form of sensitive infill development and fit in with the existing neighbourhood. The variances are

supportable because the impacts are not substantial and the proposed development includes mitigation measures to reduce potential privacy concerns. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00498 for the property located at 1705 Haultain Street.

Respectfully submitted,



Rob Bateman
Planner
Development Services Division

JH



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

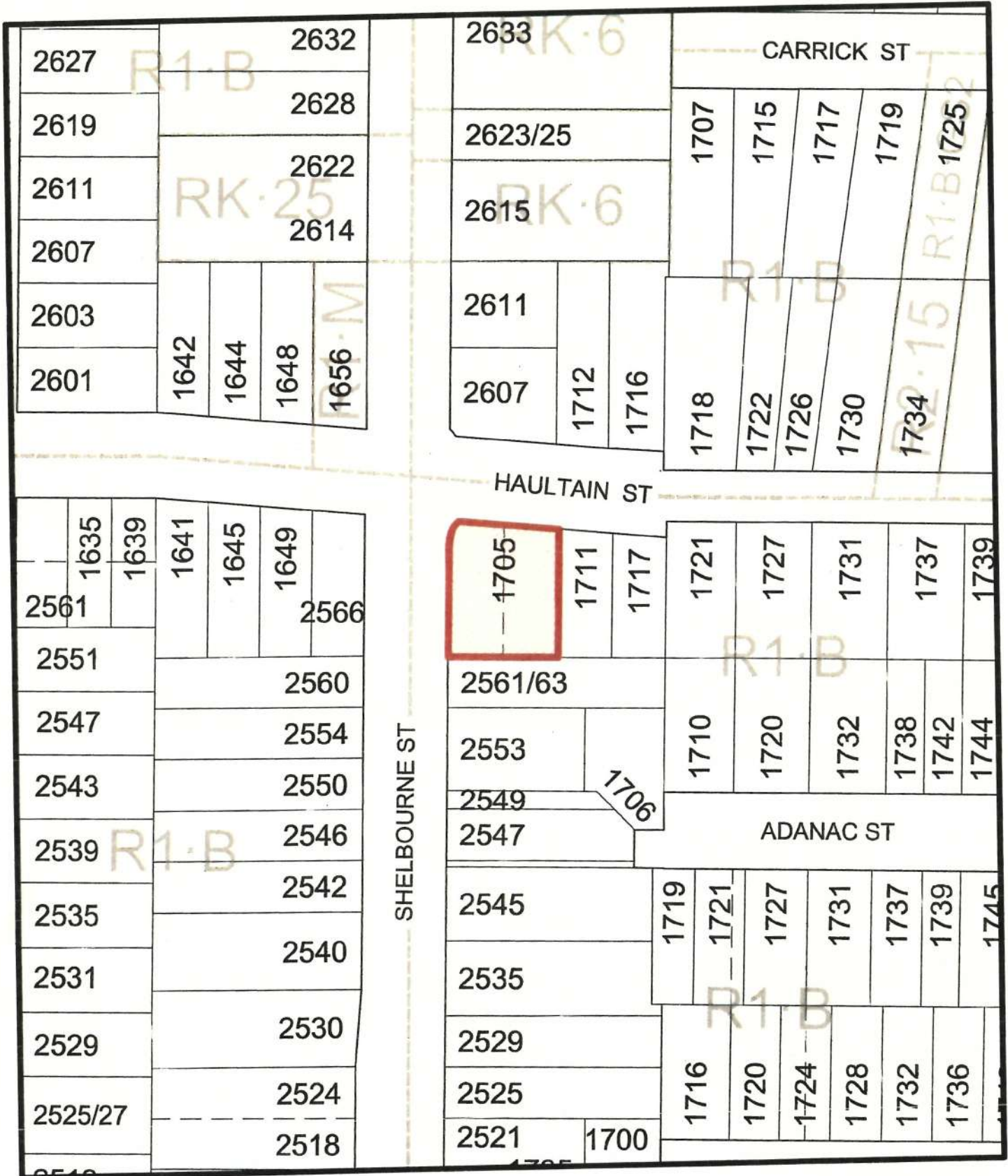


Date: March 31, 2016

List of Attachments

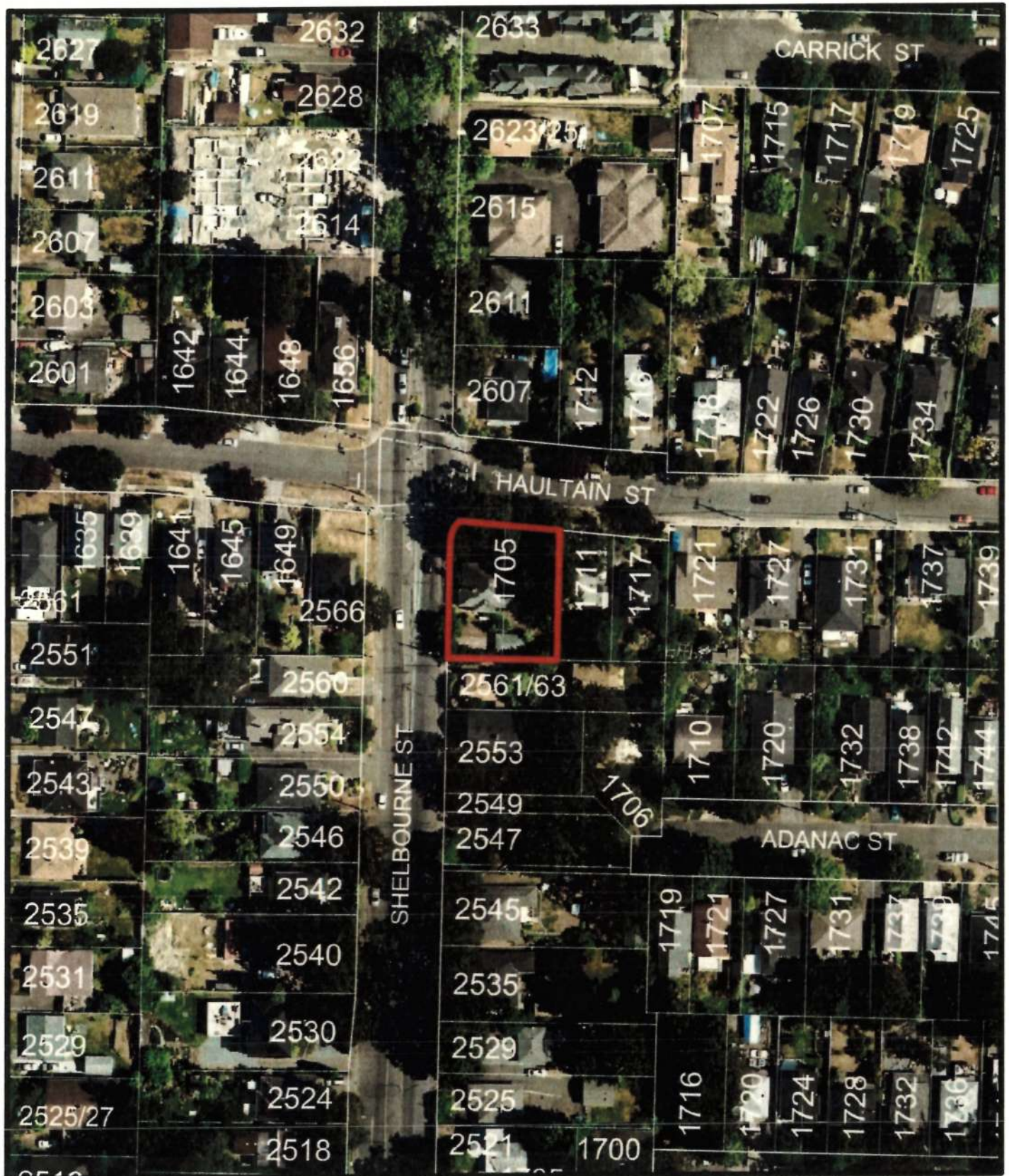
- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated January 15, 2016
- Letters from the North Jubilee Community Association Meeting (November 16, 2015)
- Arborist report dated October 5, 2015
- Small Lot Housing Rezoning Petition
- Plans dated March 15, 2016.

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00498\DP DVP PLUC REPORT TEMPLATE1.DOC



1705 Haultain Street
Rezoning No. 00498
Bylaw No.





1705 Haultain Street
Rezoning No. 00498
Bylaw No.





Rezoning Application 1705 Haultain

January 15, 2016

Her Worship Mayor Lisa Helps and Councillors
Corporation of the City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6



Introduction

The proposal before you is essentially 'Chapter 2' of the development at 2810 Shelbourne approved by Council earlier this year. If you recall, Large and Co. moved the house from 1705 Haultain over to Shelbourne for redevelopment at that site. Haultain is now an empty lot waiting for an approved plan.

I have been working closely and cooperatively with the Area Planner who indicated that City policy supports either townhouses or small lots on this property. I am proposing 3 small lots. Each home would be two storeys, 3 bedrooms and approximately 1400 sqft. which suits a wide range of families. The master bedroom is on the main floor – a design that is rare and in large demand as it allows residents to age in place.

The impetus for this particular plan comes from the City's need to address housing demand pressures by maximizing the use of available land and providing a variety of housing options for Victoria residents. Along Shelbourne we see many townhouses developments. As well, Large and Co is putting the finishing touches on 5 strata units at 'Oaklands Walk' that will provide a less expensive option. This development offers yet another choice of moderate sized fee simple homes for a variety of family types. With no strata councils or fees, this is a very appealing ownership for most.

Community Consultation

Contiguous Neighbours

The Small Lot Petition shows 87.5% support. Only one immediate neighbour is opposed however they are not opposed to the subdivision, but to what they believe is 'lack of parking onsite'. This proposal meets the required number of parking stalls.

North Jubilee Community Association

My original meeting with the NJNA executive met with positive feedback. Attendees preferred the small lot fee simple home proposal over the previous 4 unit strata proposal. Main comments from the subsequent NJNA community meeting are addressed here:

1. Removal of protected trees and replacement.

There are 6 Garry Oak trees on the property. One of the oak trees is in poor condition and two others are in the building envelope. They will be removed in accordance with the Arborists Report and replacements determined as outlined by Parks in their Application Review.

The landscape plan does incorporate 6 new trees for a total of 9 for this development. One of the new trees is an Oak – in the rear yard of House #3, resulting in 4 oak trees for this development. The Parks department agreed that any more oak trees on this site is impractical.



2. Solid 6' fence along Shelbourne limits visibility

This has been modified in the updated proposal to create a more friendly pedestrian experience and inviting streetscape, while preserving privacy for the home owner with careful plantings, shown in the landscape design.

3. Parking

Parking was discussed in detail at the meeting, some indicating that 1 parking stall is 'not enough'. The proposed parking configuration of 1 stall per home has been reviewed and approved by the City's Traffic Engineer and meets the bylaw requirement.

Understandably, as we shift our focus away from the car and toward walkable communities, it is a difficult transition for most. However, this property is ideally located to transit, cycling and a Car Share within a 10 minute walk.

The Community also raised concerns regarding on-street parking being 'full' with RJH employees and other non-residents. I have been photographing the street at different times which demonstrates availability. I can provide these to Planning for the PLUC meeting.

4. Density

Some, not all, residents thought that 3 homes are too many. My sense is this comment revolves more around their parking concerns. As noted from adjacent east neighbour (1711 Haultain) - *"I am not opposed to the subdivision of this lot however there is insufficient parking on the property."* As noted earlier, the proposal meets the parking bylaw.

To speak to the density directly, according to the Regional Growth Strategy, *the Mayfair and Hillside Town Centres, together with transit-oriented Large Urban Villages elsewhere in the city, are forecast to accommodate 40% of Victoria's population growth to 2041, or approximately 8,000 new residents.* This proposal fully supports the City's intention to utilize land more creatively and build additional housing in an area where the population is expected to grow significantly.

5. Storm Water Management

The following storm water management features are incorporated in the proposal:

1. Rock/gravel mulch for all pathways along the sides of each house for increased permeability.
2. A rectangular gravel strip down the center of each driveway to increase permeability.
3. Permeable pavers for all rear patios.
4. Nine (9) trees offering the following benefits:
 - Reduced runoff by capturing and storing rainfall in the canopy and releasing water into the atmosphere through evapotranspiration.
 - Increased infiltration since tree roots and leaf litter create soil conditions that promote the infiltration of rainwater into the soil. As well trees help slow down and temporarily store runoff, which further promotes infiltration.
 - Reduced pollutants since trees take up nutrients and other pollutants from soil and water through their roots, and transform pollutants into less harmful substances.
5. Enhanced soil for plants to thrive and optimally retain, drain and clean storm water runoff.

6. Native vegetation adapted to local climatic conditions that will thrive with reduced maintenance.

Proposal Overview

Requested Variances

'Creativity' is the key when retro-fitting a built-out city and the OCP recognizes this in one of its Land Management and Development objectives:

- Give consideration to site-specific amendments that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context.

The goal is to maximize the land use and remain sensitive to the SFD character of the immediate area. This has resulted in a few minor variances.

