



REVISED AGENDA - COMMITTEE OF THE WHOLE

Thursday, January 26, 2023, 9:00 A.M.

COUNCIL CHAMBERS, CITY HALL, 1 CENTENNIAL SQUARE

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

Meeting will recess for a lunch break between 12:00 p.m. and 1:00 p.m.

Pages

A. APPROVAL OF AGENDA

B. CONSENT AGENDA

Proposals for the Consent Agenda:

- F.1 - Proclamation - Eating Disorders Awareness Week
- F.2 - Proclamation - Congenital Heart Disease Awareness Week
- F.3 - Proclamation - International Holocaust Remembrance Day
- F.4 - Proclamation - Chamber of Commerce Week
- H.1 - Council Member Motion: City of Victoria to Host AVICC in 2024

C. READING OF MINUTES

D. UNFINISHED BUSINESS

E. LAND USE MATTERS

*E.1 601 Su'it Street: Update on Rezoning Application No. 00678 and Heritage Alteration Permit with Variance Application No. 00012 (Fairfield)

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Addendum: Presentation

A report to present Council with updated information, analysis and recommendations for a Rezoning Application and Heritage Alteration Permit with Variances Application for the property located at 601 Su'it Street and recommending that it be declined.

F. STAFF REPORTS

F.1 Proclamation - Eating Disorders Awareness Week

101

A report regarding a proclamation for Eating Disorders Awareness Week, February 1st to February 7th, 2023.

F.2 Proclamation - Congenital Heart Disease Awareness Week

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A report regarding a proclamation for Congenital Heart Disease Awareness Week, February 7th to February 14th, 2023.

***F.3 Proclamation - International Holocaust Remembrance Day 109**

Addendum: New Item

A report regarding a proclamation for International Holocaust Remembrance Day, January 27th, 2023.

***F.4 Proclamation - Chamber of Commerce Week 113**

Addendum: New Item

A report regarding a proclamation for Chamber of Commerce Week, February 13th to 17th, 2023.

***F.5 Climate Leadership Plan - Orientation session**

Addendum: Presentation

G. NOTICE OF MOTIONS

H. NEW BUSINESS

***H.1 Council Member Motion: City of Victoria to Host AVICC in 2024 117**

Addendum: New Item

A Council Member Motion to provide information and seek Council's approval to host the Association of Vancouver Island and Coastal Communities (AVICC) AGM and Convention, April 12-14, 2024 at the Victoria Conference Centre.

I. ADJOURNMENT OF COMMITTEE OF THE WHOLE



Committee of the Whole Report For the Meeting of January 26, 2023

To: Committee of the Whole **Date:** January 12, 2023

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Update on Rezoning Application No. 00678 and Heritage Alteration Permit with Variance Application No. 00012 for 601 Su'it Street

RECOMMENDATION

That Council decline Rezoning Application No. 00678 and Heritage Alteration Permit with Variance Application No. 00012 for the property located at 601 Su'it Street.

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a concurrent Heritage Alteration Permit with Variances (HAV) Application. Relevant rezoning considerations include the proposal to increase the density and add a mix of residential uses as new uses. The relevant HAV considerations relate to the application's consistency with the design guidelines, impact of the variances and alterations to the heritage-designated property.

Enabling Legislation

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.

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information, analysis and recommendations for a Rezoning Application and Heritage Alteration Permit with Variances Application for the property located at 601 Su'it Street.

The proposal is to rezone an existing heritage-designated property from the R1-B Zone, Single Family Dwelling District, to a site-specific zone to allow for additional dwellings on the property. In addition to multiple units within the heritage house, a new 1.5 storey two-unit duplex is proposed for the northeast corner of the property, adjacent to the rear lane, and one additional dwelling unit is proposed through an alteration of an existing accessory building on the southeast corner of the property, also adjacent to the rear lane.

There is a concurrent Heritage Alteration Permit with Variances pertaining to the proposed alterations to the existing buildings and the heritage-designated grounds, as well as the form, character, exterior finishes, landscaping and associated variances related to siting, setbacks, number of buildings, unit size and parking.

On May 14, 2020, Council passed a motion (attached) referring these applications back to staff to work with the applicant to address concerns raised by Council, staff and the Fairfield Gonzales Community Association Land Use Committee (CALUC). The revised plans are the subject of this report. The original Committee of the Whole (COTW) report is also attached.

The following points were considered in assessing the Rezoning Application:

- The proposal has changed very little from what was presented at COTW on May 14, 2020, and many of the comments and concerns raised by Council, staff and the CALUC have not been addressed
- While the proposal would add to the diversity of housing within the neighbourhood, the applicant has not offered any additional commitment to heritage conservation, such as a conservation plan or maintenance agreement, that would justify consideration of additional density, an increased number of dwellings within a house conversion or laneway housing infill in accordance with the *Official Community Plan, 2012 (OCP)* and the *Fairfield Neighbourhood Plan*
- The building currently contains seven dwelling units that were achieved with alterations to the interior that were completed without permits. Under the current House Conversion Regulations of the *Zoning Regulation Bylaw* the house is eligible for five units based on the 350m² of existing floor area. The building would be eligible for six units if the rental tenure was secured in perpetuity; however, the application is not offering to secure rental housing through a legal agreement
- When assessed against the *Garden Suite Policy*, the proposal is inconsistent with the policy direction that envisions garden suites as single dwelling units located on lots where the principal use is a single-family dwelling
- Several large Garry oak trees, which are protected under the *Tree Protection Bylaw* and the property's heritage designation bylaw, as well as the natural rocky topography of the site, may be impacted by site servicing requirements associated with the proposal.

Because of several inconsistencies with City policies, the staff recommendation is to decline the proposal; however, an alternate motion is provided at the end of this report should Council wish

to consider approving the application.

BACKGROUND

Description of Proposal

This application is to rezone an existing heritage-designated property from the R1-B Zone, Single Family Dwelling District, to a site-specific zone to allow for additional dwellings on the property. In addition to seven dwelling units within the heritage house, a new 1.5 storey two-unit duplex is proposed for the northeast corner of the property, adjacent to the rear lane, and one additional dwelling unit is proposed through an alteration of an existing building on the southeast corner of the property, also adjacent to the rear lane. There is a concurrent Heritage Alteration Permit with Variances pertaining to the proposed alterations to the existing buildings and the heritage-designated grounds, as well as the form, character, exterior finishes, landscaping and associated variances related to siting, setbacks, number of buildings, unit size and parking.

On May 14, 2020, Council passed a motion (attached) referring these applications back to staff to work with the applicant to address concerns raised by Council, staff and the Fairfield Gonzales Community Association Land Use Committee (CALUC). The revised plans are the subject of this report. The original Committee of the Whole (COTW) report is also attached.

UPDATE

Revisions to the plans have focused on minor changes to the laneway duplex (Building B) and site planning to improve circulation between buildings. The revised application includes the following, which are reviewed in more detail below:

- A heritage-designated house with seven units – there are no proposed changes to the number of units from the previous proposal, but the rear deck is proposed for removal to provide adequate separation distance from the new laneway duplex
- A small laneway up-down duplex (Building B) – revisions have been made to Building B resulting in fewer variances and an improved interface with the lane
- Alteration of an existing accessory building (Building A) on the southeast corner of the property, also adjacent to the rear lane, to create an additional dwelling unit – no revisions have been made from the previous proposal
- A parking variance to reduce the parking from 10 stalls to two stalls and associated transportation demand management measures.

Housing

The application, if approved, would add three new residential units and legalize three more existing units, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.

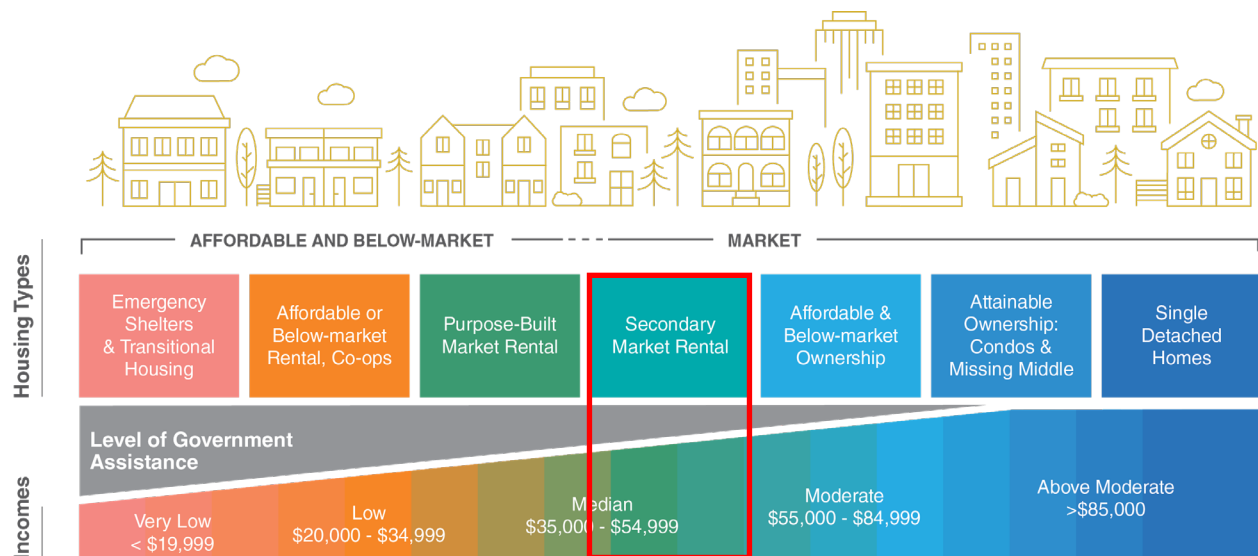


Figure 1. Housing Continuum

Affordability Targets

The application could provide up to ten units of secondary market rental; however, as noted below the applicant is not willing to secure the tenure of the units as rental.

Housing Mix

At present, there is no policy that provides targets regarding housing mix and unit type is not mandated by the City. However, the OCP identifies a mix of units as an objective and identifies the need for a diverse range of housing units including family housing. As submitted, this application proposes to add three one-bedroom dwellings to the property which currently has six studio units and one one-bedroom unit within the existing house. Three of the existing units were created without permits. Furthermore, two of the units with floor areas of 20.9m² (225 sq. ft.) and 23.8m² (256 sq. ft.) do not meet the *Zoning Regulation Bylaw* minimum unit size of 33m² (355 sq. ft.).

Security of Tenure

The applicant is not offering to secure the dwelling units as rental housing with a housing agreement, nor are they offering to have the property added to Schedule N – Residential Rental Tenure, of the *Zoning Regulation Bylaw*. However, based on the number of dwelling units, future strata titling of the buildings would require Council approval in accordance with the *Residential Strata Titling Policy*.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, Schedule G – House Conversion Regulations and Schedule M – Garden Suites. The relevant OCP and Fairfield Plan policies are also included for reference. An asterisk is used to identify where the proposal is less stringent than the existing zoning regulations. A double asterisk indicates an existing non-conforming condition. Bold text indicates a change from the previous proposal.

Zoning Criteria - All Buildings	Current Proposal	Previous Proposal	R1-B Zone	Relevant Policy & Notes
Site area (m ²) – minimum	1523.00	1523.00	460.00	-
Density (Floor Space Ratio) – maximum	0.30:1	0.28:1	n/a	Up to 1:1 (OCP) 0.5:1 – 0.85:1 (Fairfield Plan)
Total floor area (m ²) – maximum	456.01* (total)	424* (total)	300	-
Site coverage (%) – maximum	24.00	24.00	40.00	-
Vehicle parking – minimum	2*	3*	10	-
Visitor vehicle parking included in the overall units - minimum	0*	1	1	
Bicycle parking stalls – minimum				Note: the six proposed bike lockers do not meet the zoning requirements for long-term bicycle parking -
Long Term	0	0	0	
Short Term	6	4	0	

Zoning Criteria – Main Building (House Conversion)	Current Proposal	Previous Proposal	R1-B Zone & Schedule G – House Conversion Regulations	Relevant Policy & Notes
Total floor area (m ²) – maximum	350**	325**	300	Note: No changes proposed to the house. Change in floor area is due to corrected calculation
Number of dwelling units based on floor area	7*	7*	5	
Height (m) – maximum	Existing	Existing	7.6	
Storeys – maximum	2	2	2	
Setbacks				
Front (Su'it Street)	25.90	25.90	7.5	
Rear (south)	0.1**	0.1**	12.49 (25% of lot depth)	

Zoning Criteria – Main Building (House Conversion)	Current Proposal	Previous Proposal	R1-B Zone & Schedule G – House Conversion Regulations	Relevant Policy & Notes
Side (north)	6.1	6.1	3.5	
Side (south)	5.8	5.8	3.5	

Zoning Criteria - Building A (Existing Accessory Building)	Current Proposal	Previous Proposal	Schedule M – Garden Suites	Relevant Policy & Notes
Principle Building Use	Multiple Dwelling*	Multiple Dwelling*	Single Family Dwelling	
Location	Side*	Side*	Rear	
Combined Floor Area (m ²)	27	27	56	
Height	2.9	2.9	5.5	
Storeys	1	1	1.5	
Rear Setback	0.6	0.6	0.6	
Side Setback	0.46** 0.56* (addition)	0.46** 0.57* (addition)	0.6	Note: change due to plan correction
Separation space	3.51	3.51	2.4	
Rear yard site coverage	n/a	n/a	25	

Zoning Criteria – Building B (New Duplex Laneway Building)	Current Proposal	Previous Proposal	Schedule M – Garden Suites	Relevant Policy & Notes
Principle Building Use	Multiple Dwelling*	Multiple Dwelling*	Single Family dwelling	
Location	Side*	Side*	Rear	
Combined Floor Area (m ²)	79.01*	72*	56	
Height (m)	5.38	5.06	4.2	
Storeys	1.5	2*	1.5	
Rear Setback (m)	0.6	0.6	0.6	
Side Setback (m)	0.6	0.6	0.6	
Separation space (m)	2.42	1.8*	2.4	
Roof deck	No	Yes*	No	

Heritage Considerations

The design of the new laneway housing and modifications to the existing accessory building are complementary to the main house and meet the intent of policies for buildings and sites under Section 8 of the *Official Community Plan* that require new infill buildings to respond to their context through sensitive design. Both the proposed and existing buildings feature pitched roofs and shingle style cladding similar to the main house. Windows include wood trim surrounds, which is another feature of the main house. Granting variances to enable heritage conservation is consistent with policy 8.52, however the applicant is not proposing any enhancements to the designated house or further commitment to heritage conservation as part of this application. In fact, as discussed below, a portion of the rear deck is proposed for demolition to help with site congestion caused by the addition of the new laneway duplex.

The *Fairfield Neighbourhood Plan* (2019) supports ground-oriented housing at this location and supports alternate forms of housing and additional density if owners offer additional protection and rehabilitation of houses with heritage merit as part of the application. The subject property and existing house are already heritage-designated and, despite staff's recommendations, the applicant has not prepared a conservation plan nor offered any additional commitment to heritage conservation that would justify consideration of additional density or infill laneway housing.

House Conversion Regulations

The House Conversion Regulations under Schedule G of the *Zoning Regulation Bylaw* have been updated since this proposal was last presented to Committee of the Whole. The previous House Conversion Regulations would only permit three self-contained units based on the 350m² of floor area in the building. The new regulations reduce the floor area per unit requirements for buildings that are subject to heritage designation. Based on the new regulations, the house could be converted to five self-contained units or six units if the rental tenure was secured in perpetuity in addition to the heritage designation; however, the application is not offering to secure rental housing through a legal agreement. Therefore, the proposed seven units are still inconsistent with the House Conversion Regulations. Furthermore, two of the units with floor areas of 20.9m² (225 sq. ft.) and 23.8m² (256 sq. ft.) do not meet the House Conversion Regulations minimum unit size of 33m² (355 sq. ft.). A variance on minimum unit size has been added to the alternate motion should Council choose to advance the application.

Regulatory Considerations

The house was originally converted to ten light house keeping units. In 1982, it was converted to four self-contained units and five light house keeping units. At some point after that, it was converted without permits to its current configuration of seven self-contained units. Depending on the outcome of this application, the applicant will be required to obtain the appropriate permits to authorize the work that was done or to remove the illegal construction. The work may result in tenant displacement; therefore, should Council choose to advance the application to a public hearing, a requirement for a *Tenant Assistance Plan* has been added to the alternate motion for Rezoning Application No. 00678.

Laneway Duplex (Building B)

The unit entrances have been changed to address the rear lane, which would enhance the pedestrian environment of the lane. In addition, the projecting roof deck on the west side of the building has been replaced with a Juliet balcony to reduce the potential privacy impact on the

neighbouring property. The siting of the building has also shifted slightly to provide the required 0.6m side yard setback from the north property line. However, to provide the minimum 2.4m clearance between buildings, the applicant proposes to demolish a portion of the rear deck on the heritage-designated building. This change to the heritage-designated building has not been referred to the Heritage Advisory Panel as the staff recommendation continues to be to decline this application because of the inconsistencies with approved City policy. Should Council wish to advance the proposal for consideration at a public hearing, it is recommended that this referral to the Heritage Advisory Panel occur. The necessary language has been included in the alternate motion.

Finally, while the revisions to this duplex have reduced the number of variances associated with this proposal, the floor area of the duplex has increased from 72m² to 79.64m² which is inconsistent with the *Garden Suite Policy* and Zoning Regulations which limits floor area to 56m².

Garden Suite Policy and Guidelines

The revised proposal is still considered inconsistent with the *Garden Suite Policy and Guidelines* (2017). Under the Policy, only properties with a single-family detached dwelling and no existing secondary suites are eligible for a garden suite. The subject property has seven existing rental units and is not eligible for one or more garden suites. Furthermore, a garden suite is envisioned as a small, ground-oriented, unit that is ancillary to a single-family dwelling. The Policy does not contemplate more than one garden suite on a lot nor a two-unit garden suite. Therefore, the proposed Buildings A and B are not considered supportable when assessed against the *Garden Suite Policy and Guidelines*.

Parking

The proposed site plan shows two parking stalls with direct access to the laneway. The requested parking variance would reduce the vehicle parking from ten stalls to two stalls. Several transportation demand management (TDM) measures are proposed to help off-set the parking demand, however, the applicant has not offered to secure the TDM measures with a covenant on title, therefore there is no guarantee that these measures would be implemented or maintained. The potential measures noted by the applicant have been revised to include:

- one electric vehicle charging station (not shown on the plans)
- an increase in the number of modo memberships from two to five along with a \$50 credit per membership
- individual bicycle lockers located under the back deck of the heritage building for six of the ten dwelling units
- six visitor bicycle parking stalls.

These TDM measures are not considered sufficient to offset the anticipated parking demand associated with this proposal. Therefore, support for the parking variance is not recommended.

Tree Preservation Bylaw and Urban Forest Master Plan

There are currently no trees proposed for removal or to be planted. However, the applicant has not provided a site servicing plan as part of the revised application; therefore, staff are still concerned that the extension of new services from Su'it Street to the proposed development at the rear of the lot could negatively impact two large, bylaw-protected Garry oaks in the front yard of the subject lot, as well as three municipal trees in the boulevard along Su'it Street. Should Council choose to advance the application, staff recommend the applicant provide an

arborist report to demonstrate how services will be installed and trees retained to the satisfaction of staff. The project arborist will need to review the scope of the project and provide mitigation measures to reduce potential impacts to trees and ensure they are retained in good health over the long-term. The alternate motion includes the appropriate language for Council's consideration.

CONCLUSIONS

While the revised proposal has eliminated some of the minor variances associated with the previous submission, the applicant has not proposed any additional public benefit such as a further commitment to heritage revitalization or secure rental housing; in fact, the proposal would result in partial demolition of the heritage building to accommodate the proposed laneway duplex. Furthermore, the proposal is inconsistent with the *Garden Suite Policy*, the updated House Conversion Regulations, does not secure TDM measures, and could potentially negatively impact the bylaw protected trees and heritage landscape of the site through servicing requirements. Therefore, the proposal is considered inconsistent with the *Official Community Plan* and *Fairfield Neighbourhood Plan*. Due to the number of inconsistencies with City policies, staff recommend that the application be declined. However, an alternate motion is provided below should Council wish to consider approving the application.

ALTERNATE MOTION

Rezoning Application No. 00678

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated November 4, 2022 for 601 Su'it Street.
2. That first and second reading of the Zoning Regulation Bylaw amendment be considered by Council and a public hearing date be set once the following conditions are met:
 - a. Referral to the Heritage Advisory Panel for review of the proposed partial demolition of the existing heritage-designated building;
 - b. Preparation of an arborist report to demonstrate how services will be installed and trees retained, to the satisfaction of the Director of Parks, Recreation and Facilities. If the report concludes that municipal or bylaw-protected trees may be impacted or proposed for removal, staff would report back to Committee of the Whole;
 - c. Completion of a Building Code compliance assessment of the existing building and preparation of a tenant assistance plan, consistent with the *Tenant Assistance Policy*, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreement, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. 0.56m wide right of way along the rear lane for highway purposes, in accordance with the following requirements:
 - i. The owner may occupy and maintain the existing building within the right of way area until it is substantially destroyed or damaged.

4. That adoption of the Zoning Bylaw Amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
5. That the above recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Heritage Alteration Permit with Variances Application No. 00012

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. 00678, if it is approved, consider the following motion:

“1. That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00012 for 601 Su’it Street, in accordance with plans submitted to the Sustainable Planning and Community Development Department and date stamped May 2, 2022, subject to:

a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:

- i. reduce the vehicle parking requirement from 10 stalls to two stalls and the visitor parking requirement from 1 stall to zero stalls;
- ii. permit laneway housing in the side yards rather than the rear yard of the main building;
- iii. increase the maximum building height for Building B from 4.2m to 5.38m
- iv. increase the maximum floor area for Building B from 56m² to 79.01m²
- v. reduce the side yard setback for a new addition to Building A from 0.6 metres to 0.56 metres;
- vi. reduce the minimum unit size for a dwelling unit created as a result of house conversion from 33m² to 20.9m²;
- vii. increase the number of self-contained dwelling units allowed as a result of house conversion from five to seven;
- viii. increase the number of buildings permitted on a lot from one to three.

b. Final plans to be generally in accordance with the plans identified above, to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.

2. That the Heritage Alteration Permit with Variances, if issued, lapses two years from the date of this resolution.”

Respectfully submitted,

Alec Johnston
Manager of Development Processes

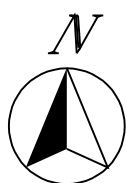
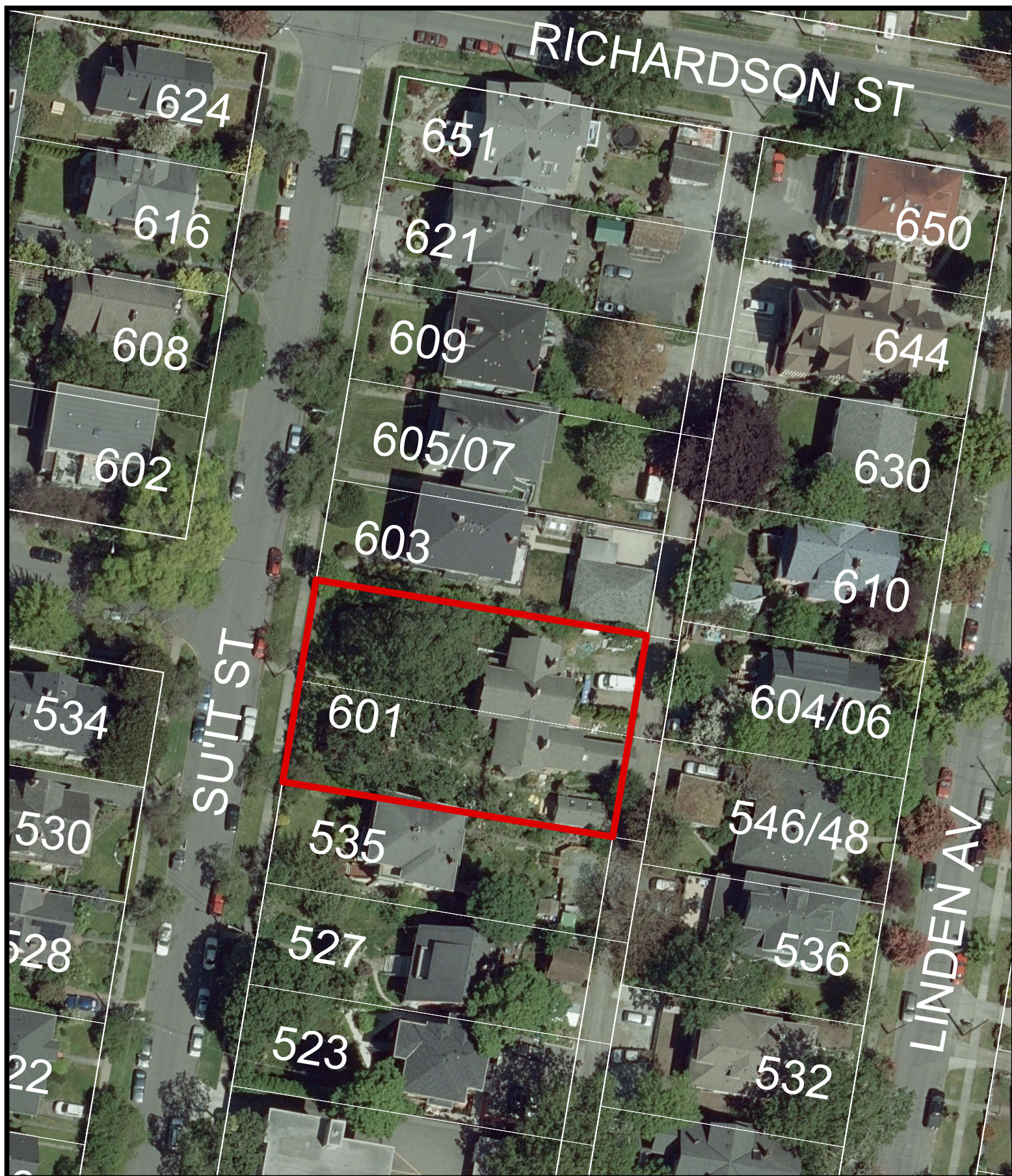
Karen Hoes, Director
Sustainable Planning and Community
Development Department

Kristal Stevenot
Senior Heritage Planner
Development Services Division

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 2, 2022
- Attachment D: Letter from applicant to Mayor and Council dated October 20, 2022
- Attachment E: Staff report and attachments presented at the May 7, 2020 Committee of the Whole meeting
- Attachment F: May 7, 2020 Committee of the Whole meeting minutes
- Attachment G: May 14, 2020 Council meeting minutes.



601 Su'it Street
Rezoning No.00678



ATTACHMENT C

N

NsqArchitecture Ltd.
1060 Meares Street, Victoria, BC, V8V 3J6
p 250.382.3823 e nsqa@nsqa.ca

Revisions

Received Date:
May 3, 2022REZONING APPLICATION
Secondary Buildings
601 Trutch Street

Seal

Use of these drawings is limited to that identified in the issue/revision information. Do not construct from these drawings unless marked "Issued for Construction."

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ISSUE DATA

No.	DESCRIPTION	DATE	BY
1	Issued for revised Rezoning submission	21-06-07	JK
2	Issued for revised Rezoning submission	21-11-09	NP
3	Issued for revised Rezoning submission	22-04-14	JK

SITE PLAN &
DATA TABLE

A 1.0

PLOT DATE April 14, 2022	DRAWN JK/NP
SCALE AS NOTED	JOB No. 1731

ZONING INFORMATION

LOT INFORMATION	EXISTING	PROPOSED
Zone	R1-B	SITE SPECIFIC
Site Area	1523 SQ.M.	UNCHANGED
Total Floor Area		
Building A	25 SQ.M.	27 SQ. M.
Building B	N/A	79.01 SQ.M.
Main Floor Area	N/A	46.85 SQ. M.
Upper Floor Area	N/A	32.16 SQ. M.
Main Dwelling (does not include basement = 25sq.m.)	325 SQ. M	UNCHANGED
Basement Floor Area	25 SQ. M.	UNCHANGED
Main Floor Area	189 SQ. M.	UNCHANGED
Upper Floor Area	136 SQ. M.	UNCHANGED
Floor Space Ratio	.21	.30
Site Coverage	20%	24%
Open Site Space	78%	73%
Height of Main Dwelling	EXISTING	UNCHANGED
Height of Building A	2.9M / 1 STOREY	UNCHANGED
Height of Building B		5.06M/1.5 STOREY
Number of Storeys	2	UNCHANGED
Parking Stalls	3	2
Bicycle Parking - Short Term	0	6
Bicycle Parking - Long Term	0	6
Building Setbacks - BUILDING A		
Front Yard	40.7M	UNCHANGED
Rear Yard		.6M
Side Yard (North)		26.4M
Side Yard (South)	.46M	UNCHANGED
Building Setbacks - BUILDING B		
Front Yard		41.2M
Rear Yard		.6M
Side Yard (North)		.6M
Side Yard (South)		22.3M
Building Setbacks - MAIN DWELLING		
Front Yard	25.9M	UNCHANGED
Rear Yard	.1M	UNCHANGED
Side Yard (North)	6.1M	UNCHANGED
Side Yard (South)	5.8M	UNCHANGED
Residential Use Details		
Total Number of Units	4 SUITES/ 5 HOUSEKEEPING	10 UNITS
Unit Type	RENTAL	UNCHANGED
Ground-Oriented Units	4	7
Minimum Unit Floor Area	32.7 SQ.M.	20.9 SQ.M.
Total Residential Floor Area	296.9 SQ.M.	402.91 SQ.M.

DRAWING LEGEND

A1.0 - SITE PLAN AND DATA TABLE
A2.0 - BUILDING A
A3.0 - BUILDING B & SECTIONS
A4.0 - TRUTCH HOUSE FLOOR PLANS
A5.0 - STREETS CAPES & DETAILS
A6.0 - LANDSCAPE PLAN & SITE SERVICES

MAIN DWELLING - AVERAGE GRADE CALCULATIONS

GRADE POINTS

Point	Grade
A	20.00
B	20.60
C	20.60
D	20.60
E	20.40
F	20.90
G	21.10
H	21.80
J	21.80
K	20.80
L	20.80
M	19.70
N	21.80
P	21.80
Q	21.80
R	21.80
S	21.80
T	21.80
U	21.50
V	21.50
W	21.50
X	21.50
Y	21.50
Z	21.20
Aa	21.10
Ab	21.10
Ac	21.10
Ad	21.10
Ae	21.10
Af	20.90
Ag	20.90
Ah	20.30

CALCULATIONS

Line	Average Grade	Distance	Totals
AB	20.30	8.94	181.48
BC	20.60	1.94	39.96
CD	20.60	0.74	15.24
DE	20.50	7.14	146.37
EF	20.65	2.69	55.55
FG	21.00	2.04	42.84
GH	21.45	0.6	12.87
HJ	21.80	5.29	115.32
JK	21.30	0.57	12.14
KL	20.80	5.09	105.87
LM	20.25	4.02	81.41
MN	20.75	1.33	27.60
NP	21.80	1.38	30.08
PQ	21.80	0.51	11.12
QR	21.80	2.56	55.81
RS	21.80	0.51	11.12
ST	21.80	1.37	29.87
TU	21.65	0.47	10.18
UV	21.50	2.76	59.34
VW	21.50	3.05	65.58
WX	21.50	4.11	88.37
XY	21.50	1.4	30.10
YZ	21.35	0.42	8.97
ZAa	20.60	1.17	24.10
AaAb	20.85	1.19	24.81
AbAc	20.85	0.41	8.55
AcAd	20.85	1.39	28.98
AdAe	20.75	0.45	9.34
AeAf	21.00	5.33	111.93
AfAg	21.00	1.03	21.63
AgAh	21.35	8.69	185.53
AhA	21.05	3.97	83.57
TOTAL	-	82.56	1735.61

AVERAGE GRADE 20.85

BUILDING A
AVERAGE GRADE CALCULATION
AB-73.65
BC-180.52
CD-73.72
DA-180.17

AVERAGE GRADE: 508.06/24.2=20.99

BIKE Parking Calculation

SCHEDULE C - MULTI DWELLING - OTHER
LONG TERM
($>45m^2$): $7 \times 1 = 7 = 7$
($45m^2 < \cdot$): $3 \times 1.25 = 3.75 = 4$
TOTAL = **11**

11(REQ.) - 5(PROVIDED) = 6 (VARIANCE)

SHORT TERM = 6

6(REQ.) - 2(PROVIDED) = 4 (VARIANCE)

BUILDING B
AVERAGE GRADE CALCULATION
AB-91.60
BC-73.18
CD-56.86
DE-87.82
EF-149.39
FA-159.88

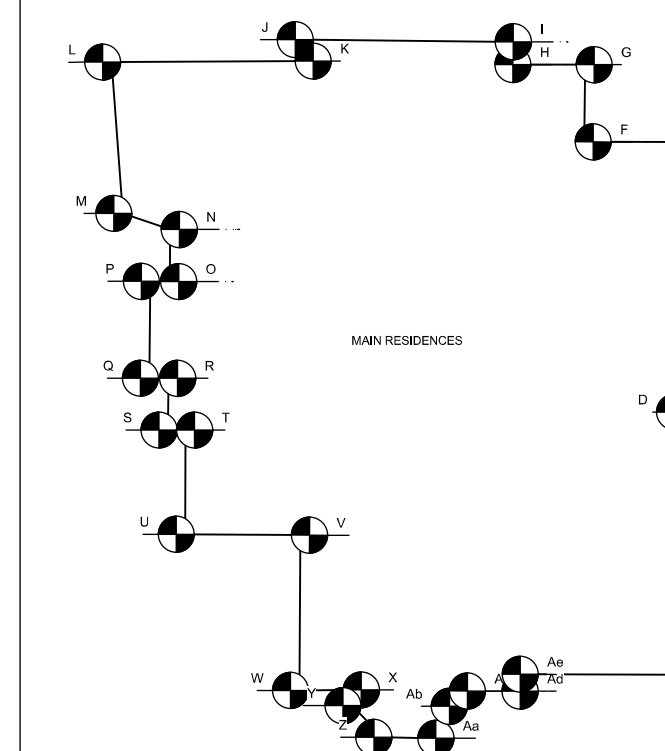
AVERAGE GRADE: 618.73/31.49 = 19.65

Parking Calculation

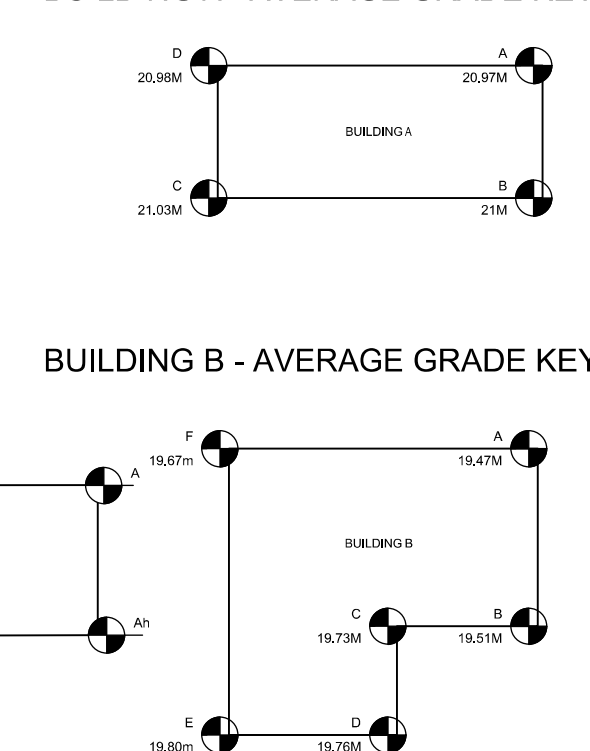
SCHEDULE C - MULTI DWELLING - OTHER
($>40m^2$): $7 \times .85 = 5.95 = 6$
($40 < \cdot < 70m^2$): $2 \times 1 = 2 = 2$
($70m^2 < \cdot$): $1 \times 1.45 = 1.45 = 1$
(Guest): $10 \times .10 = 1 = 1$

10(REQ.) - 2(PROVIDED) = 8 (VARIANCE)