Variance	Explanation
Lot A – House #1	Street frontage is determined by the widest street. Shelbourne is the wider than Haultain by 0.0535m (2") and is therefore the 'front'. However, the best orientation for this house in terms of livability is towards Haultain. I have therefore addressed the variances with Haultain as the 'front' street .
Setback – Front Yard	
Required: 6.00m Proposed: 5.09m	Setback to building face is actually 6.0m. Setback to porch pillars is 5.09m, which is supportable in the Small Lot Design Guidelines: <i>The extension of architectural elements into the front yard requirements may add welcome variety to street facades.</i>
Setback – West Side Yard (Shelbourne)	This was the ideal placement of House #1 to respect setbacks between neighbours and provide a slightly greater setback to the east neighbour.
Required: 2.4m (Habitable) 1.5m (Non-Habitable)	The habitable window faces Shelbourne and does not create privacy issues. A reduced setback is consistent with the Small Lot Design Guidelines which states:
Proposed: 2.03m (Habitable)	<i>Relaxation of side yard requirements may be appropriate to facilitate innovative design solutions provided it does not adversely affect privacy, sunlight or views of adjacent properties.</i>
Setback – Rear Yard	House placement was ideal to:
Required: 5.28m* Proposed: 4.91m	<ul style="list-style-type: none"> ▪ Respect required 6.0m front yard setback ▪ Keep house further back from Shelbourne/Haultain intersection and still provide usable rear outdoor space. ▪ Support parking approved by the City's Traffic Engineer.

Variance	Explanation
*Req'd rear yard setback is 25% of lot depth	
Lot B – House #2 Lot Area Required: 260.00m ² Proposed: 253.4m ² Setback – Front Yard Required: 6.00m Proposed: 5.09m Setback – Rear Yard Required: 5.04m* Proposed: 4.73m *Req'd rear yard setback is 25% of lot depth Setback – East Side Yard (by neighbour) Required: 2.4m (Habitable) 1.5m (Non-Habitable) Proposed: 1.83m (Habitable)	<p>This is the only lot that is marginally shy of the requirement and it aligns with other small lot bylaws approved by the City in support of creative infill:</p> <ul style="list-style-type: none"> ▪ R1-S21: McKenzie – Lot Area 240m² ▪ R1-S22: Grant – Lot Area 215m² ▪ R1-S25: Pembroke – Lot Area 219.5m² <p>House placement was done to:</p> <ul style="list-style-type: none"> ▪ Align with House #1 and create a more pleasing streetscape. ▪ Pull the east window forward for greater privacy between neighbour's. ▪ Provide a reasonable, useable rear yard space. <p>Rationale same as above.</p> <p>The policies state: <i>Relaxation of side yard requirements may be appropriate to facilitate innovative design solutions provided it does not adversely affect privacy, sunlight or views of adjacent properties.</i></p> <p>House placement, fencing and landscaping assure privacy, sunlight and views are not adversely affected.</p>
Lot C – House #3 Setback – North Side Yard Required: 2.4m (Habitable) 1.5m (Non-Habitable) Proposed: 1.5m (Habitable)	<p>Again, policy supports this variance. There are no privacy issues. The only habitable window is an obscured bathroom. As well there is a 6' fence enhancing privacy.</p>



Government Policies

This section explores the various government policies and highlights how my proposal supports their goals and objectives.

Regional Growth Strategy

The City of Victoria supports the policies and initiatives of the CRD's Regional Growth Strategy (RGS). There are 2 main objectives of this strategy that are reflected in my proposal.

- **Keep Urban Settlements Compact** - *The Mayfair and Hillside Town Centres, together with transit-oriented Large Urban Villages elsewhere in the city, are forecast to accommodate 40% of Victoria's population growth to 2041, or approximately 8,000 new residents.*
- **Build Complete Communities** - *Establish policies to facilitate urban development that contributes to greater community completeness, in particular by supporting: new housing within a ten-minute walk of existing business and community services and facilities; and locate new growth within 400 metres of transit routes.*

Official Community Plan

The Official Community Plan (OCP) has established **Land Management and Development** objectives to address housing demand pressures the City will be/is facing, which are supported by my proposal. These include:

- *Compact development patterns that use land efficiently.*
- *Additional housing needed to satisfy widespread demand.*
- *Urban development to focus on building coherent, livable places of character, where the goods and services people need are close to home.*
- *Consider new development infill and redevelopment in areas designated Traditional Residential.*

Specifically, with respect to **Small Lot** developments our proposal supports the OCP's intention to:

- *Accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts.*
- *Integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.*
- *Achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.*
- *Integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.*

Jubilee Neighbourhood Plan

The Jubilee Neighbourhood Plan highlights support for this type of development by *permitting sensitive, small scale in-fill development*. It asks that we ensure *new residential development fits into the character of the existing neighbourhood and street through a design that respects the scale and form of housing*. Our proposal supports both these initiatives.



Design Guidelines

Building

Design elements are incorporated that are sensitive to the siting, massing and visual character of these small lot homes. The building design meets the following Small Lot House Design Guidelines:

- *A streetscape that relates to the visual character and scale of the neighbourhood.*
- *Design that responds on both the front and flanking streets of the development without adversely affecting adjoining properties.*
- *Extension of architectural elements into front yard setback to add welcome street façade.*
- *A shelter/shed for garden tools, bikes and so on be provided in the absence of a garage.*
- *A principal entry that is emphasized and made visible from the street.*
- *Colour schemes that are compatible with the neighbourhood.*
- *Repetition of similar finishes and materials for visual continuity.*

Landscape

The landscape design retains 3 Oak trees and adds 6 trees to the property – 1 Oak, 1 Vine Maple, 2 Kousa Dogwood, 2 Japanese Maple, for a total of 9 trees. Plant selection is environmentally appropriate for climate and zone, and takes into consideration sun, shade, size, shape, colour and seasonal interest. It also considers where screening requirements and where low planting for visibility is necessary.

See Storm Water Management discussed earlier for more information about Landscape.

Green Building Features

Retained existing home	30 year roof warranty	Permeable patio surfaces
Increase in overall trees on site	Drought tolerant plantings	Energy Star Windows
Energy Star Appliances	Fibreglass Exterior Doors	Natural Hardi Exterior Siding
Low flow faucets and shower valves	Programmable Energy Star thermostat	Toilets CSA approved, low flush
Energy Star ventilation fans		

Summary

Land opportunities like this in the City are rare. We cannot afford to underutilize its potential. The addition of 3 homes in an area where the population is expected to grow significantly clearly supports the City's intention to provide more housing options and do so by utilizing land creatively and responsibly. The few variances I am requesting are supportable through the goals outlined in the OCP and Regional Growth Strategy.

I respectfully ask for your support of this proposal and the opportunity to present at a Public Hearing.

Sincerely,

Kim Colpman
Large & Co. Developers



North Jubilee Neighbourhood Association

Victoria City Council - 12 May 2016

1766 Haultain Street

Victoria, B.C., V8R2L2

February 4, 2016

Mayor Lisa Helps and City Councillors

Corporation of the City of Victoria

1 Centennial Square

Victoria, B.C., V8W 1P6

Re: Rezoning Application #00498 for 1705 Haultain Street

Dear Mayor Helps and City Councillors:

Further to the North Jubilee Neighbourhood Association's December 7, 2015 letter which outlined comments from the November 16, 2015 community meeting, the North Jubilee's Land Use Committee is replying to the Sustainable Planning and Community Development Department's November 27, 2015 letter in connection with this proposed rezoning with further comments.

Livability: This proposal is for three 1400sq.ft. homes to replace one family home. It is situated in a neighbourhood that is concerned about retaining as much green space as possible and a proposed park is one of the OCP's strategic directions. Our neighbourhood does not have a local school which could provide indoor and outdoor space for community activities. For a family oriented development there is inadequate open space and play area for housing which is situated on a major transportation corridor. The corner of Shelbourne and Haultain Streets is an extremely busy corner and thus there are concerns about the safety in the use of the driveways on both streets. There will be a lack of visibility if backing in or backing out and there is not any turnaround provided on the properties.

This proposed development does not relate to the scale of the smaller, nearby homes and thus does not result in gradual housing growth. Photos or illustrations of adjacent properties were not available at the CALUC meeting.

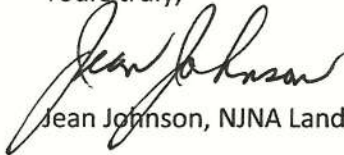
Walkable Neighbourhood/Parking: Walkability of this neighbourhood, especially in the area South of Bay Street, is curtailed as residents do not have any alternate North/South route except by using either Richmond Road or Shelbourne Street, as our residential streets are one block in length. Optional, pleasant walkable routes are thus restricted.

There is always a serious concern regarding parking as the "vision" of the OCP does not fit the reality of our neighbourhood. Many residents have two or more vehicles and thus one parking spot does not meet parking requirements and at times, residential green space is converted to provide extra space. There is concern that this type of conversion could possibly take place on these sites. There are two auto sections that appear weekly in our daily newspaper plus daily ads and car lots occupy large spaces in Victoria. As there is not any type of rapid transit system, commuting other than by car is a long term goal. Victoria is a favourite location for people to retire and alternate transportation is often not feasible for the elderly.

In the applicant's November 24, 2015 letter to Mayor and Councillors, it was advised that this proposal is 'Chapter 2' of the development at 2810 Shelbourne Street where the house from 1705 Haultain Street was moved to Shelbourne. Originally, there had been a rezoning proposal for the Haultain Street property which was declined in 2012. The residence was rented/leased until it was moved and unfortunately, not well maintained. It was also "stripped" prior to the move which was a more favourable option than being scraped, but still resulted in a volume of demolition debris.

Current rezoning applications are complex projects for volunteers at any time, but particularly at present, as North Jubilee does not have an updated local neighbourhood plan and it is difficult to balance this lack with the directions in the OCP as we consider the rezoning proposals in our area.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jean Johnson', written over a horizontal line.

Jean Johnson, NJNA Land Use Chair on behalf of LUC members

Pat May, Sheena Bellingham, Wilma Peters, Janice Stewart and Heather Fox

Cc: Lucina Baryluk, Senior Process Planner, Sustainable Planning and Community Development

Rob Bateman, Planner, Sustainable Planning and Community Development



North Jubilee
Neighbourhood
Association

Victoria City Council - 12 May 2016

1766 Haultain Street
Victoria, B.C., V8R2L2
December 7, 2015

Mayor Lisa Helps and City Councillors

1 Centennial Square

Victoria, B.C., V8W1P6

Re: Rezoning Application #00498 for 1705 Haultain Street

Dear Mayor Helps and City Councillors:

On November 16, 2015 the North Jubilee Neighbourhood Association Land Use Committee hosted a community meeting regarding the development proposal for 1705 Haultain Street. This proposal was presented to 18 (+) residents by applicant Kim Colpman for Large & Co.

This proposal would result in 3- two storey homes each of approximately 1400 sq.ft. and was formerly the location for a single family home which was totally stripped and then moved from its Haultain Street location to a development at 2810 Shelbourne Street. (Rezoning application No. 03370..."relocate a house from 1705 Haultain Street onto this lot and renovating it to create a duplex".) Under this application 3 fee simple small lots (complete ownership, no strata fees) are proposed with one house on each lot. They would be two-story, 3 bedroom, plus flex room, homes.

There are six protected Garry Oak trees on this property plus one Arbutus on City property. The applicant advised that 3 Garry Oaks would remain on the site. Since the CALUC meeting the applicant has forwarded a copy of the arborist's report to our LUC. One Garry oak will be removed for the driveway and two for one of the houses. Due to the lack of green space in our neighbourhood, the committee is concerned that three protected trees are recommended for removal. Preference would be for the siting of the proposed development to allow for more of the trees to be protected.

Page 2.

However, we are aware that the applicant is required to plant two replacement trees for every protected tree removed. Sizes shown on the landscape plan are three @20 pots; two #15 pots and one 4 cm cal. These descriptions do not indicate the height or maturity of the replacement trees.

Recorded comments, concerns, questions from the meeting:

Fencing: There is concern that a solid, wooden 6 foot fence along Shelbourne Street would be dangerous as it would limit a driver's ability to see approaching vehicles, cyclists and pedestrians at the corner of Shelbourne and Haultain Streets. This is a busy corner not only due to the Shelbourne corridor, but Haultain Street has become a popular bike route. Another comment was that this type of fence would attract graffiti.

Environmental features including permeable driveways; collection of rain water on site, etc. should receive preference.

Storage: There was a question re the storage space for two garbage bins and recycle boxes. These could be kept at the side of the houses on the rock/gravel mulch beds.

Density: Some residents commented that 3 single family homes (1400 sq. ft.) were too large for this property and suggested planning only for two or considering other options. In today's market these proposed homes would be priced at \$475,000 to \$500,000 and the target markets would be families, seniors and people wanting to own their own homes (not strata).

Parking: Always a major concern with only 1 parking stall for each home. There is not any parking permitted in front of these proposed homes and this would increase parking on Haultain Street for any of the new homes with more than one vehicle. With three bedrooms plus a flex room, it is a reasonable assumption that there will be more than one car per resident.

Construction: There are concerns re future construction congestion at this well-travelled corner. Where will workers park?

Page 3.

General comments: This proposal would provide single family dwellings for buyers. Why not build a strata with one driveway? However, another comment was that single family dwellings without strata was a good idea. Design was well thought out.

NJNA Land Use Committee comments and concerns:

The vehicles for these three homes will either have to back in or back out which will require close attention at this well-travelled corner.

Sheds are indicated on the landscape plan, but not the dimensions. Our understanding is that these will be utility-type garden sheds and question if these will provide adequate storage for bicycles; outdoor toys; garden equipment, etc.

A materials board was not available at the CALUC meeting although paint chips were provided for all three homes. The colours provided are neutral in tone, but without materials or finishes it is difficult to envision how compatible they will be with existing homes.

Concrete driveways and concrete paver patios are shown on the site plan. The community 's preference would be permeable alternatives. In view of our neighbourhood's proximity to Bowker Creek we support its protection in land use planning.

Biketoria is currently involving all neighbourhoods. The two cycle networks proposed for North Jubilee involve Shelbourne Street and Haultain Street. As the NJNA has not yet been given a date for the review of their local neighbourhood plan, it is difficult to provide informed feedback. However, this projected, increased cycle traffic needs to be taken into consideration when considering the increased density for this corner.