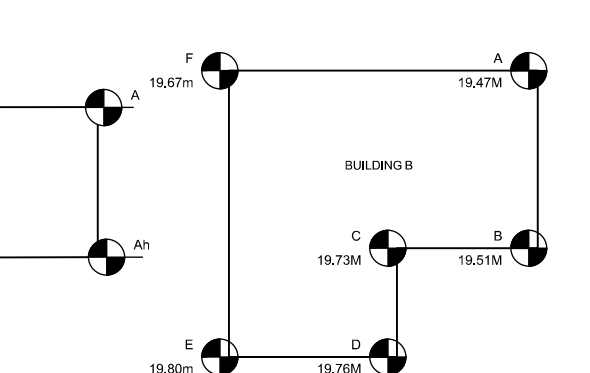
MAIN DWELLING - AVERAGE GRADE KEY



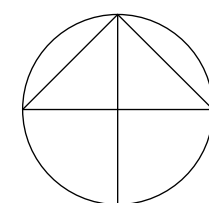
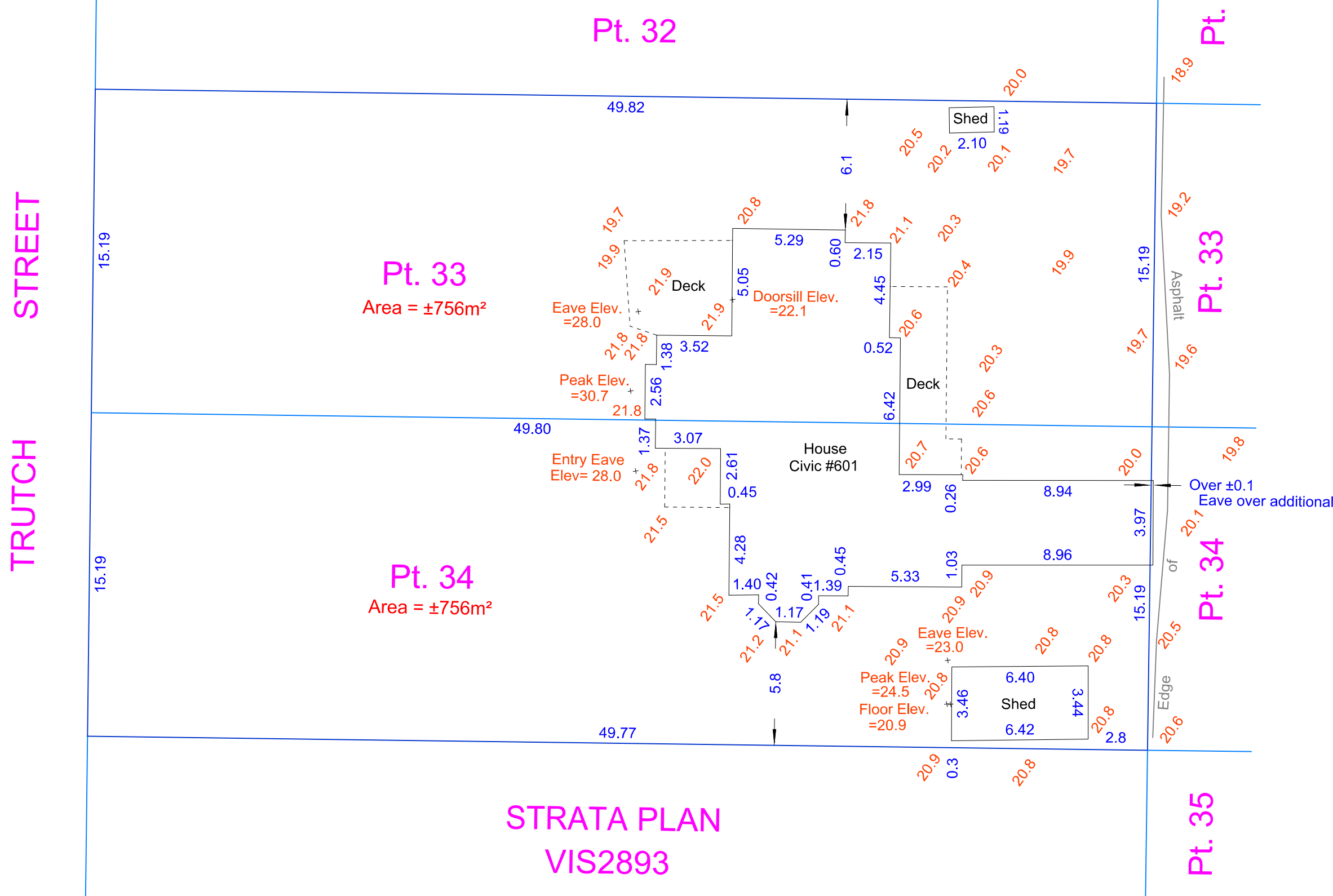
BUILDING A - AVERAGE GRADE KEY

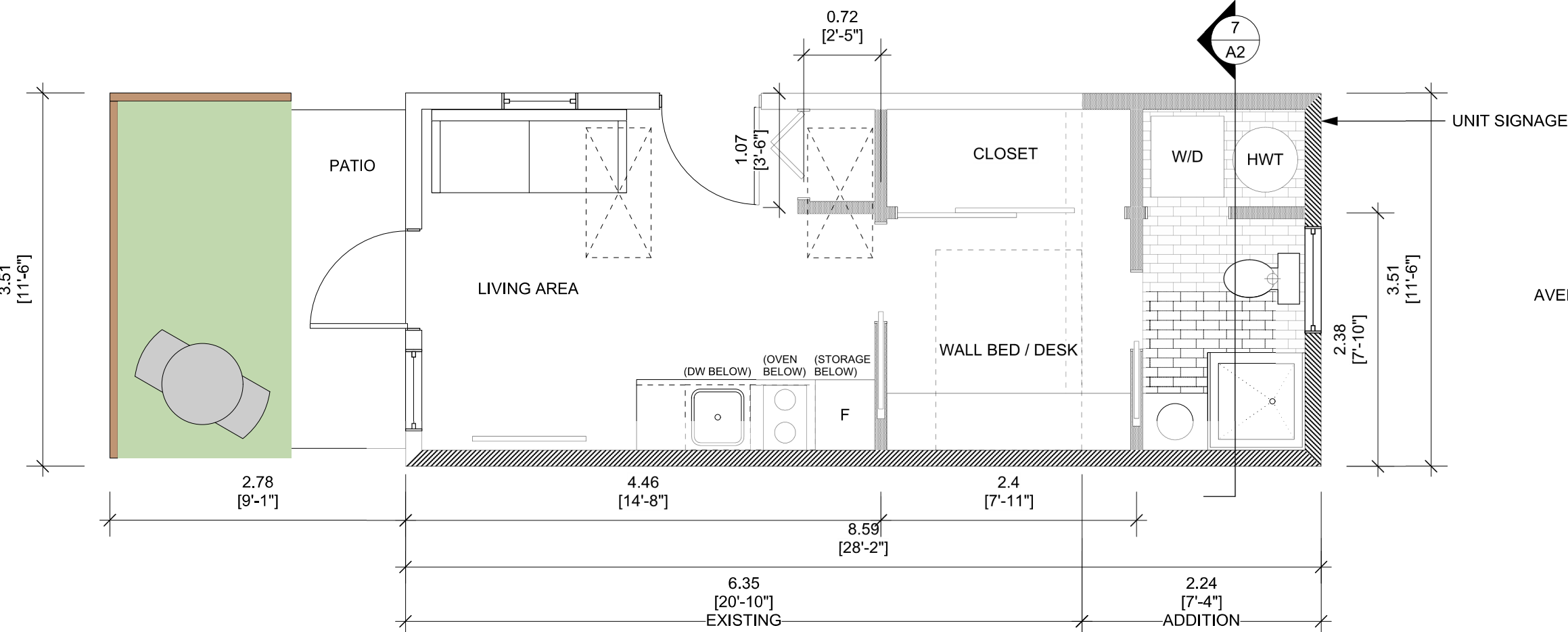


BUILDING B - AVERAGE GRADE KEY



TRUTCH STREET

1 SITE PLAN
Scale: 1:100CIVIC ADDRESS: 601 TRUTCH STREET
LEGAL DESCRIPTION: LOT 33 PLAN VIP826A SECTION FFLD, DISTRICT 57, THE WESTERLY 164 OF LOT 332 SURVEY
Scale: 1:200

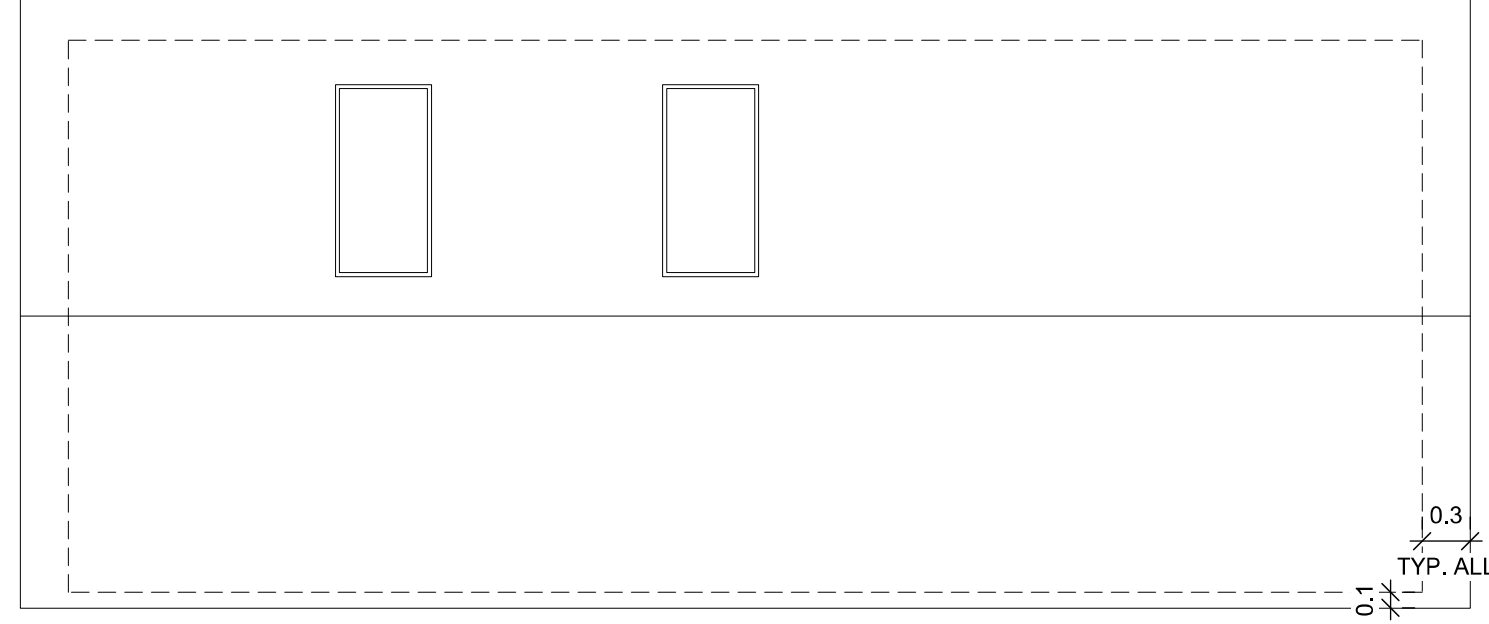


LEGEND

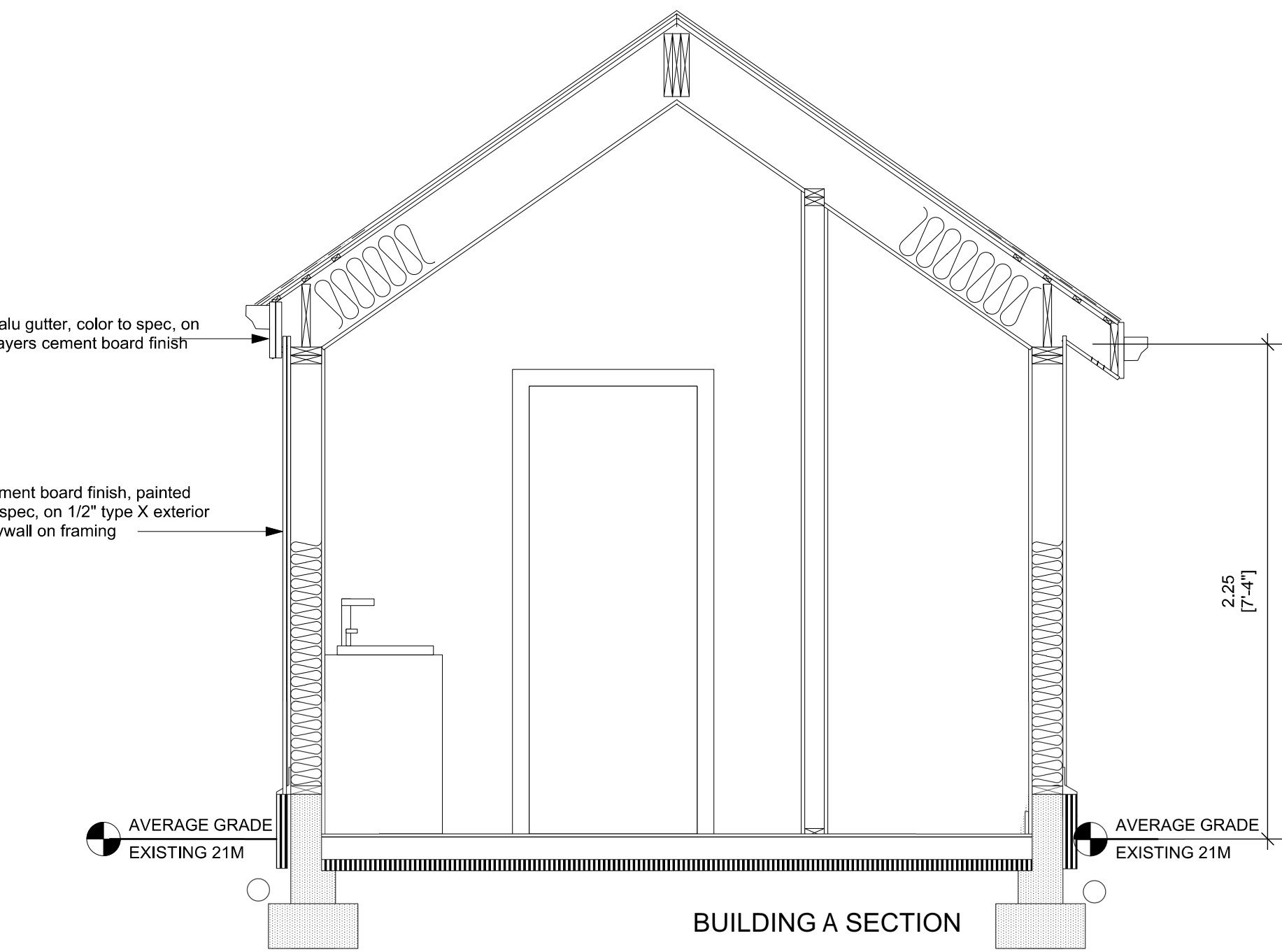
- NEW WALL
- RATED 45 MIN WALL
- EXISTING WALL

EXISTING AREA= 25 sq. M.
AREA WITH ADDITION= 27 sq. m.

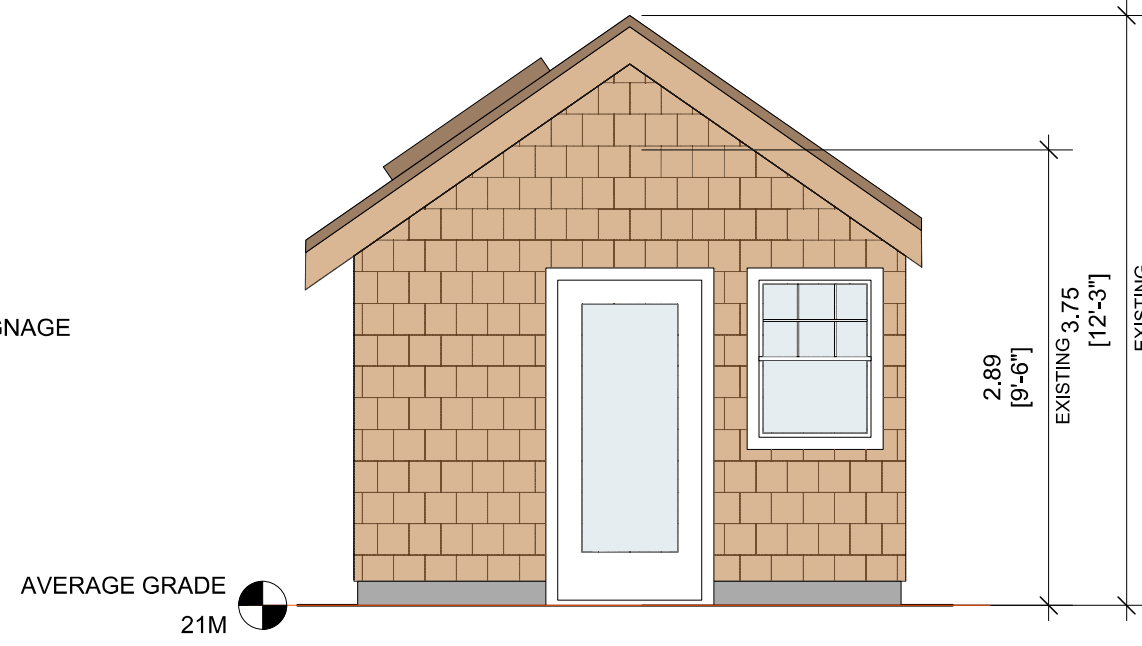
1 MAIN FLOOR PLAN
Scale: 1:48



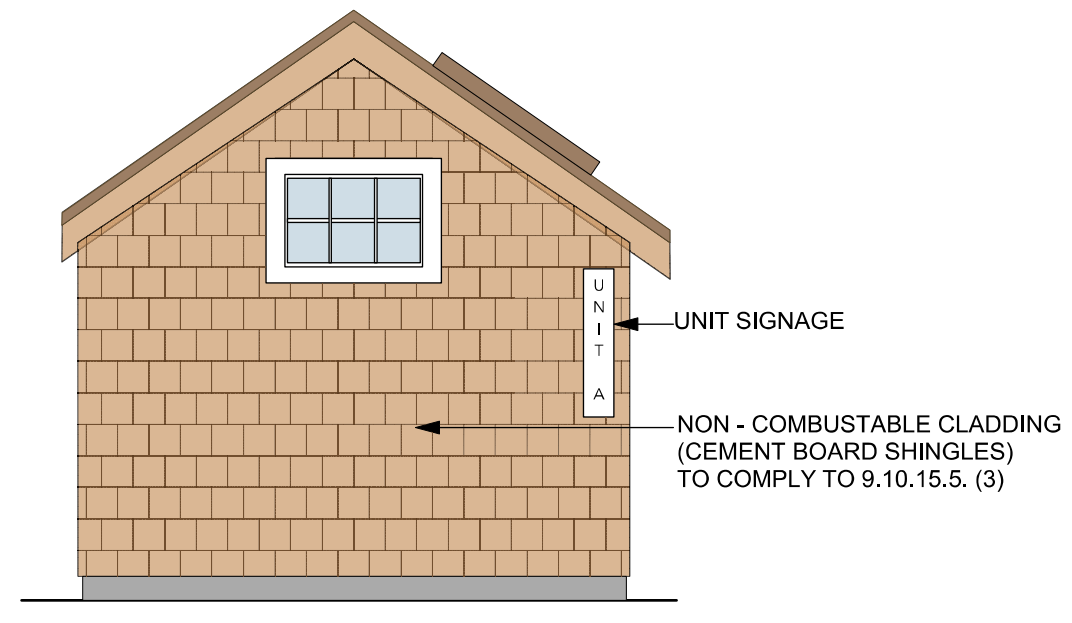
6 ROOF PLAN
Scale: 1:48



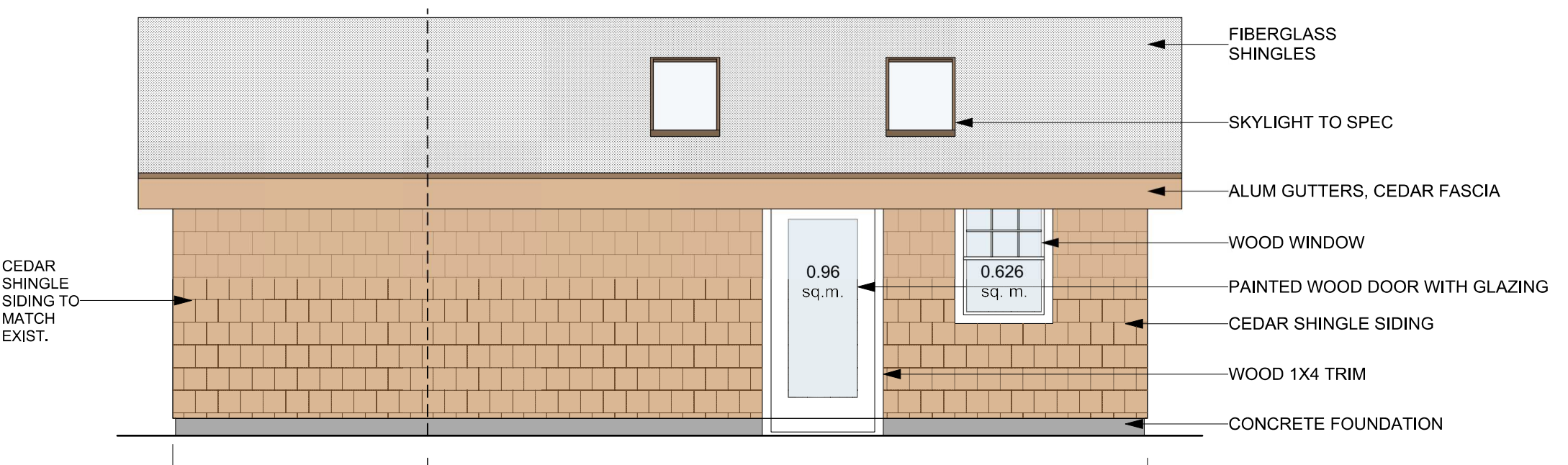
BUILDING A SECTION



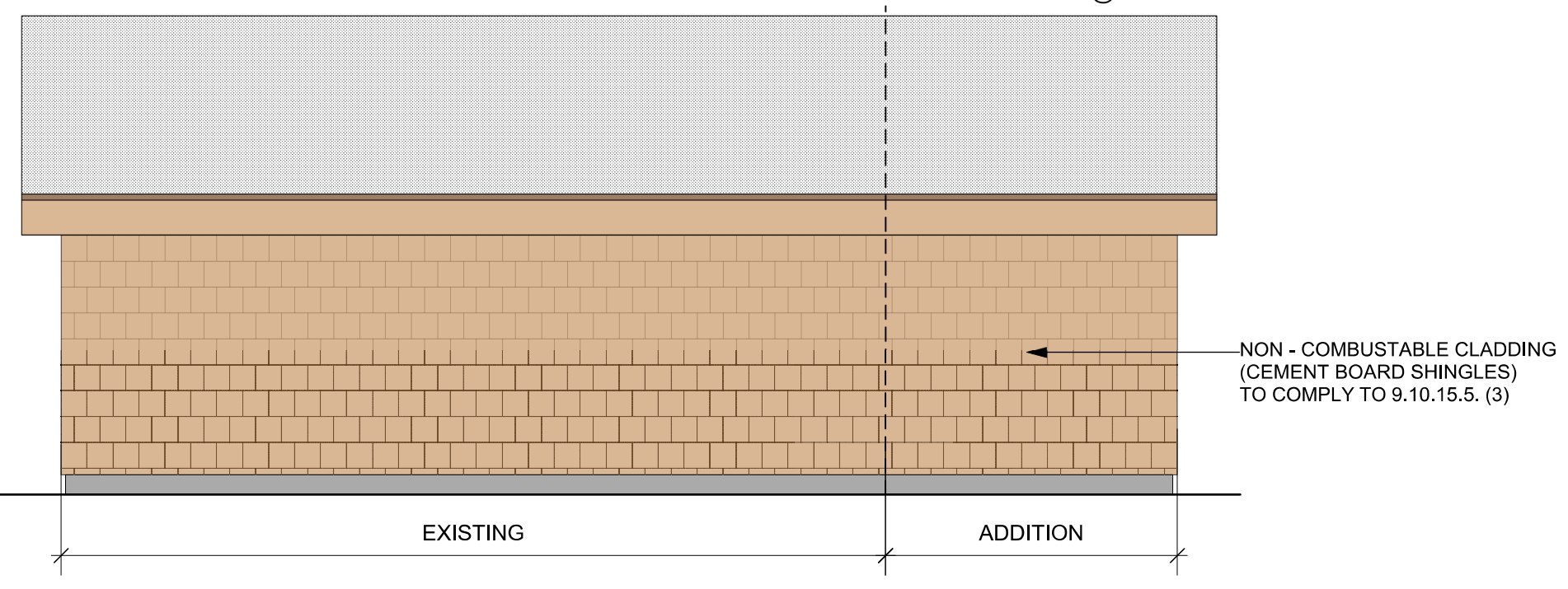
2 FRONT ELEVATION
Scale: 1:48



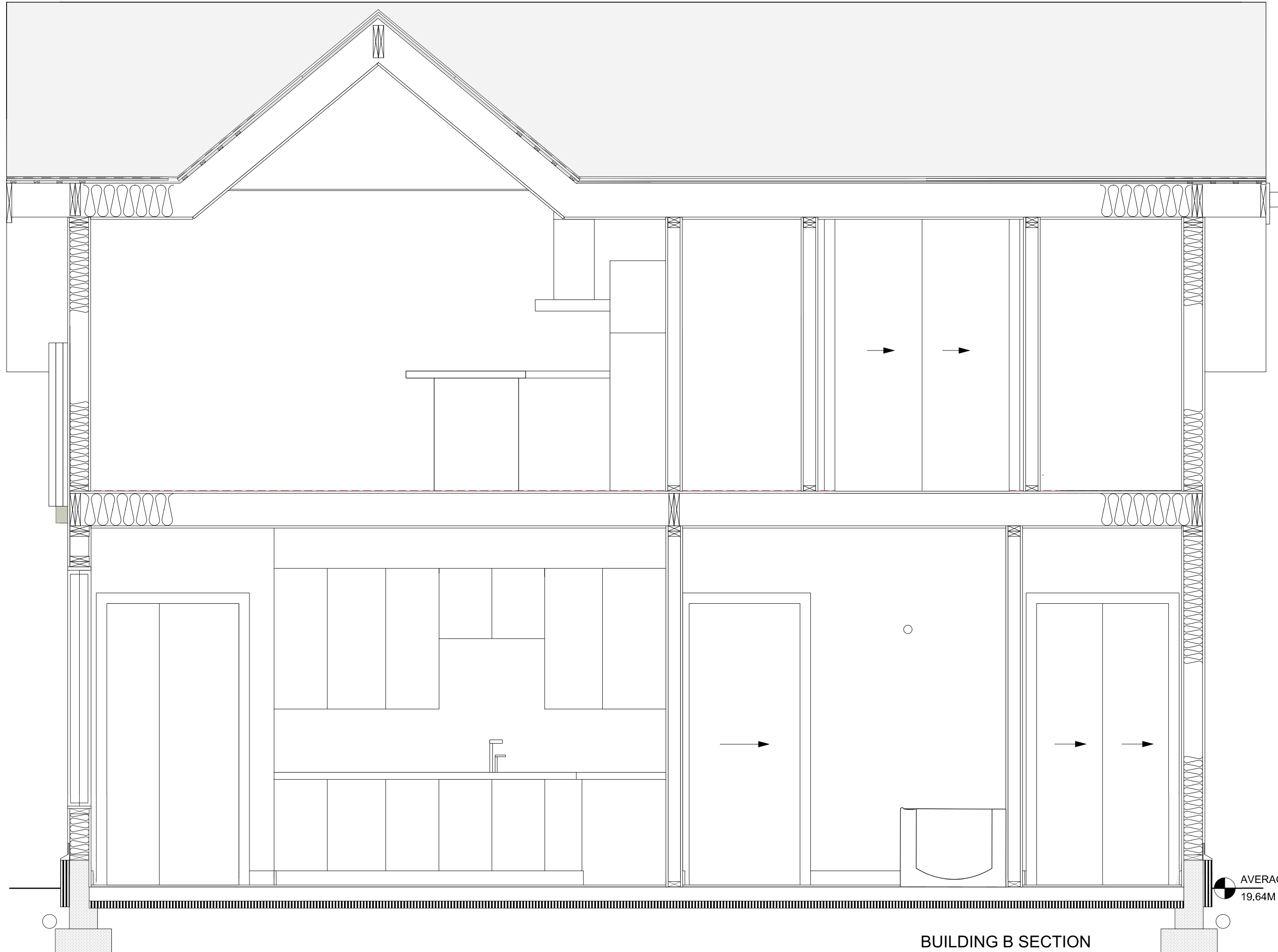
5 REAR ELEVATION (LANE)
Scale: 1:48



3 SIDE ELEVATION
Scale: 1:48



4 SIDE ELEVATION
Scale: 1:48



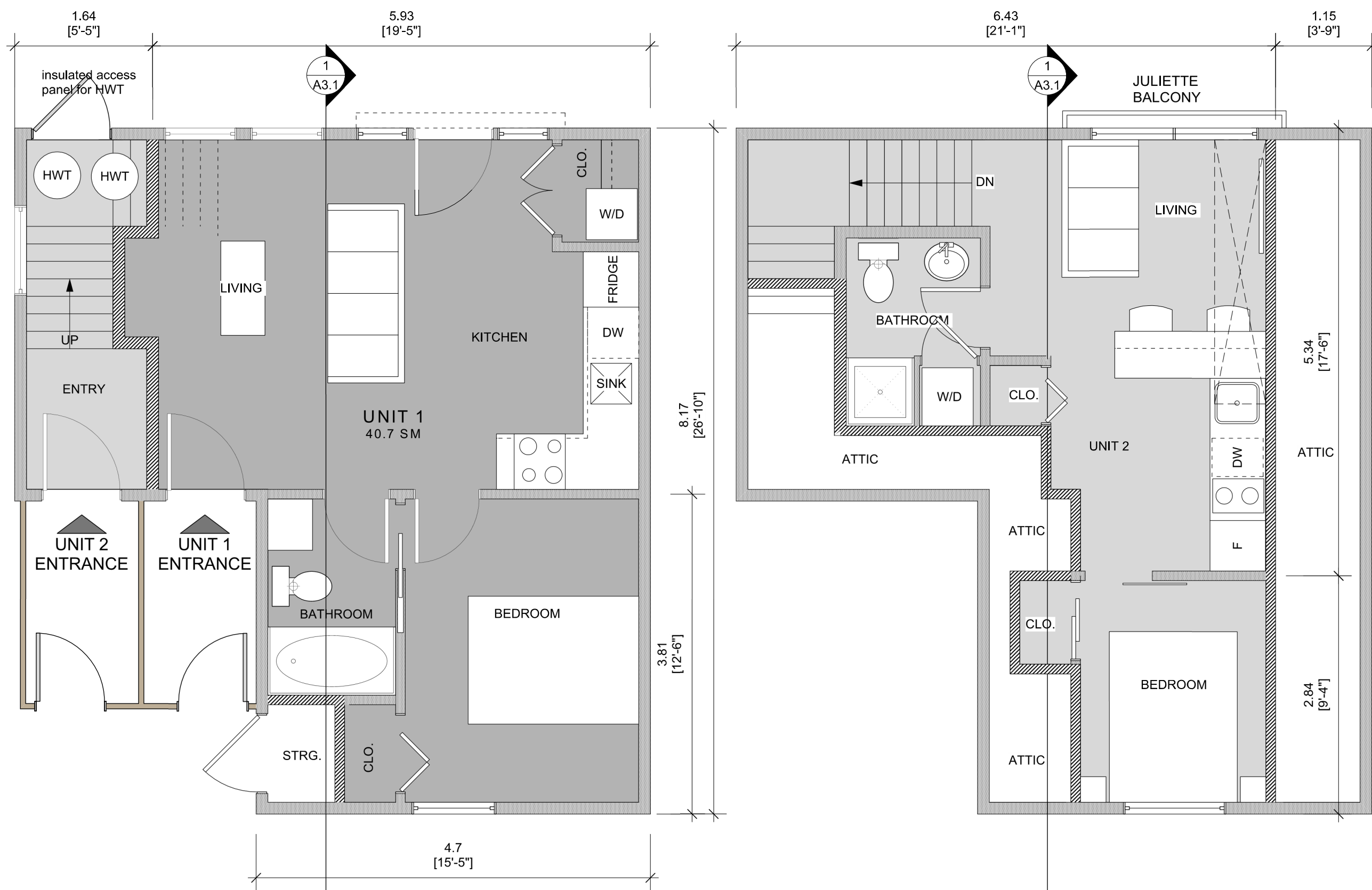
BUILDING B SECTION



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3	Issued for revised Rezoning submission	22-04-14	JK

BUILDING A PLANS, ELEVATIONS, SECTION BUILDING B SECTION	
A 2.0	
PLOT DATE April 14, 2022	DRAWN JK/NP
SCALE AS NOTED	JOB No. 1731



1 MAIN FLOOR PLAN MAIN FLOOR
UNIT 1 = 39.6 M2
UNIT 2 = 5.38 M2
STORAGE = 0.93 M2
TOTAL MAIN FLOOR AREA = 46.85 M2

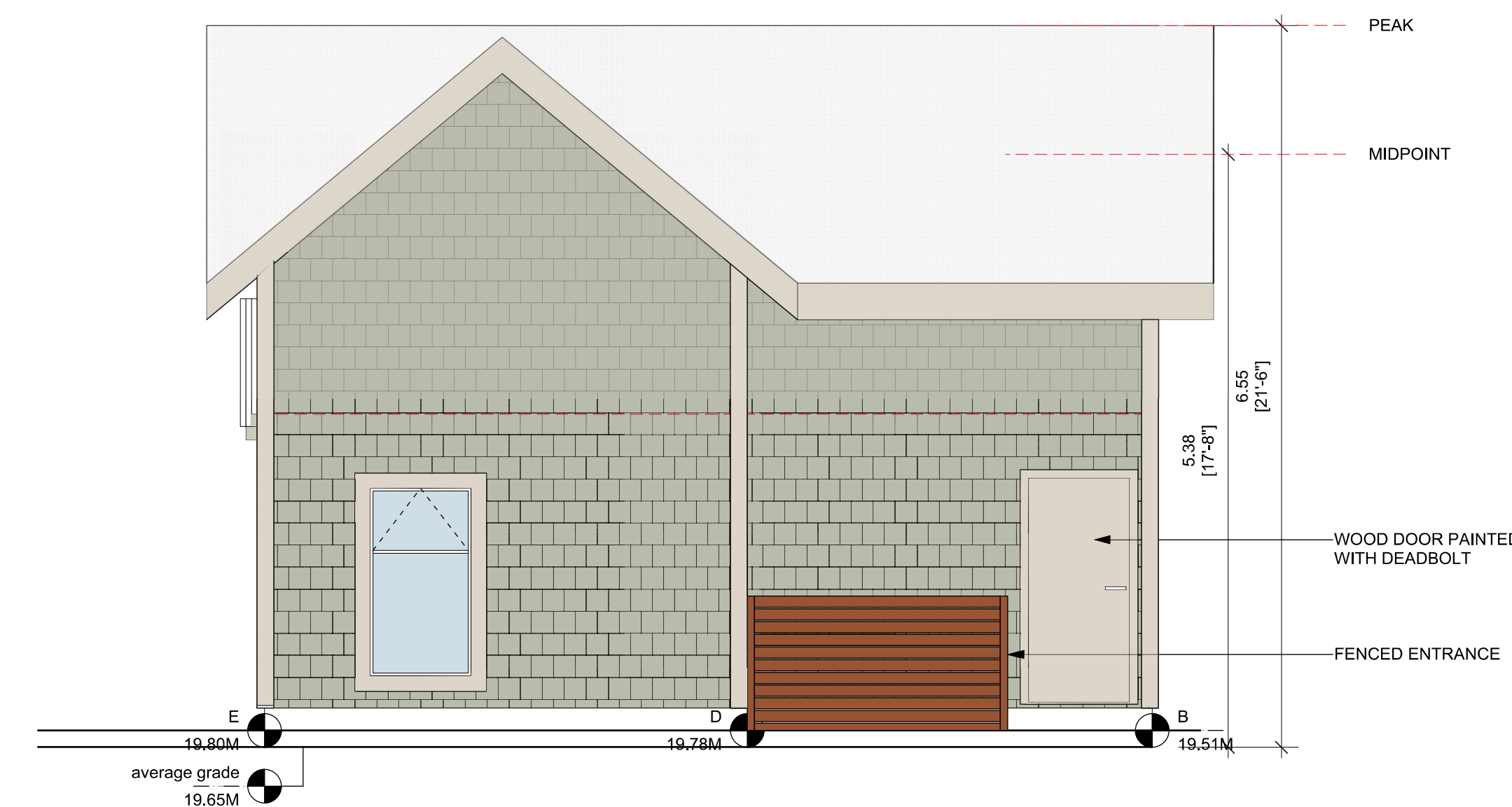
2 SECOND FLOOR PLAN UPPER FLOOR
UNIT 2 = 29.89 M2
TOTAL UPPER FLOOR AREA = 32.16 M2

3 ROOF PLAN
Scale: 1:48

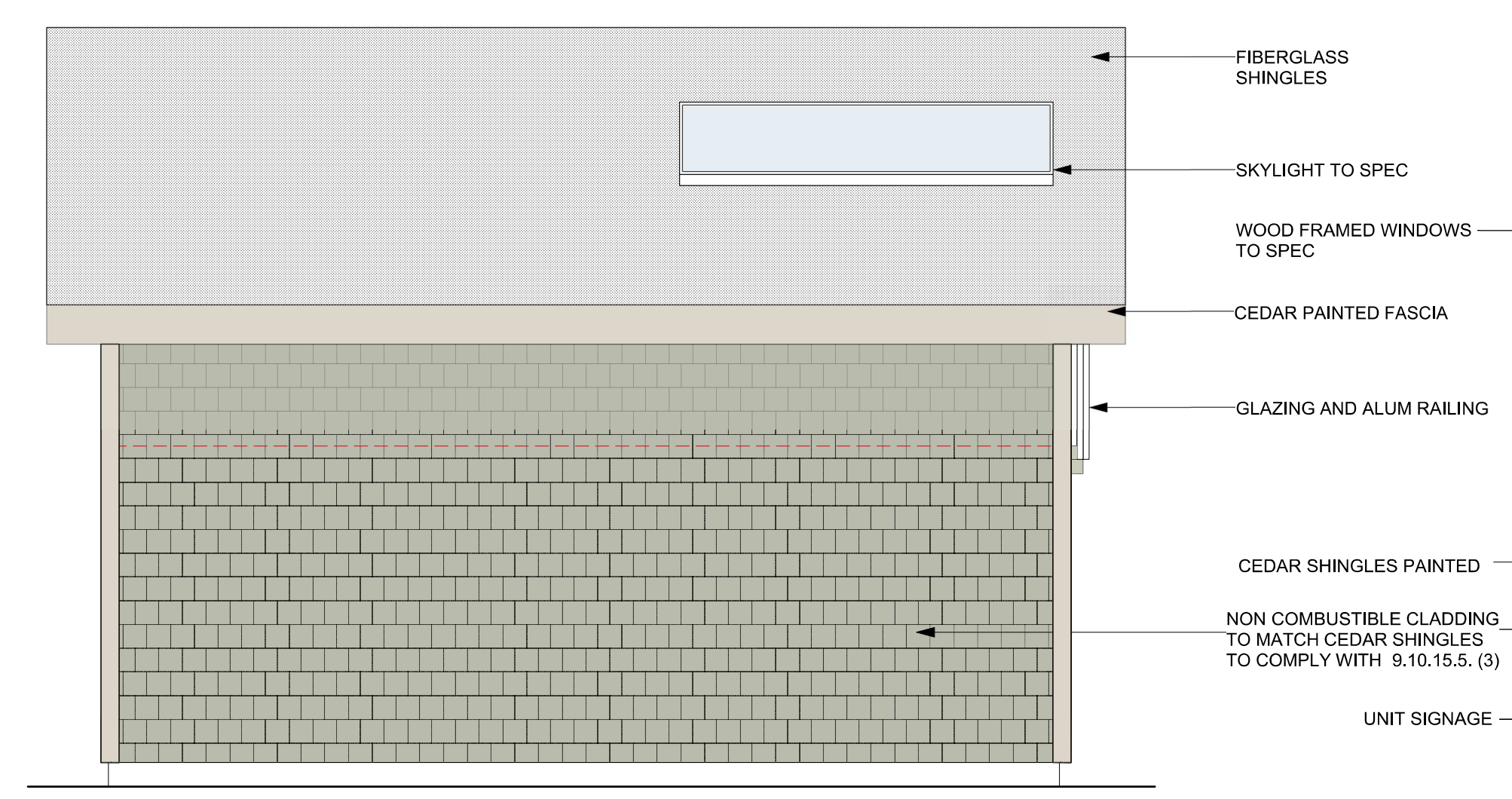
4 FRONT ELEVATION
Scale: 1:48

LIMITING DISTANCE
building B:

included surface area	33 SM
openings shown	8.2 SM
percentage openings shown	24.65%
permitted opgs, per 3.2.3.1.D, sprinklered	46%
permitted opgs, area	15.1 SM



5 SIDE ELEVATION
Scale: 1:48



6 SIDE ELEVATION
Scale: 1:48



7 REAR ELEVATION (LANE)
Scale: 1:48

LEGEND

NEW WALL	
RATED 45 MIN WALL	
EXISTING WALL	

REZONING APPLICATION
Secondary Buildings
601 Trutch Street



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BUILDING B
PLANS & ELEVATIONS

A 3.0	
PLOT DATE April 14, 2022	DRAWN JK/NP
SCALE AS NOTED	JOB No. 1731



NsqArchitecture Ltd.
1060 Meares Street, Victoria, BC, V8V 3J6
p 250.382.3823 e nsqa@nsqa.ca

REZONING APPLICATION
Secondary Buildings
601 Trutch Street



Seal

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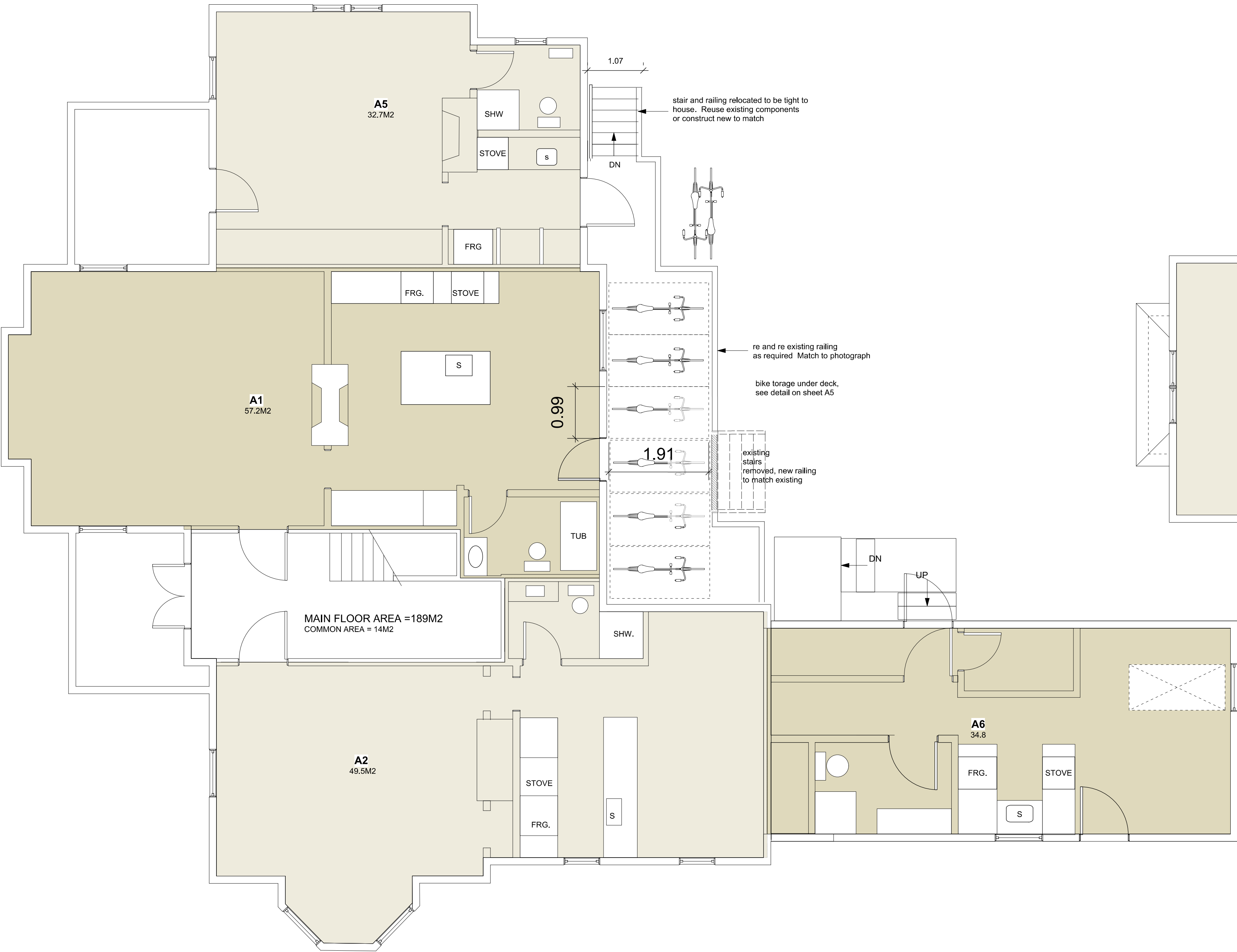
MAIN DWELLING
FLOOR PLANS

A 4.0

PLOT DATE April 14, 2022	DRAWN JK/NP
SCALE AS NOTED	JOB No. 1731

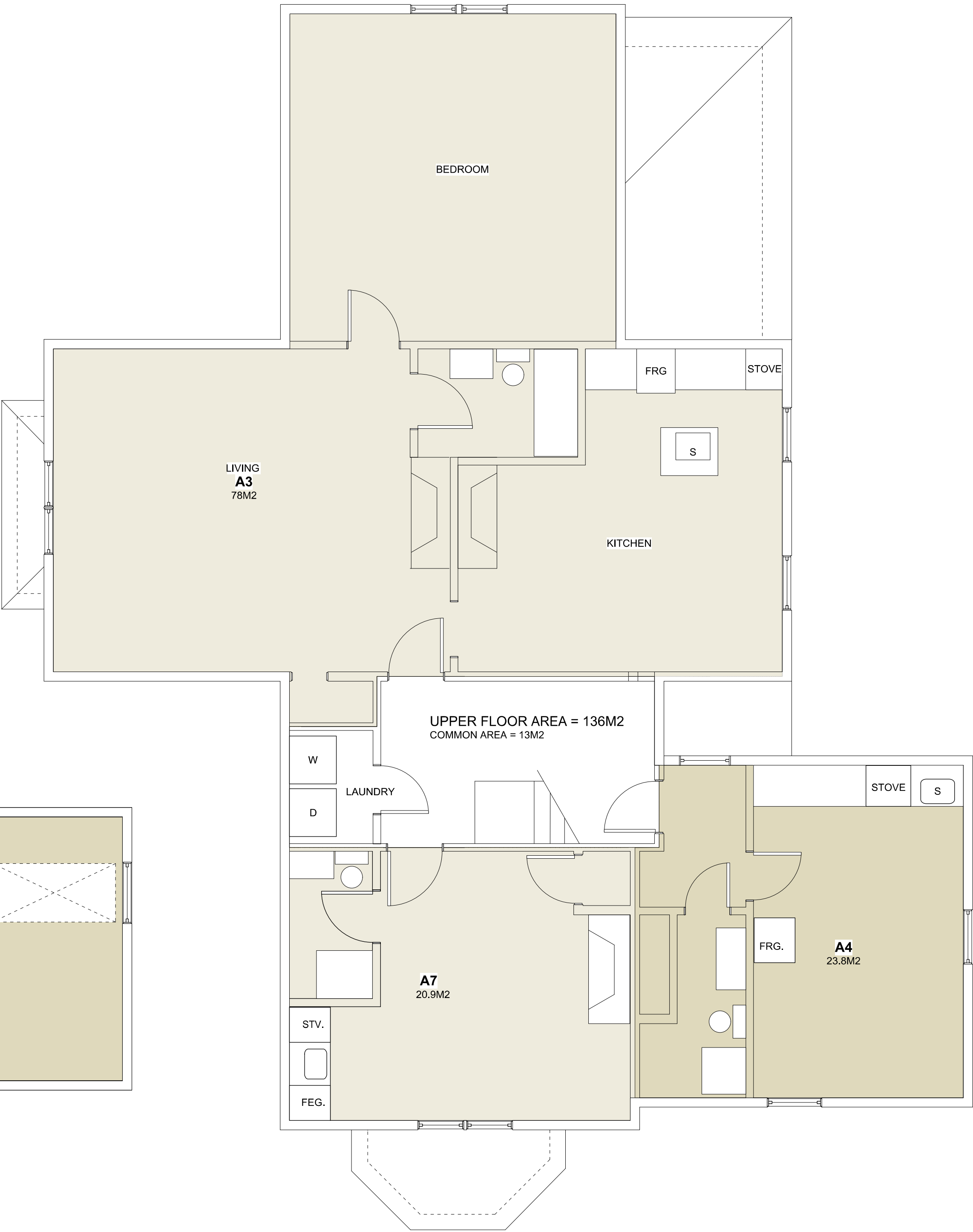
1 MAIN DWELLING MAIN FLOOR
Scale: 1:48

NOTE: ALL SUITES EXISTING



2 MAIN DWELLING UPPER FLOOR
Scale: 1:48

NOTE: ALL SUITES EXISTING



N

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REZONING APPLICATION
Secondary Buildings
601 Trutch Street



Seal

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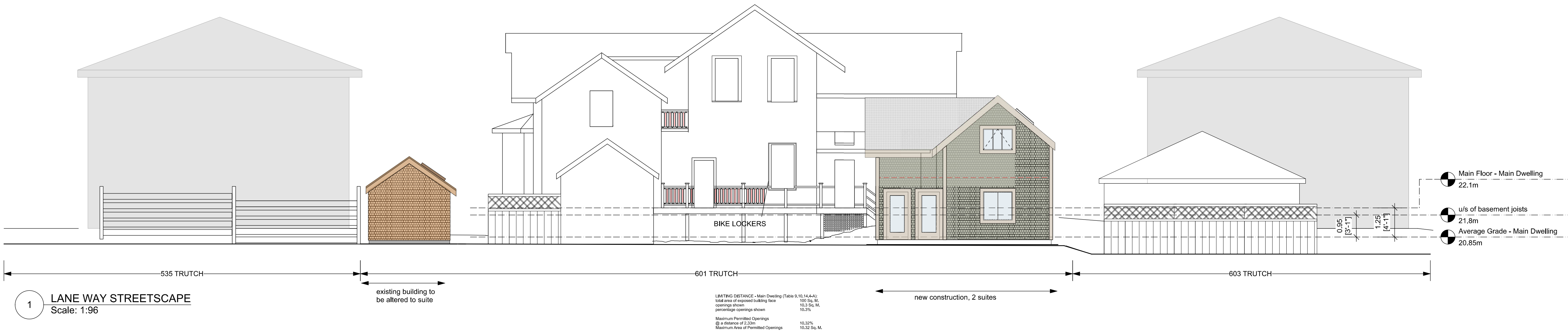
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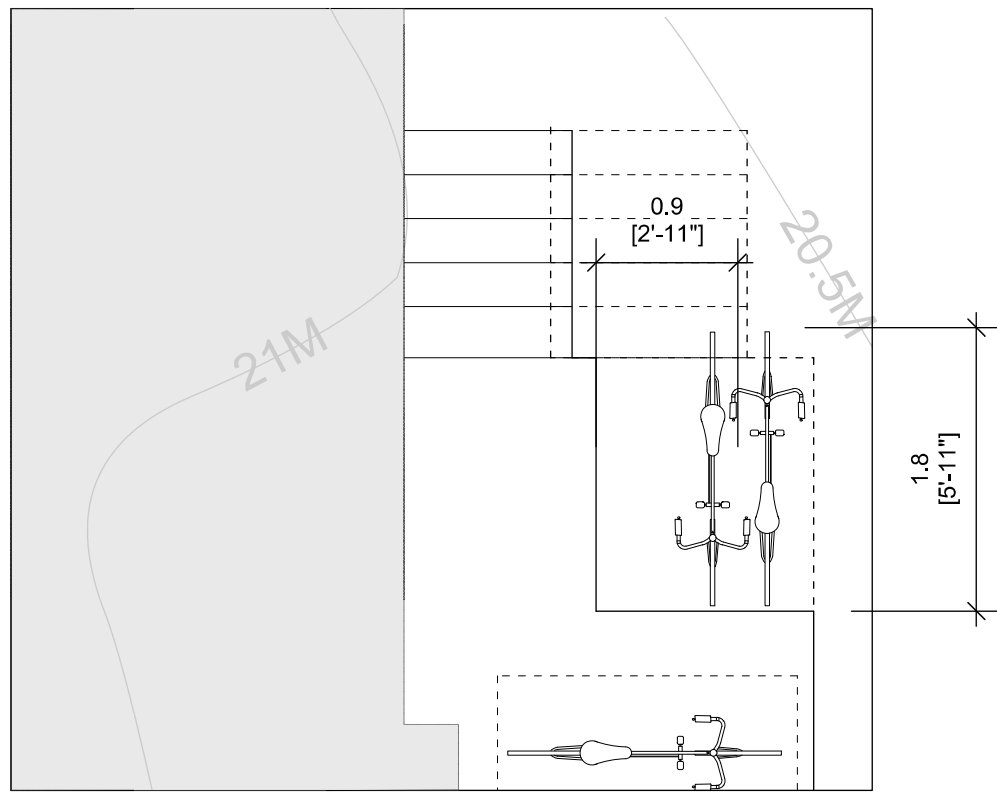
LANEWAY STREETSCAPE
BIKE LOCKERS
RAILING DETAIL

A 5.0

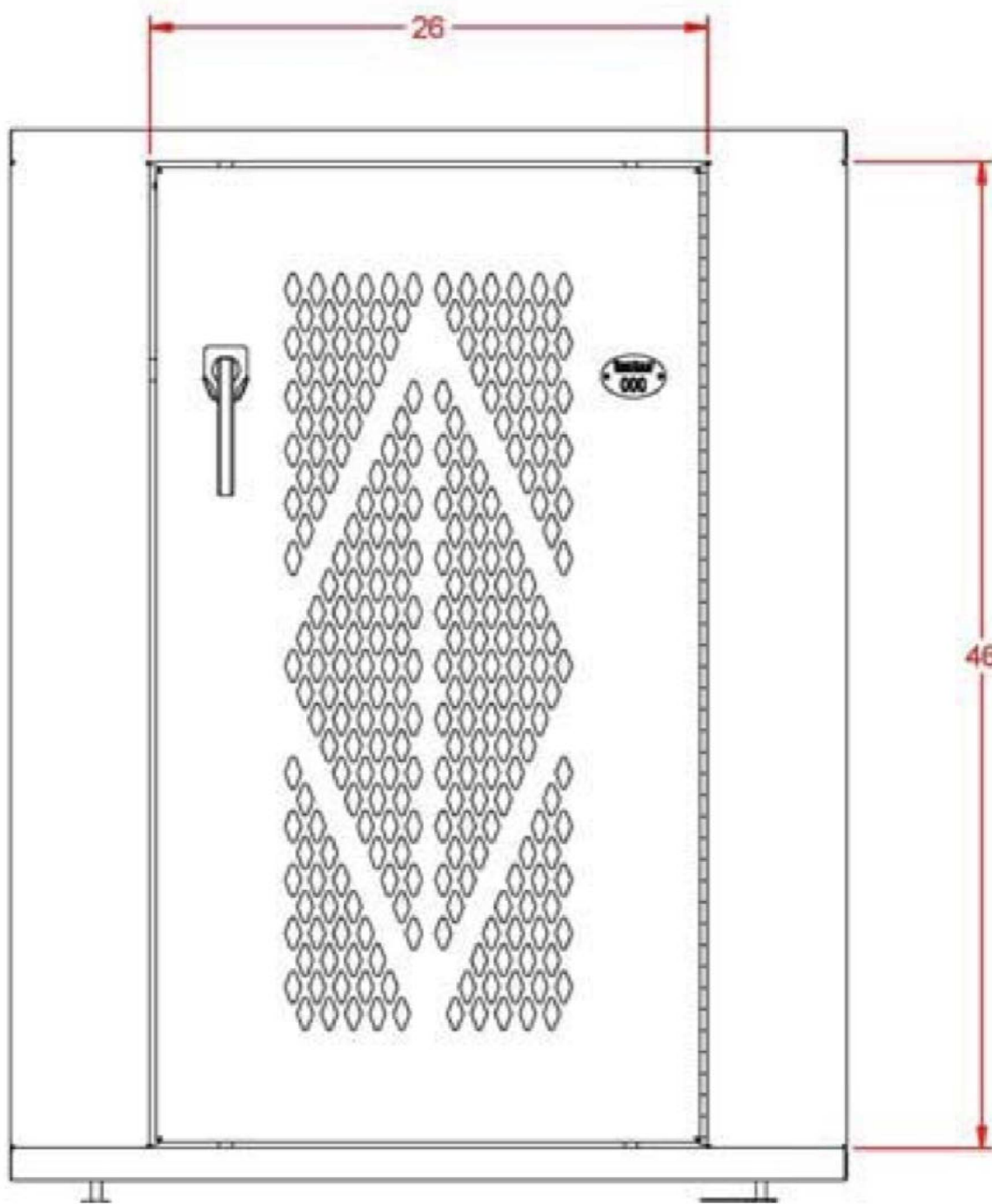
PLOT DATE April 14, 2022	DRAWN JK/NP
SCALE AS NOTED	JOB No. 1731



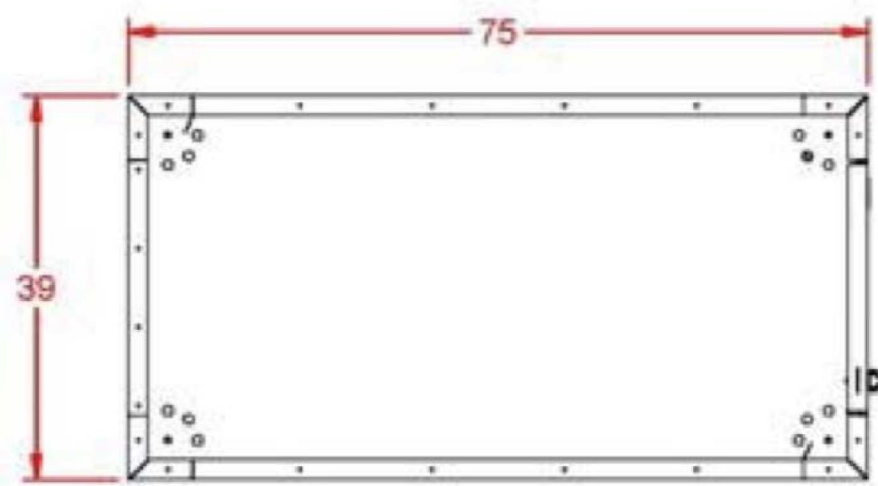
1 LANE WAY STREETSCAPE
Scale: 1:96



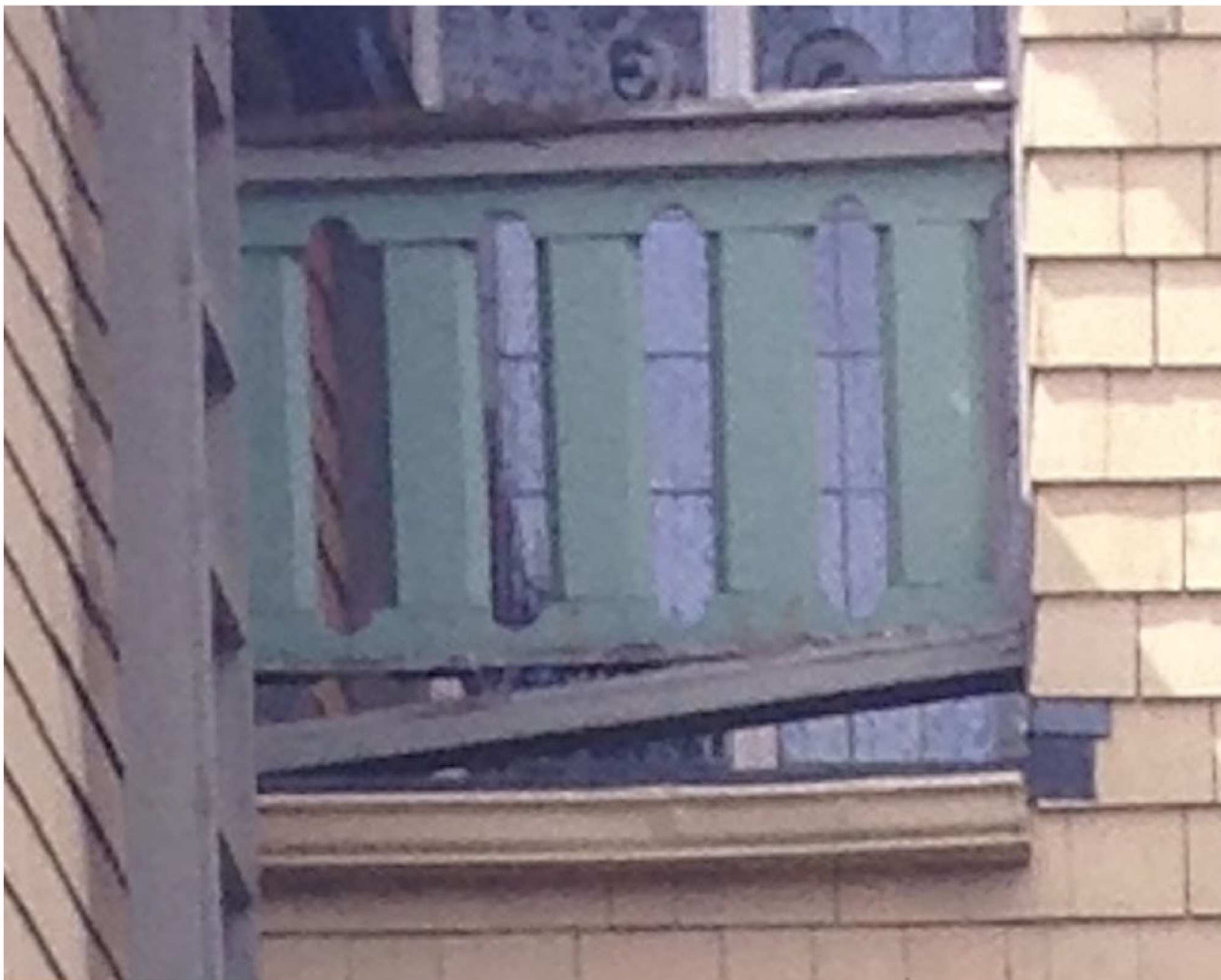
2 BIKE DETAIL
Scale: 1:48



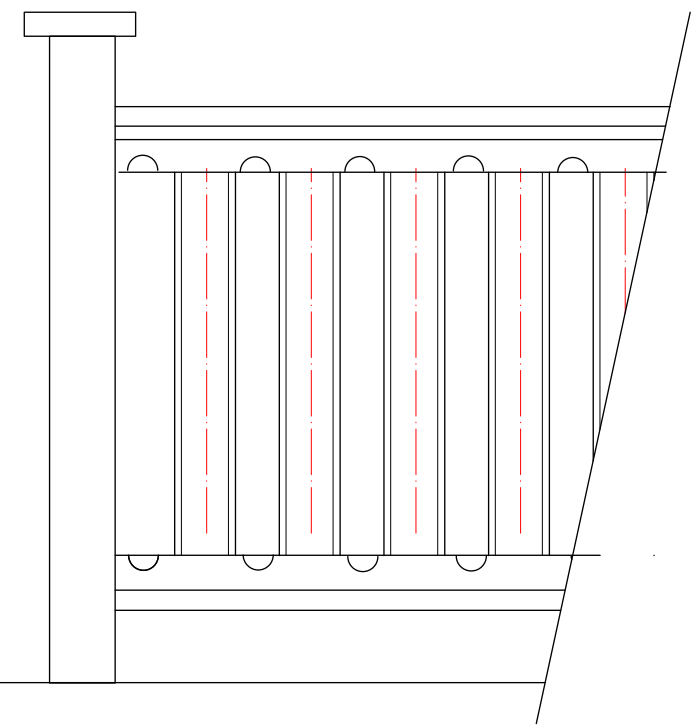
3 BIKE LOCKERS
SCALE: NTS



Single door - one bike



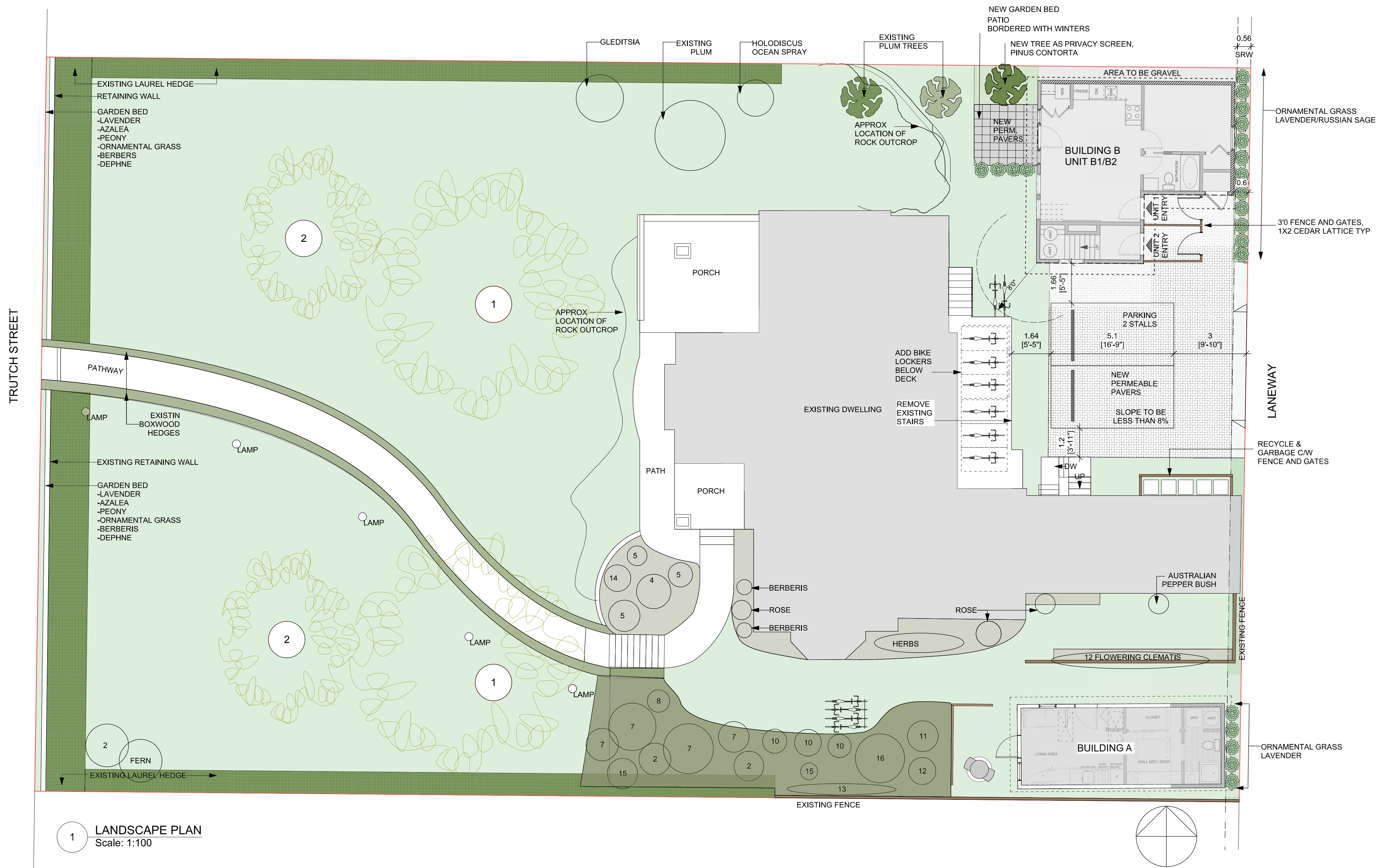
2 PHOTO OF EXTANT ORIGINAL RAILING
SCALE: NTS
LOWER DECK RAILING TO MATCH, AS SHOWN



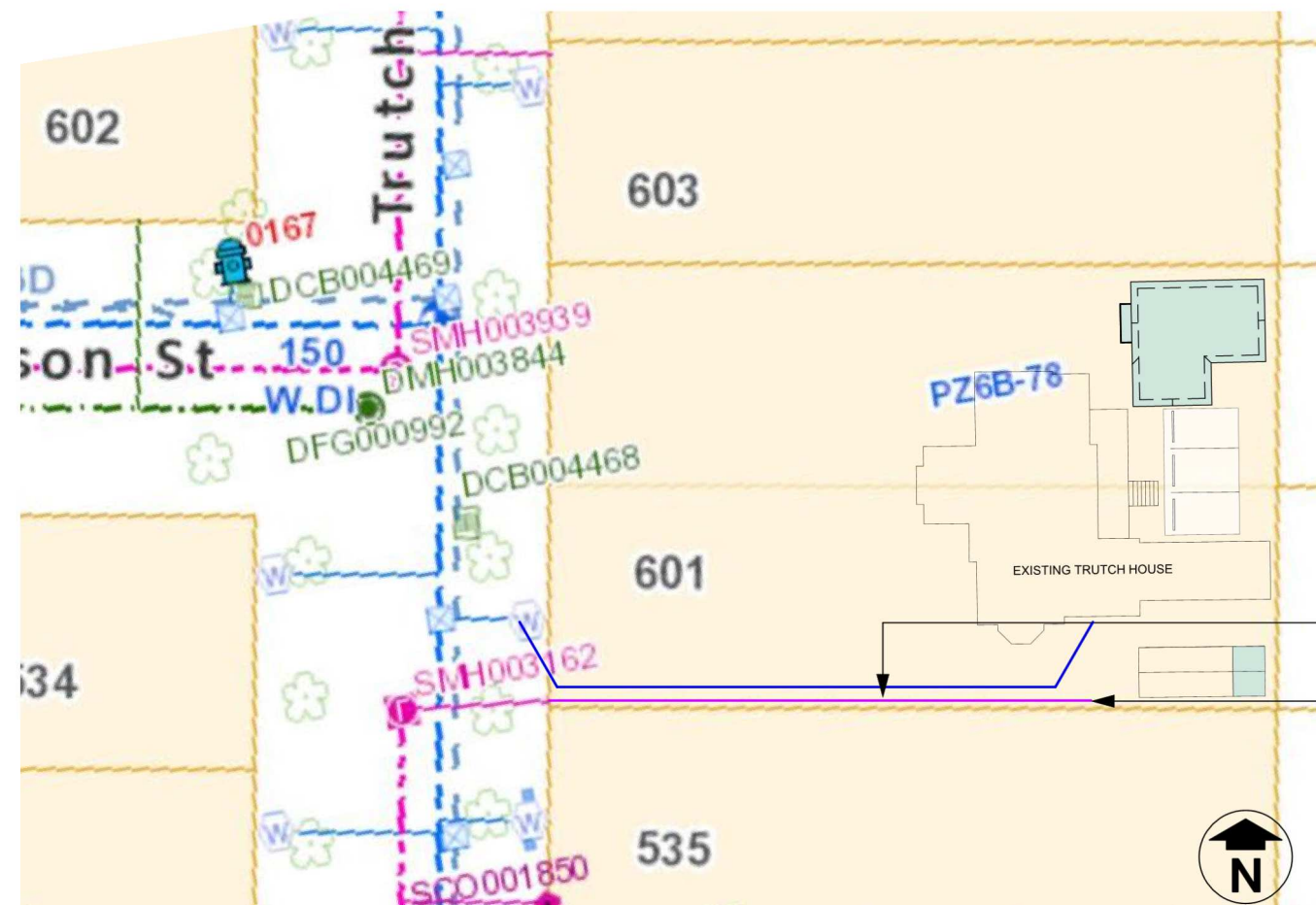
DETAIL OF TYPICAL RAILING, TO MATCH



3 PHOTO OF NON HABITABLE CRAWL SPACE
SCALE: NTS



1 LANDSCAPE PLAN
Scale: 1:100



2 PRELIMINARY SITE SERVICING PLAN
Scale: 1:500

NOTE:
1. SERVICING REQUIREMENTS FOR NEW CONSTRUCTION TO BE PROVIDED BY CIVIL ENGINEER AT BUILDING PERMIT SUBMISSION
2. ARBORIST REPORT TO BE PROVIDED WITH BUILDING PERMIT SUBMISSION
3. TREES AND LARGE SHRUBS TO BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH CITY REQUIREMENTS

- LEGEND:**
- 1. GARRY OAK (HERITAGE)
 - 2. RHODODEN DRUM (HERITAGE)
 - 3. GLEDITSIA
 - 4. PLUMS
 - 5. CEDAR
 - 6. DEPHNE CAROL MACKIE
 - 7. LILAC
 - 8. SMOKE BUSH
 - 9. EUPHORBIA
 - 10. TAIL GRASS
 - 11. PINE
 - 12. CLEMATIS
 - 13. HONEYSUCKLE
 - 14. ROCK ROSE
 - 15. WIGELIA
 - 16. PITTOSPORUM



4 EXISTING FRONT YARD



5 EXISTING FRONT YARD



6 EXISTING BUILDING B - EAST



7 EXISTING REAR YARD - NORTH EAST

REZONING APPLICATION
Secondary Buildings
601 Trutch Street

Seal

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LANDSCAPE PLAN
PRELIMINARY SITE
SERVICES

A 6.0

PLOT DATE April 14, 2022	DRAWN JK/NP
SCALE AS NOTED	JOB No. 1731

October 20, 2022

**601 Su'it Street, Victoria
Rezoning to Permit 3 Additional Rental Units**

Dear Mayor and Council,

I am writing with respect to the proposed rezoning for 601 Su'it Street, Victoria, an application that has been in process with the City for over 5 ½ years. The extent of the comments from the city after this time period do nothing but attest to the impossibility of the process for the average homeowner and taxpayer.

My name is Peter Walton and I have been the owner of 601 Su'it Street since February 1982, a period of over 40 years, when I rescued the house from neglect through water damage, fire and lack of maintenance. I am a tax-paying small property owner of a designated heritage home in the City of Victoria - not a developer - seeking to add quality residential accommodation in Fairfield consistent with both the City's Official Plan, the draft proposed Fairfield Neighbourhood Plan and the City's oft stated policies supporting gentle infill and densification. I have provided modest rentals and socially responsible housing for 40 years with some tenants transitioning to assisted housing and others receiving rental relief and other support during Covid-19. Current rents range from \$725 for a self-contained bachelor suite to \$1350 for a one-bedroom apartment.

I am proposing the addition of 3 additional rental units on the property and the City has required me to pursue a rezoning. The additional living units in Fairfield will take advantage of existing built infrastructure, sewer, water, schools, shops and parks and contribute to the vitality of the neighbourhood and of the City.

The original submission was considered by COTW on May 7, 2020 and was referred back to staff to discuss concerns with the applicant. A revised submission was forwarded to staff on June 10, 2021. Staff feedback received on September 29, 2021 suggested that little credit had been given for the changes made since May 2020 and, in fact, new conditions for staff support had once again be included in the staff response. This current resubmission nonetheless aims to address staff interests and it is my hope that Committee of the Whole will see fit to advance the proposal to public hearing and ultimate approval by City Council.

In summary:

5 1/2 years

While the City constantly laments the lack of housing, the proposed creation of three additional units in an existing neighbourhood has faced endless obstacles for 5 ½ years. New conditions for approval are identified and previous requirements are reversed. For example, the Planning Department had insisted on windows facing the lane with any new construction. Now we are being told that the windows on Building A must be removed and windows can only be in Building B with costly sprinklering. Parking requirements have also come and gone with electric vehicles being favoured initially while subsequent comment indicated that an electric vehicle was still a vehicle and as such was not encouraged.

My response to issues that City staff continue to raise follows:

Support Objectives of the OCP and Fairfield Community Plan

The proposal is consistent with the objectives of both the Fairfield Community Plan and OCP as it comprises gentle infill and densification to take advantage of existing services.

Heritage Revitalization

Both the house and the grounds are designated heritage, both at the request of the current owner in 1982, and have been lovingly cared for at great expense for over 40 years. What more commitment am I required to prove?

Trees and Landscape

The trees and landscape have been designated at the owner's request over 40 years ago and have been regularly cared for by professional arborists as well as by an onsite gardener for an average of 10-12 hours per week.

Servicing Requirements

Should an upgraded water or sewer connection be required, both currently run at the extreme southern edge of the property and have been there since 1982. The trench has been occasionally dug up over the years to address any water breaks or leakage issues and the upgrading of Building A to permit and code in 2011 with no harm to the protected trees or landscape.