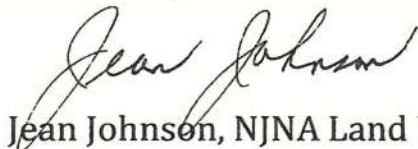
The North Jubilee section of Haultain Street is only one block long and does not have a boulevard. Residents volunteered many hours several years ago to have the block-long streets in our area closed to through traffic. It resulted in Haultain residents once again being able to chat with each other and enjoy

4.

observing the increase in bicycle and pedestrian use due to the decrease in cut-through traffic, often over the speed limit. Three of the closest streets to this Haultain block are dead-ends...Carrick, Adanac and Emerson which added to the former heavy traffic. Similar to many Victoria areas, our block has several legal and illegal suites which often result in additional parking on the street. Also added factors are the location of a day care plus RJH hospital staff parking on this block as well as overflow from both Richmond Road and Shelbourne Street residences (no street parking on Richmond and very limited parking on Shelbourne near Haultain.).

The Association has now received the City's November 27th letter with copies of the Rezoning Application, applicant's letter and plans. Further comments may follow at a later date in reply to same.

Yours truly,



Jean Johnson, NJNA Land Use Chair

On behalf of Committee members Pat May, Janice Stewart, Heather Fox, Wilma Peters and Sheena Bellingham.

Cc: Rob Bateman, Planner, Sustainable Planning and Community Development

Kim Colpman, Large & Co.

Pamela Martin

From: Smith, Gary (Victoria) [REDACTED]
Sent: Tuesday, December 01, 2015 9:13 AM
To: caluc@victoria.ca
Subject: Proposed Rezoning...1705 Haultain Street

Good Morning,

I am the owner and resident of 1717 Haultain Street. Having reviewed the above proposal, I support the initiative for a few reasons:

- Higher density should be expected along shelbourne, and I am happy it will be owner occupied SFDs rather than an apartment building or commercial enterprise
- Smaller houses on smaller lots = greater affordability in this very pricy town
- It's too bad about the loss of some oak, but new planting will replace the greenery

Perhaps some onsite Rain water disposal is a good green option to request.

Thanks
gary

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Laura Wilson

From: [REDACTED] on behalf of NJNA <community@njna.ca>
Sent: Monday, Nov 23, 2015 12:35 PM
To: caluc@victoria.ca
Subject: Fwd: Large and Co. Proposed Development at 1705 Haultain St.

Mayor and City Councillors...forwarded by North Jubilee Neighbourhood Association Land Use Chair.

----- Forwarded message -----

From: J Drew [REDACTED]
Date: Mon, Nov 16, 2015 at 10:01 PM
Subject: Large and Co. Proposed Development at 1705 Haultain St.
To: Jean Johnson [REDACTED]
Cc: J Drew [REDACTED]

Jean,

Here is my letter to the city regarding Large and Co.'s development proposal at 1705 Haultain St.

Could you please forward it to city council for me as I do not have an email address.

Thanks,

Janet

November 16, 2015

Hello,

I am writing this letter in response to the meeting held by Large and Co. with the NJNA in room 150 at RJH earlier this evening regarding a proposed development at 1705 Haultain St.

I have several concerns following this meeting and they are as follows:

1. The single family lot at 1705 Haultain St. is far too small for three 1400 sq. ft. houses. The yards (green space) would be non existent and the houses are too close together as well as too close to the street. Most of the trees have to be cut down.
2. I do not support any variance to allow for only one off street parking spot for each of the three houses proposed on the site at 1705 Haultain St. There is no on street parking around the entire perimeter of this property either on Shelbourne St. or Haultain St. This means parking in front of other peoples' houses which in turn causes a trickle down effect all the way down the block. We already deal with parking from the dentist office on Shelbourne St., hospital parking from Royal Jubilee Hospital and parking from the existing houses on Shelbourne St. and Richmond Rd. because there is

not enough parking on Shelbourne St. or any parking on Richmond Rd. for guests to those houses that already exist.

3. Our neighbourhood consists of one single long block flanked by Shelbourne St. at one end and Richmond Rd. at the other. We have tried very hard, and been quite successful in maintaining a feeling of "neighbourhood" on our block, and developments such as the above mentioned are not consistent with the feeling of "neighbourhood". The spokesperson for Large and Co. stated that the city approves the increased density of the Shelbourne corridor, but this development densifies our Haultain St. neighbourhood as much of the increased traffic and pretty much all of the parking will be on Haultain St. There have been many efforts by the neighbourhood and the city to calm this problem, and this kind of development in my estimation just defeats those efforts.

4. There is a 6 foot fence proposed along the side of the house right at the corner of Shelbourne and Haultain St. that would not only attract graffiti, but would more importantly obscure the much needed view of traffic at this corner to make it safe for vehicle, bicycle and pedestrian traffic to manoeuvre safely.

5. Two houses of this size (1400 sq. ft.) would be far more appropriate for this lot and would afford the parking and set backs that are required by the city instead of asking for several variances on three small lots. Two houses would already from what I understand, need permission to be small lots as this is at present a RB1 lot. An allowance for two 1400Sq. ft. houses would be densifying this lot as there was only one single family dwelling there before, without the need for a third house. The houses on either side of this proposed development are both single storey buildings, and would be very much overshadowed by three two storey houses built close to the property lines on a single lot.

Thank-you for listening,

Janet Drew
1740 Haultian St.
Victoria BC
V8R 2L2

Laura Wilson

From: NJNA Community [REDACTED]
Sent: Wednesday, Jan 6, 2016 6:23 PM
To: caluc@victoria.ca
Subject: Fwd: Feedback re Development Proposal for 1705 Haultain Street (Rezoning Application # 00498)

Mayor Helps and City Councillors:

North Jubilee resident Bonita Bray provided the NJNA with her permission via e-mail to have her comments forwarded to you for inclusion in the record for this proposed rezoning.

Jean Johnson, NJNA Land Use Chair

----- Forwarded message -----

From: Bonita Bray [REDACTED]
Date: Mon, Nov 16, 2015 at 5:09 PM
Subject: Feedback re Development Proposal for 1705 Haultain Street
To: [REDACTED]

Hi Jean:

It was great to chat with you this morning. As promised, here are my three concerns about the development application currently proposed for 1705 Haultain.

PARKING:

I'm concerned that the permit only anticipates one parking spot per house. Given that the houses are 3 or more bedrooms, I think this approach means significant amounts of on street parking. Yes, the neighbourhood is well served by transit and is very walkable, but as we all know, people like (and need) their cars.

So, I don't think its an exaggeration to think that, that, given the type of residence the developer wants to build, we could see each house having 3 cars. With no parking on Shelbourne, this could mean that 6 vehicles will be wanting to park as close to the corner as possible.

Given that scenarios, accidents are inevitable and the congestion caused by the parking could even be an issue for emergency vehicles trying to access homes on Haultain. Haultain is very narrow at this point. This is a bad idea to grant that parking variance.

DENSITY:

While I understand that the City has planned to density the Shelbourne corridor, it seems to me that jamming three fairly large detached homes onto two lots is not an appropriate way to go. Why not densify by going to three townhouses – they wouldn't look jammed together and could probably have space to provide adequate parking as well.

TREES:

I'm concerned that putting that many homes on such a small parcel of land will result in the loss of those beautiful oak trees. As I remember, a couple of them are near the lot line and, if the developer were not trying to put so much square footage of house on the two lots, the trees could be saved. I'm hoping that they can still be saved given this proposal.

Thank you for helping pull together all the thoughts of the concerned residents. I hope you get a good turn out for the meeting tonight.

Cheers

Bonita Bray
owner: 1716 Haultain Street
[REDACTED]

Mayor and Council
City of Victoria
Development Services Division
caluc@victoria.ca

re: Proposed Rezoning and Subdivision at 1705 Haultain Street

A proposed rezoning and subdivision for 1705 Haultain Street was presented at the North Jubilee Neighbourhood Association – Land Use Committee Meeting, on Monday, November 16th, 2015, in Room 150 at the Patient Care Centre, Royal Jubilee Hospital.

Here are my comments on the proposal:

Subdivision into Small Lots

The current proposal is a marked improvement over the developer's previous proposal for eight units in July of 2012. The proposal to subdivide into three lots meets a market trend for smaller, more affordable, compact housing. The proposed houses and lots are in scale with the homes directly to the south and to the east of the property. I understand the significance between the Regional Growth Strategy and the Official Community Plan for more intensive development on urban residential lots. I believe this corner property is suitable for the amount of densification proposed.

Note: My principal household on Haultain Street is 1400 square feet on a half lot with a 5'10" height basement. We have always been a single car family, preferring to park on our driveway, rather than on the street. We bike and walk, and make use of public transit.

Market Positioning

I expect there is a healthy market for this location, size, scale of homes; although the yards do not offer much space for gardening.

These homes could be better positioned for motivated ethical buyers by adding green building standards for energy-efficiency, low-impact development for rainwater infiltration and rainwater re-use; and marketed as environmentally-responsible homes that are economical to heat and cool.

Parking and Vehicle Impact

There is no available street parking around the property. The proposal responds to a market niche for homeowners that rely on other modes of transportation beside cars. Providing parking for only one vehicle on each property, anticipates single vehicle owners who might also make use of nearby public transit, walking and cycling routes.

Traffic generated by vehicles from three homes of this size and proposed onsite parking for one car each will be acceptable.

Tree Replacement

The developer representative explained professional arborist studies were made of the existing trees on the property. Three Garry Oak trees are planned to be removed. Six trees will be planted – for a gain of three trees. I am pleased to see the arbutus and some of the oaks remain.

The mature Garry Oak trees on the property are representative of a remnant ecosystem that is being lost incrementally to urban development. The value of these mature trees for visual appeal, shade, natural habitat, rainwater uptake, soil health, and diffusion of Shelbourne Street traffic noise will not be soon replaced.

Are there amenities the developer and the City might offer in exchange for the loss of mature Garry Oaks? Will the developer consider partnering with the City of Victoria to build rainwater infiltration, curb cuts, bioswales or raingardens in the boulevard on Haultain?

Rainwater Management and Stormwater Utility

The plans and elevation drawings showed some consideration for permeable surfaces: paving stone patio areas, lawn, small front, back and side yards with gravel landscaping.

Will the development take advantage of the City of Victoria's Rainwater Rewards Program to install rainwater management features, giving the homeowners a 10% discount on the stormwater utility?

1. Consider the roof areas, gutters and downspouts direct rainwater into either a common cistern, rainbarrels for re-use; and infiltration into raingardens or bioswales, with high water flow into the storm drain.
2. Will the driveways be permeable for rainwater infiltration, allowing the new homeowner the immediate benefit of 10% discount on the stormwater utility.

Design Considerations

The variations in design, architectural detail, finish and colours fit in with the neighbourhood.

A pattern of 'outdoor rooms' is provided in the form of paved backyard decks from the rear entrances of the homes; with screened privacy provided by trees, fencing and landscaping.

Consider making the storage sheds for bicycles and tools, solid and secure wood structures on concrete foundations a form-making feature of the yards, and in a style sympathetic to the homes.

Consider the six-foot side fence on Shelbourne Street to be brought down to three feet from the house and around corner on Haultain. Wrapping a 3-ft picket fence – or other open style of fence around the corner and along the front property line will allow light, air, and – more importantly – sight lines to traffic along Shelbourne. This corner is a busy pedestrian crossing – anything that can be done to the landscape design and fencing to make this area safe and comfortable for pedestrians will be greatly appreciated.

A long expanse of six-foot fence is an inviting canvas for 'taggers.' In this case – a hedge on the property line with a fence on the inside, will prevent tagging, keep children and pets on the property, provide privacy and a softer landscaped screen against Shelbourne traffic noise.

I altogether approve of the proposal.

Best regards,



Soren Henrich,
North Jubilee Neighbour
Haultain Street Resident



D. Clark Arboriculture

2741 The Rise Victoria B.C. V8T-3T4

(250)474-1552 (250)208-1568

clarkarbor@gmail.com

www.dclarkarboriculture.com

Certified Arborist PN-6523A

ISA Tree Risk Assessor CTRA 459

October 5, 2015

1705 Haultain St.

For Large & Co. Developments

607 Vancouver St

Victoria BC, V8V-3T9

Re: 1705 Haultain St. - Proposed Development

**Scope of Work**

The site at 1705 Haultain St. is a bare lot ready for development, save for a few protected trees. This report addresses the proposed development and the retention/removal of the remaining trees, and provides guidelines for tree protection during construction.

There are six trees that are protected on the property. All are Garry oaks. There is one city owned Arbutus located at the sidewalk which is on city property.

Tag#	Tree Species	DBH	Height (approx.)	Condition	Recommendation
774	<i>Quercus garryana</i>	55cm	14m	Fair	Retain with pruning
775	<i>Quercus garryana</i>	74cm	18m	Fair	Retain with pruning
776	<i>Quercus garryana</i>	51cm	18m	Poor	Remove for driveway
777	<i>Arbutus menziesii</i>	31.6cm	10m	Good	Retain
778	<i>Quercus garryana</i>	51cm	18m	Fair	Retain
779	<i>Quercus garryana</i>	51.5cm	18m	Fair	Remove for house
780	<i>Quercus garryana</i>	67.5cm	18m	Fair	Remove for house

Additional comments

#774- Crown raise to 6m. Hydro primary clearance minimum 3m.

#775- Crown raise to 8m for driveway and house clearance. Pruning cuts 5cm or less.

Tree protection fencing to be 9m from the property line (just north of the excavation of the previous foundation) on Haultain St. as per the site plan attached.