TDM Measures

The proposed Transportation Development Management Plan includes covered and locked tenant bicycle parking (6), guest bicycle storage (6), two vehicle parking spots and 5 Carshare memberships (\$500 each) with five \$50 start-up credits.

I have also agreed to the City's insistence for a Statutory Right of Way (SROW) on the lane to provide for future widening resulting in the loss of a 1 metre wide strip of private property despite 1) complete neglect of the lane for the last 50 years with the exception of a few metres of recent patching at the Richardson end, and 2) the closing of Richardson to any through traffic and elimination of turns off Cook Street and the narrowing of major arteries like Bay, Cook and Government Streets. Is the lane really going to be widened for traffic?

Affordable Housing

Rents at 601 Su'it have been provincially controlled for over 40 years. A spacious one bedroom currently rents for \$1250 (far below current market conditions) and a long-term tenant continues to pay \$750 for a self-contained studio apartment including utilities. Many tenants have been in the property for over 15 years and the highest rent is \$1350 monthly.

Legal Conversion

The property when purchased was 10 housekeeping units. 601 Su'it was legally converted in 1982 to 4 apartments and 5 housekeeping rooms. The housekeeping rooms had 2 kitchens and 2 bathrooms between them. Since 1982, the 5 housekeeping rooms have been converted through the addition to code of one bathroom and one kitchen to 2 studio apartments and a one bedroom apartment.

Benefits

Benefits of the proposal (please see PowerPoint) include securing the long-term economic viability of a prime heritage asset, maintaining a neighbourhood public amenity, neighbourhood

infill and vitality, additional rental housing units, bicycles and car share, addressing and animating the lane and encouraging future lane development and increased public safety.

I have attached a brief background sheet and history of application for your information.

In summary, I look forward to your fair and thoughtful consideration of this proposal and would appreciate your support for this project which permits the addition of three carefully designed one-bedroom rental suites with an anticipated positive impact on the neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Peter F. Walton" followed by a horizontal flourish.

Peter F Walton
Owner, 601 Su'it Street

601 Su'it Street, Victoria Background Sheet

Nature of the Proposal:

- rezoning of the property to allow for creation of three additional rental units
- 1 unit to be created through an 8' extension to an existing unoccupied cottage on site
- 2 rental units to be housed in a modest 1 ½ story carriage house on the lane
- Current site coverage is 20% - proposed site coverage after approval is 24%
- (Allowable site coverage under present R1-B zoning is 40%)
- formal approval for the conversion of 5 housekeeping units to 3 self-contained suites in past years

History of the Property

- constructed in 1861 – now sits on double lot 100 x 164 (16,400 square feet)
- as new owner in 1982, I rescued property from fire, flood and neglect and requested designation of both house and garden
- house exterior and gardens restored and house renovated to permit in 1982
- house and grounds continuously maintained and upgraded under my ownership

Supporting Rationale

- rezoning will provide for gentle infill, densification consistent with goals of OCP and proposed Fairfield Community Plan
- the additional living units in Fairfield take advantage of existing built infrastructure, sewer, water, schools, shops and parks and contribute to vitality of neighbourhood and City
- an increase to the City's affordable rental housing stock in a manner that does not put a burden on existing services or facilities yet contributes financially to the City's tax base
- community consultation – 11 letters of neighbourhood support
- 2 meetings held with Fairfield Community Association
- currently under three legal restrictions (2x heritage and 1x provincial rent control)
- proposal approved unanimously by Heritage Advisory Committee in late 2019
- a financially viable future for a valuable heritage asset with affordable rental accommodation
- continued maintenance of the gardens and home as heritage assets
- a legally protected and unaltered streetscape (house and garden designated)
- a Transportation Development Management Plan with covered and locked tenant bicycle parking and guest bicycle storage, 5 car share memberships and start-up credits

The Applicant

- proven commitment to providing socially responsible housing since 1982
- voluntary designation of house and grounds 40 years ago and subsequent restoration demonstrate my long-term commitment to heritage conservation and ongoing maintenance
- 1 of only 3 properties in City of Victoria where both house and garden/landscape designated
- former President of Hallmark Society, Victoria's heritage conservation advocacy group
- lobbied for retention and preservation of house when at risk from off-island developer
- subsequently rescued property from fire, flood and neglect in 1982 through purchase
- key actor in restoration of Jackson House (Parry Street, James Bay) in early 1980's
- voluntary designation and restoration of 1912 Edwardian family home on Chapman Street in Fairfield in 1990's

History of Application

Briefly, the first meeting with the Planning Department was on March 29, 2017. A number of additional meetings ensued with officials in Development Services, Transportation Planning, the Heritage Planner and Mayor Lisa Helps. During the summer of 2018, I met twice with the Fairfield Gonzales Community Association (Land Use Committee and full membership). I have 11 signed letters of neighbourhood support. On December 12, 2018, I paid the City of Victoria HAP and Rezoning application fees totalling \$12,547.00. My application has since been reviewed by the City's Heritage Advisory Committee and has received unanimous approval. The application was subsequently reviewed by the COTW in May 2020 and referred back to staff for further review with the applicant. Numerous discussions have subsequently ensued with City staff over the following two years with a variety of changing requests received and sometimes onerous conditions imposed.

The proposal that you see before you reflects many changes brought about through this extended period of discussions. Numerous requests by the city have been accommodated in that time period included changes to the original siting, orientation, windows and exterior cladding of the proposed 1 ½ storey carriage house as well as agreeing to the City's request for a lane-side SROW on my property, adjustments to the dimensions of parking, a Transportation Demand Management Plan, a Statement of Heritage Significance, a site survey and frequent additional information requests.

Further changes have been made to the earlier May 2020 proposal to address Committee and staff concerns. These include:

- New survey undertaken at owner's expense to confirm grade levels and the fact that the existing basement is not habitable space
- Height of the proposed carriage house on the rear lane has been confirmed at 1 ½ storeys (the original comment previously forwarded by City staff to COTW suggesting that the proposal was 2 storeys was based upon inaccurate City in-house measurement)
- Carriage house deck changed to a "Juliet balcony" to limit visibility from neighbours
- Carriage house as initially proposed was unanimously approved by the City's Heritage Advisory Committee with respect to both siting and design; nonetheless the distance between the proposed carriage house and existing building has now been increased by 1.36 metres by reconfiguring the rear porch
- Improved hard and soft landscaping - interlocking water permeable pavers for parking area, additional blossoming trees and landscaping
- Parking for 2 vehicles is now proposed in keeping with the current guidance from the Planning Department that 3 spaces are not required (as approved by 1982 variance)
- Transportation Demand Management Plan has been confirmed with on-site covered storage for 6 bicycles and 6 additional bicycle parking spots as well as 5 car share memberships and five \$50.00 start-up credits

It is also worth reiterating that:

1. Review of plans and permits on file with City and onsite inspection confirm that services run along southern border of site in trench excavated by permit in 1982 and can be upgraded if needed without any disruption to the existing Garry Oak and landscape (plan attached).

2. As evidence of this, the existing outbuilding (Building A) was upgraded by permit to laundry use in 2011 with sewer and water servicing through the existing trench with no impact on the Garry Oak
3. No disruption of streetscape or designated landscape will occur during creation of new units – all activity to take place on and be accessed from the lane
4. Any additional service for carriage house will run from the rear of the main house under the current gravel parking area at rear of property fronting the lane to the new dwelling
5. Nonetheless, the suggested consultant input including infrastructure servicing plan and arborist report will be completed prior to Building Permit submission to ensure that services do not impact existing landscaping
6. Property currently under three legal restrictions (2 x heritage and 1 x provincial rent control) which ensure heritage protection and modest rents.

The City of Victoria and Fairfield neighbourhood stand to gain significantly from this application:

- Continued maintenance of a landmark heritage property at owner's expense
- Continued maintenance by the owner of front gardens and a park-like setting which serve as a "public amenity" for passers-by and area residents
- A legally protected and unaltered streetscape (house and garden designated)
- Gentle densification and sensitive infill aligned with goals of OCP and proposed Fairfield Community Plan
- Additional rental accommodation in Fairfield taking advantage of existing built infrastructure, sewer, water, schools, shops and parks and contributing to the vitality of the neighbourhood and the city.
- Animation of the laneway in a pivotal site, providing "eyes" on the lane and encouragement of further laneway infill and upgrades
- Proposal consistent with immediate neighbourhood – Su'it Street currently has many building conversions to multiple units and 2 apartment buildings (Su'it at Collinson and Su'it at Fairfield) with greater site coverage and density
- City's affordable rental housing stock increased in a manner that does not put burden on existing services or facilities yet contributes financially to the City's tax base
- A financially viable future for a valuable heritage asset characterized by modest rents and long-term tenants
- A Transportation Development Management Plan with covered and locked tenant bicycle parking, guest bicycle storage and 5 Carshare memberships and five \$50 start-up credits.

Peter F Walton
October 20, 2022



Committee of the Whole Report

For the Meeting of May 7, 2020

To: Committee of the Whole **Date:** May 1, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00678 for 601 Trutch Street

RECOMMENDATION

That Council decline Rezoning Application No. 00678 for the property located at 601 Trutch Street.

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 601 Trutch Street. The proposal is to rezone an existing heritage designated property from the R1-B Zone, Single Family Dwelling District to a site specific zone to allow for additional dwellings on the property. In addition to multiple units within the heritage house, a new two-storey two-unit (duplex) is proposed for the northeast corner of the property, adjacent to the rear lane, and one additional dwelling unit is proposed through an alteration of an existing building on the southeast corner of the property, also adjacent to the rear lane.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Official Community Plan, 2012* (OCP) Traditional Residential Urban Place Designation in terms of use and density and would add to the diversity of housing within the neighbourhood
- the proposal is inconsistent with the *Fairfield Neighbourhood Plan, 2019* which contemplates ground-oriented infill housing, such as laneway housing, when associated with a commitment to heritage conservation; however, the subject property and existing house are already heritage designated and the applicant has not offered any additional commitment to heritage conservation that would justify consideration of additional

density or laneway housing infill

- under the current House Conversion Regulations of the *Zoning Regulation Bylaw* the house is eligible for three suites based on the amount of floor area. Under the proposed conversion regulations the building would be eligible for five suites if the rental tenure were also secured through a housing agreement
- when assessed against the Garden Suite Policy, the proposal is inconsistent with the policy direction that envisions garden suites as single dwelling units located on lots where the principal use is a single family dwelling.
- several large Garry Oak trees, which are protected under the Tree Preservation Bylaw and the property's heritage designation bylaw, may be impacted by site servicing requirements associated with the proposal.

Because of a number of inconsistencies with City policies, the staff recommendation is to decline the proposal; however, an alternate motion is provided below should Council wish to consider approving the application.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for a combination of uses on an existing heritage designated property, including seven dwellings within the heritage house, conversion of an existing accessory building to a dwelling unit (Building A) and construction of a new two-unit, two-storey (duplex) building adjacent to the rear laneway (Building B).

The following differences from the standard R1-B Zone, Single Family Dwelling District, are being proposed and would be accommodated in the new site specific zone, if Council advances the application for further consideration:

- increase the number of dwelling units that can be created as a result of house conversion
- permit one or more laneway housing units which could be attached (e.g. duplex) or detached
- increase the maximum combined floor area for all buildings on the lot from 300m² to 424m²

In addition, several variances are proposed and will be discussed in relation to the concurrent Heritage Alteration Permit with Variances Application.

Affordable Housing

The heritage building currently includes seven self-contained units, of which three are legally permitted. The applicant proposes the legalization of the other four units within the heritage building and creation of three new residential units which would increase the overall supply of housing in the area. The applicant has indicated the intent to provide these units as rental but has not offered a housing agreement to secure the rental tenure or a general rent level for the dwelling units; however, should Council advance the application, the property would be added to Schedule N – Residential Rental Tenure of the *Zoning Regulation Bylaw*.

Tenant Assistance Policy

The tenants of the seven existing units within the heritage designated building would not be impacted by this development.

Active Transportation

The application proposes five lockers for bike storage located at the rear of the heritage building. Staff suggested the applicant consider a common bicycle parking room, rather than individual lockers, as the proposed lockers do not meet the *Zoning Regulation Bylaw's* Schedule C requirements for long-term bicycle parking and could be used for general storage.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by single family dwellings and house conversions. Nearly all the houses on Trutch Street are either heritage registered or designated.

Existing Site Development and Development Potential

The site is comprised of two legal lots. Both the property and house are protected under Heritage Designation Bylaw No. 82-1. The heritage house was originally converted to one suite and seven housekeeping units in 1959 and then to four suites and five housekeeping units in 1982. At some point it was converted without permits to its current configuration with seven self-contained suites.

Under the current R1-B Zone and Schedule G – House Conversion Regulations, the house could be converted to three self-contained suites based on the existing floor area of the building. Under the proposed House Conversion Regulations, if approved by Council, the house could be converted to five self-contained suites.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, Schedule G – House Conversion Regulations and Schedule M – Garden Suites. An asterisk is used to identify where the proposal doesn't meet the existing zoning regulations. A double asterisk indicates an existing non-conforming condition.

Zoning Criteria - All Buildings	Proposed	Zone Standard R1-B
Site area (m ²) - minimum	1523.00	460.00
Density (Floor Space Ratio) - maximum	0.28:1	n/a

Total floor area (m ²) - maximum	325** (existing house) 27 (Building A – one unit) 72 (Building B – two units) 424* (total)	300
Height (m) - maximum	Existing	7.6
Storeys - maximum	2	2
Site coverage (%) - maximum	24.00	40.00
Vehicle parking - minimum	3*	10
Visitor vehicle parking included in the overall units - minimum	1	1
Bicycle parking stalls - minimum		
Long Term	0	0
Short Term	4	0
Zoning Criteria – Main Building (House Conversion)	Proposed	Zone Standard Schedule G – House Conversion Regulations
Number of dwelling units based on floor area	7*	3
Setbacks		
Front (Trutch Street)	25.90	7.5
Rear (south)	0.1**	12.49 (25% of lot depth)
Side (north)	6.1	3.5
Side (south)	5.8	3.5
Zoning Criteria - Building A (Existing Laneway Building)	Proposed Zone	Zone Standard Schedule M – Garden Suites
Principle Building Use	Multiple Dwelling*	Single Family Dwelling
Location	Side*	Rear
Combined Floor Area	27	56
Height	2.9	5.5
Storeys	1	1.5
Rear Setback	0.6	0.6
Side Setback	0.46** 0.57* (addition)	0.6

Separation space	3.51	2.4
Rear yard site coverage	n/a	25
Zoning Criteria - Building B (New Duplex Laneway Building)	Proposed Zone	Zone Standard Schedule M – Garden Suites
Principle Building Use	Multiple Dwelling*	Single Family dwelling
Location	Side*	Rear
Combined Floor Area	72*	56
Height	5.06	5.5
Storeys	2*	1.5
Rear Setback	0.6	0.6
Side Setback	0.6	0.6
Separation space	1.8*	2.4
Roof deck	Yes*	No

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on September 13, 2018. A summary of the meeting is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject property is Traditional Residential, which supports ground-oriented residential uses. The OCP states that new development may have a density of generally up to 1:1 FSR and up to two storeys in height. The proposal is generally consistent with these broad guiding policies; however, the OCP also notes that within each designation there will be a range of built forms and that decisions about the appropriate form and scale of a building for a particular site will be based on an evaluation of the context in addition to consistency with OCP policies, other relevant City policies and local area plans.

The construction of three new housing units supports the broad objectives of Section 13: Housing and Homelessness, which encourage a wide range of housing choice within neighbourhoods and the expansion of rental housing supply through regeneration. The three units range in size, which generally meets Section 13 policies on housing diversity and supporting a range of housing types across the city.

Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* (2019) also envisions ground-oriented housing at this location and recommends consideration of additional density and alternate forms of housing as incentives for protection and conservation of houses with heritage merit. The subject property and existing house are already heritage designated and the applicant has not offered any additional commitment to heritage conservation that would justify consideration of additional density or laneway housing infill. Furthermore, while laneway housing is contemplated in the neighbourhood plan, the proposed dwellings (Building A and B) do not address the rear lane, enhance the pedestrian environment or provide sufficient space for new tree planting, which is strongly encouraged in the plan.

House Conversion Regulations

The current House Conversion Regulations would only permit three self-contained units based on the 325m² of floor area. If approved, the proposed House Conversion Regulations would reduce the floor area per unit requirements for buildings that are subject to heritage designation. Based on the proposed regulations the house could be converted to five self-contained suites. Therefore, the proposed seven suites is inconsistent with both the existing and proposed House Conversion Regulations.

The Garden Suite Policy and Guidelines (2017)

The *Garden Suite Policy and Guidelines* (2017) are useful in assessing this application. Under the Policy, only properties with a single family detached dwelling and no existing secondary suites are eligible for a garden suite. The subject property has seven existing rental units and is not eligible for one or more garden suites. Furthermore, a garden suite is envisioned as a small, ground-oriented, unit that is ancillary to the single family dwelling. The Policy does not contemplate more than one garden suite on a lot nor a two-unit garden suite. Therefore, the proposed Buildings A and B are not considered supportable when assessed against the *Garden Suite Policy and Guidelines*.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This application was received prior to October 24, 2019, and therefore falls under *Tree Preservation Bylaw No. 05-106* (consolidated June 1, 2015). There are two large bylaw protected Garry oaks in the front yard of the subject lot and three municipal trees in the boulevard along Trutch Street. No site servicing plan has been provided as part of the application. Staff are concerned that the extension of new services from Trutch Street to the proposed development at the rear of the lot could negatively impact these trees. Should Council choose to advance the application, staff recommend the applicant provide an arborist report to demonstrate how services will be installed and trees retained to the satisfaction of staff. The project arborist will need to review the scope of the project and provide mitigation measures to reduce potential impacts to trees and ensure they are retained long-term, in good vitality. The alternate motion includes the appropriate language for Council's consideration.

There are currently no trees proposed for removal or to be planted.

Statutory Right-of-Way

To help achieve a standard width for the rear lane the applicant is willing to offer a 0.56m wide statutory right-of-way (SRW). The appropriate wording to secure the SRW has been added to the alternate motion should Council choose to advance the Application to a Public Hearing.

CONCLUSIONS

The subject property is already heritage designated, and the applicant has not proposed any additional commitment to heritage protection; therefore, the proposal to increase the number of dwellings within the existing house conversion while adding three additional dwelling units adjacent to the rear lane is not fully aligned with the OCP and Fairfield Neighbourhood Plan.

Furthermore, the proposal is inconsistent with the Garden Suite Policy, existing and proposed House Conversion Regulations, and could potentially negatively impact the bylaw protected trees and heritage landscape of the site due to servicing. Due to the number of inconsistencies with City policies, staff recommend that the application be declined. However, an alternate motion is provided below should Council wish to consider approving the application.

ALTERNATE MOTION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00678 for 601 Trutch Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. preparation and execution of legal agreements to secure a 0.56 metre wide statutory right-of-way adjacent to the rear lane, to the satisfaction of the Director of Engineering and Public Works
2. preparation of an arborist report to demonstrate how trees will be retained to the satisfaction of the Director of Parks, Recreation and Facilities.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

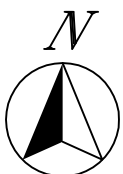
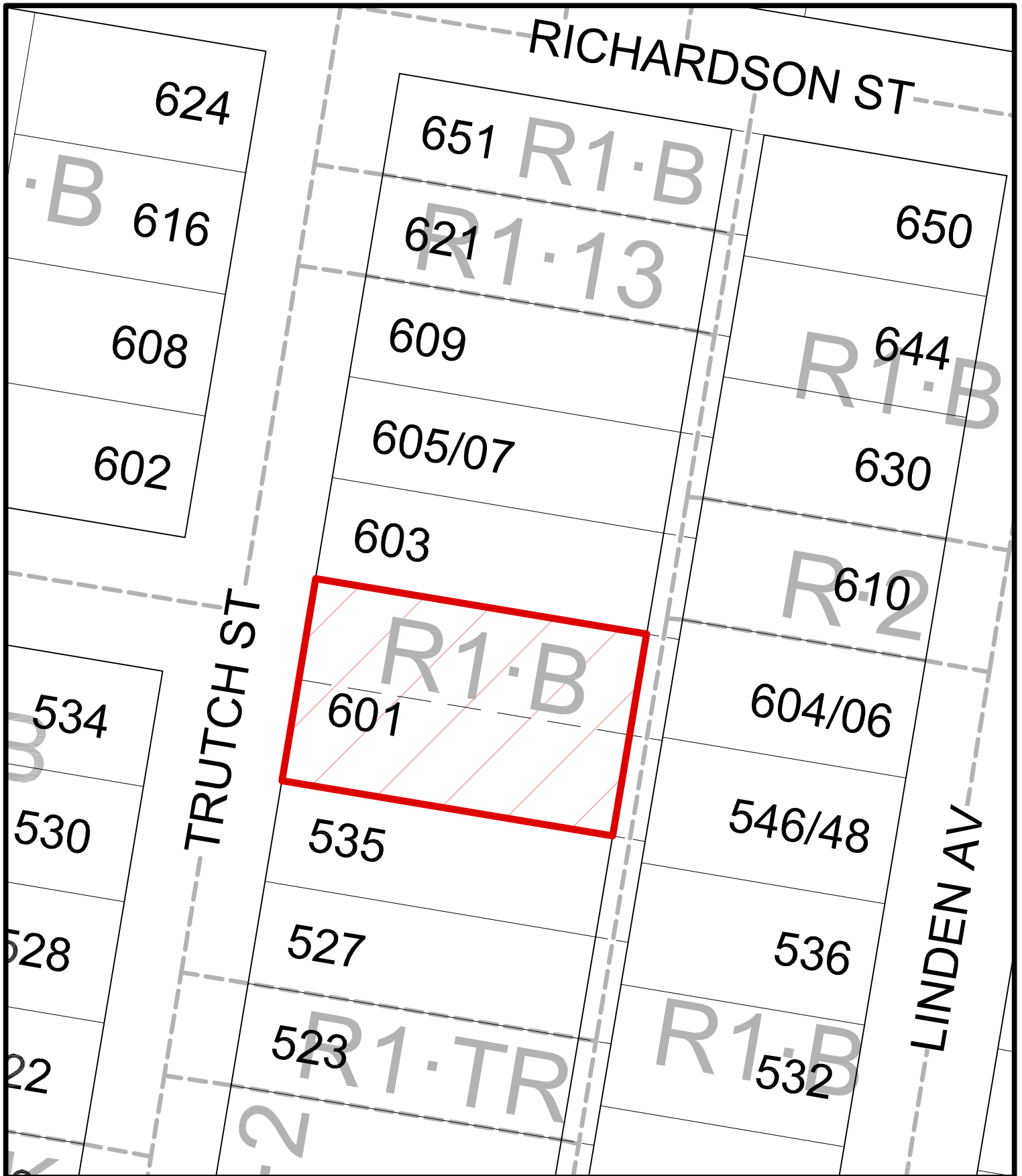
Report accepted and recommended by the City Manager:



Date: _____

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 29, 2019
- Attachment D: Letter from applicant to Mayor and Council dated November 29, 2019
- Attachment E: Community Association Land Use Committee Meeting Summary
- Attachment F: Heritage Advisory Panel Minutes
- Correspondence (Letters received from residents).



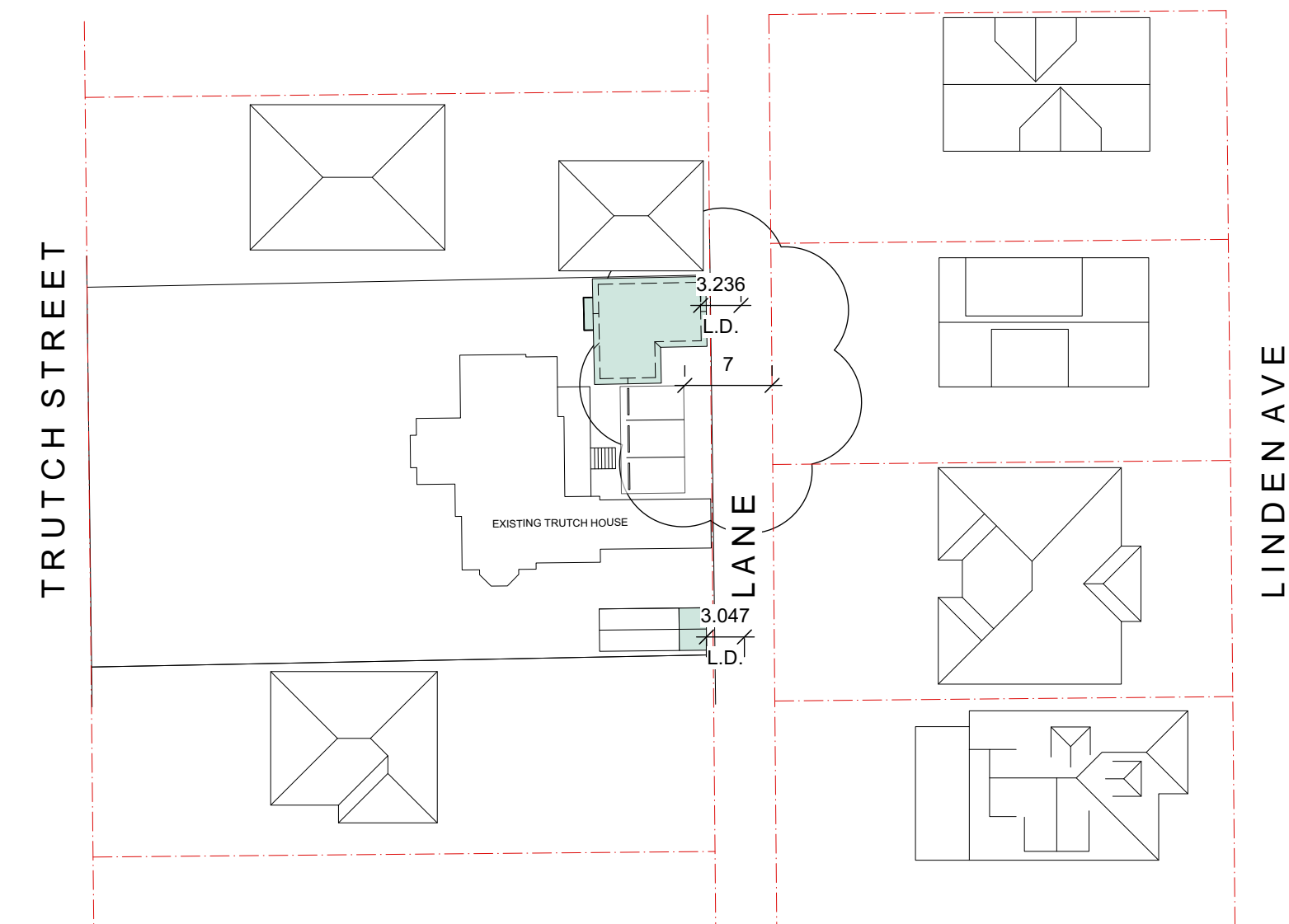
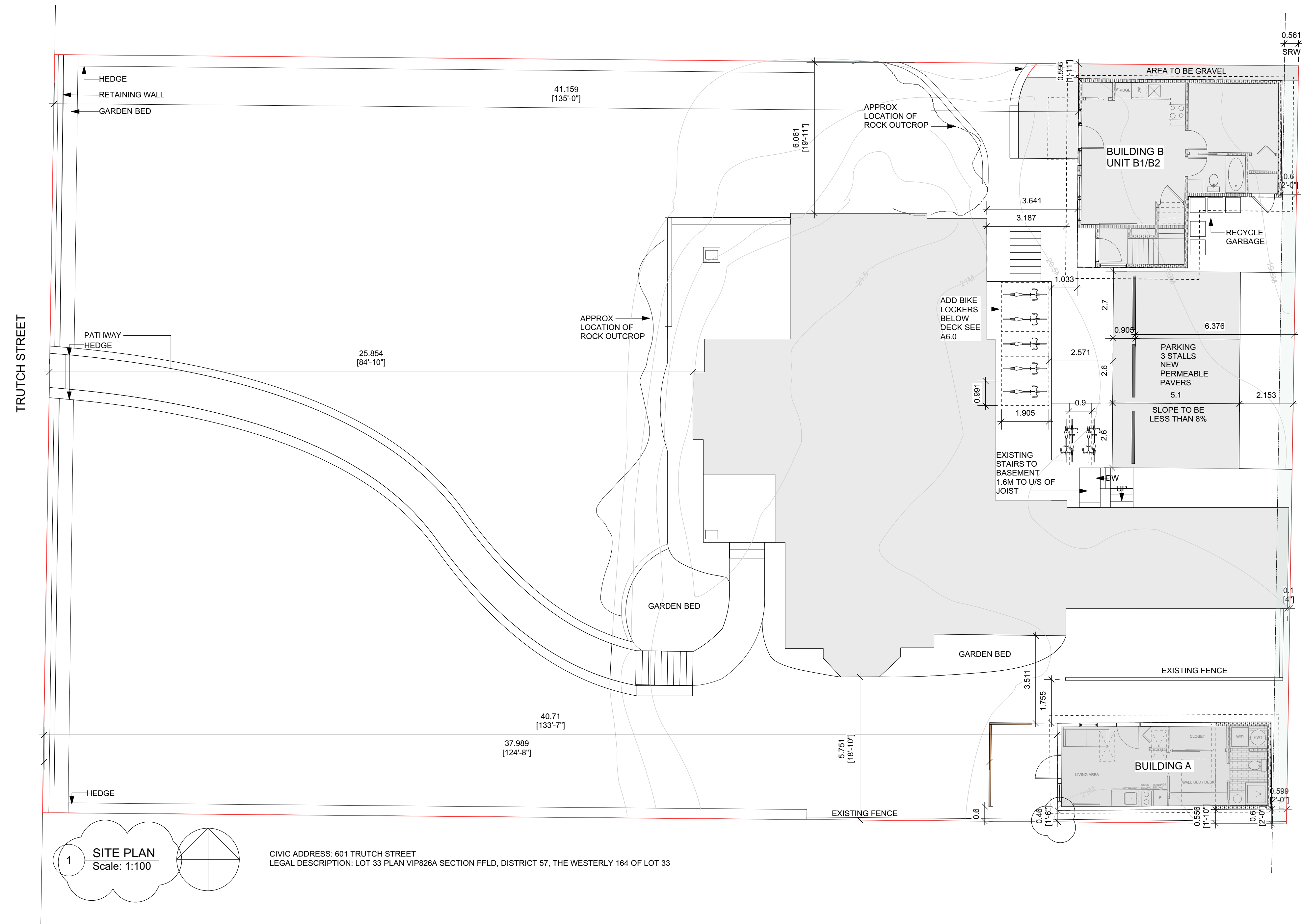
601 Trutch Street
Rezoning No.00678





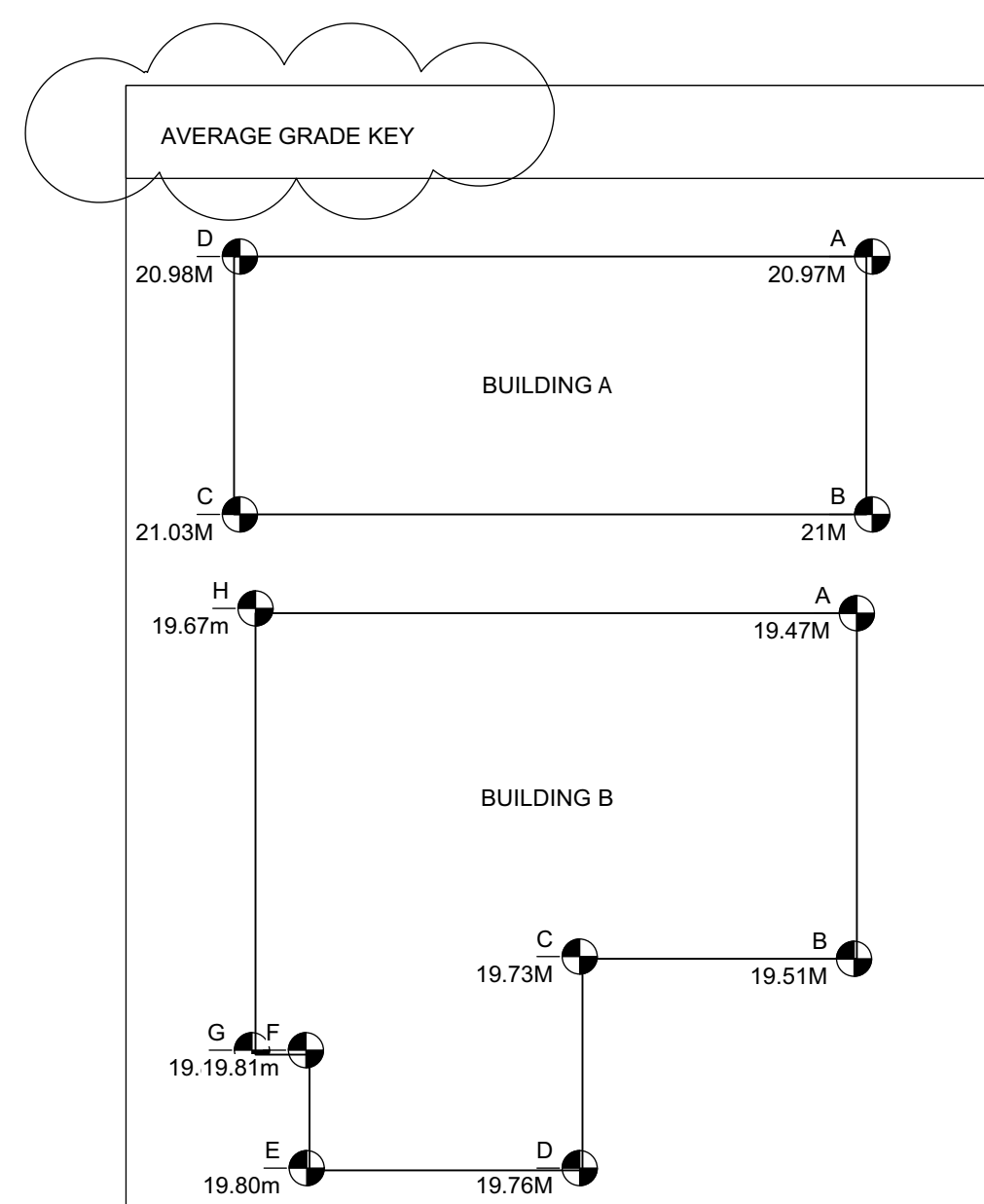
601 Trutch Street
Rezoning No.00678





3 CONTEXT PLAN
Scale: 1:500

PROJECT INFORMATION TABLE		
	EXISTING	PROPOSED
ZONE:	R1-B	SITE SPECIFIC
LOT AREA:	1,523 SQ.M.	UNCHANGED
TOTAL FLOOR AREA:	325 SQ. M.	430 SQ. M.
BUILDING A:	25SQ.M.	27 SQ.M.
BUILDING B:		78 SQ.M.
MAIN DWELLING:	325 SQ.M.	325 SQ.M.
FLOOR SPACE RATIO:	.21	.28
SITE COVERAGE:%	20%	24%
OPEN SITE SPACE: %	78%	73%
HEIGHT OF MAIN DWELLING:	EXISTING	UNCHANGED
HEIGHT OF BUILDING A:	2.9M/1 STOREY	UNCHANGED
HEIGHT OF BUILDING B:		5.06M/1.5 STOREY
BUILDING A AVERAGE GRADE:	21M	UNCHANGED
BUILDING B AVERAGE GRADE:		15.64M
NUMBER OF STOREYS:	2	UNCHANGED
PARKING STALLS:	3	UNCHANGED
BIKE PARKING STALLS:	0	9
BUILDING SETBACKS:		
<u>BUILDING A</u>		
FRONT YARD:	40.7M	EXISTING
REAR YARD:		.6M
SIDE YARD (NORTH):		26.4M
SIDE YARD (SOUTH):	.46M	EXISTING
<u>BUILDING B</u>		
FRONT YARD:		41.2M
REAR YARD:		.6M
SIDE YARD (NORTH):		.6M
SIDE YARD (SOUTH):		22.3M
<u>EXISTING HOUSE</u>		
FRONT YARD:	25.9M	UNCHANGED
REAR YARD:	.1M	UNCHANGED
SIDE YARD (NORTH):	6.1M	UNCHANGED
SIDE YARD (SOUTH):	5.8M	UNCHANGED
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS:	4 SUITES, 5 HKEEP	10 UNITS
UNIT TYPES:	RENTAL	UNCHANGED
GROUND ORIENTATED UNITS:	4	6
MINIMUM UNIT FLOOR AREA:	32.7M2	20.9M2
TOTAL RESIDENTIAL FLOOR AREA:	296.9	396



<p>BUILDING A AVERAGE GRADE CALCULATION AB-73.45 BC-180.73 CD-73.52 DA-180.39</p>	<p>BUILDING B AVERAGE GRADE CALCULATION AB-91.54 BC-73.16 CD-56.80 DE-73.40 EF-31.15 FG-14.54 GH-118.44 HA-159.67</p>
<p>AVERAGE GRADE: 508.09/24.2=21</p>	<p>AVERAGE GRADE: 618.7/31.5 = 19.64</p>
<p>BIKE Parking Calculation</p>	<p>Parking Calculation</p>
<p>SCHEDULE C - MULTI DWELLING - OTHER</p> <p>LONG TERM (>45m2): 7 x 1 = 7 (45m2<): 3 x 1.25 = 3.75 = 4 TOTAL = 11</p>	<p>SCHEDULE C - MULTI DWELLING - OTHER</p> <p>(>40m2): 7 x .85 = 5.95 = 6 (40< >70m2): 2 x 1 = 2 = 2 (70m2<): 1 x 1.45 = 1.45 = 1 (Guest): 10 x .10 = 1 = 1</p>
<p>11(REQ.) - 5(PROVIDED) = 6 (VARIANCE)</p>	<p>10(REQ.) - 3(PROVIDED) = 7 (VARIANCE)</p>
<p>SHORT TERM = 6</p>	
<p>6(REQ.) - 4(PROVIDED) = 2 (VARIANCE)</p>	

RESIDENTIAL USE DETAILS
TOTAL NUMBER OF UNITS:
UNIT TYPES:
GROUND ORIENTATED UNITS:
MINIMUM UNIT FLOOR AREA:
TOTAL RESIDENTIAL FLOOR AREA:

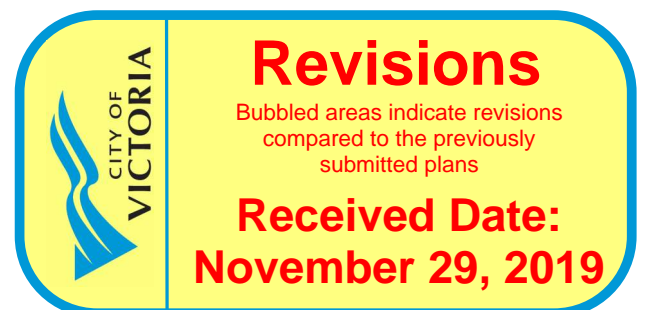
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DRAWING LEGEND

A1.0 - SITE PLAN AND DATA TABLE
A2.0 - BUILDING A
A3.0 - BUILDING B
A3.1 - BUILDING B SECTION
A4.0 - TRUTCH HOUSE FLOOR PLANS
A5.0 - STREETSCAPES
A6.0 - LANEWAY AND BIKE LOCKERS
A7.0 - LANDSCAPE PLAN &
SITE SERVICES

PROJECT

601 TRUTCH STREET
VICTORIA, BC

**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

SITE PLAN & DATA TABLE

SCALE	JOB No.
AS SHOWN	1124 - 1731
DATE PLOTTED	A 1.0
November 28, 2019	
DRAWN BY	
NP / JA	

COMMENTS

No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

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PROJECT

601 TRUTCH STREET
VICTORIA, BC

**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

**BUILDING A
PLANS & ELEVATIONS**

SCALE

AS SHOWN

JOB No.
1124 - 1731

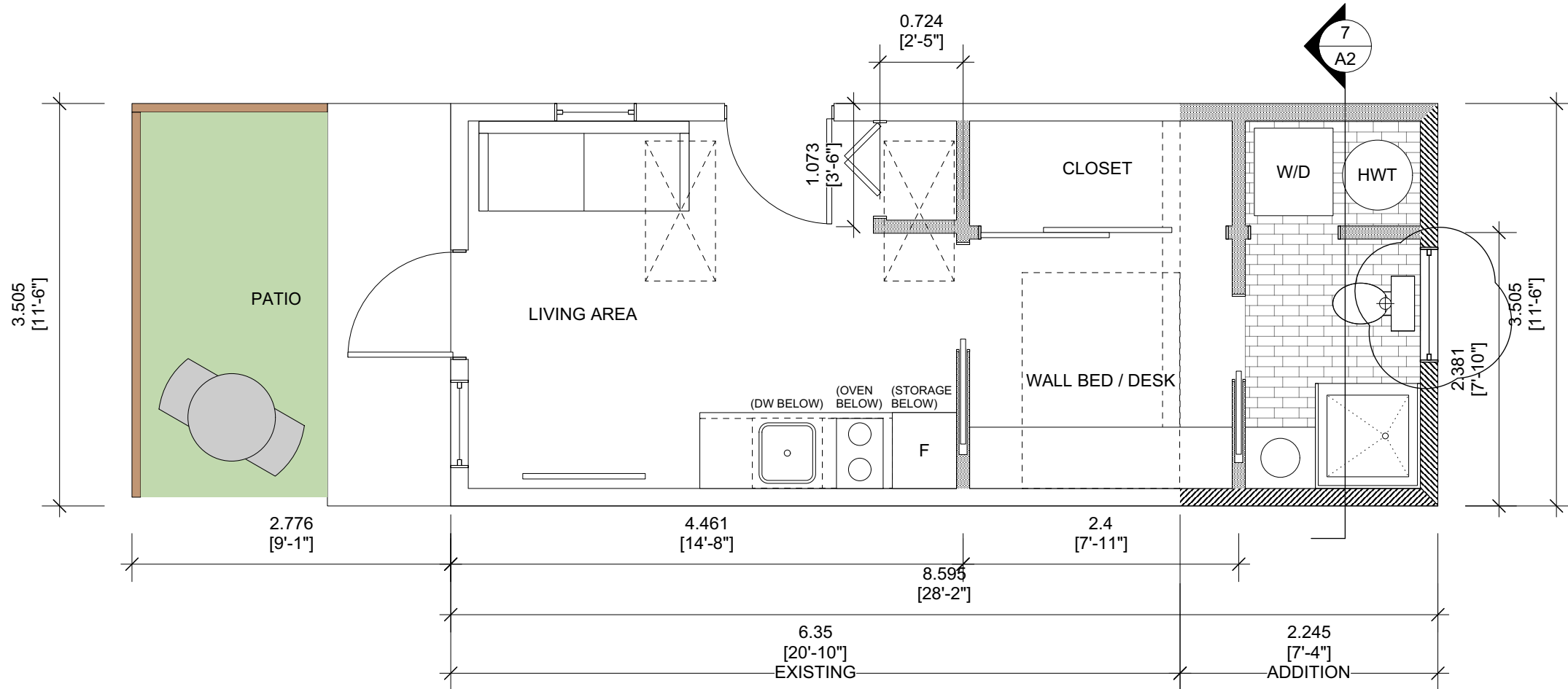
DATE PLOTTED

November 28, 2019

DRAWN BY

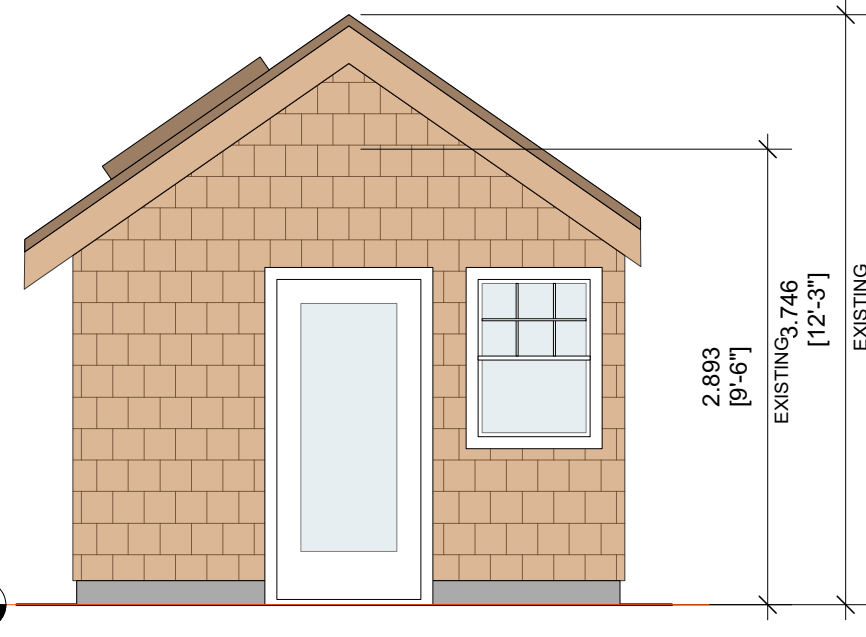
NP / JA

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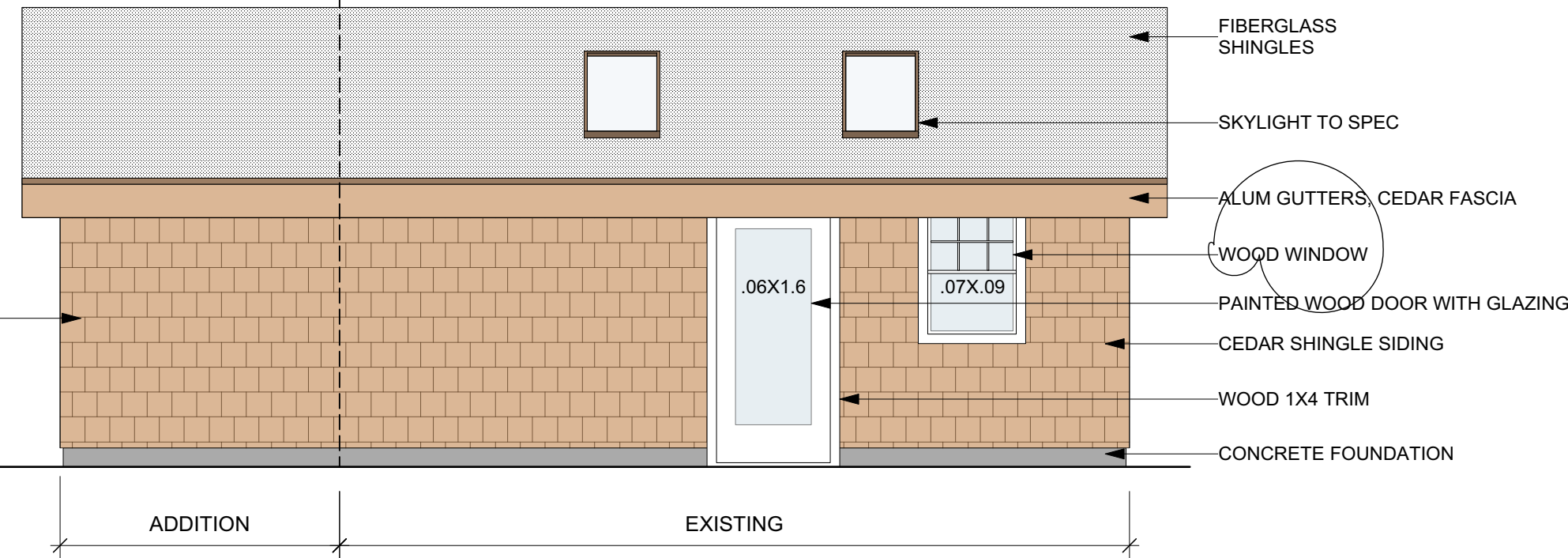
AVERAGE GRADE
21M

2 FRONT ELEVATION
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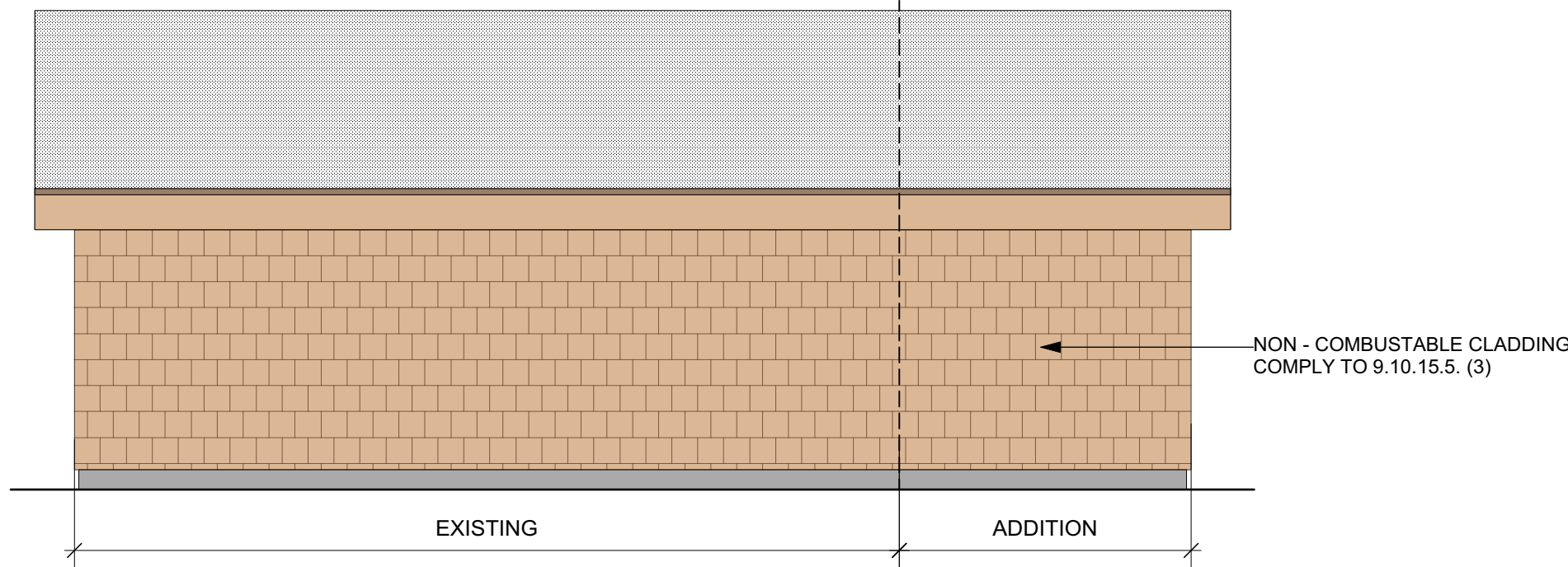


CEDAR SHINGLE SIDING TO MATCH EXIST.

3 SIDE ELEVATION
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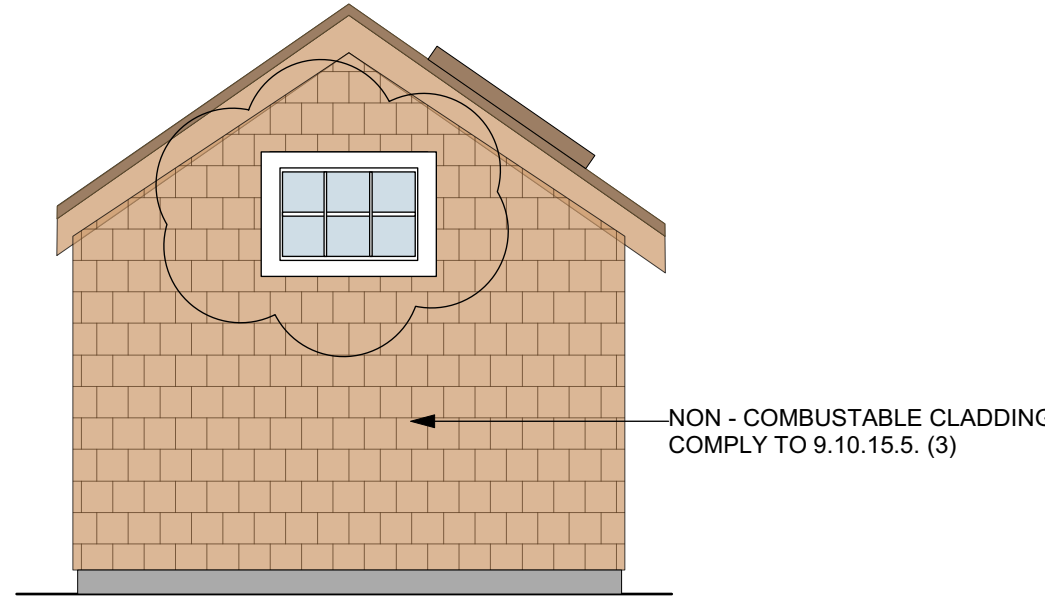


1 MAIN FLOOR PLAN
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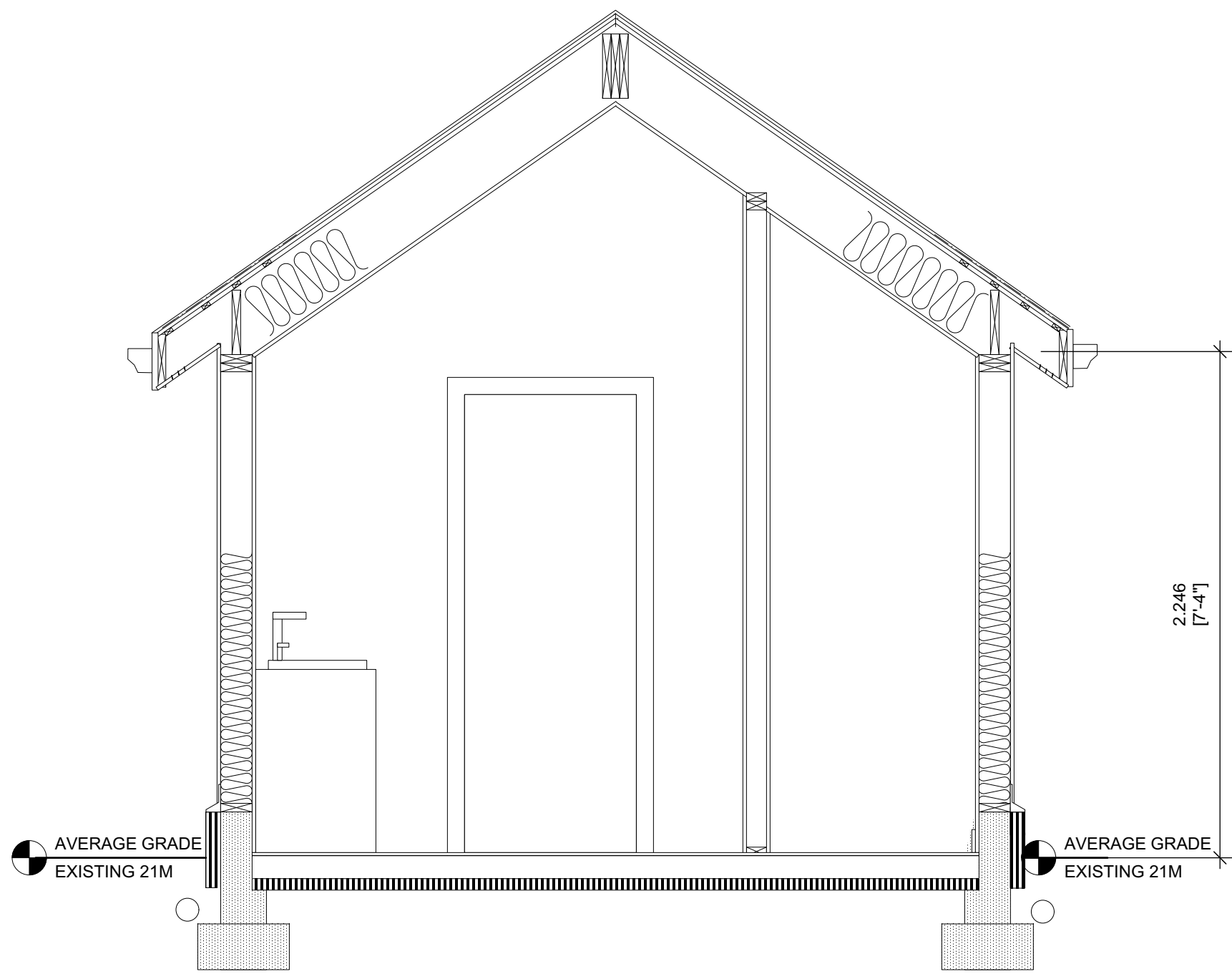
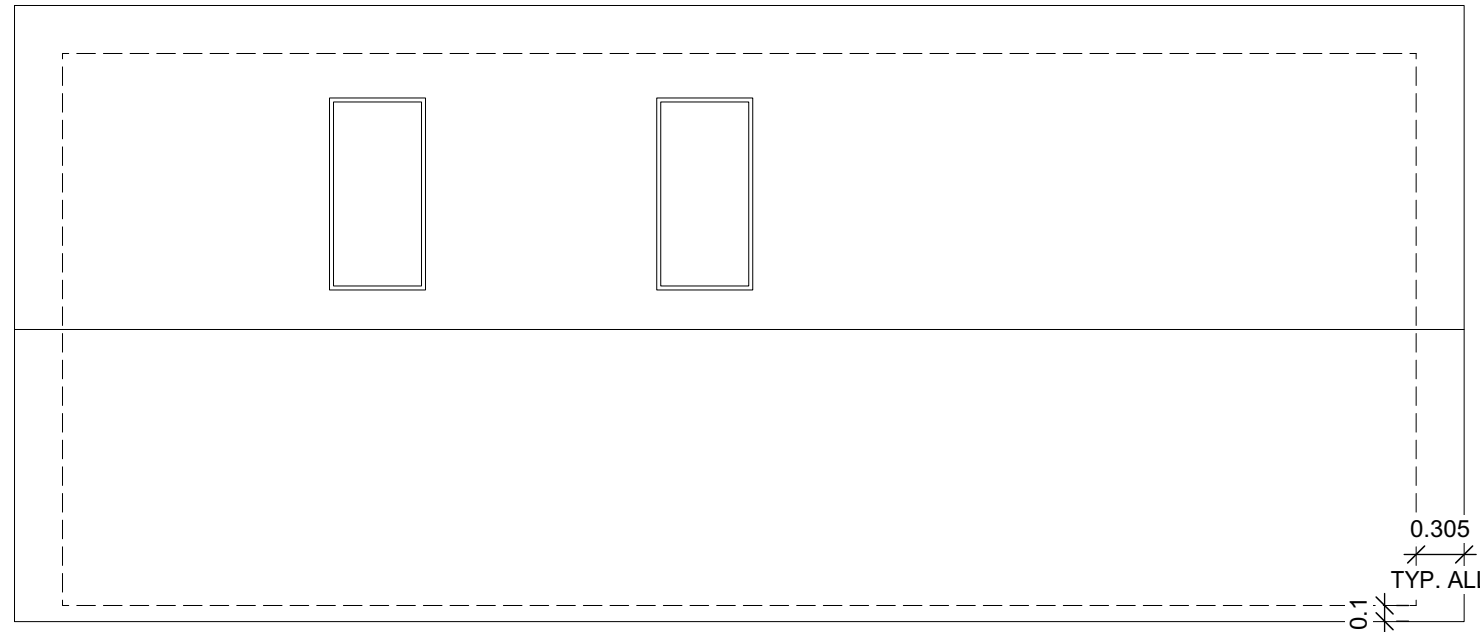


4 SIDE ELEVATION
Scale: 1:48

5 REAR ELEVATION (LANE)
Scale: 1:48

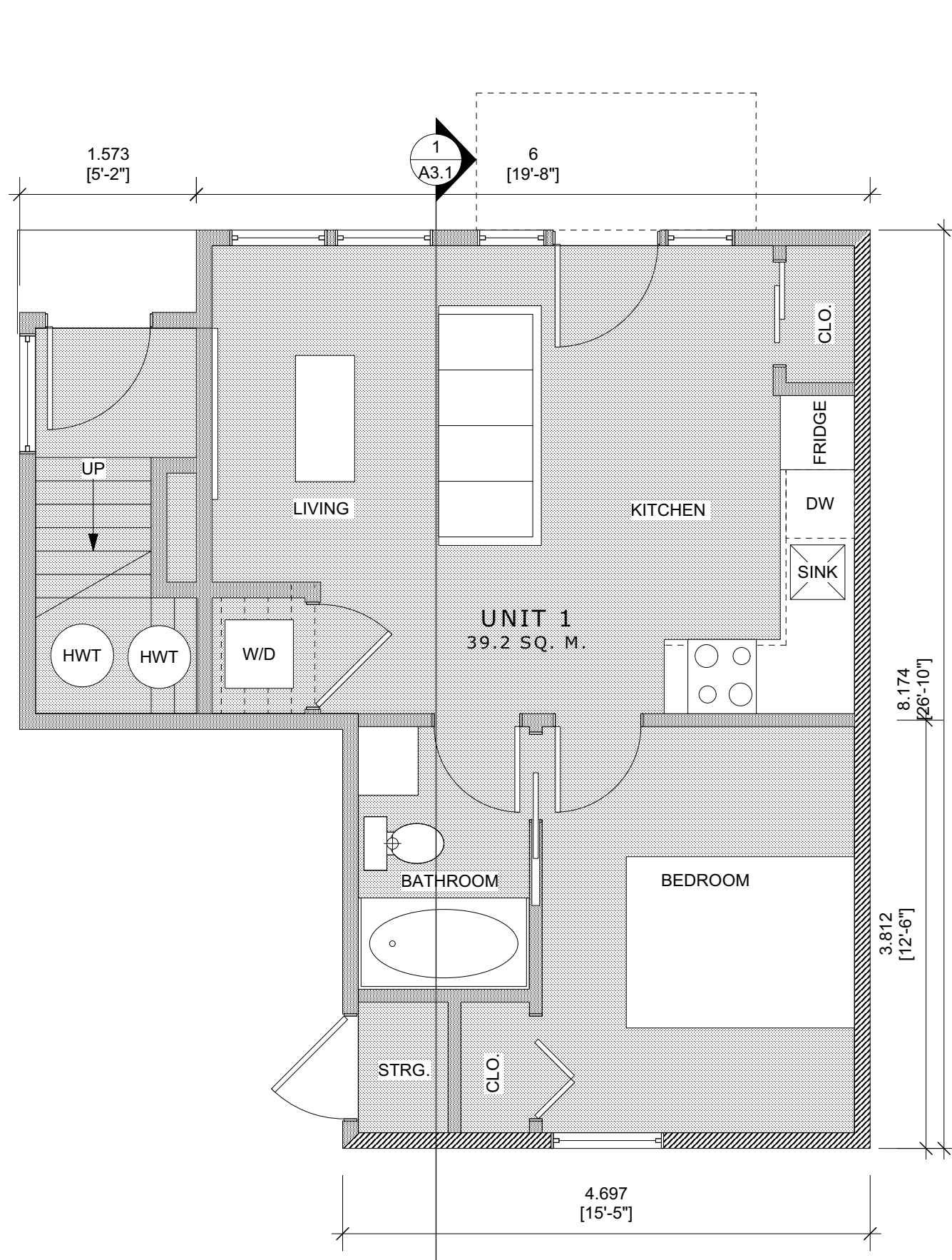


6 ROOF PLAN
Scale: 1:48

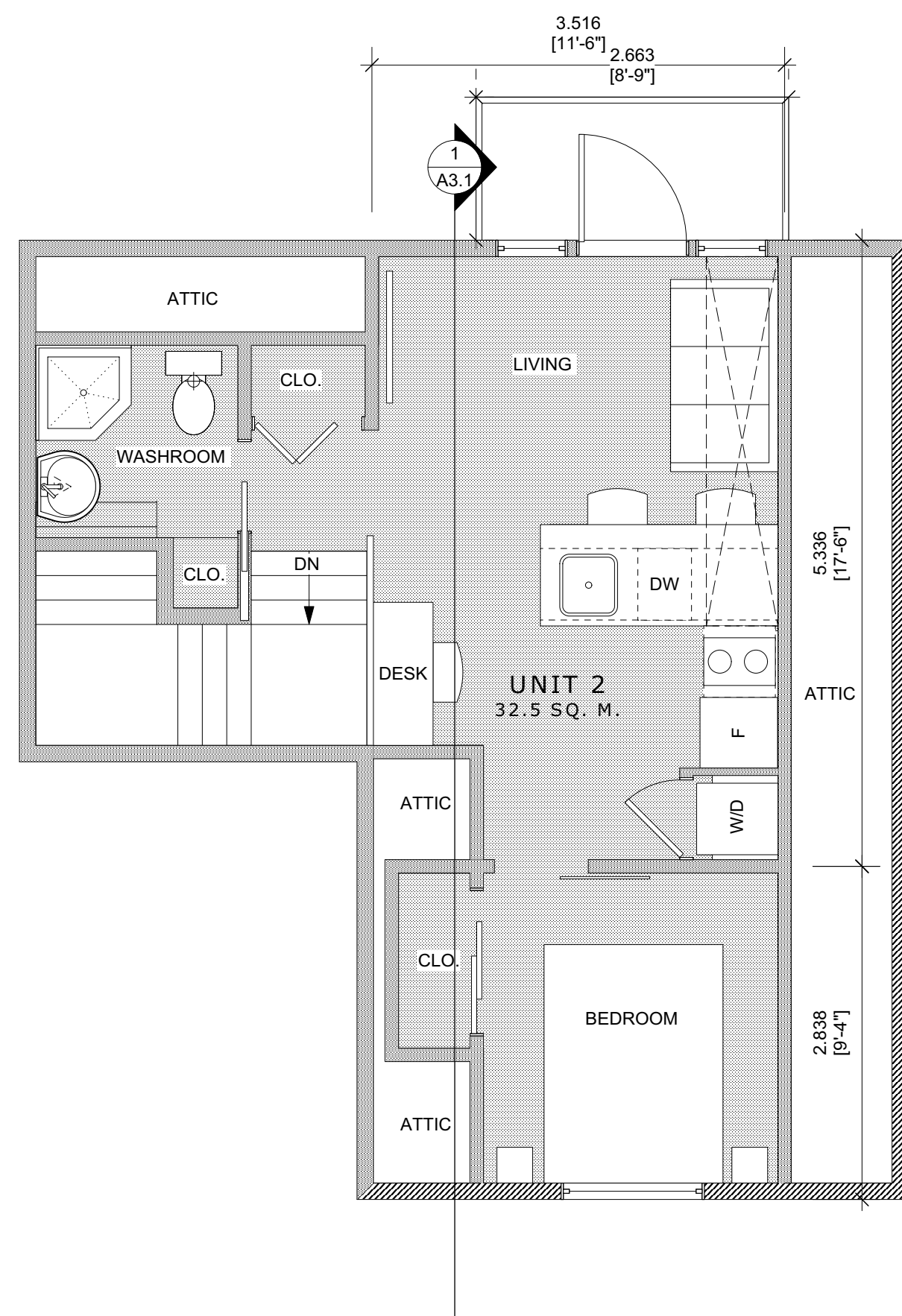


7 SECTION
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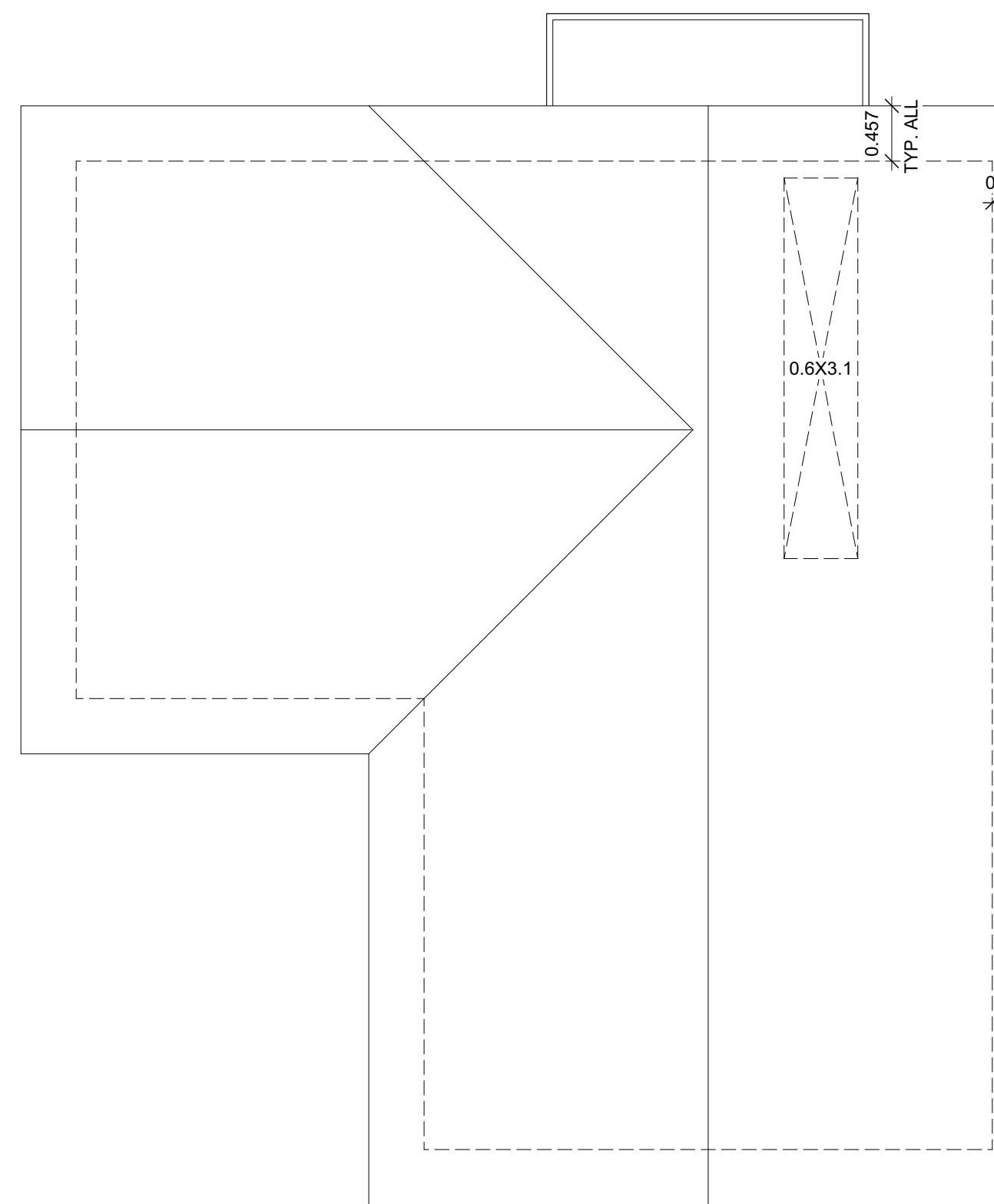
LEGEND	
	NEW WALL
	RATED 45 MIN WALL
	EXISTING WALL



1 MAIN FLOOR PLAN
SHADED AREA = MAIN FLOOR AREA: 45.7M2



2 SECOND FLOOR PLAN
SHADED AREA = SECOND FLOOR AREA: 30M2 (65% OF MAIN FLOOR)



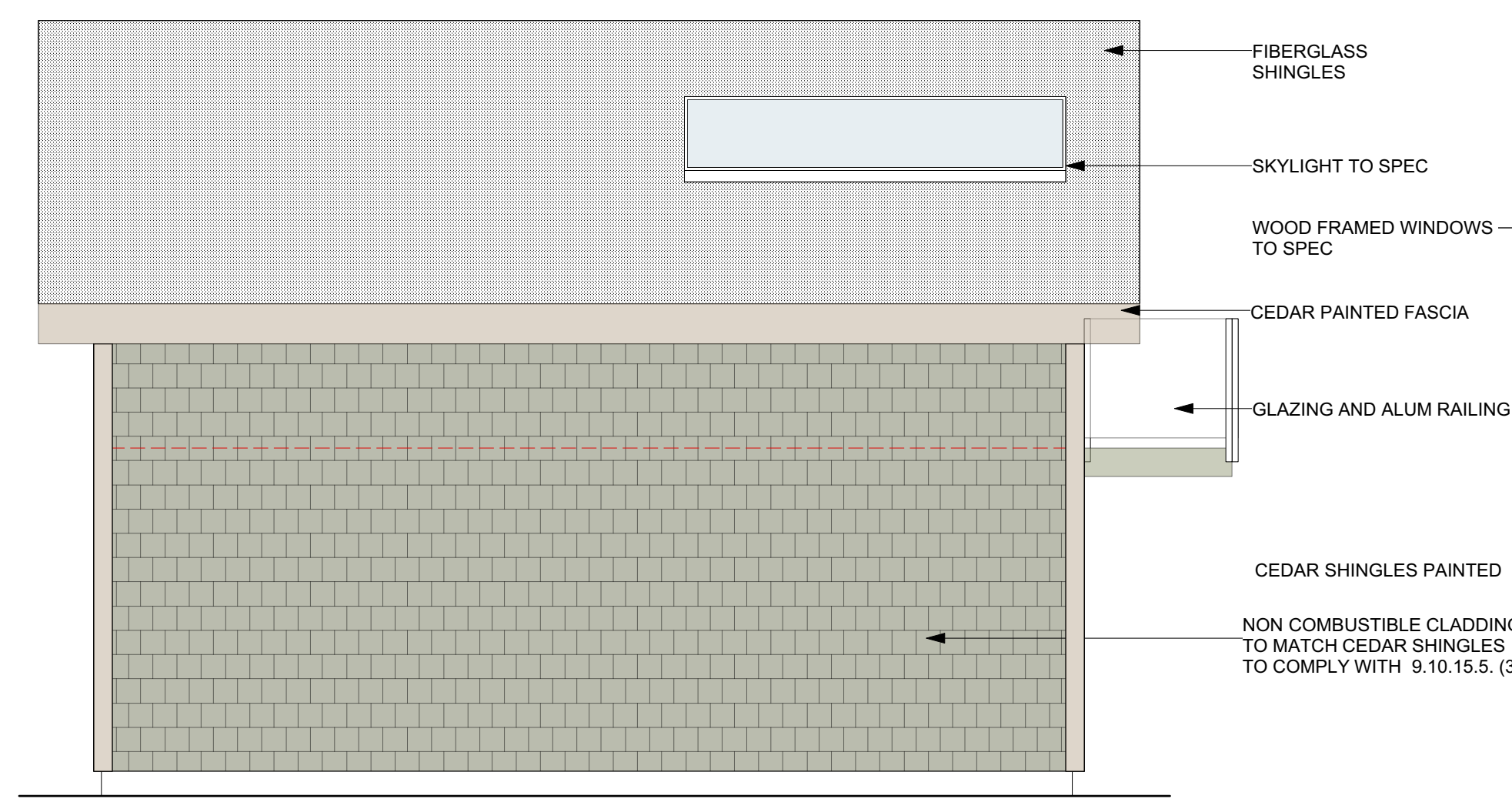
3 ROOF PLAN
Scale: 1:48



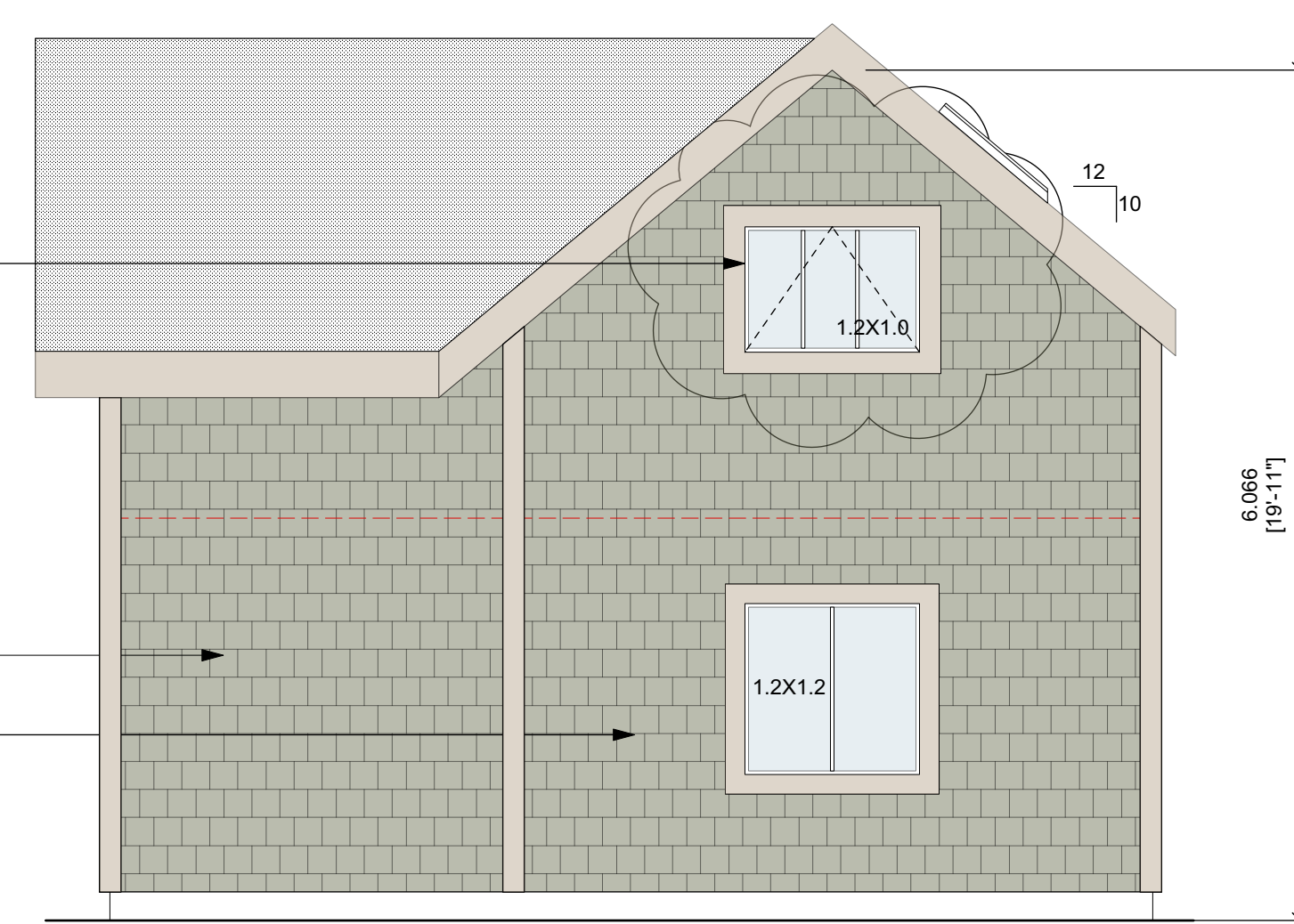
4 FRONT ELEVATION
Scale: 1:48



5 SIDE ELEVATION
Scale: 1:48



6 SIDE ELEVATION
Scale: 1:48



7 REAR ELEVATION (LANE)
Scale: 1:48

LEGEND	
	NEW WALL
	RATED 45 MIN WALL
	EXISTING WALL

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COMMENTS			
No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