An Airspade or hydrovac excavation will be required on the east side of #775 to expose any conflict the driveway might have with the structural roots of this tree.

An Airspade or hydrovac excavation will be required on the west side of #775 to expose any conflict the new water line might have with the structural roots of this tree. The additional water and meter connections for the easterly property on Haultain need to be confirmed.

It is currently understood that sewer and storm service for all 3 properties will connect at the Shelbourne Ave. side.

Tree Protection Plan

Tree protection fencing will be erected and approved by the project arborist prior to the beginning of the project. This includes any pre-staging of materials and equipment (See attached TPP site plan). Tree protection fencing must be anchored in the ground and made of 2x4 or similar material frame, paneled with securely affixed orange snow fence or plywood and clearly marked as TREE PROTECTION AREA- NO ENTRY (See appendix B for an example). The area inside the fence will be free of all traffic and storage of materials.

Areas outside the tree protection fence but still within the protected root zone (PRZ) may be left open for construction access. These areas will be protected by vehicle traffic with either 3/4" plywood or a minimum 20cm of coarse wood chips. Tree protection measures will not be amended in any way without approval from the project arborist.

Any excavation within or adjacent to the PRZ at any depth for any reason must be supervised by the project arborist. This includes excavation for all underground services, driveways and sidewalks, and structural foundations and the removal of any stumps in the PRZ by an excavator or similar machine.

Any required pruning to accommodate any services or construction beyond the scope of what is set out in this report must be approved by the project arborist.

The developer is required to plant two replacement trees for every protected tree removed. The trees tagged as #779 and #780 are likely two stems emerging from a common root system. In consideration of this it is suggested that they be considered as one tree, requiring replacement of 2 rather than 4 replacement trees. The project arborist will oversee the selection, placement and planting of replacement trees.

Thank you for the opportunity to comment on this development.

Should any issues arise from this report, I am available to discuss them by phone, email or in person.
Regards,

Darryl Clark

Certified Arborist PN-6523A
ISA Tree Risk Assessor CTRA 459

Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

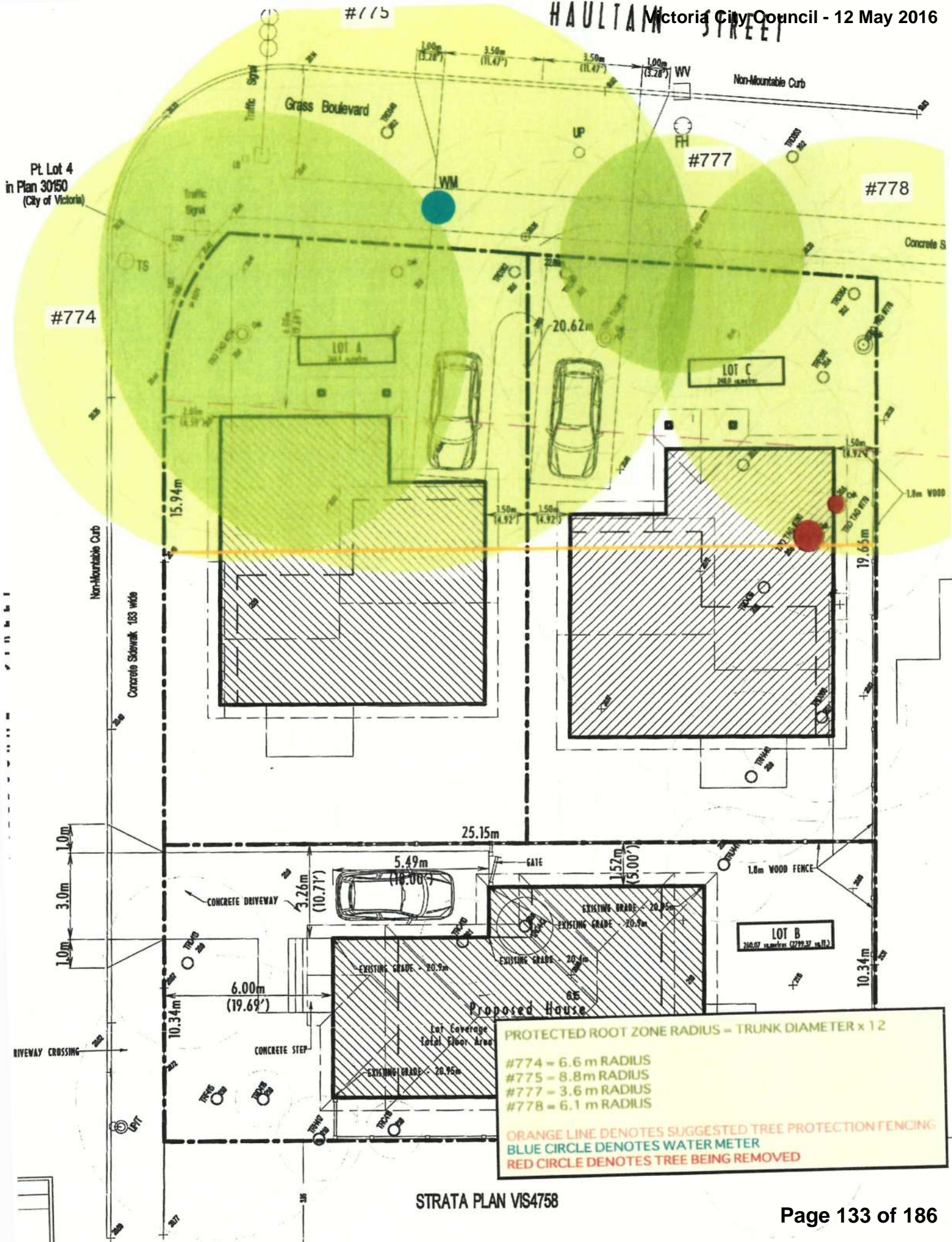
The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.
- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.



SUMMARY SMALL LOT HOUSE REZONING PETITION

I, Kim Colman, have petitioned the adjacent neighbours* in compliance with
(applicant) (large ? Co Developers)
 the Small Lot House Rezoning Policies for a small lot house to be located at 1705 Haultain
(location of proposed house)
 _____ and the petitions submitted are those collected by Nov 24, 2015. **
(date)

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
2560 Shelbourne (owner)	✓		
2560 Shelbourne (renter)	✓		
2566 Shelbourne	✓		
2561 Shelbourne			✓ owner ✓ renter
2563 Shelbourne	✓		
1656 Haultain	✓		
2607 Shelbourne	✓		
1712 Haultain	✓		
1711 Haultain		✓	

SUMMARY	Number	%
IN FAVOUR	7	87.5%
OPPOSED	1	12.5%
TOTAL RESPONSES	8	100%

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

Neighbourhood Map for 1705 Haultain Rezoning Application



- In Favour
- opposed
- Neutral

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Peterson; am conducting the petition requirements for the
(print name) property located at 1705 Hamilton to the
following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Don Peterson (see note above)

ADDRESS: 2560 Shelbourne

Are you the registered owner?

☒ Yes

☐ No

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments: Properties along Shelbourne
between Bay and Hamilton are due to
be redeveloped

Nov. 17th, 2015

[Signature]

Date

Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Coleman (Large: C), am conducting the petition requirements for the
(print name)

property located at 1705 Haultain

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Julian Smarzyński (see note above)

ADDRESS: 2560 Shelburne St.

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

30/10/15
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Colman (Charge: C), am conducting the petition requirements for the
(print name)

property located at 1705 Humboldt

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) JOHN M^cCORMICK (see note above)

ADDRESS: 2563 SHELBOURNE ST.

Are you the registered owner? Yes ☒ No ☐


I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

NOVEMBER 11, 2015
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Colman (Large; Co.), am conducting the petition requirements for the
(print name)

property located at 1705 Hawthorn

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Ryan Kelly (see note above)

ADDRESS: 2506 STERLING ST.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

06/3/15
Date

Ryan Kelly
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Coleman (Chang, Co), am conducting the petition requirements for the
(print name)

property located at 1705 Hamletuin

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MARC DEPALETTE (see note above)

ADDRESS: 2607 SHAELBOURNE ST

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Good Luck!

OCT 31, 2015
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Colpman (Large Co), am conducting the petition requirements for the
(print name)

property located at 1705 Hamiltain

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MICHAEL BINGSTAD (see note above)

ADDRESS: 1656 HAMILTAIN ST VICTORIA BC

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

I THINK THIS IS WELL DESIGNED PROPERTIES
THAT WILL ADD TO THE NEIGHBOURHOOD

Nov 10/15
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I, **Kim Colpman, Large & Co.**

Developers, am conducting the petition requirements for the (print name) property located at **1705**

Haultain to the following Small Lot Zone: **R1-S2 (3 lots)**

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print)

Allan Koszyniuk & Jessica Belle (see note above)

ADDRESS:

1711 Haultain St

Are you the registered owner?

☒ Yes

☐ No

I have reviewed the plans of the applicant and have the following comments:

☐ I support the application.

☒ I am opposed to the application. (*)

Comments:

(*) I am not opposed to the subdivision of this lot. However, as currently planned there is insufficient parking on property, & on-street parking is not available on the perimeter of this property. Subdivision into two lots likely more appropriate.

Date

Signature



Kimberley Colpman <kjcolpman@gmail.com>

Letter

2 messages

Dan Hagel <danhagel@shaw.ca>
To: kim@largeandco.com


Thu, Nov 19, 2015 at 2:19 PM

Mia Hunter

Hi Kim,

Attached is the letter approving the development.

Dan

 Letter to Large & Co..pdf
27K

Kimberley Colpman <kjcolpman@gmail.com>
To: Dan Hagel <danhagel@shaw.ca>

Thu, Nov 19, 2015 at 10:03 PM

Thank you!

[Quoted text hidden]

Kim Colpman
Director of Development

www.largeandco.com



507 Dundas St. E.
Victoria, BC V8T 1P6


November 19, 2015

To Whom it May Concern,

On behalf of the owner, Colin Davidson of 1712 Haultain St., he has no opposition to the development across the street as he feels new homes will only improve the neighbourhood.

This letter was written with the owner's consent by the owner's listing Realtor, Dan Hagel.

Sincerely,

Dan Hagel
Re/Max Camosun – Oak Bay



HAULTAIN STREETSCAPE
SCALE - 1/8" = 1'-0"



SHELBOURNE STREETSCAPE
SCALE - 1/8" = 1'-0"

Proposed Subdivision & Rezoning - 1705 Haultain Street



807 Vancouver Street
Victoria, BC V8V 3T8
Phone - 250-480-2894
Fax - 250-480-2885

Revised - January 8, 2016

Streetscapes

Date - October 26, 2015

Sheet 2 of 6

Gerry Troesch
Residential Design
3715 Kings Road Drive, Victoria BC V8C 4B8
Phone - 250-685-8422 Email - gtroesch@shaw.ca



Haultain Street (North) Elevation
Scale - 1/4" = 1'-0"



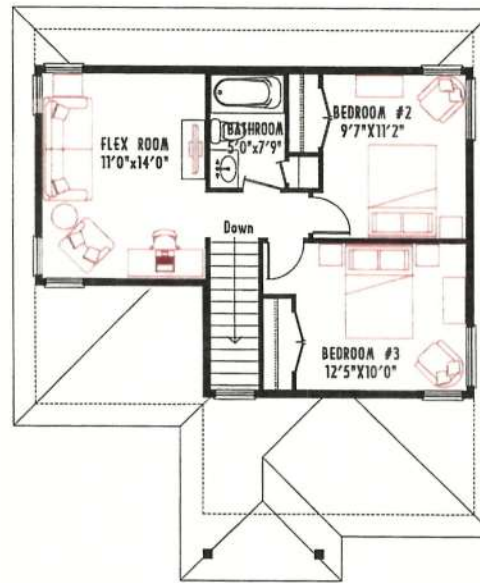
Shelbourne Street (West) Elevation
Scale - 1/8" = 1'-0"



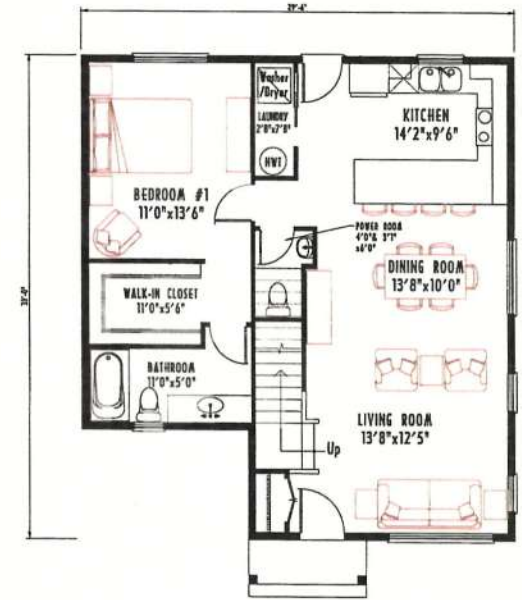
South Elevation
Scale - 1/8" = 1'-0"



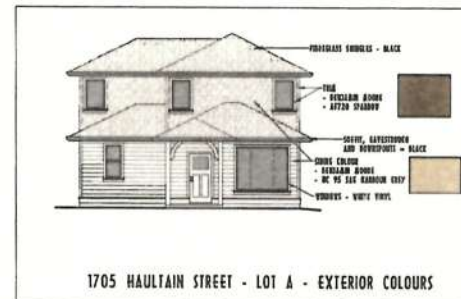
East Side Elevation
Scale - 1/8" = 1'-0"



SECOND STOREY FLOOR PLAN
Floor Area - 49.03 sq.metres (527.75 sq.ft.)
Scale - 1/8" = 1'-0"



FIRST STOREY FLOOR PLAN
Floor Area - 76.83 sq.metres (827.0 sq.ft.)
Scale - 1/8" = 1'-0"