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PROJECT

601 TRUTCH STREET
VICTORIA, BC

**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

**BUILDING B
PLANS & ELEVATIONS**

SCALE	JOB No.
AS SHOWN	1124 - 1731
DATE PLOTTED	A 3.0
November 28, 2019	
DRAWN BY NP / JA	

COMMENTS

No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
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PROJECT

601 TRUTCH STREET
VICTORIA, BC

**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

SECTIONS

SCALE	JOB No.
AS SHOWN	1124 - 1731

DATE PLOTTED	A3.1
November 28, 2019	
DRAWN BY	

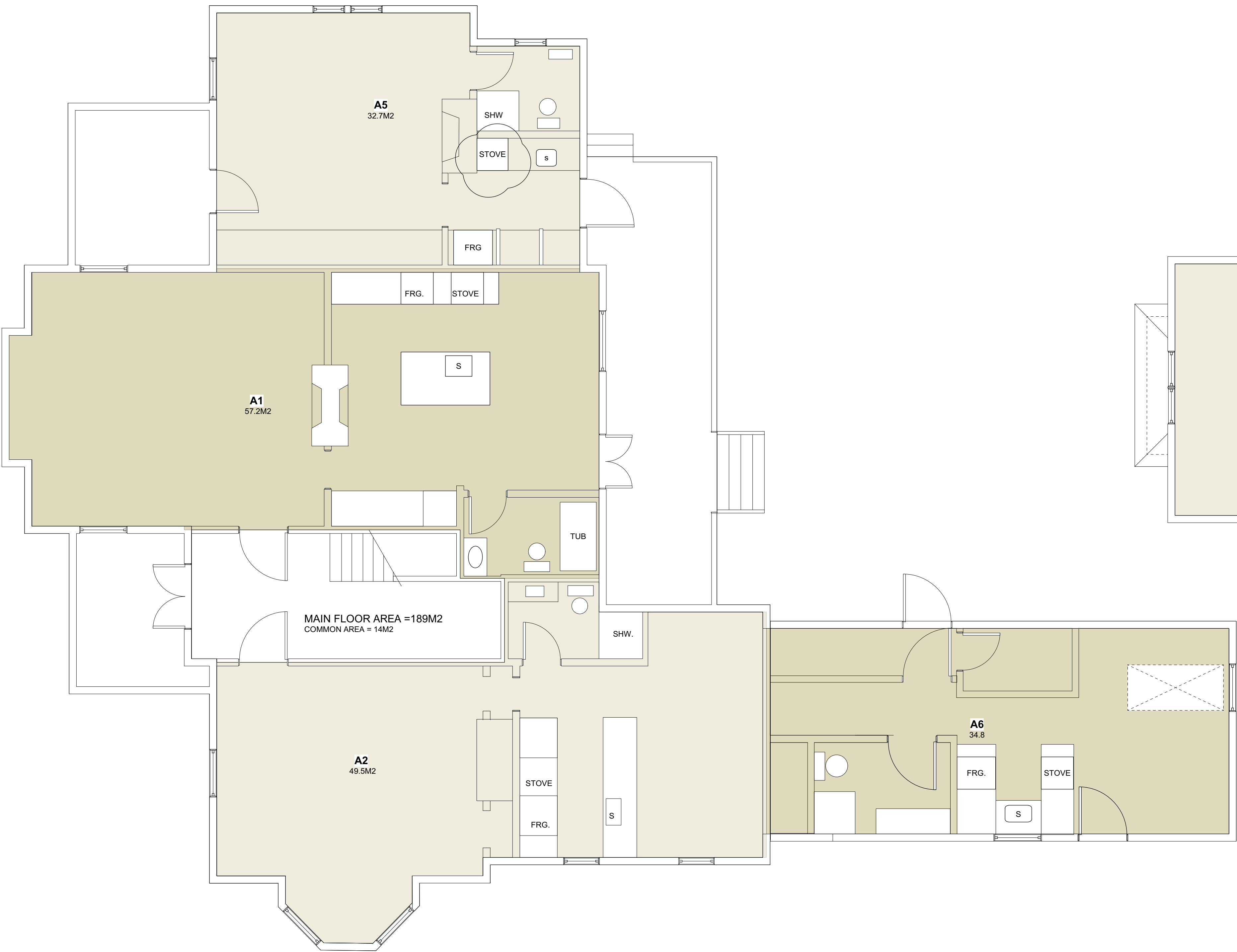
NP / JA

COMMENTS

No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

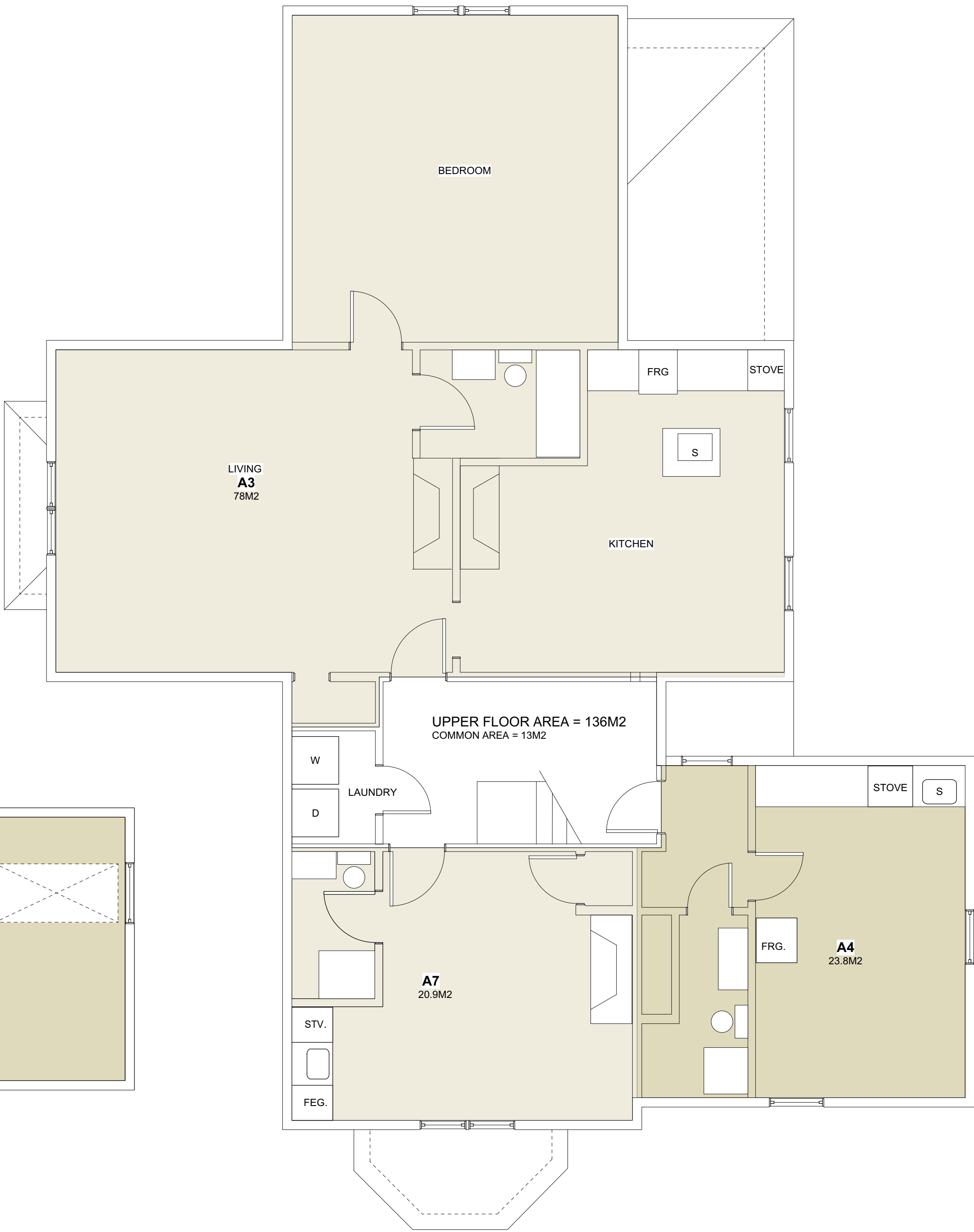
GENERAL NOTES

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1 MAIN DWELLING MAIN FLOOR
Scale: 1:48
NOTE: ALL SUITES EXISTING

2 MAIN FLOOR EXISTING ADDITION
Scale: 1:48
NOTE: ALL SUITES EXISTING



3 MAIN DWELLING UPPER FLOOR
Scale: 1:48
NOTE: ALL SUITES EXISTING

PROJECT
601 TRUTCH STREET
VICTORIA, BC
REZONING
SECONDARY BUILDINGS

SHEET TITLE
MAIN DWELLING
PLANS

SCALE AS SHOWN	JOB No. 1124 - 1731
DATE PLOTTED November 28, 2019	A4.0
DRAWN BY NP / JA	

COMMENTS

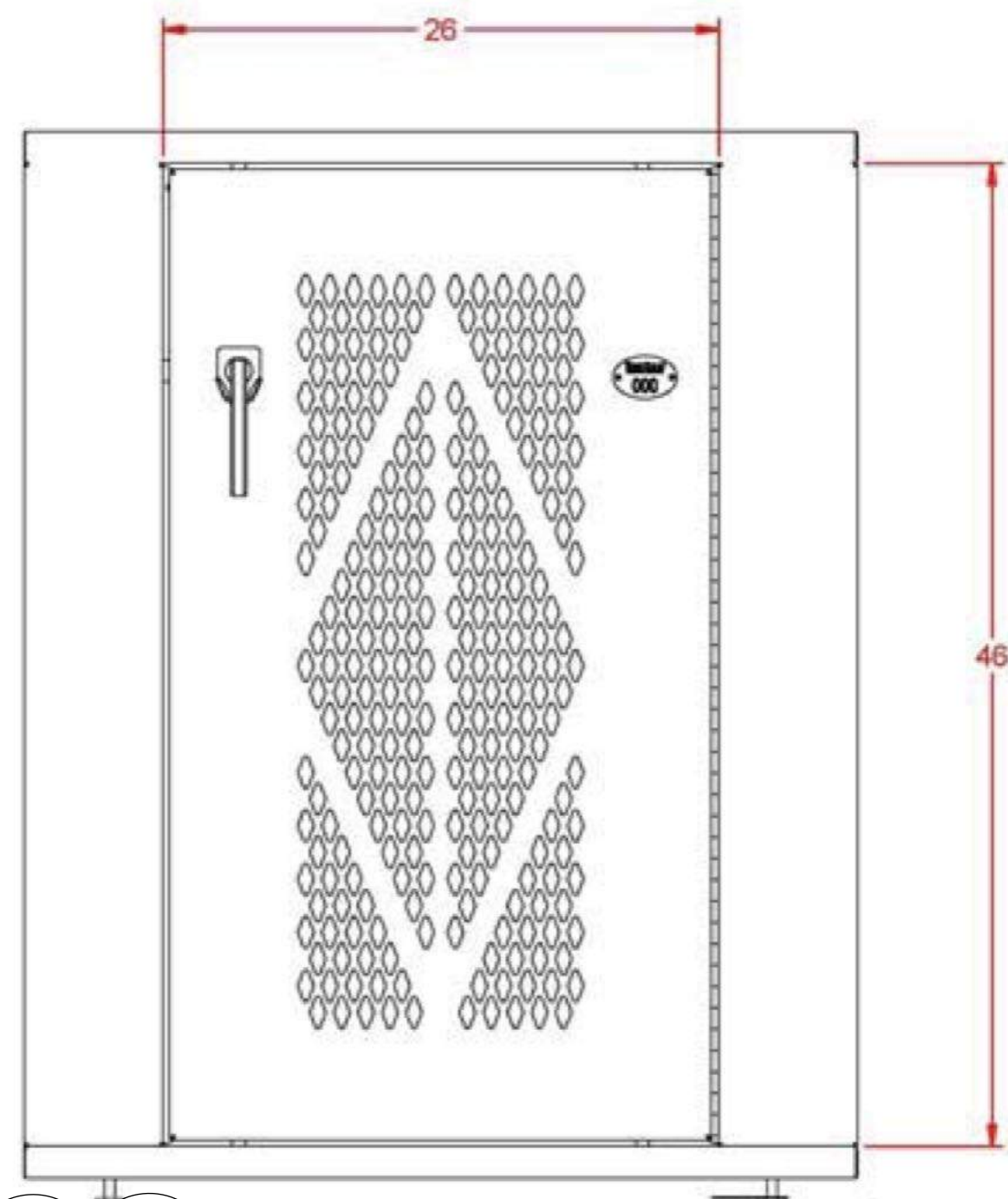
No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

GENERAL NOTES

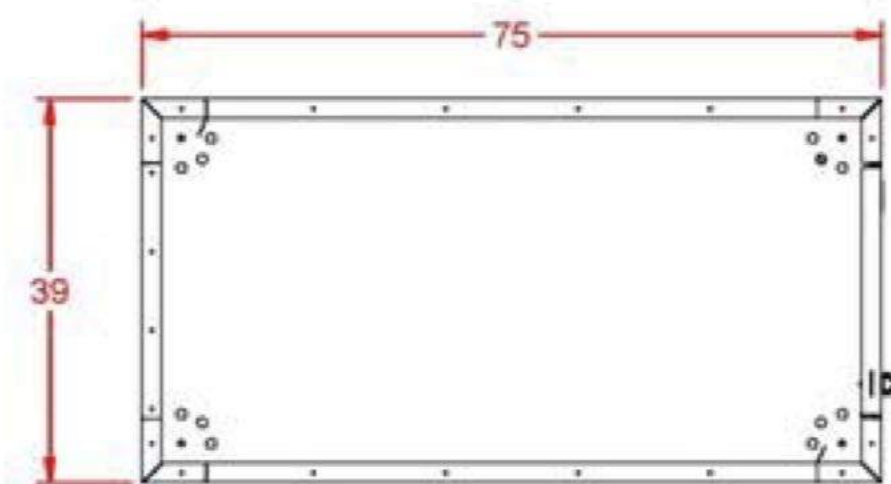
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1 LANE WAY STREETSCAPE
Scale: 1:96



2 BIKE LOCKERS
SCALE: NTS



Single door - one bike



2 PHOTO OF NON HABITABLE CRAWL SPACE
SCALE: NTS

PROJECT

601 TRUTCH STREET
VICTORIA, BC
**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

LANE WAY
STREET SCAPE
BIKE LOCKERS

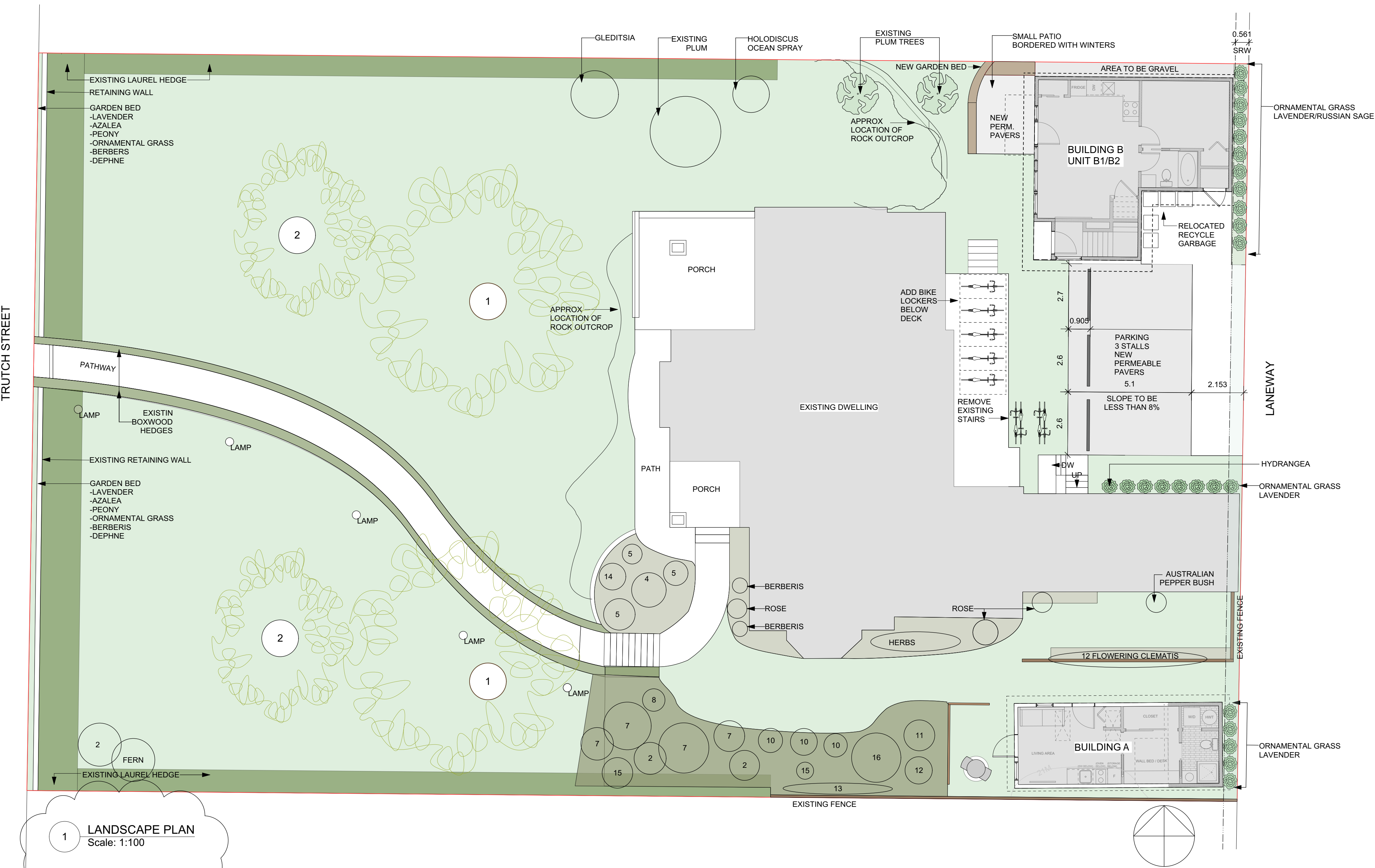
SCALE
AS SHOWN

JOB No.
1124 - 1731

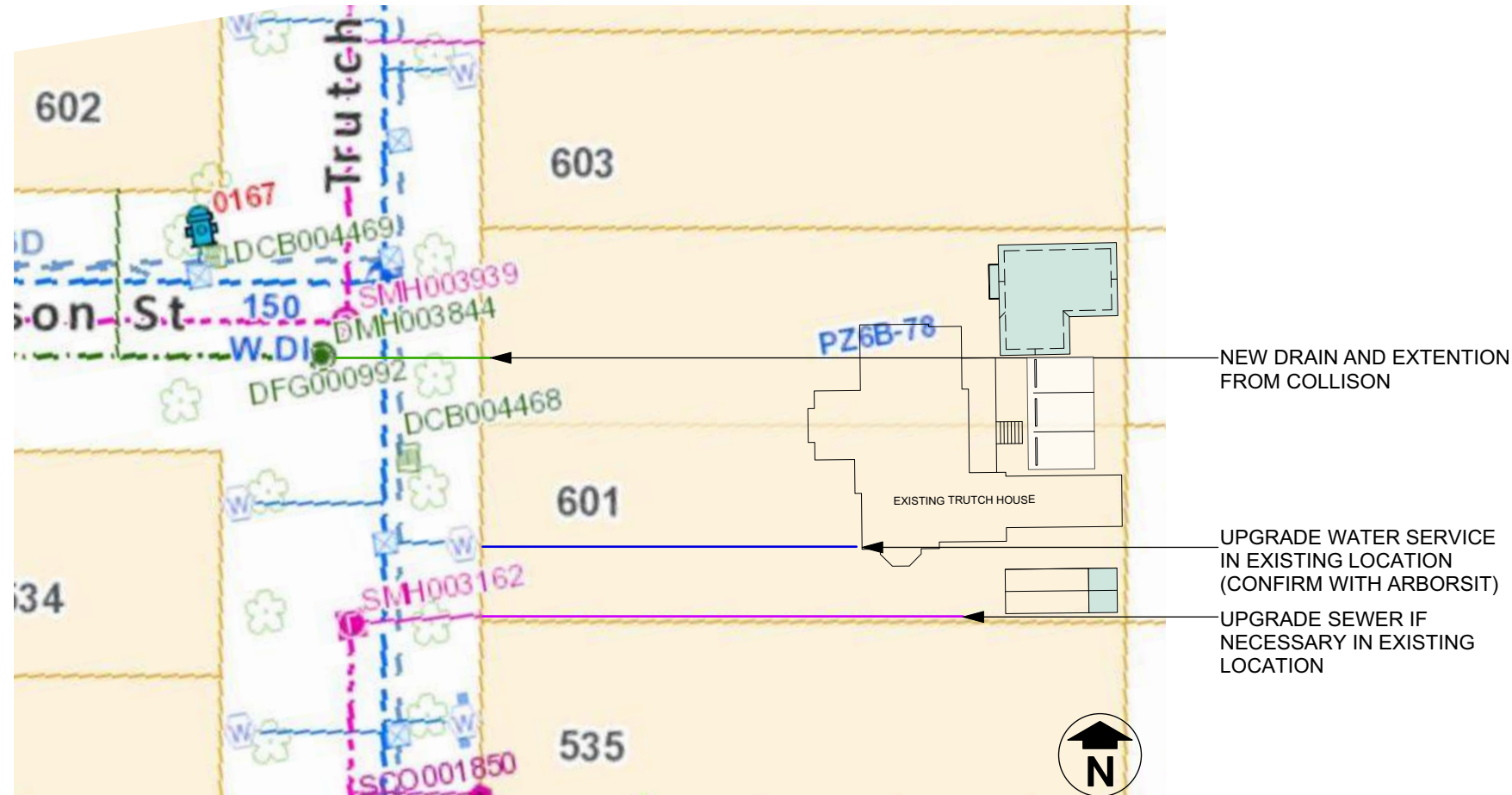
DATE PLOTTED
November 28, 2019

DRAWN BY
NP / JA

A5.0



1 LANDSCAPE PLAN
Scale: 1:100



2 PRELIMINARY SITE SERVICING PLAN
Scale: 1:500
NOTE: PLAN TO BE DEVELOPED BY CIVIL ENGINEER DURING BP PROCESS
NOTE: ARBORIST REPORT TO BE PROVIDED AT BP STAGE

- LEGEND:**
- 1. GARRY OAK (HERITAGE)
 - 2. RHODODEN DRUM (HERITAGE)
 - 3. GLEDITSIA
 - 4. PLUMS
 - 5. CEDAR
 - 6. DEPHNE CAROL MACKIE
 - 7. LILAC
 - 8. SMOKE BUSH
 - 9. EUPHORBIA
 - 10. TAIL GRASS
 - 11. PINE
 - 12. CLEMATIS
 - 13. HONEYSUCKLE
 - 14. ROCK ROSE
 - 15. WIGELIA
 - 16. PITTOSPORUM



4 EXISTING FRONT YARD



5 EXISTING FRONT YARD



6 EXISTING BUILDING B - EAST



7 EXISTING REAR YARD - NORTH EAST

key
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
p. 250-382-3823 e. info@keyarchitecture.com

COMMENTS			
No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

GENERAL NOTES

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PROJECT

601 TRUTCH STREET
VICTORIA, BC

**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

LANDSCAPE
PLAN
PRELIMINARY
SITE SERVICING

SCALE AS SHOWN	JOB No. 1124 - 1731
DATE PLOTTED November 28, 2019	A 6.0
DRAWN BY NP / JA	

keay architecture ltd.

John Keay, Architect, AIBC

Nicole Parker, Architectural Technologist, AIBC

2nd Floor, 1124 Fort Street
Victoria, BC, V8V 3K8

o. 250-382-3823
e. info@keayarchitecture.com

November 29, 2019

To: Mayor and Council
City of Victoria
Planning Department
1 Centennial Square
Victoria, B.C.

Re: Rationale for 601 Trutch Street Rezoning

Dear Mayor and Council,

We are submitting an application for the rezoning of 601 Trutch Street from R1-B to a new site-specific zone.

The owner, Peter Walton, is proposing three additional rental units off the back lane at 601 Trutch: one through an addition to an existing garden shed and two in a proposed coach house adjacent to the lane.

601 Trutch Street dates from 1861 and was designed by noted architect John Wright. The original home was converted into 11 housekeeping rooms in the late 1940's. It has been in the care of Peter Walton since 1982 when heritage designation was secured from the city for both house and grounds to ensure long-term protection of this historic community asset. The careful restoration of the exterior was undertaken based upon archival records and won 601 Trutch Street a Hallmark Award in 1984.

Currently, the property is zoned as R1-B and contains seven rental suites. We are proposing to renovate and expand the current garden shed into a single rental unit and construct a new building in the north east corner to include two additional rental units. The three proposed suites range in size from 26sq.m. to 39sq.m. The current building is located on a large 1523sq.m. lot, with 20% site coverage and has a total floor area of 325sq.m. In this application, we are proposing to increase the site coverage to 24%, and the floor area to 430sq.m. The property currently has three parking stalls, with an existing variance of five. The proposed units will increase the required stalls by two, prompting an additional variance of two stall. See parking Calculation on Architectural A-1.0.

Due to the buildings close proximity to the downtown core, the majority of tenants rely on walking, biking and public transit as their mode of connection with the community. With concerns to the increase of traffic, the building owner has included in the proposed application an electric vehicle charging station, 2 Modo plus memberships, 5 locked and covered bicycle parking stalls along with 4 visitor bicycle parking spots.

The addition of three new rental suites to the existing seven suites provides for a modest increase in density with no visual impact to the Trutch street scape. Both buildings have been designed sensitively to reflect and complement the aesthetic of the original dwelling. Rooted in the existing architecture of the 601 Trutch Street home, the proposed design retains the character of the neighborhood and reinforces the vitality that makes Fairfield such a special place to live.

We believe this application provides an opportunity to establish three new rental suites in an area of high demand for rental housing with an anticipated positive impact on the neighborhood. Thank you for your consideration of this proposal. We look forward to presenting and answering all questions you may have.

Sincerely,

Nicole Parker, Architectural Technologist, AIBC
Associate

Fairfield Gonzales Community Association Land Use Committee

Report on 601 Trutch:

An application to rezone property to a NEW ZONE to accommodate 3 new residential suites in two out buildings on the property. One building will be a new build, while second building exists but will be renovated.

Present: 10 12 residents, mostly immediate neighbours

CALUC: Joanna Fox, Kevin White, Joanne Thibault, Robin Jones, Alice Albert, David Wales, Susan Kainer, Don Monsour, and David Biltek, Chair

Report prepared by David Biltek and approved by Committee

Nicole Parker from Keay architects presented on behalf of applicant, Peter Walton

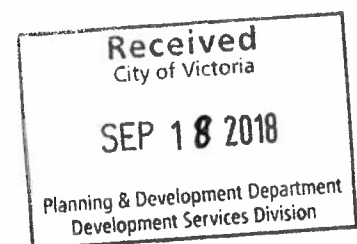
There were two major concerns raised by residents present: lack of parking and side yards too close to property lines and developments on both north and southside of property.

Parking: there are presently 7 suites in the Trutch Manor. This application would add 3 new suites, for a total of 10, however the parking would remain at 3 spaces. As a result the application would also include a variance for parking.

The owner pointed out that most of the current tenants do not have cars and walk or cycle instead, and while acknowledging that this may be the case neighbours commented that might change with new tenants

Side yards. The to be renovated building to the south is close to the south property line and a neighbouring patio. If this was a new build it would not be accepted without a variance given the current side yard requirements.

The same situation exists on the new build on the north side of the subject property.



Some time was spent attempting to make changes to the development which would solve these challenges, but given that the manor and grounds have a heritage designation it would be very difficult to resolve these issues. One possibility would be to eliminate the ground floor suite on the new build and put one parking space under the new building. This of course would mean one less suite.

The application does present a common conundrum: increase residential space, at the cost of parking or green space...

One resident did commend Peter Walton, the property owner, for "saving Trutch Manor and maintaining it so well ..."

And two residents, one in person and one by email approved of the application advising that it met the goals of gentle density and added much needed residential rental space.

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
NOVEMBER 12, 2019**

Present: Pamela Madoff, Chair
Steve Barber
Julie Bréhéret
Katie Cummer
Hal Kalman
Shari Khadem
Lisa MacIntosh
Connie Quaedvlieg
Graham Walker

Absent: Doug Campbell

Staff: John O'Reilly, Senior Heritage Planner
Alison Meyer, Assistant Director, Development Services
Lauren Martin, Heritage Secretary

The Chair called the meeting to order at noon.

1. Adoption of the Minutes of the October 8, 2019 Meeting

On page 5, item 6, add the word “manual” to the last sentence of the fourth bullet as follows: “There will be a written practice *manual* for the maintenance of Waddington Alley.”

Moved

Seconded

That the minutes be approved as amended.

Carried

2. Announcements

- John O'Reilly gave an update about the applications that will be reviewed at November and December Committee of the Whole meetings.
- Reminder of the Victoria Heritage Foundation Christmas-Winter Party on Tuesday, December 3rd, 5:30 pm - 8:30 pm at Wentworth Villa.
- Reminder of the extra Panel meeting on Tuesday, November 26th at noon.

12:07 pm - Steve Barber recused himself for the next item as he wrote the report for 601 Trutch Street while employed by the City.

3. **601 Trutch Street**
Heritage Alteration Permit with Variances Application No. 00012

Attendees: Nicole Parker and John Keay (Keay Architecture Ltd.)

John O'Reilly provided a brief introduction. John Keay presented.

Panel Questions and Comments

- What changes have been made since the application was reviewed at the August 13th Panel meeting? John Keay: Some trim detailing was changed to match the existing building; minor changes were made to the windows on the duplex (they are narrower and taller); a Statement of Significance was created.
- The proposed increase in floor area is a concern. The allowable floor area is 300m²; the application is requesting 424m² (40% more). Would that be a precedent in this neighbourhood? John O'Reilly: Some of the floor area is the existing house and the remainder is in the two proposed garden suites. This is a very large lot at 1500m² with a density of 0.28:1. Alison Meyer: Generally the density is 0.6:1 in low density traditional neighbourhoods.
- Will the garden suites be visible from the street? John O'Reilly: No, they will not be visible from the street due to the lot's typography and the placement of the buildings on the site. The existing lane provides a buffer for the neighbours to the east.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street be approved as presented.

Carried (unanimous)

12:21 pm - Steve Barber returned to the meeting.

4. **1029 Queens Avenue**
Request for the property to be placed on the Heritage Register (APF 01816)

Attendees: Jenny Farkas (owner, 1029 & 1033 Queens Avenue) and Sue Hallatt (owner, 1033 Queens Avenue)

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- If a rezoning application includes a building with potential heritage value, the City usually requires heritage designation as a condition of the rezoning as opposed to placement on the Heritage Register. The City gains protection of a heritage building in return for the public benefit of increased density. Why is this request for registration rather than designation? John O'Reilly: The applicant would not commit to designation of the building given the small scale of the proposal. The City has chosen not to pursue designation since the applicant may offer rental in perpetuity, with rents

potentially below market value and secured through a legal agreement. Alison Meyer: Unless the City is willing to provide compensation, an applicant cannot be forced to designate their property, especially if there are other public benefits (i.e. housing).

Pamela Madoff: The Panel may recommend to Council that the property be designated.

- The building has significant heritage value as identified in the Statement of Significance and should be designated, not just placed on the Register.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the heritage designation of the property located at 1029 Queens Avenue, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

Carried (unanimous)

5. **Downtown Core Area Plan Update**

Presenters: Robert Batallas, Senior Planner and Joaquin Karakas, Senior Urban Designer

Panel Questions and Comments

- From the perspective of the mandate of the Panel, there is a key heritage issue missing. The DCAP does not recognize that since it was adopted, the City has seen increased density and development pressure particularly in the Downtown Business District and the Residential District (Harris Green). In those areas there are a number of heritage-registered buildings that are not protected and therefore are vulnerable to demolition. Developers want to preserve façades only which is the worse type of heritage conservation. The DCAP needs to address this with a strong policy regarding heritage buildings, particularly heritage-registered ones. Developers are currently eligible for Victoria Civic Heritage Trust funding even if only the façades are retained. Some heritage-related policies in the previous DCAP that were removed could be reinstated. Robert Batallas: Perhaps additional policies and guidelines related to existing heritage-registered buildings are needed, i.e. like those in the *Old Town Design Guidelines*.
- In Chapter 7 it is stated that there are more than 200 heritage properties in the Downtown Core, but only 12 are considered heritage landmarks. What is the criteria for a building to be deemed a landmark? Why is the museum not included? Joaquin Karakas: Heritage landmarks are described in the DCAP as follows: “visually significant buildings that are recognized for their heritage values, architectural design, detail, scale and appearance which collectively, contribute to placemaking. They are also noted for their prominence as visual landmarks within local streetscapes, their ability to be commonly recognized and memorable, and for their overall contribution to the public realm.”
- Robert Batallas: Map 26 shows 12 heritage landmarks and their protected view corridors. The Empress Hotel and the Legislature have a 180m perimeter view corridor while the others have a 90m perimeter. Panel member: At one time there were other view corridors, such as spire to spire, that could be reinstated.

- There need to be policies related to the height and setbacks for additions to heritage buildings.
- The term “heritage landmark” has gone out of favour; suggest the use of another term and consideration of intangible heritage, diversity, reconciliation, etc.
- The use of the term “heritage landmark” needs further discussion. There is no question that the Empress Hotel and the Legislature are significant heritage landmarks that contribute to the special character of the Inner Harbour and deserve added protection. The other buildings could be termed “urban landmarks.”
- What aspects of the *Downtown Core Area Plan* are in conflict with the *Old Town Design Guidelines*? What has been delivered under these plans, particularly those properties on the borders of the Downtown Core or Old Town? For example, policy is needed that encourages development that enhances the area adjacent to heritage properties rather than creating canyons, addresses minimum lot sizes, number of towers allowed per block, etc.
- Robert and Joaquin will return to a future Panel meeting. The discussion will focus on recently approved projects that involved heritage buildings in the Downtown Core and the Panel will provide input regarding heritage only (i.e. Chapter 7). Robert is also looking for a volunteer for the technical working group.

The Secretary left the meeting at 12:40 pm as the remaining agenda items did not require minutes.

Devon Cownden

From: Mike Carpenter <[REDACTED]>
Sent: Saturday, October 20, 2018 3:28 PM
To: planandzone@fairfieldcommunity.com
Cc: Development Services email inquiries
Subject: Rezoning of 601 Trutch St

We are very concerned about the development of 601 Trutch Street. There is not sufficient parking now for the actual 8 suites in the building and this causes frequent parking problems on the street in front of our house. The owner states that the tenants do not have cars but this is false as almost everyone has friends and family that visit on a regular basis and take up the available parking on Trutch Street. We have had friends come over and not be able to park on our street.

We own 603 Trutch Street and we did a garage addition in 2008 and we had to provide 3 parking places for our triplex. I know the city requires .8 parking space per unit so with the new development that would be 8 to 9 parking spaces. There is not sufficient room for that now without the new building.

We have future plans to put solar panels on the south side of our garage facing 601 Trutch St to charge a future electric car. The new 2 story addition the owner proposes will block all light from the south side of our garage as the land is 4 feet higher than our land. This building will also reduce the privacy of our backyard even further as it will look down at our only private deck area.

The owner is under the mistaken impression that the city will allow him to build these buildings with a 2 foot setback from the property lines, but in 2008 we were forced to make our setbacks to existing building codes. (4 feet to side property line, 5 feet to the lane)

Sincerely,
Mike Carpenter
Debi-Lee McNaughton
2-603 Trutch St
Victoria BC V8V 4C3



July 16th 2018

Letter of Support

To: City of Victoria

Project: Trutch House Rezoning

Address: 601 Trutch Street



Dear Mayor and Council,

I Sherrin Pryce (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: 608 Trutch St

Signature: S Pryce

July 16th 2018

Letter of Support

To: City of Victoria

Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

I Hipe Campbell (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: 530 Trutch St
V8V 4C4

Signature: H Campbell Owner

July 16th 2018

Letter of Support

To: City of Victoria

Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

James

I J. Ma'ne (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: 534 Trutch

Signature: 

July 16th 2018

Letter of Support

To: City of Victoria

Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

Leslie Hudson

I _____ (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: 522 Trutch St.

Leslie Hudson
Signature: _____

July 16th 2018

Letter of Support

To: City of Victoria

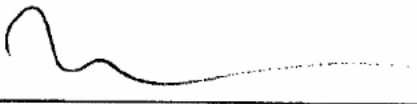
Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

I Francis Bertrand (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: 629 Trutch

Signature: 

July 16th 2018

Letter of Support

To: City of Victoria


Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

I Dan Phillips (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: 604 Linden Ave

Signature: 

July 16th 2018

Letter of Support

To: City of Victoria

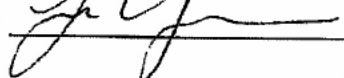
Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

I Tomiko Yoneda (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: 546 - Linden Ave
V8V 4G5

Signature: 

July 16th 2018

Letter of Support

To: City of Victoria

Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

I Margaret O'Leary (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: 548 Linden Ave.

Signature: M. O'Leary (Parent)

July 16th 2018

Letter of Support

To: City of Victoria

Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

I Terry Gail Ivanak (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: No 3 601 Trutch Street

Victoria BC V8V 4C3

Signature: T. Ivanak

July 16th 2018

Letter of Support

To: City of Victoria

Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

I ROBERT GRANT (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: 4-601 TRUTCH ST

Signature: Mr. Grant

July 16th 2018

Letter of Support

To: City of Victoria

Project: Trutch House Rezoning

Address: 601 Trutch Street

Dear Mayor and Council,

I Samara-Jaye Little (full name), am in support of the rezoning to allow for the creation of three additional suites adjacent to the back lane of 601 Trutch: one through an extension to an existing restored garden shed and two in a proposed coach house adjacent to the lane.

Address: #6-601 Trutch St

Signature: 



Committee of the Whole Report

For the Meeting of May 7, 2020

To: Committee of the Whole **Date:** May 1, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street**

RECOMMENDATION

That Council decline the issuance of Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street.

LEGISLATIVE AUTHORITY

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The proposal is to rezone an existing heritage-designated property at 601 Trutch Street from the R1-B, Single Family Dwelling Zone, to a site specific zone to allow for additional units within the heritage building and three additional rental units on the property. The heritage designated house is positioned at the rear of the lot over 25 metres from Trutch Street. A new two-storey duplex building (Building B) is proposed beside the house to the north, adjacent to a rear laneway. Also proposed is the renovation and enlargement of an existing 270 square foot building (Building A) to the south of the existing house into a residential rental unit. This building is also adjacent to the back lane. Although there are no physical changes proposed to the heritage designated house, a Heritage Alteration Permit is required because Heritage Designation Bylaw No. 82-1 requires Council approval for any new buildings on the lot.

The following points were considered in assessing this application:

- the application is generally consistent with heritage policies in the *Official Community Plan*, and some of the housing policies in the *Fairfield Neighbourhood Plan*
- the proposal would not result in any alterations to the heritage designated house

- the design of the new duplex and converted accessory building do not comply with the *Design Guidelines for Attached Residential Development: Fairfield Neighbourhood nor the The Garden Suites Policy and Guidelines (2017)*.
- there are a number of variances associated with this application. Although some are minor, the proposed parking variance may displace parking for tenants to the larger neighbourhood, the proposed height creates larger shadow impacts than a building that complied with the height limit, the roof deck results in some privacy loss for the neighbour and the decreased separation distance between Building B and the main house impedes access from the lane to the entrance of the units.

The application was reviewed by the Heritage Advisory Panel at its November 12, 2019 meeting and was recommended for approval.

BACKGROUND

The proposal is to rezone the existing heritage-designated house at 601 Trutch Street from the existing R1-B, Single Family Dwelling Zone, to a site specific zone in order to legalize three existing rental units in the main building and allow for three additional rental units on the property in a new two-storey duplex, and a renovated accessory building facing the laneway.

Variances are required to permit a parking deficiency, the side yard siting of the buildings, reduced setbacks, and reduced separation space, an increased number of storeys, a roof deck associated with the laneway buildings and an increased number of buildings on a lot.

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, Schedule G – House Conversion Regulations and Schedule M – Garden Suites. An asterisk is used to identify where the proposal is less stringent than the existing zoning regulations. A double asterisk indicates an existing non-conforming condition.

Zoning Criteria - All Buildings	Proposed	Zone Standard R1-B
Site area (m ²) - minimum	1523.00	460.00
Density (Floor Space Ratio) – maximum	0.28:1	n/a
Total floor area (m ²) - maximum	325** (existing house) 27 (Building A – one unit) 72 (Building B – two units) 424* (total)	300
Height (m) – maximum	Existing	7.6
Storeys – maximum	2	2
Site coverage (%) - maximum	24.00	40.00
Vehicle parking - minimum	3*	10
Visitor vehicle parking included in the overall units - minimum	1	1

Bicycle parking stalls - minimum		
Long Term	0	0
Short Term	4	0
Zoning Criteria – Main Building (House Conversion)	Proposed sw	Zone Standard Schedule G – House Conversion Regulations
Number of dwelling units based on floor area	7*	3
Setbacks		
Front (Trutch Street)	25.90	7.5
Rear (south)	0.1**	12.49 (25% of lot depth)
Side (north)	6.1	3.5
Side (south)	5.8	3.5
Zoning Criteria - Building A (Existing building)	Proposed Zone	Zone Standard Schedule M – Garden Suites
Principle Building Use	Multiple Dwelling*	Single Family Dwelling
Location	Side*	Rear
Combined Floor Area	27	56
Height	2.9	5.5
Storeys	1	1.5
Rear Setback	0.6	0.6
Side Setback	0.46** 0.57* (addition)	0.6
Separation space	3.51	2.4
Rear yard site coverage	n/a	25
Zoning Criteria - Building B (New two-unit laneway building)	Proposed Zone	Zone Standard Schedule M – Garden Suites
Principle Building Use	duplex	Single Family dwelling
Location	Side*	Rear
Combined Floor Area	72*	56
Height	5.06	5.5

Storeys	2*	1.5
Rear Setback	0.6	0.6
Side Setback	0.6	0.6
Separation space	1.8*	2.4
Roof deck	Yes*	No

Sustainability Features

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

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies, regulations and guidelines.

Official Community Plan

The proposal conserves the existing heritage designated house and does not physically alter it, which aligns with heritage conservation objectives under Section 8: Placemaking- Urban Design and Heritage. The design of the new laneway housing and modifications to the existing accessory building are complementary to the main house, and meet the intent of policies for Buildings and Sites under Section 8 that require new infill buildings to respond to their context through sensitive design. Both the proposed and existing buildings feature pitched roofs and shingle style cladding similar to the main house. Windows include wood trim surrounds, which is another feature of the main house. Granting variances to enable heritage conservation is consistent with policy 8.52, however the applicant is not proposing any enhancements to the designated house.

Design Guidelines for Attached Residential Development: Fairfield Neighbourhood

The property is subject to Development Permit Area DPA 15D: Intensive Residential – Duplex which includes the *Design Guidelines for Attached Residential Development: Fairfield Neighbourhood*. Section 6 of the Design Guidelines provides guidance for housing units adjacent to laneways (laneway housing). The setbacks of the units from the lane and presence of some windows facing the lane are consistent with two of the guidelines in the document, however the proposal has a greater number of inconsistencies, including the following:

- the proposal orients the main entries to the new units away from the lane toward the interior of the lot and there are no paths to the lane, whereas the guidelines state that laneway housing should create a welcoming frontage by orienting entries, gates or paths to the lane
- the windows and the roof deck (balcony) on Building B face away from the lane and towards the neighbor's property, which creates the potential for some overlook whereas the guidelines state that windows porches and decks should limit overlook and shadowing of adjacent backyards
- legible, accessible paths are not provided to the entrances to either unit whereas the guidelines state that sites with laneway housing should provide legible, accessible paths to the front of the units

Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* (2019) supports ground-oriented housing at this location and supports alternate forms of housing and additional density beyond the 0.275 FSR permitted under the R1-B zoning, if owners offer additional protection and rehabilitation of houses with heritage merit as part of the application. The subject property and existing house are already heritage designated and the applicant has not offered any additional commitment to heritage conservation that would justify consideration of additional density or infill laneway housing. While laneway housing is contemplated in the Neighbourhood Plan, the proposed dwellings (Building A and B) do not address the rear lane, enhance the pedestrian environment or provide sufficient space for new tree planting, which is strongly encouraged in the Plan.

The Garden Suite Policy and Guidelines (2017)

The *Garden Suite Policy and Guidelines* (2017) offer a number of policies that are useful in assessing this application.

Under the guidelines, only properties with a single family detached dwelling and no existing secondary suites are eligible for a garden suite. The subject property has seven existing rental units and is not eligible for one or more garden suites. The intent of the Garden Suite Policy and Guidelines is to integrate garden suites into existing traditional residential areas in a manner compatible with and respectful of the established character of neighbourhoods and to minimize conflicts with immediate neighbours.

The proposal is inconsistent with the following guidelines:

- the guidelines recommend a minimum separation distance of 2.4 metres, whereas the corner of Building B is located 1.8 metres from the main house
- the guidelines recommend that garden suites be located in the rear yard only, whereas the proposed new garden suite and renovated shed are located in the side yard due to the unique position of the heritage designated house at the rear of the lot,
- the guidelines recommend a maximum total floor area of 37 square metres (400 square feet), whereas the combined floor area of both garden suites is 98.7 square metres (1062 square feet)
- the guidelines recommend that an unobstructed pathway be constructed and maintained between the public street and the garden suite entrance, with a minimum width of 1 m for private and emergency access, whereas neither suite has an unobstructed pathway from the street or lane to the entrances, whereas
- the front doors and windows should be directly oriented towards the laneway and the landscape should reinforce the location of the entry, whereas the suites have front doors and windows oriented away from the adjacent public laneway, whereas the guidelines recommend that on double fronted lots

The proposal complies with design guidelines respecting character, which recommends that the Garden Suite relate to the principal building on site in terms of materials, roof form and general architectural expression.

Standards and Guidelines for the Conservation of Historic Places in Canada

The proposal is generally consistent with the objectives of the *Standards and Guidelines for the Conservation of Historic Places in Canada*. There are no proposed alterations to the heritage designated house, and the garden suites are located to the side and rear of the main house,

which is elevated on a hill above Trutch Street and features abundant landscaping within the 25 metre deep front yard. Both the converted shed and the new garden suite are also compatible and distinguishable from the main house since they do not imitate its Italianate villa style detailing.

Regulatory Considerations

The following variances are associated with this application:

- reduce the vehicle parking requirement from 10 stalls to 3 stalls
- permit laneway housing in the side yards rather than the rear yard of the main building
- increase the number of storeys from 1.5 to 2 for Building B
- permit a roof deck on the west side of Building B
- reduce the separation distance between a laneway house and the main building from 2.4 metres to 1.2 metres
- reduce the side yard setback for Building B from 0.6 metres to 0.59 metres
- reduce the side yard setback for a new addition to Building A from 0.6 metres to 0.57 metres
- allow more than one building on a lot.

Parking

The applicant has not provided data or an appropriate rationale to support the requested variance. The anticipated parking shortfall for the property is significant and will likely displace tenant parking to the neighbourhood, negatively impacting on-street parking availability in the area. Several transportation demand management (TDM) measures are proposed to help off-set the parking demand, however, the applicant has not offered to secure the TDM measures with a covenant on title, therefore there is no guarantee that these measures would be implemented or maintained. The potential measures noted by the applicant include:

- one electric vehicle charging station
- two modo plus memberships
- five bicycle lockers
- four visitor bicycle parking stalls.

Staff do not consider these TDM measures sufficient to off-set the anticipated parking demand associated with this proposal. For example, a common bicycle room (as opposed to individual lockers) would better meet the intent of the bylaw by discouraging general storage in bicycle parking areas. A common bike parking area may also provide residents/families with more than one bicycle space to park a second or third bicycle. Staff do not recommend support for the parking variance

Side Yard Siting

The location of the additional proposed units are technically in the side yard of the existing heritage designated house due to its unique configuration with a large wing of the house projecting to the rear of the lot. However, both suites are located further back on the lot than the main rear wall of the house, which meets the spirit and intent of this zoning provision.

Height

The proposed height of two storeys for the new laneway building (Building B) is inconsistent with the zoning standards related to garden suites and results in larger shadow impacts than a one-storey unit would produce.

Roof Deck

The balcony (roof deck) for the second storey unit, approximately 1.2 metres from the neighbour's property line has privacy implications for the immediate neighbour.

Separation Distance

Staff do not consider the proposed reduction in separation distance between Building B and the main house to be supportable because of the cluttered arrangement of buildings, decks and parking in the vicinity which prevents the applicant from providing an unobstructed, accessible path between the laneway and the front entrance to the suite as recommended in the design guidelines.

Side Yard Setback

The proposed decrease in the required side yard setback is 3 centimeters for Building A and 1 centimeter for Building B. These differences are very minor in nature and staff consider them supportable.

Number of Buildings on a Lot

In some cases exceeding the general regulation limiting the number of buildings on a lot is of little consequence. In this instance, because the principle building is located at the rear of the lot, adding two additional buildings for expanded residential uses creates on site congestion and insufficient space for paths and circulation. The historically significant landscaping in front of the heritage designated house means that there are no good alternative locations for these buildings.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on September 13, 2018. A summary of the meeting is 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.

Tree Preservation Bylaw and Urban Forest Master Plan

Please refer to the Rezoning Application report for an assessment of Tree Preservation Bylaw impacts.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its November 12, 2019 meeting and was recommended for approval.

CONCLUSIONS

The proposal to construct a new two-storey duplex in the north side yard of the existing heritage designated house and renovate an accessory building on the property to contain an additional suite is consistent with some housing objectives of the Official Community Plan. While it does not alter the heritage house, it does not propose any enhancements, repairs or benefits. The proposal includes numerous inconsistencies with the applicable guidelines and a large number of variances that may create avoidable nuisance impacts for immediate neighbours. It is staff's opinion that the inconsistencies are significant enough that the objectives of the Development Permit Area are not met and the overall intent of City policies is not respected. Staff therefore recommend that City Council consider declining the proposal.

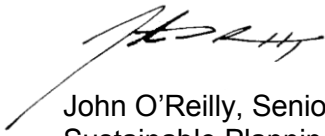
ALTERNATE MOTION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

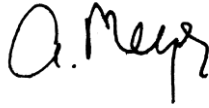
“That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street, in accordance with:

1. Plans, date stamped November 29, 2019
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. reduce the vehicle parking requirement from 10 stalls to 3 stalls
 - b. permit laneway housing in the side yards rather than the rear yard of the main building
 - c. increase the number of storeys from 1.5 to 2 for Building B
 - d. permit a roof deck on the west side of Building B
 - e. reduce the separation distance between Building B and the main building from 2.4 metres to 1.2 metres
 - f. reduce the side yard setback for Building B from 0.6 metres to 0.59 metres
 - g. reduce the side yard setback for a new addition to Building A from 0.6 metres to 0.57 metres
 - h. increase the number of buildings permitted on a lot from one to three
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development.
4. Heritage Alteration Permit lapsing two years from the date of this resolution.”

Respectfully submitted,



John O'Reilly, Senior Heritage Planner
Sustainable Planning and Community
Development Department



Karen Hoese, Director
Sustainable Planning and Community
Development Department

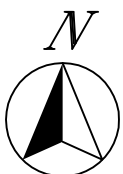
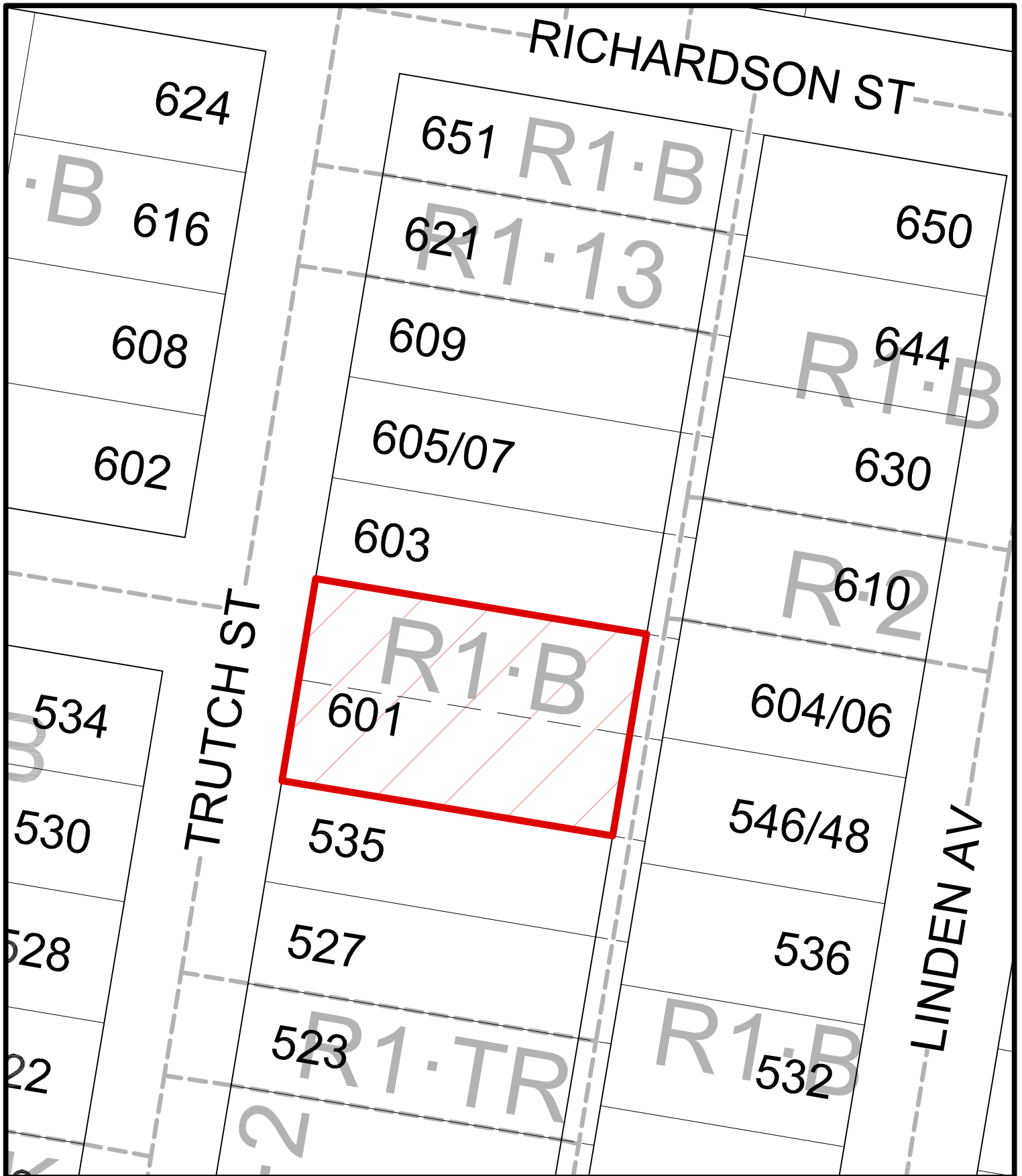
Report accepted and recommended by the City Manager:



Date: _____

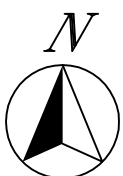
List of Attachments

- Attachment 1: Subject Map
- Attachment 2: Aerial Map
- Attachment 3: Photographs
- Attachment 4: Plans, date stamped November 23, 2019
- Attachment 5: Applicant's letter, dated December 5, 2018.
- Attachment 6: Statement of Significance
- Attachment 7: Minutes of the Heritage Advisory Panel, November 12, 2019



601 Trutch Street
Rezoning No.00678





601 Trutch Street
Rezoning No.00678

601 TRUTCH STREET



Front Elevation



South side of property - Building A (Proposed Garden Suite)



Rear Extension, Main House



Rear Elevation, Main House



Rear Elevation - Main House viewed from laneway



Rear Yard

key
architecture ltd.


2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
p. 250-382-3823 e. info@keyarchitecture.com

COMMENTS

No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
November 29, 2019

DRAWING LEGEND

- A1.0 - SITE PLAN AND DATA TABLE
- A2.0 - BUILDING A
- A3.0 - BUILDING B
- A3.1 - BUILDING B SECTION
- A4.0 - TRUTCH HOUSE FLOOR PLANS
- A5.0 - STREETSCAPES
- A6.0 - LANEWAY AND BIKE LOCKERS
- A7.0 - LANDSCAPE PLAN & SITE SERVICES

PROJECT

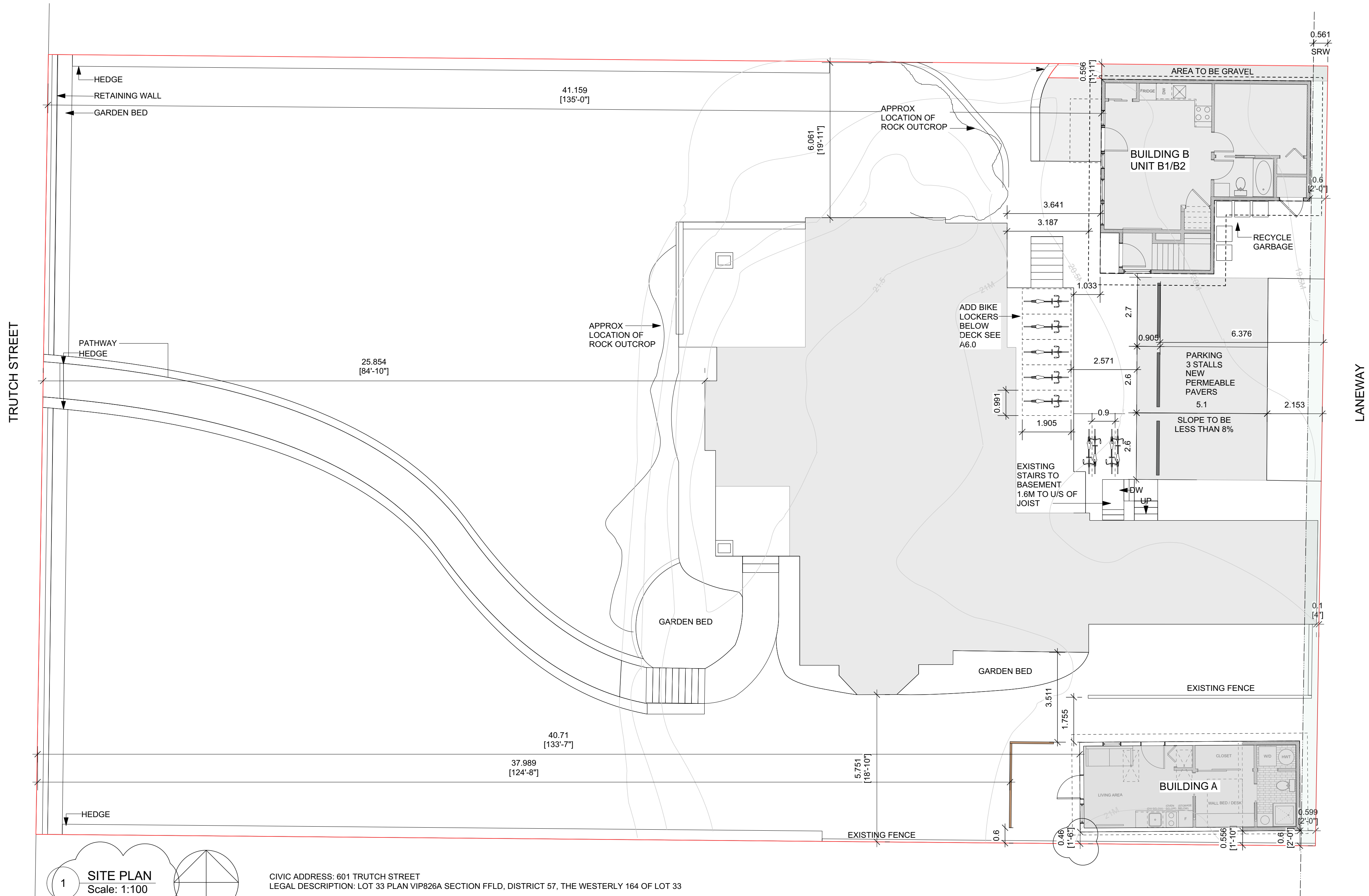
601 TRUTCH STREET
VICTORIA, BC
**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

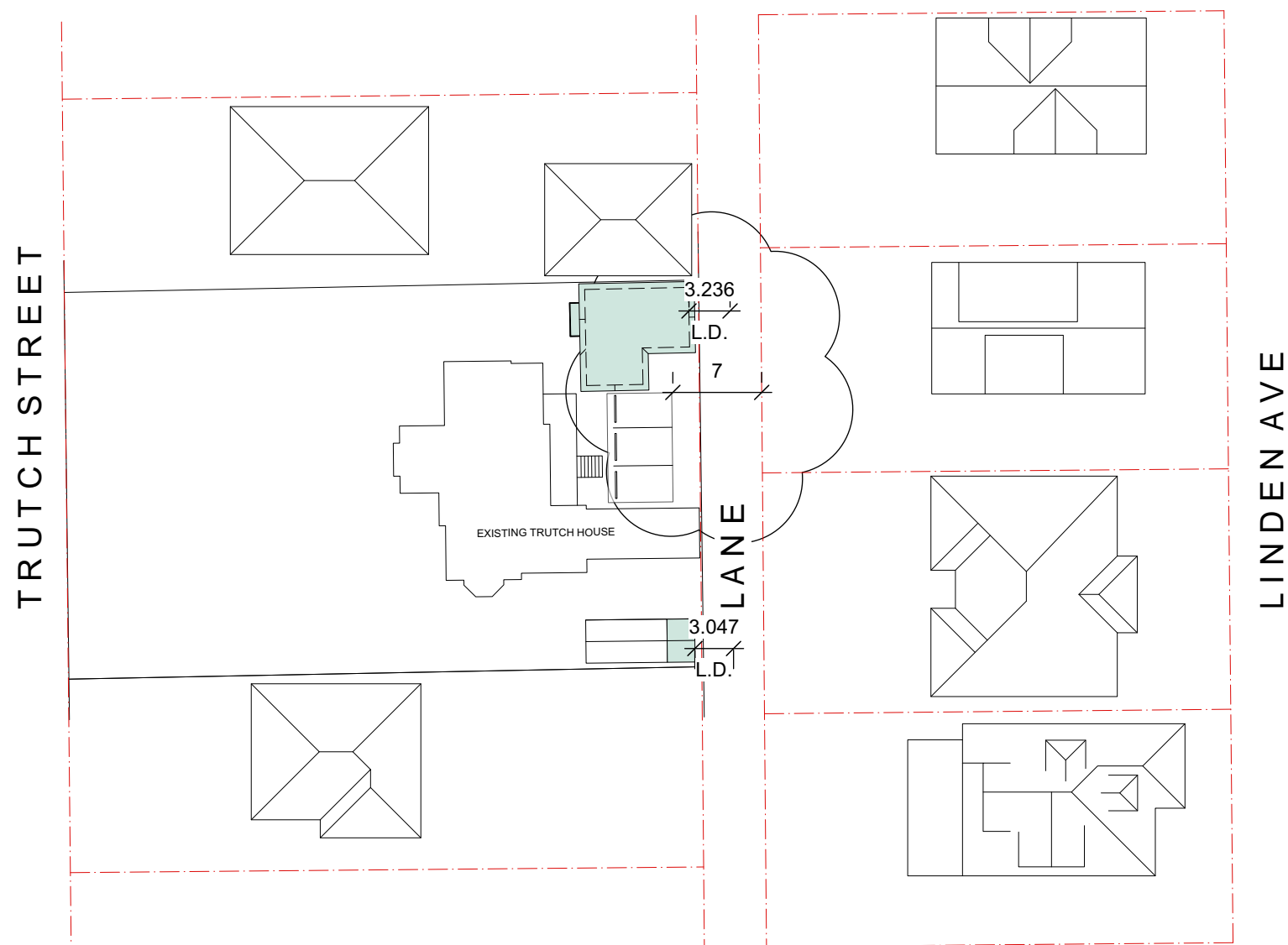
**SITE PLAN &
DATA TABLE**

SCALE	JOB No.
AS SHOWN	1124 - 1731

DATE PLOTTED	A 1.0
November 28, 2019	
DRAWN BY NP / JA	

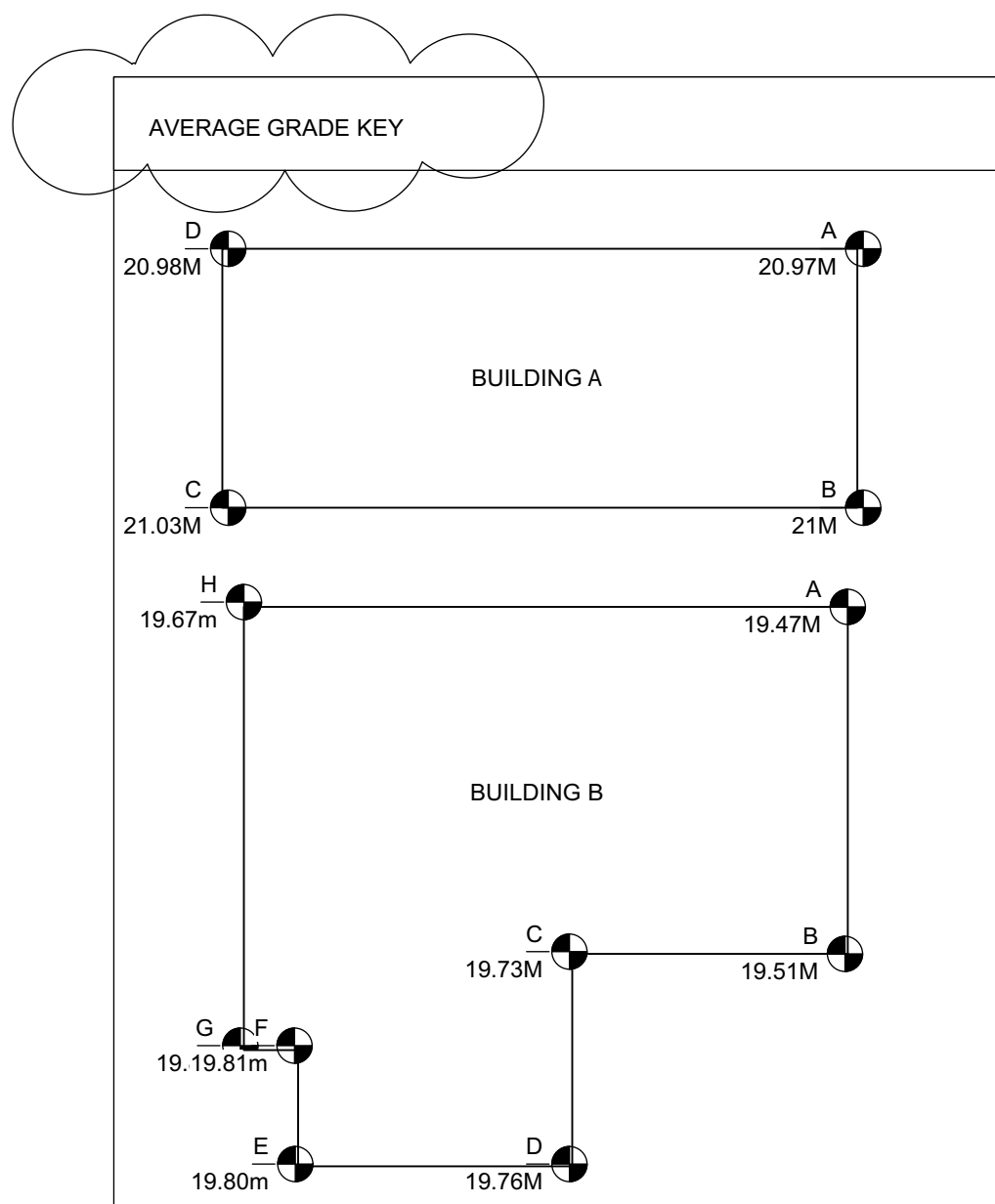


2 **SURVEY**
Scale: 1:250



PROJECT INFORMATION TABLE

	EXISTING	PROPOSED
ZONE:	R1-B	SITE SPECIFIC
LOT AREA:	1,523 SQ.M.	UNCHANGED
TOTAL FLOOR AREA:	325 SQ. M.	430 SQ. M.
BUILDING A:	25SQ.M.	27 SQ.M.
BUILDING B:		78 SQ.M.
MAIN DWELLING:	325 SQ.M.	325 SQ.M.
FLOOR SPACE RATIO:	.21	.28
SITE COVERAGE: %	20%	24%
OPEN SITE SPACE: %	78%	73%
HEIGHT OF MAIN DWELLING:	EXISTING	UNCHANGED
HEIGHT OF BUILDING A:	2.9M/1 STOREY	UNCHANGED
HEIGHT OF BUILDING B:		5.06M/1.5 STOREY
BUILDING A AVERAGE GRADE:	21M	UNCHANGED
BUILDING B AVERAGE GRADE:		19.64M
NUMBER OF STOREYS:	2	UNCHANGED
PARKING STALLS:	3	UNCHANGED
BIKE PARKING STALLS:	0	9
BUILDING SETBACKS:		
BUILDING A		
FRONT YARD:	40.7M	EXISTING
REAR YARD:		.6M
SIDE YARD (NORTH):		26.4M
SIDE YARD (SOUTH):	.46M	EXISTING
BUILDING B		
FRONT YARD:		41.2M
REAR YARD:		.6M
SIDE YARD (NORTH):		.6M
SIDE YARD (SOUTH):		22.3M
EXISTING HOUSE		
FRONT YARD:	25.9M	UNCHANGED
REAR YARD:	.1M	UNCHANGED
SIDE YARD (NORTH):	6.1M	UNCHANGED
SIDE YARD (SOUTH):	5.8M	UNCHANGED
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS:	4 SUITES, 5 HKEEP	10 UNITS
UNIT TYPES:	RENTAL	UNCHANGED
GROUND ORIENTATED UNITS:	4	6
MINIMUM UNIT FLOOR AREA:	32.7M2	20.9M2
TOTAL RESIDENTIAL FLOOR AREA:	296.9	396



BUILDING A
AVERAGE GRADE CALCULATION
AB-73.45
BC-180.73
CD-73.52
DA-180.39

AVERAGE GRADE: 508.09/24.2=21

BIKE Parking Calculation

SCHEDULE C - MULTI DWELLING - OTHER

LONG TERM
(>45m2): 7 x 1 = 7
(45m2<): 3 x 1.25 = 3.75 = 4
TOTAL = 11

11(REQ.) - 5(PROVIDED) = 6 (VARIANCE)

SHORT TERM = 6
6(REQ.)- 4(PROVIDED) = 2 (VARIANCE)

BUILDING B
AVERAGE GRADE CALCULATION
AB-91.54
BC-73.16
CD-56.80
DE-73.40
EF-31.15
FG-14.54
GH-118.44
HA-159.67

AVERAGE GRADE: 618.7/31.5 = 19.64

Parking Calculation

SCHEDULE C - MULTI DWELLING - OTHER

(>40m2): 7 x .85 = 5.95 = 6
(40<>70m2): 2 x 1 = 2 = 2
(70m2<): 1 x 1.45 = 1.45 = 1
(Guest): 10 x .10 = 1 = 1

10(REQ.)- 3(PROVIDED) = 7 (VARIANCE)