1705 HAULTAIN STREET - LOT A - EXTERIOR COLOURS

LOT A HOUSE

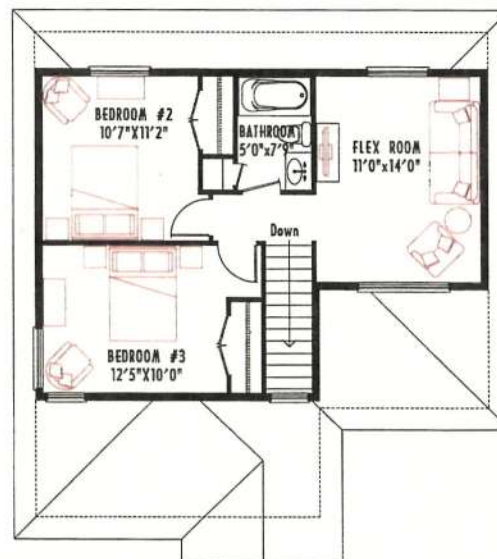
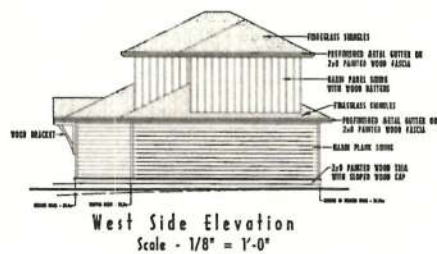
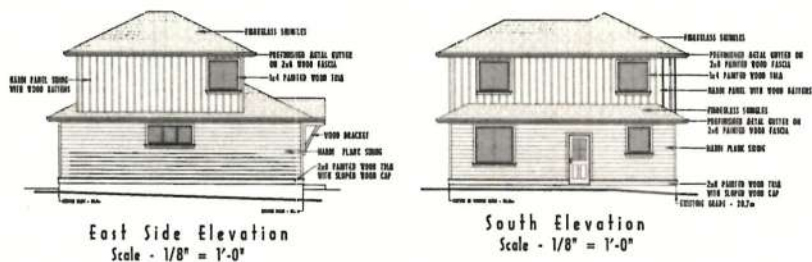
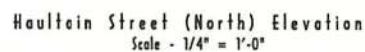


807 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2884
Fax - 250-480-2885

Revised - January 8, 2016
Lot #1 - Plans & Elevations
Date - October 26, 2015
Sheet 3 of 6

Gerry Troesch
Residential Design
2718 Miya Road Drive, Victoria BC V8C 4G3
Phone - 250-695-4402 Email - gtroesch@telusnet.bc.ca

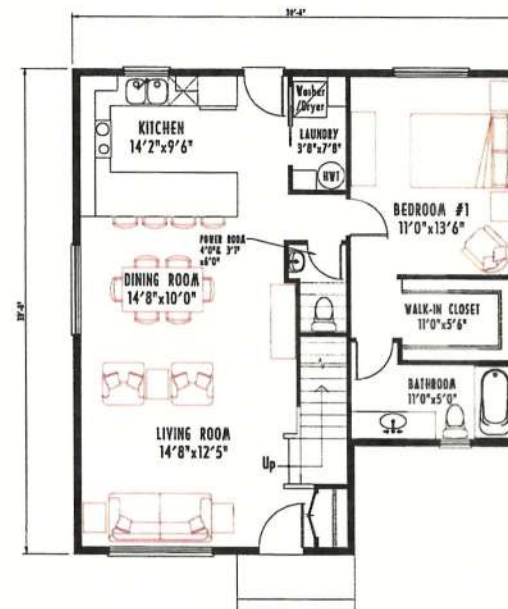
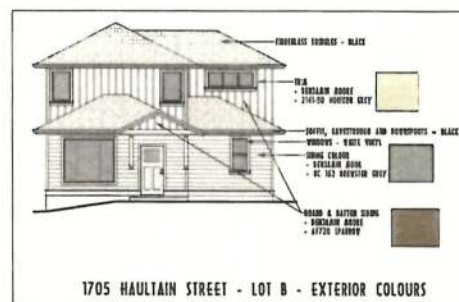
Proposed Subdivision & Rezoning - 1705 Haultain Street



SECOND STOREY FLOOR PLAN

Floor Area - 51.03 sq.metres (549.25 sq.ft.)

Scale - 1/8" = 1'-0"



FIRST STOREY FLOOR PLAN

Floor Area - 79.8 sq.metres (859.0 sq.ft.)

Scale - 1/8" = 1'-0"

LOT B HOUSE



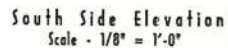
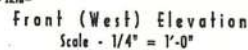
607 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2894
Fax - 250-480-2895

Revised - March 10, 2016

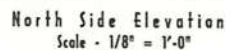
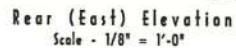
Lot #2 - Plans & Elevations
Date - October 26, 2015
Sheet 4 of 6

Gerry Troesch
Residential Design
2719 Ridge Road Drive, Victoria BC V8C 4M2
Phone • 250-696-0425 Email • gtroesch@shaw.ca Website

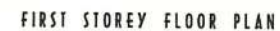
Proposed Subdivision & Rezoning - 1705 Haultain Street



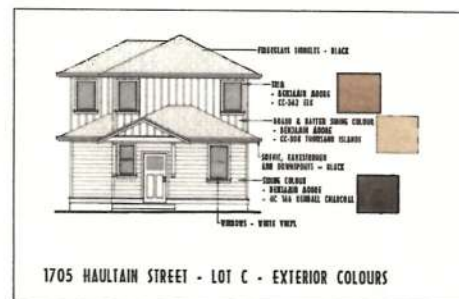
IMPROVED OPENING CALCULATION	
EXPOSURE BUILDING FACE	65.8 sq.meters
LIGHTING DISTANCE	1.5m
ALLOWABLE IMPROVED OPENINGS	8% or 5.2 sq.meters
PROPOSED IMPROVED OPENINGS	7.4% or 4.87 sq.meters



Floor Area - 54.81 sq.metres (590.0 sq.ft.)
Scale - 1/8" = 1'-0"



Floor Area - 80.2 sq.metres (863.25 sq.ft.)
Scale - 1/8" = 1'-0"



1705 HAULTAIN STREET - LOT C - EXTERIOR COLOURS

LOT C HOUSE



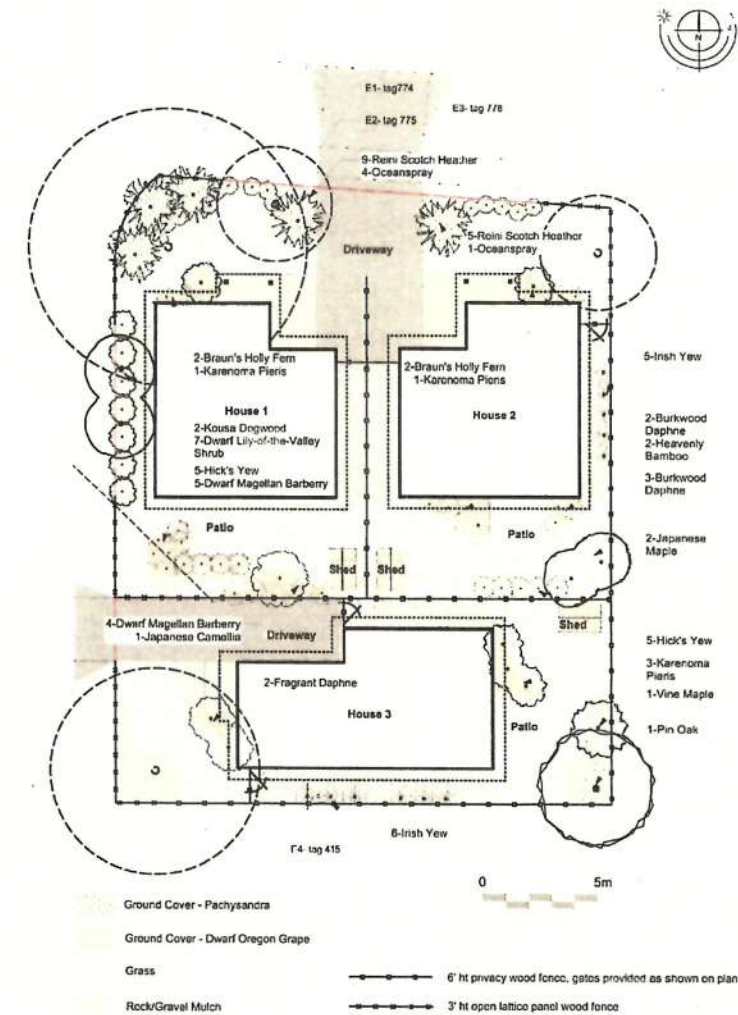
807 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2894
Fax - 250-480-2895

Revised - January 8, 2016

Lot #3 - Plans & Elevations
Date - October 26, 2015
Sheet 5 of 6

Gerry Troesch
Residential Design
3718 Ridge Pond Drive, Victoria BC V8O 4J8
Phone - 250-695-0422 Email - gtroesch@telus.net Website

Proposed Subdivision & Rezoning - 1705 Haultain Street



1705 Haultain Street | Planting Design



LADR
25-496 Duxton Rd
Phone (250) 595-8-05

Victoria B.C. V8C 1B3
Fax (250) 412-0036

Drawing Rev. 3 - Dec. 31, 2015
Drawing Rev. 2 - Dec. 30, 2015
Drawing Rev. 1 - Nov. 24, 2015



807 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2894
Fax - 250-480-2888

Revised - January 8, 2016
Landscape Plan (Not to Scale)
Date - October 26, 2015
Sheet 6 of 6

Gerry Troesch
Residential Design
3718 Ridge Road Drive, Victoria B.C. V8C 4M6
Phone - 250-688-6522 Email - gerry@gerrytroesch.com

Proposed Subdivision & Rezoning - 1705 Haultain Street

NO. 16-048

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-S26 Zone, Restricted Small Lot (Haultain Street) District, to rezone a portion of the land known as 1705 Haultain Street from the R1-B Zone, Single Family Dwelling District to the R1-S26 Zone, Restricted Small Lot (Haultain Street) District, and to rezone the remaining portion of land known as 1705 Haultain Street from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1065)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 1 – DETACHED DWELLING ZONES by adding the following words:

"1.130 R1-S26 Zone, Restricted Small Lot (Haultain Street)"
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.129 the provisions contained in Schedule 1 of this Bylaw.
- 4 The portion of land known as 1705 Haultain Street, legally described as Lot 3, Block 3, Section 8A, Victoria District, Plan 881A, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S26 Zone, Restricted Small Lot (Haultain Street) District and in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, as shown on the map attached to and forming part of this Bylaw as Appendix 1.
- 5 The portion of land known as 1705 Haultain Street, legally described as Lot 4, Block 3, Section 8A, Victoria District, Plan 881A, except part in Plan 30150, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District as shown on the map attached to and forming part of this Bylaw as Appendix 1.

READ A FIRST TIME the **28th** day of **April** 2016

READ A SECOND TIME the **28th** day of **April** 2016

Public hearing held on the day of 2016

READ A THIRD TIME the day of 2016

ADOPTED on the day of 2016

CITY CLERK

MAYOR

PART 1.130 - R1-S26 ZONE, RESTRICTED SMALL LOT (HAULTAIN STREET) DISTRICT

Uses	1	The following uses are the only uses permitted in this zone: <ul style="list-style-type: none"> (a) <u>single family dwelling</u>; (b) <u>accessory uses</u> to a <u>single family dwelling</u>; (c) <u>home occupation</u>; (a) <u>buildings</u> accessory to a permitted use; (b) a maximum of two <u>garage sales</u> in any calendar year.
Lot area	2	The minimum <u>site area</u> must be 254m ² .
	3	The minimum frontage of a <u>lot</u> on a <u>street</u> must be 10m.
Height, Roof Deck	4	<ul style="list-style-type: none"> (a) The maximum <u>height</u> of a <u>single family dwelling</u> must not exceed 7.5m nor two <u>storeys</u>, for which purpose any basement floor <u>area</u> that is more than 1.2m above <u>grade</u> is deemed to be the first <u>storey</u>. (b) <u>Roof Deck</u> – not permitted.
Floor Area	5	The maximum <u>total floor area</u> for the dwelling must be 190m ² .
Floor space ratio	6	The maximum <u>floor space ratio</u> must be 0.6 to 1.
Site coverage	7	The maximum <u>site coverage</u> must be 40%.
Setback(s)	8	<p>Except as required by s. 14, the minimum <u>setbacks</u> of the main building must be in compliance with the following:</p> <ul style="list-style-type: none"> (a) <u>front yard</u> of 6.0m (i) an entrance porch and <u>steps</u> may project from the main <u>building</u> face by a maximum of 2.5m with a maximum <u>height</u> of 1.7m, including any vertical enclosures to the porch and <u>steps</u>, and (ii) any roof to the porch and <u>steps</u> must have a maximum projection from the front main <u>building</u> face of 1.6m and must be unsupported by vertical supports;

Accessory Buildings		(b) <u>rear yard</u> of 6.0m;
		(c) <u>side yard</u> interior of 1.5m or 2.4m for any portion of a dwelling used for habitable space and which has a window;
		(d) <u>side yard</u> on a flanking street of 2.4m.
	9	All <u>accessory buildings</u> must be located in a <u>rear yard</u> .
Height	10	The maximum <u>rear yard site coverage</u> by an <u>accessory building</u> must be 30%.
	11	A minimum separation distance of 2.4m must be provided between a <u>single family dwelling</u> and an <u>accessory building</u> .
	12	The maximum <u>height</u> of any <u>accessory building</u> must not exceed 4.0m.
Accessory Building Setbacks	13	The minimum <u>setbacks</u> of detached <u>accessory buildings</u> must be in compliance with the following:
		(a) <u>front yard</u> of 18m;
		(b) <u>rear yard</u> of 1.5 when facing a lane;
		(c) <u>side yard</u> on a corner <u>lot</u> , no <u>accessory building</u> may be located closer to the flanking <u>street</u> than the minimum <u>setback</u> required for the principal <u>building</u> on the adjoining <u>lot</u> of such flanking <u>street</u> .
Thurlow Street Setbacks	14	The minimum <u>setbacks</u> for any <u>building</u> on Thurlow Street must be:
		(a) <u>front yard</u> of 6.7m;
Parking		(b) <u>rear yard</u> of 14m.
Outdoor Features	15	Parking must comply with Schedule C.
	16	(a) The <u>setbacks</u> set out in sections 8 and 14 apply to <u>outdoor features</u> attached to the main <u>building</u> as though they are <u>buildings</u>
		(b) <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower

Appendix 1 to Bylaw No. 16-048



1705 Haultain Street
Rezoning No. 00498



2. **Committee of the Whole – April 14, 2016**

2. **Development Permit with Variance Application No. 00007 for 1407 and 1409 May Street**

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00007 for 1407 and 1409 May Street, in accordance with:

1. Plans date stamped March 16, 2016.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 2.1.5 (b): Reduce the rear yard setback from 21.17m to 17.52m.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

3.5 Development Permit with Variances Application No. 00007 for 1407 & 1409 May Street

Committee received a report dated March 29, 2016, from the Sustainable Planning and Community Development Department providing information and recommendations regarding a proposal to construct a new deck on a duplex that is currently under construction.

- Motion:** It was moved by Councillor Alto, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
- "That Council authorize the issuance of Development Permit with Variance Application No. 00007 for 1407 and 1409 May Street, in accordance with:
1. Plans date stamped March 16, 2016.
 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 2.1.5 (b): Reduce the rear yard setback from 21,17m to 17.52m.
 3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 16/COTW



Committee of the Whole Report For the Meeting of April 14, 2016

To: Committee of the Whole **Date:** March 29, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00007 for 1407 and 1409 May Street

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00007 for 1407 and 1409 May Street, in accordance with:

1. Plans date stamped March 16, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 2.1.5 (b): Reduce the rear yard setback from 21.17m to 17.52m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1407 and 1409 May Street. The proposal is to construct a new deck on the back of a duplex that is currently under construction. The variance is related to reducing the rear yard setback.

The following points were considered in assessing this Application:

- the proposal is generally consistent with the objectives for sensitive infill in Development Permit Area 15D: Intensive Residential – Duplex of the *Official Community Plan 2012* (OCP)
- the proposal is generally consistent with the policies and design specifications of the *Neighbourliness Guidelines for Duplexes* (1996)
- the proposed variance to reduce the rear yard setback does not have a substantial impact on the privacy of the adjacent lots.

BACKGROUND

Description of Proposal

The proposal is to construct a new deck on a duplex that is currently under construction.

Sustainability Features

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

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this Application.

Public Realm Improvements

No public realm improvements are proposed in association with this Application.

Existing Site Development and Development Potential

The site is a duplex that is currently under construction.

Relevant History

At the November 28, 2013 Council Meeting, Council approved a Development Permit in conjunction with the approval of a Rezoning Application to permit construction of a duplex on the subject property. The duplex is currently under construction.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on March 29, 2016 the Application was referred for a 30-day comment period to the Fairfield-Gonzales Community Association CALUC. At the time of writing this report, a letter from the CALUC had not been received. The 30-day comment period will end before this Application has an opportunity to be presented at a meeting of Council for consideration of the variance, any comments received will be forwarded to Council.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 15D: Intensive Residential - Duplex. The proposal is to construct a new deck on the back of a duplex and is generally consistent with the *Neighbourliness Guidelines for Duplexes*.

The proposal for tempered-glass railings fits with the design of the building and is not visible from the street. To mitigate potential privacy issues, a 1.8m high privacy screen is proposed on the west side of the deck.

Regulatory Considerations

To facilitate construction of the deck one variance would be required. The variance would reduce the minimum required rear yard setback from 21.17m to 17.52m. As noted above, potential privacy issues are mitigated by privacy screening located on the west side of the deck.

CONCLUSIONS

This proposal to construct a new deck on the back of a duplex that is under construction is generally consistent with Development Permit 15D: Intensive Residential – Duplex. The proposed variance would not have a substantial impact on the privacy of the adjacent properties. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00007 for the property located at 1407 and 1409 May Street.

Respectfully submitted,



Rob Bateman
Planner
Development Services Division




Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Apr. 17, 2016

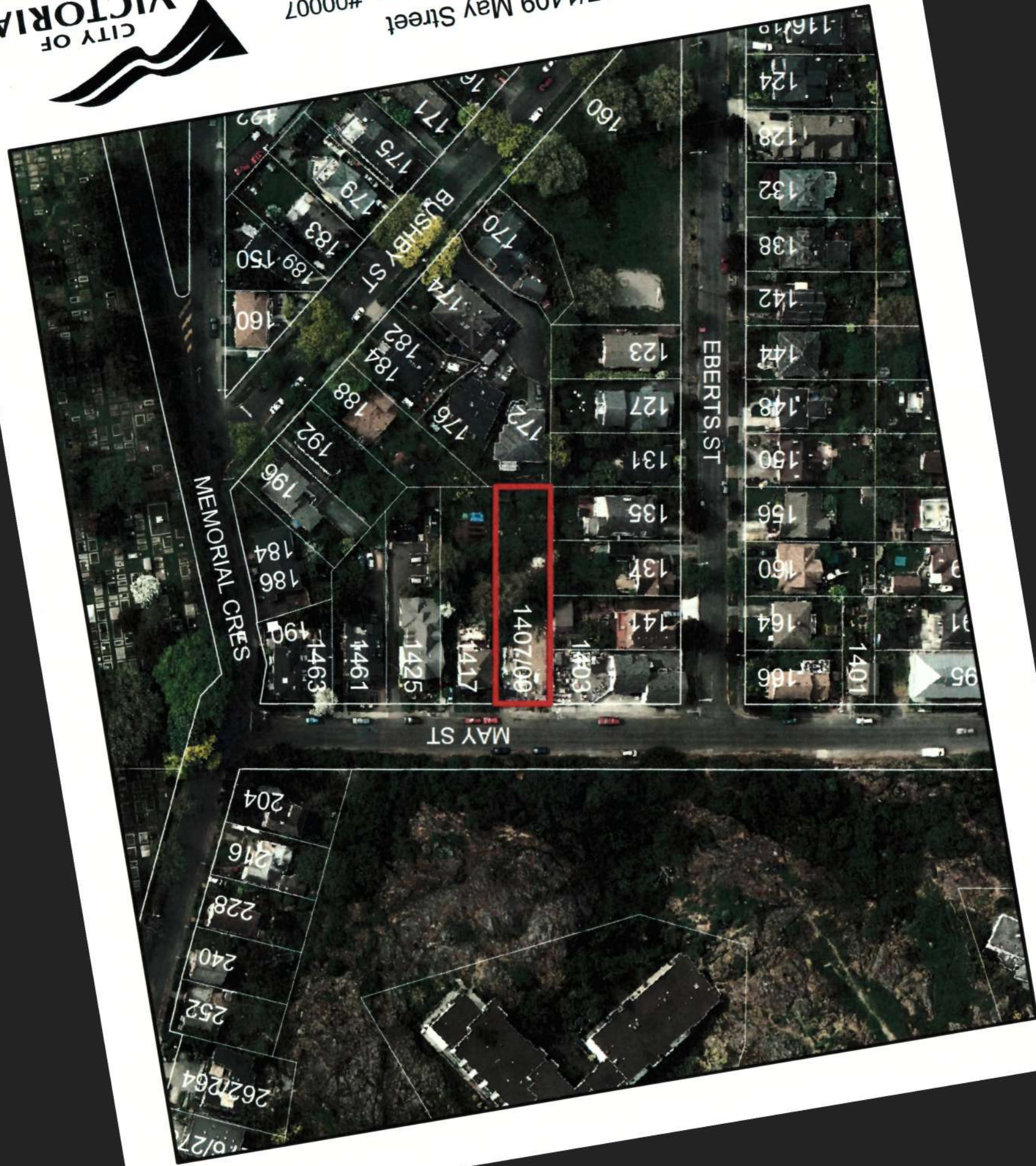
List of Attachments

- Air photo
- Zoning map
- Applicant's letter to Council dated February 15, 2016
- Submission drawings dated March 15, 2016.

S:\Tempest_Attachments\Prospero\leform_defs\Planning\DP DVP PLUC Report Template1.doc



1407/1409 May Street
Development Permit with Variance #00007



RM2 DEVELOPMENTS LTD.1998 FAIRFIELD ROAD
VICTORIA, BC V8S 1H6

February 15, 2016

The City Of Victoria
1 Centennial Square
Victoria, BC V8W 1P6**Attention: The Mayor and Council of the City of Victoria****Re: Development Permit Application for New Balcony
1407/1409 May Street, Victoria, BC**

Please find enclosed our Development Permit application to permit the construction of new balconies in the rear yard of a duplex we are currently building. Mayor and Council originally approved the rezoning for the duplex at a public hearing held on November 14, 2013.

We are asking for the addition of the balconies to improve the livability and practicality of the new homes. These homes have been designed to the "SAFERhome" standards, providing predominately single level living, and features that will allow future owners to "age in place". The main floor of the home has no steps. The only way to access the rear yard of the property is to go outside through the basement doors. A balcony would permit rear yard access from the main living space, without going down any stairs. There is no change to the rear elevation of the home in order to add the balconies.

In order to accommodate the balconies, we require a relaxation of the rear yard setback. The property is very deep at 60.49 meters (almost 200 feet), and currently has a 21.18 meter rear yard (almost 70 feet). We are asking for a reduction to 17.52 meters (almost 60 feet), which is 29% of the lot depth. This still allows for a very deep, and functional rear yard. The minimum lot depth for a rear yard in the R2 zone is 10.7 meters. The rear yard is still considerably larger than neighboring properties.





We believe that the balconies are a very important component to these homes. In hindsight, we should have included these in our original rezoning application, but the need for them was not readily apparent until construction was well underway. We hope that you are able to support our application. If you require any further information, or have any questions, please call me at 250-216-3126, or by email at rob@prodigydevelopments.com.

Yours truly,

Rob Mickelberry

With regards to the application to add rear decks to the property at 1407-1409 May Street, I have reviewed the plans and:

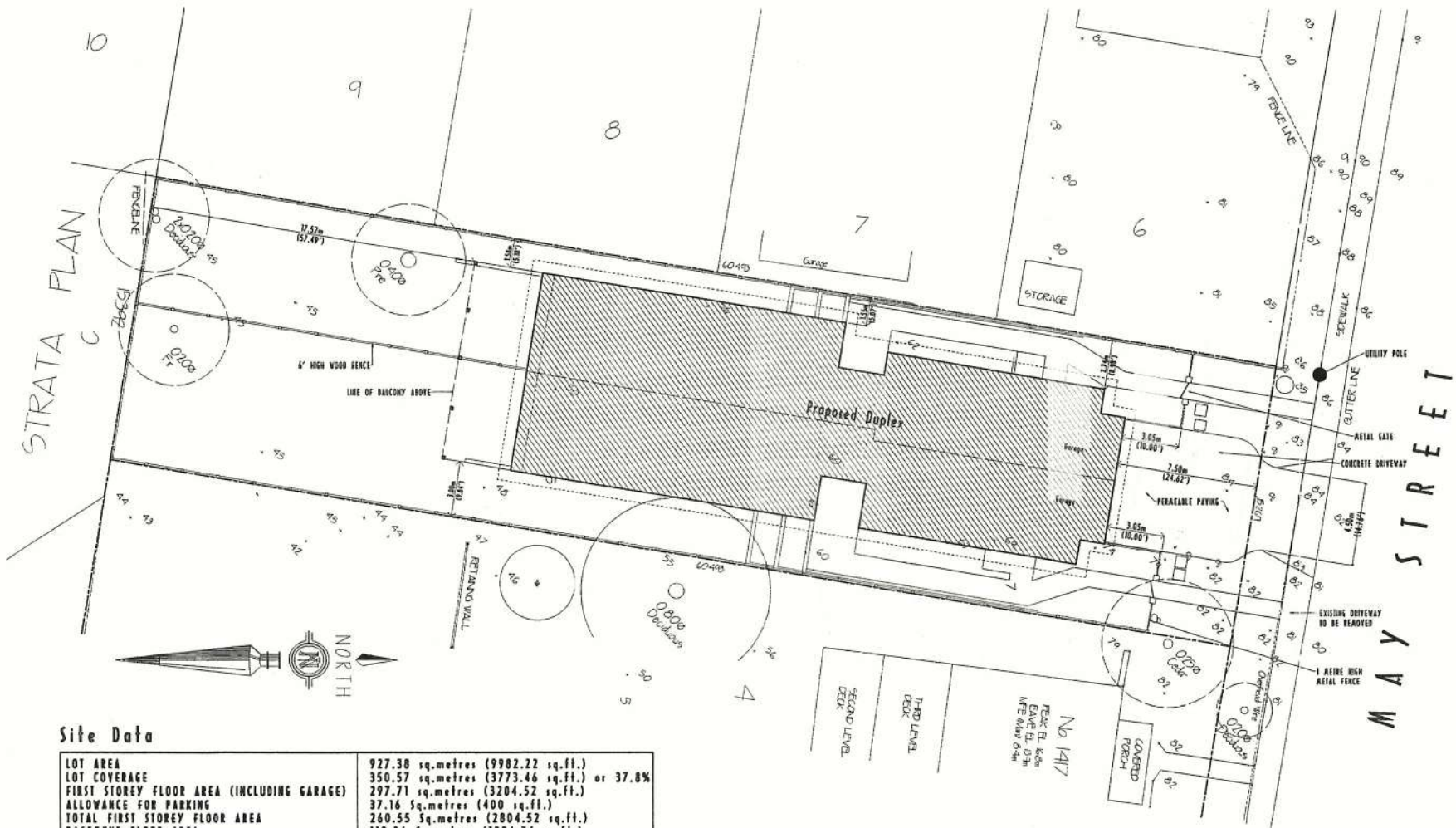
Have no Objection:

Name	Address	Signature
Steenen Wilson	1417 May	
Bob Deslippe	172 Buhly	
Susan Reid	141 Buhly	
R. F. Pouchet	1405 MAY ST. (STEEVENSON) (MCM KEMENITAL WORKS LTD.)	

Have an Objection:

Name	Address	Signature
------	---------	-----------





Site Data

LOT AREA	927.38 sq.metres (9982.22 sq.ft.)
LOT COVERAGE	350.57 sq.metres (3773.46 sq.ft.) or 37.8%
FIRST STOREY FLOOR AREA (INCLUDING GARAGE)	297.71 sq.metres (3204.52 sq.ft.)
ALLOWANCE FOR PARKING	37.16 sq.metres (400 sq.ft.)
TOTAL FIRST STOREY FLOOR AREA	260.55 sq.metres (2804.52 sq.ft.)
BASEMENT FLOOR AREA	119.36 sq.metres (1284.74 sq.ft.)
TOTAL FLOOR AREA	379.91 sq.metres (4089.26 sq.ft.)
FLOOR SPACE RATIO	41%
SETBACKS	
FRONT YARD	7.5m (24.6')
EAST SIDE	3.0m (9.84')
WEST SIDE	1.55m (5.07')
REAR	**17.52m (57.49') 28.96% of lot depth**
NO OF PARKING STALLS	2
BUILDING HEIGHT	5.46m (17.92')
DISTANCE FROM GRADE TO U/S OF FLOOR JOISTS	1.12m (3.67')
REAR YARD OPEN SITE SPACE	100%
FULL LOT OPEN SITE SPACE	39.4%

VARIANCE REQUIRED

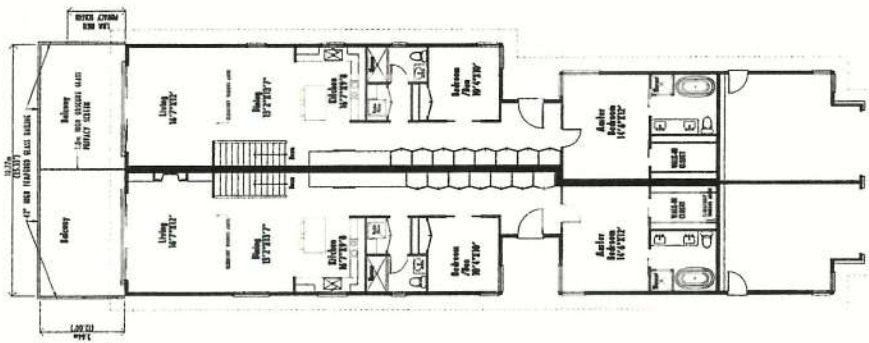
Received
City of Victoria

MAR 16 2016

Planning & Development Department
Development Services Division

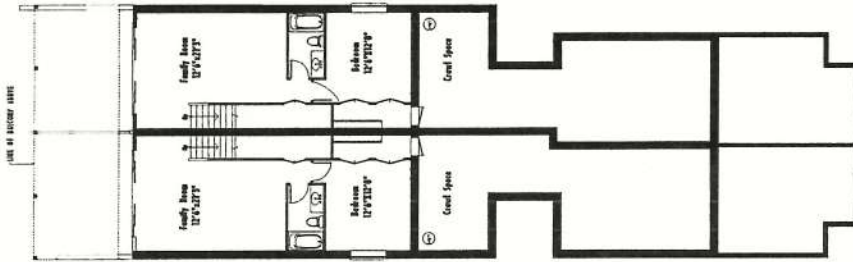
REVISED - MARCH 15, 2016
PRODIGY
ARCHITECTURAL SERVICES

Gerry Troesch Residential Design <small>2700 West 10th Street, Suite 101, Victoria, BC V8M 3K5 Tel: 251-1111 Fax: 251-1112 www.gerrytroesch.com</small>	Project:	Restroom:
	Proposed Balcony 1400 Bay Street Victoria, BC Drawing: Date: January 19, 2016 Scale: AS SHOWN	Sheet 1 of 2



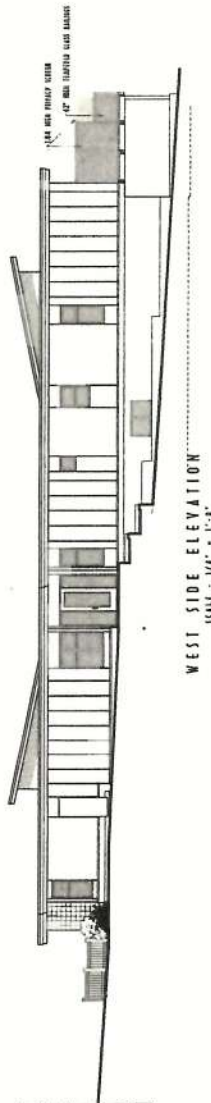
FIRST STOREY FLOOR PLAN

Total Floor Area - 280.43 sq.m. (752.71 sq.ft.)
Total Floor Area - 280.43 sq.m. (752.71 sq.ft.)
Total Floor Area - 280.43 sq.m. (752.71 sq.ft.)



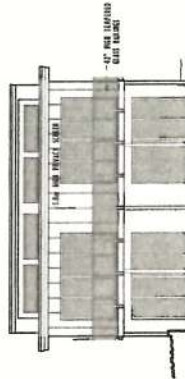
BASEMENT FLOOR PLAN

Total Area - 280.43 sq.m. (752.71 sq.ft.)
Total Area - 280.43 sq.m. (752.71 sq.ft.)
Total Area - 280.43 sq.m. (752.71 sq.ft.)



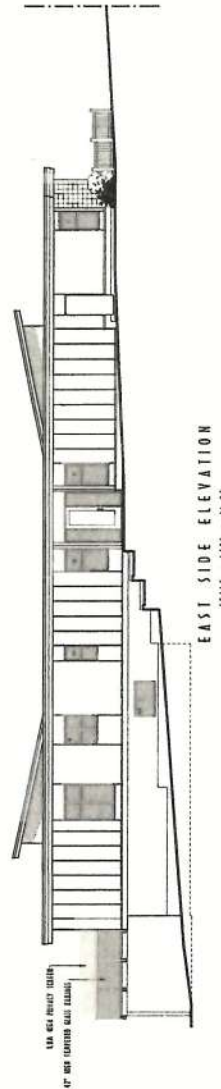
WEST SIDE ELEVATION

SCALE - 1/8" = 1'-0"



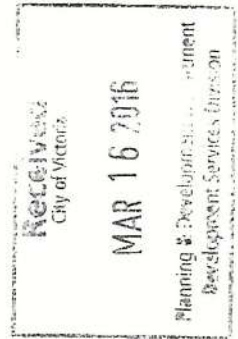
REAR (SOUTH) ELEVATION

SCALE - 1/8" = 1'-0"



EAST SIDE ELEVATION

SCALE - 1/8" = 1'-0"



RECEIVED - MARCH 15, 2016

PRODIGY

Project:		Sheet:	
Gerry Troesch Residential Design		Sheet 2 of 2	
1000 McPherson Ave. Unit 100		Sheet 2 of 2	
Brent J. L. Troesch		Sheet 2 of 2	
Brent J. L. Troesch		Sheet 2 of 2	
Brent J. L. Troesch		Sheet 2 of 2	

May 10, 2016

To City Council, City of Victoria:

Re: Development Permit with Variances Application No. 00007 for Property known as 1407 and 1409 May Street to reduce the rear yard setback from 21.17m to 17.52m.

We are unable to attend the hearing regarding this matter on May 12, 2016 and therefore wish to have our correspondence included in the meeting agenda.

We strongly disagree with this application. Respectfully, the agreed-upon plan pushed the envelope for what's acceptable in this neighbourhood and was the result of a protracted process with much back and forth and negotiation. To amend it now, when construction hasn't even been completed, appears to be an "incrementalist" and back-door approach that does not respect either the process or the wishes of the surrounding neighbours.

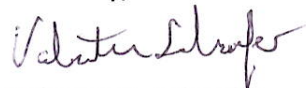
As least two existing trees that were shown on the plan have been removed as part of construction (one was erroneously called a "pine" on the plan). To us as neighbours, they were an integral part of the plan as they provided some privacy. On top of this, a new deck will be even more intrusive.

Furthermore, there has been very little time to respond to this proposal, which seemed to come "out of the blue".

We urge Council to reject the proposed Development Permit.

Thank you for considering our input.

Sincerely,



Valentin H. Schaefer

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD May 5, 2016

For the Council Meeting of May 12, 2016, the Committee recommends the following:

1. Federation of Canadian Municipalities Convention to be held in Winnipeg, MB on June 3-5, 2016

- 1) That Council approves the attendance of Councillor Jeremy Loveday at the 2016 FCM AGM and Convention.
- 2) This Motion be forwarded to the May 12th Council meeting.

2. Federation of Canadian Municipalities – Election to the National Board of Directors 2016-2017

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction; and,

WHEREAS FCM's National Board of Directors is comprised of elected officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government; and,

WHEREAS FCM's Annual Conference and Trade Show will take place from June 3 to 5, 2016, during which time the Annual General Meeting will be held and followed by the election of FCM's Board of Directors; and,

BE IT RESOLVED that Council of the City of Victoria, British Columbia endorse Councillor Chris Coleman to stand for election as on FCM's Board of Directors; and,

BE IT FURTHER RESOLVED that Council assume all costs associated with Councillor Chris Coleman attending FCM's National Board of Directors meetings.

3. Heritage Alteration Permit Application No. 00216 for 721 Government Street

That Council authorize the issuance of Heritage Alteration Permit Application No. 00216 for 721 Government Street in accordance with:

1. Plans date stamped April 5, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Heritage Alteration Permit lapsing two years from the date of this resolution.

4. City of Victoria Youth Council Presentation

That Council receive the presentation from the City of Victoria Youth Council for information.

5. Enhanced Bike Network and Proposed Implementation

That Council:

1. Approve the recommended bike network as outlined in this report, subject to further refinement of the Government/Gorge and Harbour corridors (Figure 13).

2. Direct staff to proceed with developing detailed designs and the associated consultation and work plans for constructing All Ages and Abilities protected bike lanes on the following corridors and neighbourhood connections by the end of 2018:
 - 1) Fort Street (Wharf Street to Cook Street)
 - 2) Government Street (Pandora Avenue to Humboldt Street) or Wharf Street (Pandora Avenue to Government Street), and Humboldt/Pakington (Government Street to Cook Street), based on targeted engagement with the Downtown, James Bay and Burnside-Gorge neighbourhood associations, and Government Street and Wharf merchants and property owners;
 - 3) Cook Street (Pandora Avenue to Pakington Street)
 - 4) Pedestrian and cyclist-controlled signalized crossings at the intersections of Haultain Street/Cook Street, Hillside Avenue/Graham Street and Blanshard Street/Kings Road, to provide near-term safety improvements pending completion of these Phase 2 corridors (Haultain/Kings and Vancouver/Graham).
3. Direct staff to undertake value-engineering on the identified corridors and identify resourcing strategies and timelines for completion of detailed design, associated consultation, and construction of remaining identified corridors in the bike network by the end of 2018, and report back to Council on a priority basis with options, recommendations and next steps and direct staff to undertake further consultation with stakeholders on network segments requiring further consideration identified in the staff report including Oak Bay Avenue Village, or an alternative route, Cook Street Village, North Park Village, and corridor identification in James Bay.

6. Regulations for Medical Marijuana-Related Businesses

That Council:

1. Direct staff to bring forward for Council consideration amendments to the Zoning Regulation Bylaw that will prohibit the following uses in any zone of the City unless expressly permitted:
 - a) storefront marijuana retailers, and
 - b) businesses that allow consumption of marijuana on site.
2. Direct staff to bring forward for Council consideration a proposed new Medical Marijuana-Related Business Regulation Bylaw that includes the following regulations:
 - a) Medical marijuana-related businesses must not allow individuals under the age of 19 on the premises.
 - b) Medical marijuana-related businesses must not advertise or promote the use of marijuana to a minor, including through product displays, names, logos or other signage.
 - c) Storefront medical marijuana retailers must post health and safety warning signs on the premises.
 - d) Medical marijuana-related businesses must not allow consumption of marijuana on the premises.
 - e) Any business that keeps marijuana on the premises must install and maintain an air filtration system to ensure odour impacts on neighbouring properties are minimized.

- f) Storefront medical marijuana retailers must not be open for business between 8 p.m. and 7 a.m.
 - g) The premises of a storefront medical marijuana retailer can only be used for the sale of medical marijuana and accessory uses.
 - h) Any business that keeps marijuana on the premises must submit the following information as part of their initial business licence application and on each renewal:
 - a security plan
 - police information checks for the applicant and every on-site manager
 - proof of a security alarm contract, and
 - proof of ownership or legal possession of the premises, including the written consent of the landlord if the premises are leased.
 - i) Storefront medical marijuana retailers must implement the following measures to deter criminal activity while the business is open to the public:
 - at least two employees must be on duty, and
 - windows must not be blocked.
 - j) Any business that keeps marijuana on the premises must implement the following security measures:
 - video surveillance cameras must be installed and monitored
 - a security and fire alarm system must be installed and monitored at all times, and
 - valuables must be removed from the business premises or locked in a safe on the business premises at all times when the business is not in operation.
 - k) The payment of business licence fees that reflect the costs required to administer the Council-approved regulations and compliance and enforcement strategy.
3. Direct staff to bring forward for Council consideration proposed amendments to the Ticket Bylaw that will establish penalties for contravention of the proposed new Medical Marijuana-Related Business Regulation Bylaw that are in keeping with the Council approved policy on the establishment of municipal ticket fines.
 4. Direct staff to provide further details on additional staff resources in the Sustainable Planning and Community Development Department and Bylaw and Licensing Services once Council policy decisions have been confirmed in connection with the suite of regulations under consideration.
 5. That staff prepare an amendment to prohibit advertising, except for minimal store front signage.
 6. That staff prepare an amendment to include licenced child-care facilities in the list of those places requiring a 200 meter buffer zone.

7. Regulations for Medical Marijuana-Related Businesses

That Council direct the Mayor to write to the Chief Medical Officer to request that Island Health ensure that food safe requirements and medical concerns are met for the sale of edible marijuana products.

8. Regulations for Medical Marijuana-Related Businesses

That Council direct the Mayor to write the Prime Minister and other appropriate Federal Ministers to request an update regarding the progress towards the legalization of marijuana in Canada and to request an ongoing intergovernmental dialogue on this issue to allow the City of Victoria to make decisions regarding the regulation of medical marijuana dispensaries.

9. Review of Pedicab Regulations

That Council:

1. Direct staff to bring forward amendments to the Vehicles for Hire Bylaw that would:
 - a) increase the total number of pedicab licences to 35,
 - b) limit the total number of pedicabs that a person can operate to 28,
 - c) require an applicant for a pedicab licence to demonstrate to the satisfaction of the Licence Inspector that the person has procedures in place to ensure that persons operating the pedicab will do so in a safe manner,
 - d) that the name of the company be clearly displayed on the pedicab, and
 - e) that the current licence holders can hold 28 pedicab licences, but the cap for any individual licence holder to hold or operate in the future would be 15 pedicabs licences.
2. Direct staff to invite comments from pedicab operators in the City on the proposed bylaw amendments as outlined in the November 12, 2015 Council motion.

10. My Great Neighbourhood Grant Policy

1. That Council approve the My Great Neighbourhood grant policy and outlined program approach.

11. David Foster Harbour Pathway Design Decisions

1. That Council endorse the David Foster Harbour Pathway as pedestrian-only, and approve a three metre wide, box-girder bridge design, incorporating a mid-span pier;
2. And that Council direct staff to proceed with detailed engineering and resource analysis, design and land-management strategies and report to Council quarterly, or sooner if required, on overall progress, project issues, key project milestones and risks.

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MAY 12, 2016

For the Council Meeting of May 12, 2016, the Committee recommends the following:

1. Rezoning Application No. 00509 for 345 St. James Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00509 for 345 St. James Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council, a Public Hearing date be set, and that the final consideration of the Zoning Regulation Bylaw Amendments be subject to registration of a Statutory Right-of-Way of 1.52m on St. James Street for future pedestrian improvements.

2. Development Permit with Variances Application No. 00509 for 345 St. James Street

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00509, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00509 for 345 St. James Street, in accordance with:

1. Plans date stamped April 7, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Increase the site coverage maximum from 40.00% to 44.40%.
3. The Development Permit lapsing two years from the date of this resolution."

3. Gorge Waterway Zoning Bylaw Amendment

1. That Council consider giving first and second reading to the Zoning Regulation Bylaw, Amendment Bylaw (No. 1066).
2. That Council consider referring Zoning Regulation Bylaw, Amendment Bylaw (No. 1066) for consideration at a Public Hearing.

4. Draft 2016 Regional Growth Strategy - Request for Feedback

That Council consider the draft 2016 Regional Growth Strategy and:

1. Provide comments to the Capital Regional District regarding the policy consistency and alignment with the City of Victoria *Official Community Plan*:
 - a. that the City of Victoria express concern to the CRD regarding the potential implications of the extension of water services from the stand point of urban sprawl;
 - b. that the City of Victoria encourages the CRD to review and update the *Capital Green/Blue Space Strategy*;
 - c. that the City of Victoria encourages the CRD to optimize the ecological, social and economic potential of rural resource lands.
2. Direct staff to provide the Capital Regional District with the proposed Community Profile text described in this report as the basis for replacing the Community Profile text contained in Appendix A of the 2003 *Regional Growth Strategy*; and
3. Provide any additional comments or identify any existing issues with the draft 2016 Regional Growth Strategy for the Capital Regional District's consideration.

5. **Request to Authorize Application for a Temporary Use Permit at 2582 Cook Street**

That Council direct an investigation by staff on any agreements or discussions made in the past by the City of Victoria with immediate neighbours in relation to this property.

6. **Follow-up Actions from Review of City Governance**

That Council:

1. Approve the draft policy for Speaking at Public Hearings attached to this report as Appendix B, and
2. Approve the draft policy for Requests to Address Council attached to this report as Appendix C with an amendment to Section 6(c) as follows:
“the City's Respectful Workplace Policy, including information that is intended to insult, bully, intimidate or otherwise diminish a person's self-esteem, **subject to the freedom of speech provision of the Canadian Charter of Rights and Freedoms.**”
3. Direct staff to amend the *Council Procedures Bylaw* to reflect that all requests address to council are allotted 5 minutes and amend the *Request to Address Council Policy* accordingly.
4. Direct staff to include current practices relating to delegations in the policy.

7. **Archives Digitization Report**

1. That Council authorize the expenditure of up to \$50,000 from the Archives Equipment Reserve to support the digitization of archival material and direct staff to bring forward amendments to the Archives Use Bylaw for Council's consideration.
2. That Council direct staff to examine the archive hours and examine opportunities to extend hours as part of the 2017 budget considerations.

NO. 16-049

PARKS REGULATION BYLAW, AMENDMENT BYLAW (NO. 7)**A BYLAW OF THE CITY OF VICTORIA**

The purpose of this bylaw is to amend the Parks Regulation Bylaw to prohibit overnight sheltering in the following parks: Haegert Park, Kings Park, Cridge Park, and Arbutus Park.

Under its statutory powers, including sections 8(3)(b), 62, and 64 of the *Community Charter*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

- 1 This bylaw may be cited as the “Parks Regulation Bylaw, Amendment Bylaw (No. 7)”.

Amendment

- 2 The Parks Regulation Bylaw No. 07-059 is amended by repealing section 16A(2)(b) and replacing it with the following:

“(b) at any time, in

- (i) a playground, sports field, footpath or road within a park,
- (ii) Bastion Square,
- (iii) Haegert Park,
- (iv) Cridge Park,
- (v) Kings Park,
- (vi) Arbutus Park,
- (vii) an environmentally sensitive area, or
- (viii) any area within a park that has been designated for an event or activity under a valid and subsisting permit issued under the authority of this Bylaw.”

READ A FIRST TIME the day of 2016

READ A SECOND TIME the day of 2016

READ A THIRD TIME the day of 2016

ADOPTED on the day of 2016

CITY CLERK

MAYOR



Council Report
For the Meeting of May 12, 2016

To: Council **Date:** May 3, 2016
From: C. Coates, City Clerk
Subject: Heritage Designation Bylaw No. 047 for 1802 – 1826 Government Street

RECOMMENDATION

That Council consider first and second reading of Bylaw No. 16-047.

BACKGROUND

Attached for Council's initial consideration is a copy of proposed Heritage Designation Bylaw No. 16-047.

The heritage designation issue came before Council on April 7, 2016, where the following resolution was approved:

Heritage Designation Application No. 000158 for 1802 – 1826 Government Street

That Council instruct staff to prepare the necessary Heritage Designation Bylaw to designate the property located at 1802-1826 Government Street pursuant to Section 967 of the Local Government Act as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a public hearing date be set.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Coates".

Chris Coates
City Clerk

A large, stylized handwritten signature in black ink, appearing to read "Jocelyn Jenkyns".

Jocelyn Jenkyns
Deputy City Manager

Report accepted and recommended by the City Manager:

Date:

A handwritten signature in black ink, appearing to be a stylized "M".
A handwritten date stamp in black ink, appearing to read "May 6, 2016".

NO. 16-050

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw regulations for the GWP Zone, Gorge Waterway Park District, to allow overnight anchoring and mooring of vessels on a limited basis.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO.1066)".
- 2 The Zoning Regulation Bylaw is amended in Schedule B, Part 9.3 [*GWP Zone, Gorge Waterway Park District*]
 - (a) by repealing section 9.3.1.b.i. and substituting the following paragraphs:
 - "i. The anchoring or mooring of vessels for a continuous period exceeding 48 hours
 - ii. The anchoring or mooring of vessels for more than 72 hours within a 30-day period"
 - (b) by renumbering in section 9.3.1.b. paragraphs ii and iii as paragraphs iii and iv respectively.

READ A FIRST TIME the	day of	2016
READ A SECOND TIME the	day of	2016
Public hearing held on the	day of	2016
READ A THIRD TIME the	day of	2016
ADOPTED on the	day of	2016

CITY CLERK

MAYOR

PART 9.3 – GWP ZONE, GORGE WATERWAY PARK DISTRICT

9.3.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Parks and uses accessory to parks
- b. Water related recreational activities

Without limiting the generality of any Section or Part of the Zoning Regulation Bylaw, including Section 17 of the Introduction and General Regulations, the following uses are not permitted in this Zone:

- i. The anchoring or mooring of vessels between the hours of 11 p.m. and 6 a.m.
- ii. Live-aboard or float home as defined in Part 7.54.1 in the FWM zone, Fisherman's Wharf Marine District
- iii. Docks, wharfs and piers

Bylaw 14-059 adopted August 28, 2014

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw



NO. 16-046

ADMINISTRATION FEES BYLAW, AMENDMENT BYLAW (NO. 4)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend Schedule A of the Administration Fees Bylaw to include a fee for requests for account information and copies.

Under its statutory powers, including section 194 of the *Community Charter*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

- 1 This Bylaw may be cited as the “Administration Fees Bylaw, Amendment Bylaw (No. 4).”
- 2 Bylaw No. 04-040, the Administration Fees Bylaw, is amended by repealing Schedule A and substituting the Schedule A attached to this Bylaw as Schedule 1.

READ A FIRST TIME the	28th	day of	April	2016
READ A SECOND TIME the	28th	day of	April	2016
READ A THIRD TIME the	28th	day of	April	2016
ADOPTED on the		day of		2016

CORPORATE ADMINISTRATOR

MAYOR

Schedule 1**Schedule A****Administration Fees**

Fee Description	Fee
1. processing information requested by mortgagee in relation to property that is subject to a mortgage held by that person	\$10.00 per folio
2. request for special utility billing of a fee or charge under the Waterworks Bylaw, the Sanitary Sewer and Stormwater Utilities Bylaw, or the Solid Waste Bylaw	\$30.00 per request
3. returned cheque or dishonoured credit card in respect of the payment of a fine, penalty, fee, or charge prescribed by or under a City bylaw or the <i>Community Charter</i>	\$25.00 per returned item
4. Account information and copies	\$30.00 per account
5. Account turned over to a Collection Agency	Additional 50% of amount outstanding prior to being turned over to a Collection Agency
6. Bylaw Notice issued under the Bylaw Notice Adjudication Bylaw turned over to a Collection Agency.	Additional 50% of amount outstanding prior to being turned over to a Collection Agency



MAYOR'S OFFICE
APR 13 2016
VICTORIA, B.C.

April 8, 2016

Ref: 166815

Her Worship Mayor Lisa Helps
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps:

The Province of British Columbia knows that British Columbians have expressed an interest in seeing greater choice, convenience and competition in the availability and provision of transportation and accommodation services. Companies such as Uber, Lyft and Airbnb may present opportunities to meet changing public expectations.

In considering the opportunities that these services may provide, it is important that the Province understands any impacts that could result for consumers, host communities and existing service providers. The many people currently providing passenger and accommodation services in British Columbia have made investments, providing jobs and valuable contributions to the economy. Thought must be given as to how any new services are regulated, recognizing the need to be respectful of existing industry participants while at the same time being fair and equitable to any possible new entrants to these sectors.

To this end, over the coming months, I will be meeting with a wide array of stakeholders to explore issues pertaining to the sharing economy and develop a better understanding of the opportunities and challenges that they provide for citizens and communities.

Locally elected officials from both urban and rural regions will have important perspectives on the issues and opportunities surrounding the sharing economy, and I am eager to draw these out as part of the consultation process. It is my hope that I will be able to engage with as many local governments as possible in person over the coming months. Regardless of whether we are able to undertake this discussion in person, I would also value the opportunity to review your thoughts on this matter via any written submission you may care to provide to me, and I encourage you to consider sending your thoughts to me directly by email at: CSCD.Minister@gov.bc.ca.

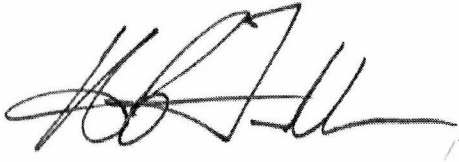
Your perspectives could include ideas on how sharing and existing service economies could be integrated, on perceived challenges and opportunities, and on provincial and local government roles in regulating and facilitating any changes we might contemplate.

.../2

Her Worship Mayor Lisa Helps
Page 2

I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Fassbender', with a stylized, cursive script.

Peter Fassbender
Minister