COMMENTS

No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

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PROJECT

601 TRUTCH STREET
VICTORIA, BC

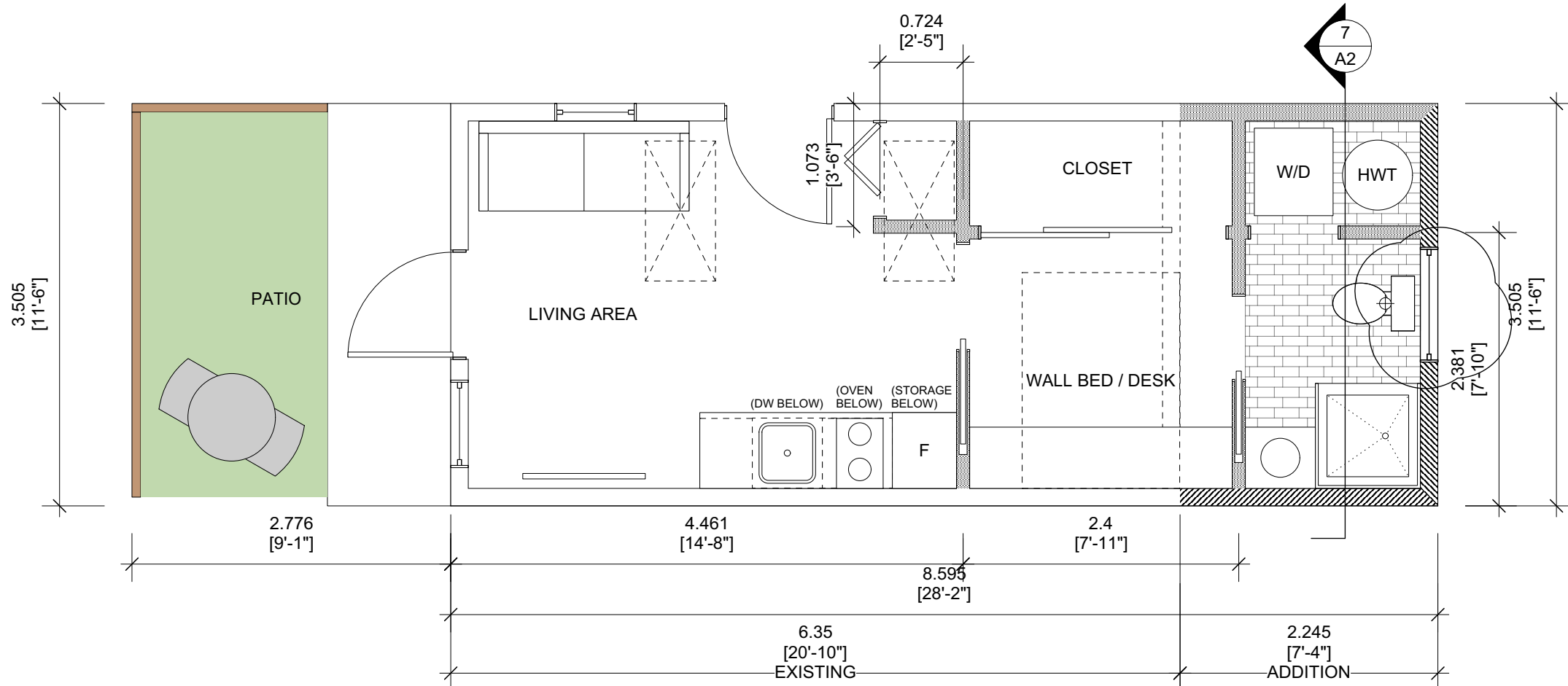
**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

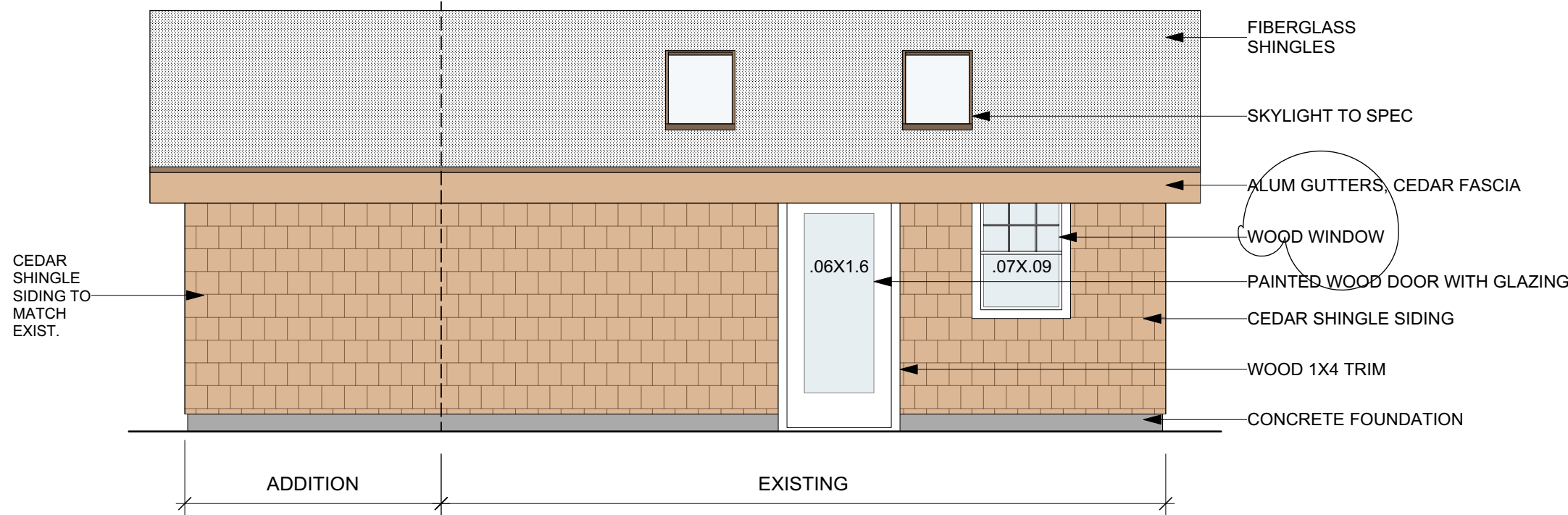
**BUILDING A
PLANS & ELEVATIONS**

SCALE AS SHOWN	JOB No. 1124 - 1731
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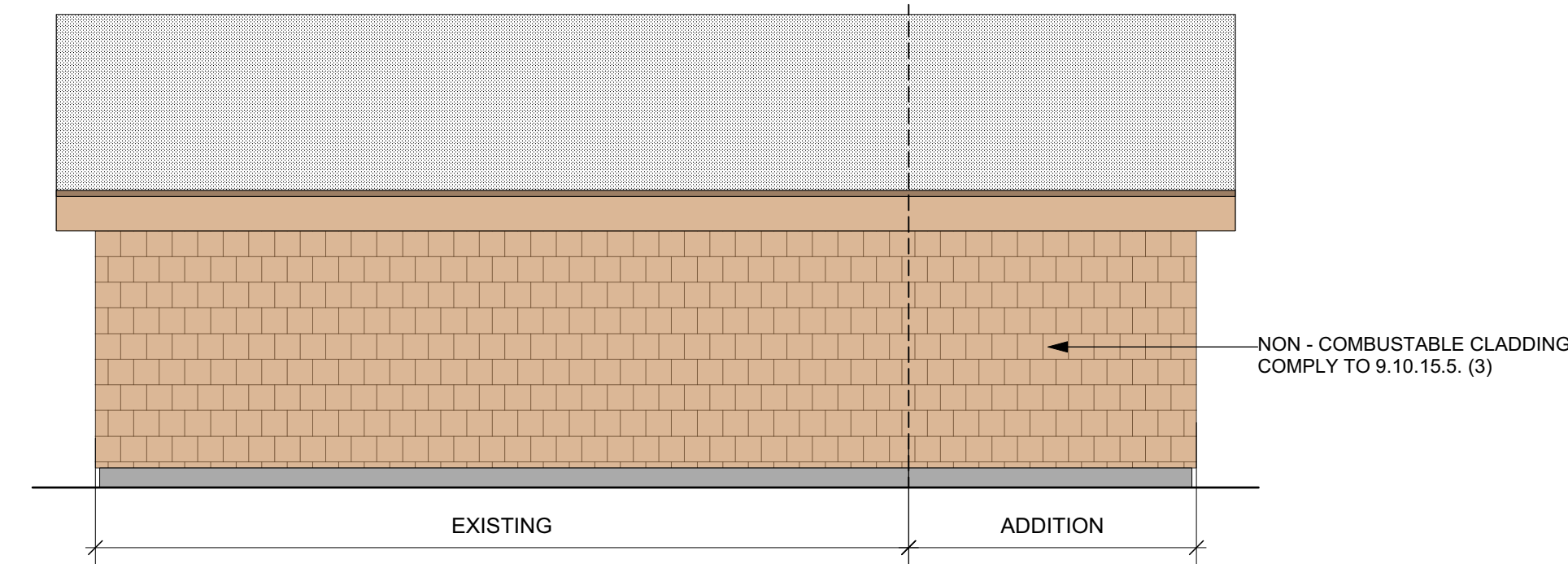
DATE PLOTTED November 28, 2019	A 2.0
DRAWN BY NP / JA	



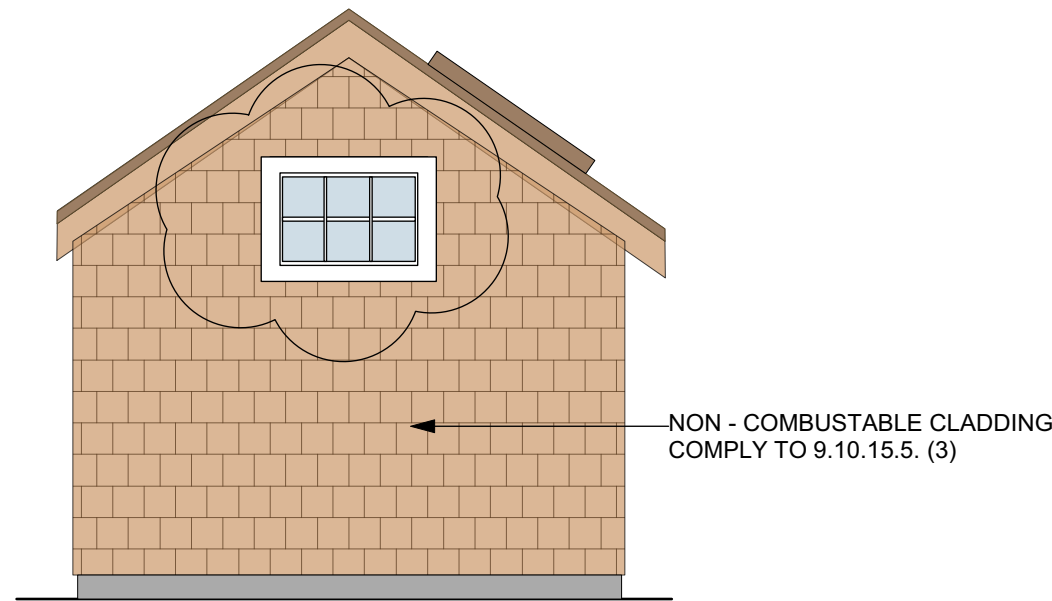
2 FRONT ELEVATION
Scale: 1:48



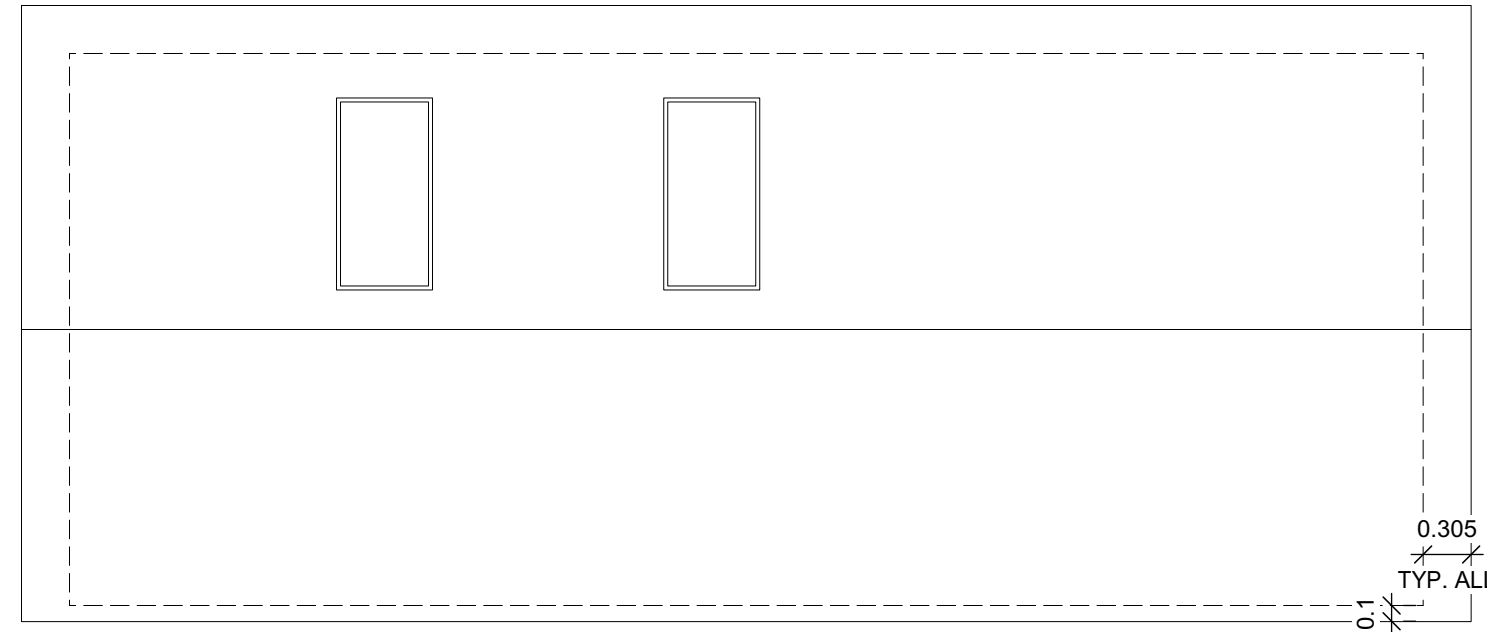
3 SIDE ELEVATION
Scale: 1:48



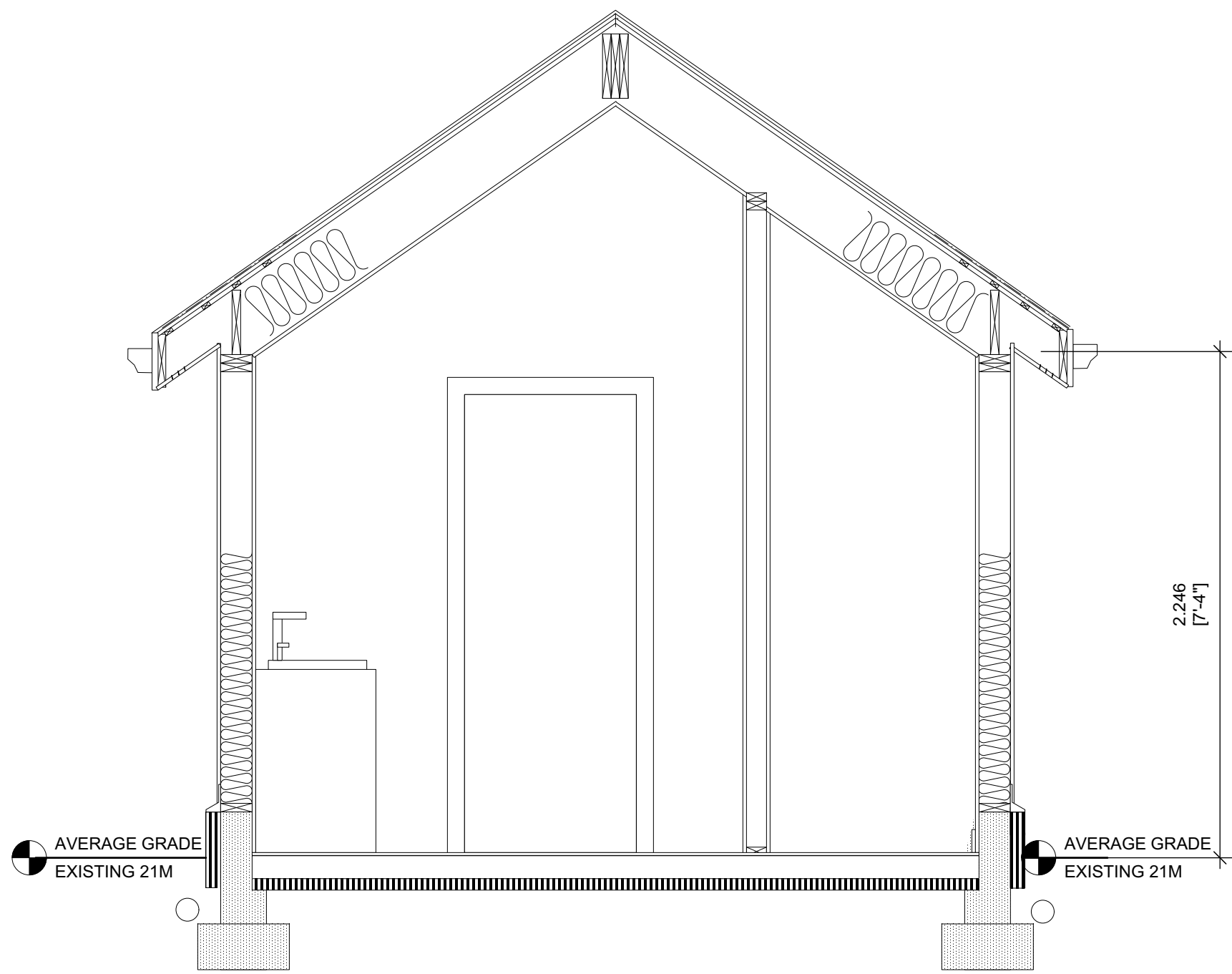
4 SIDE ELEVATION
Scale: 1:48



5 REAR ELEVATION (LANE)
Scale: 1:48

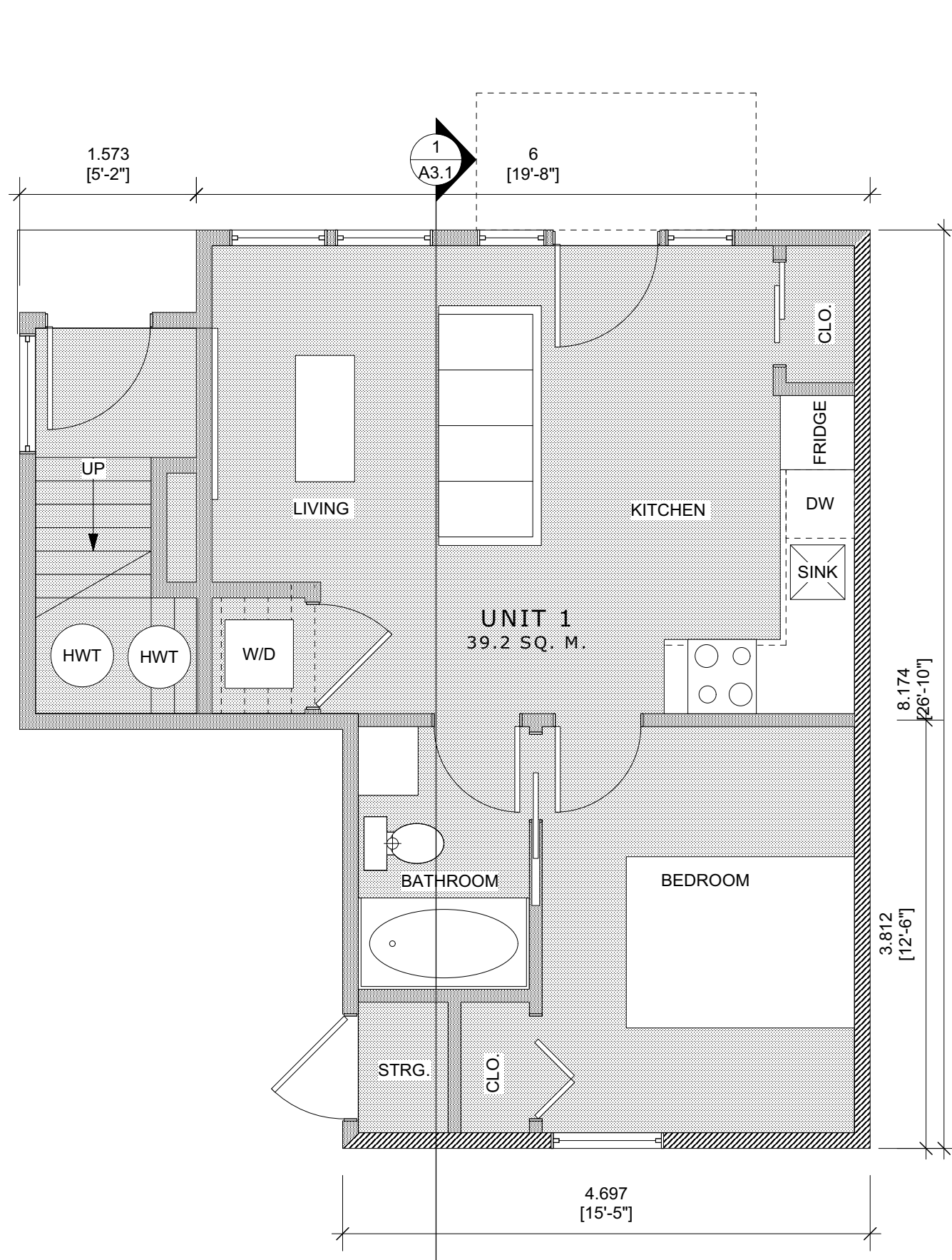


6 ROOF PLAN
Scale: 1:48

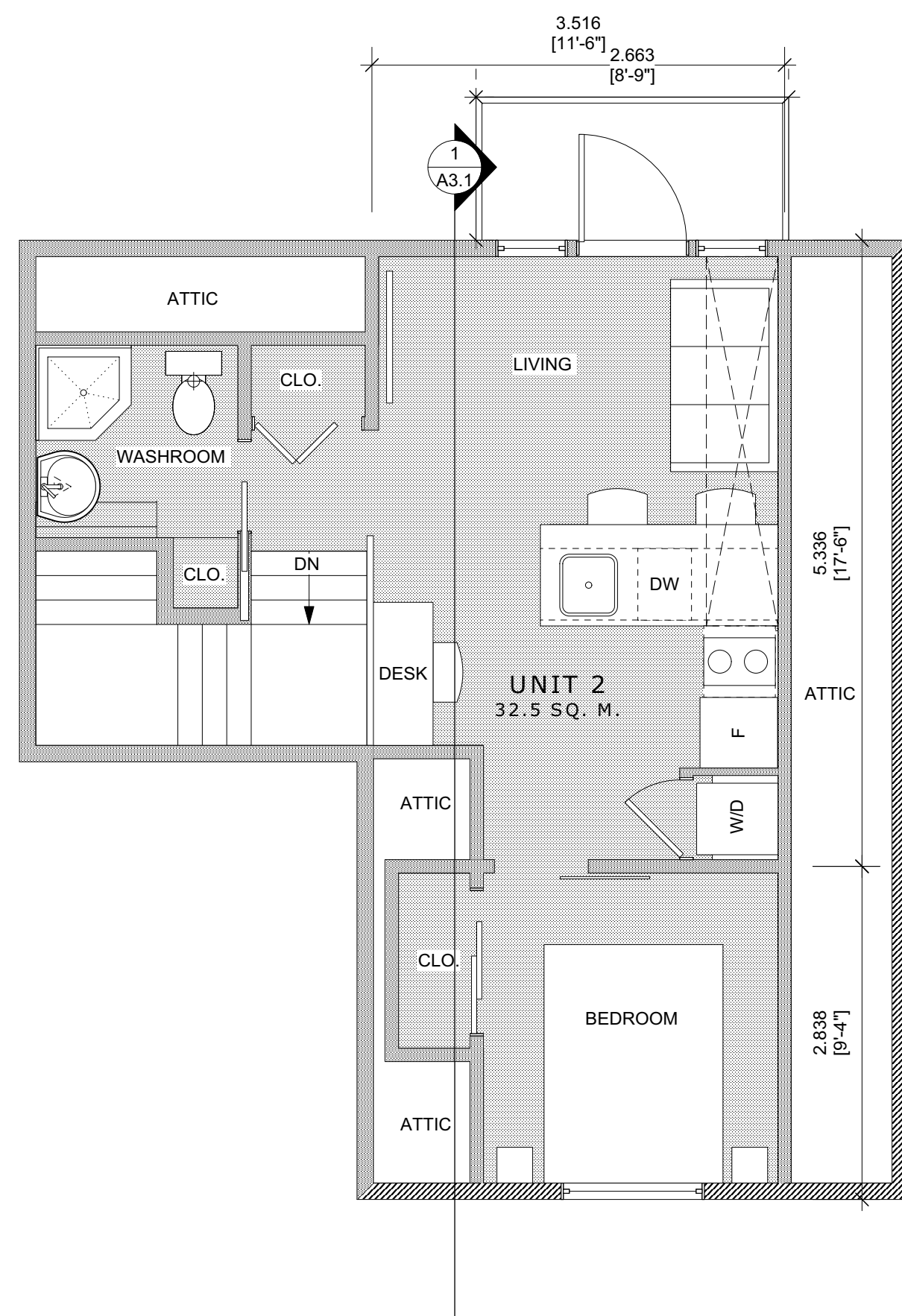


7 SECTION
Scale: 1:24

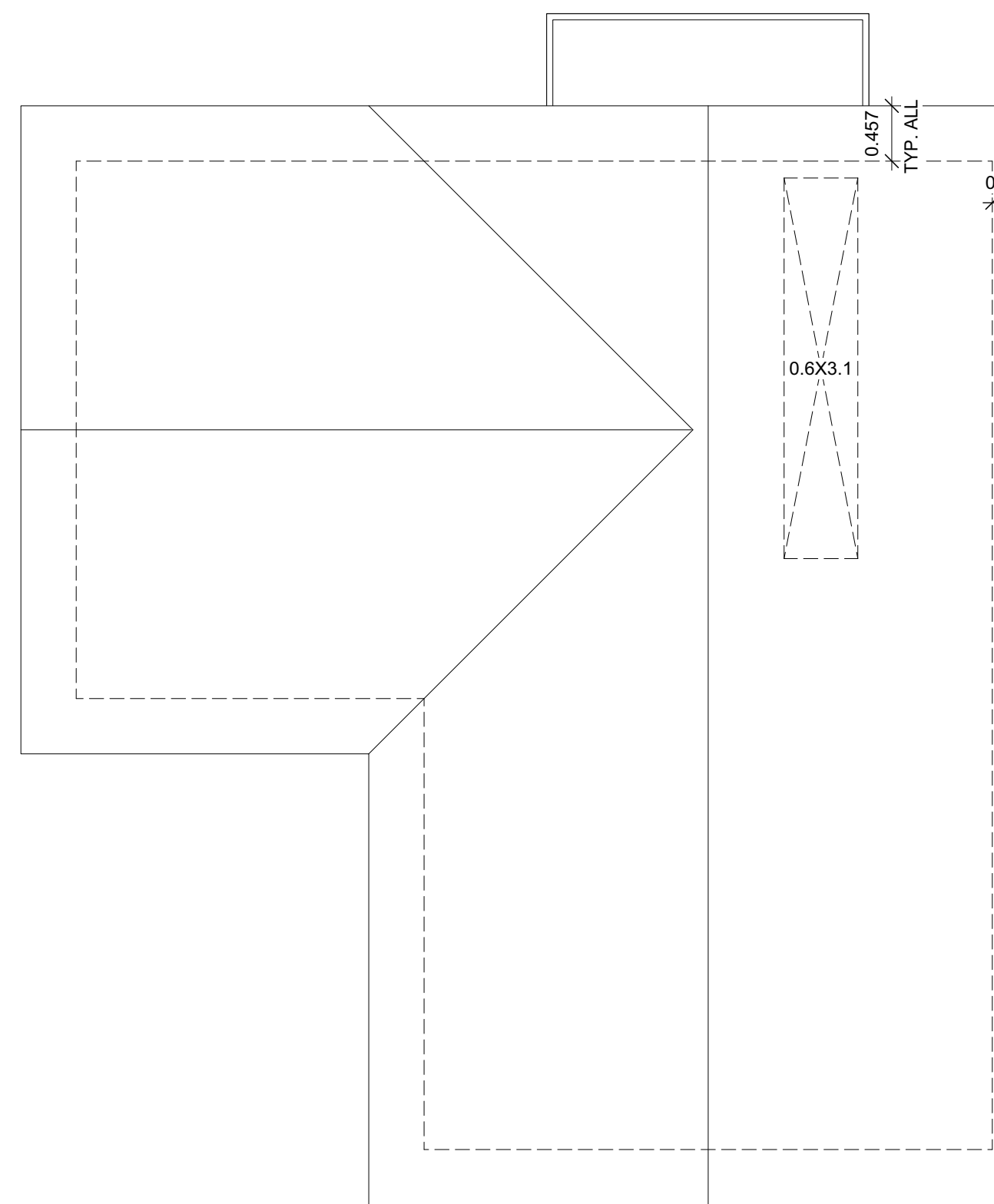
LEGEND	
	NEW WALL
	RATED 45 MIN WALL
	EXISTING WALL



1 MAIN FLOOR PLAN
SHADED AREA = MAIN FLOOR AREA: 45.7M2



2 SECOND FLOOR PLAN
SHADED AREA = SECOND FLOOR AREA: 30M2 (65% OF MAIN FLOOR)



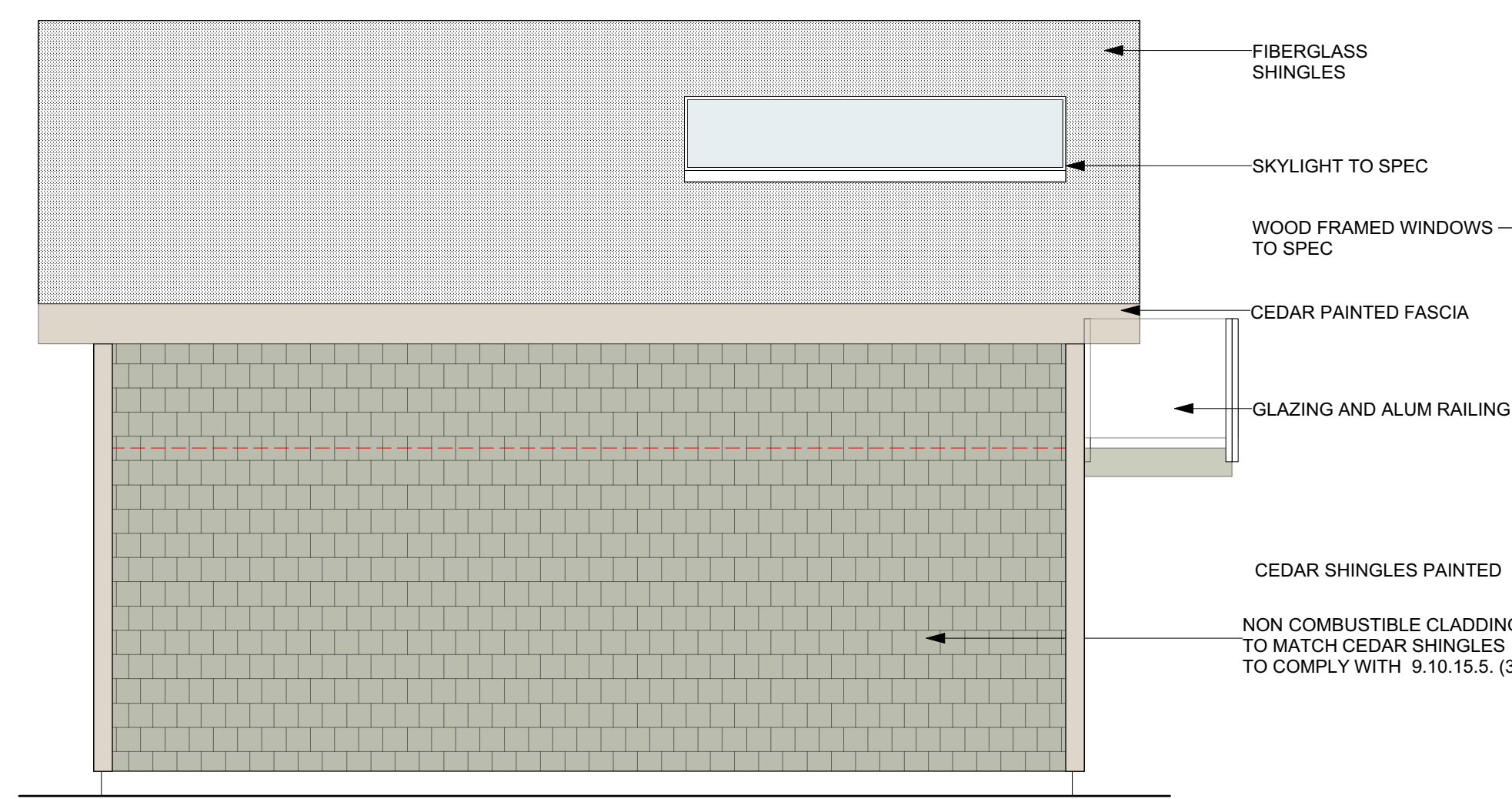
3 ROOF PLAN
Scale: 1:48



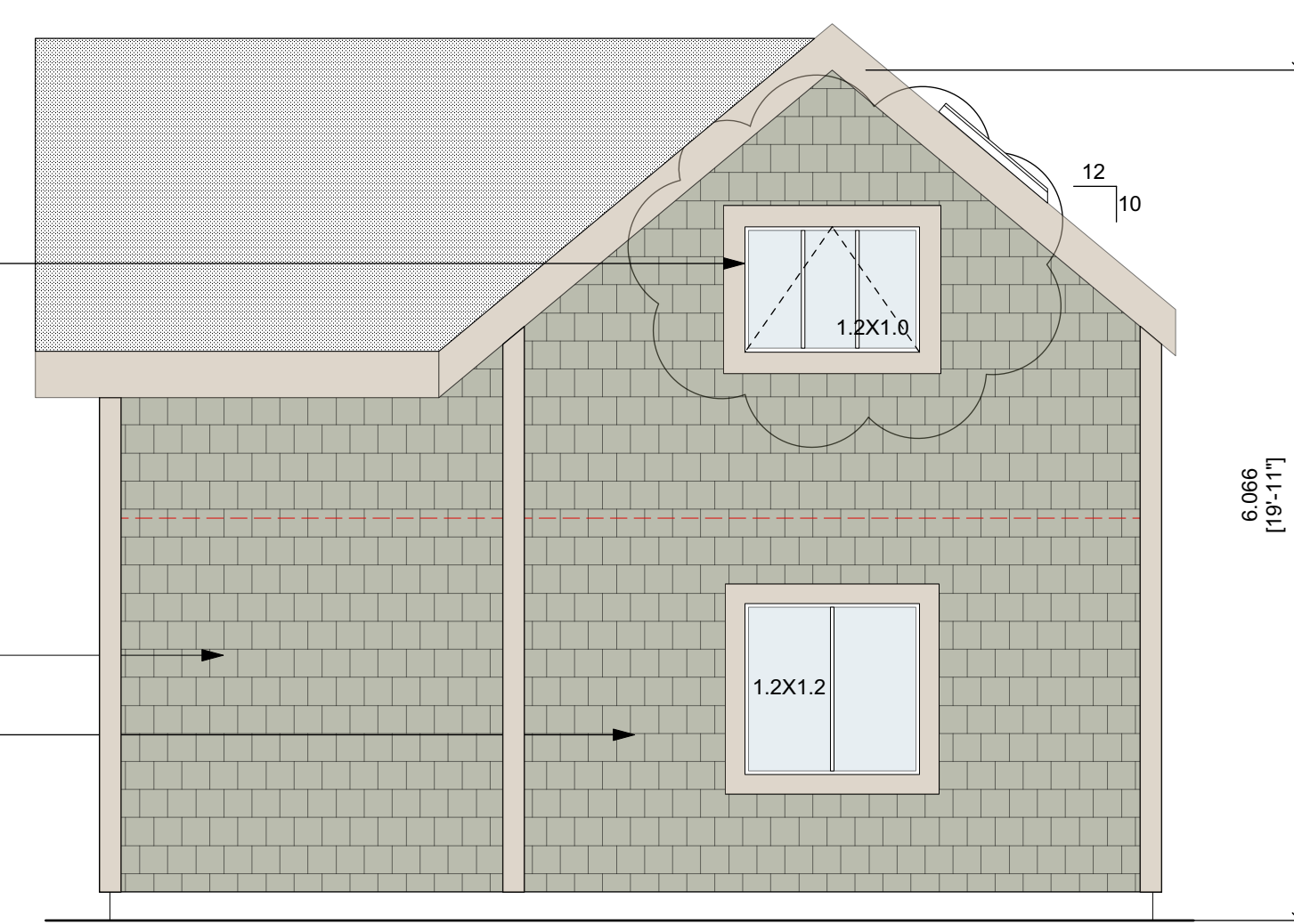
4 FRONT ELEVATION
Scale: 1:48



5 SIDE ELEVATION
Scale: 1:48



6 SIDE ELEVATION
Scale: 1:48



7 REAR ELEVATION (LANE)
Scale: 1:48

LEGEND	
	NEW WALL
	RATED 45 MIN WALL
	EXISTING WALL

keay
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
o. 250-382-3823 e. info@keayarchitecture.com

COMMENTS			
No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

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PROJECT

601 TRUTCH STREET
VICTORIA, BC

**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

**BUILDING B
PLANS & ELEVATIONS**

SCALE AS SHOWN	JOB No. 1124 - 1731
DATE PLOTTED November 28, 2019	A 3.0
DRAWN BY NP / JA	

COMMENTS

No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

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PROJECT

601 TRUTCH STREET
VICTORIA, BC

**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

SECTIONS

SCALE
AS SHOWN

JOB No.
1124 - 1731

DATE PLOTTED
November 28, 2019

DRAWN BY
NP / JA

A3.1

COMMENTS

No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

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PROJECT

601 TRUTCH STREET
VICTORIA, BC

REZONING
SECONDARY BUILDINGS

SHEET TITLE

MAIN DWELLING
PLANS

SCALE
AS SHOWN

JOB No.
1124 - 1731

DATE PLOTTED
November 28, 2019

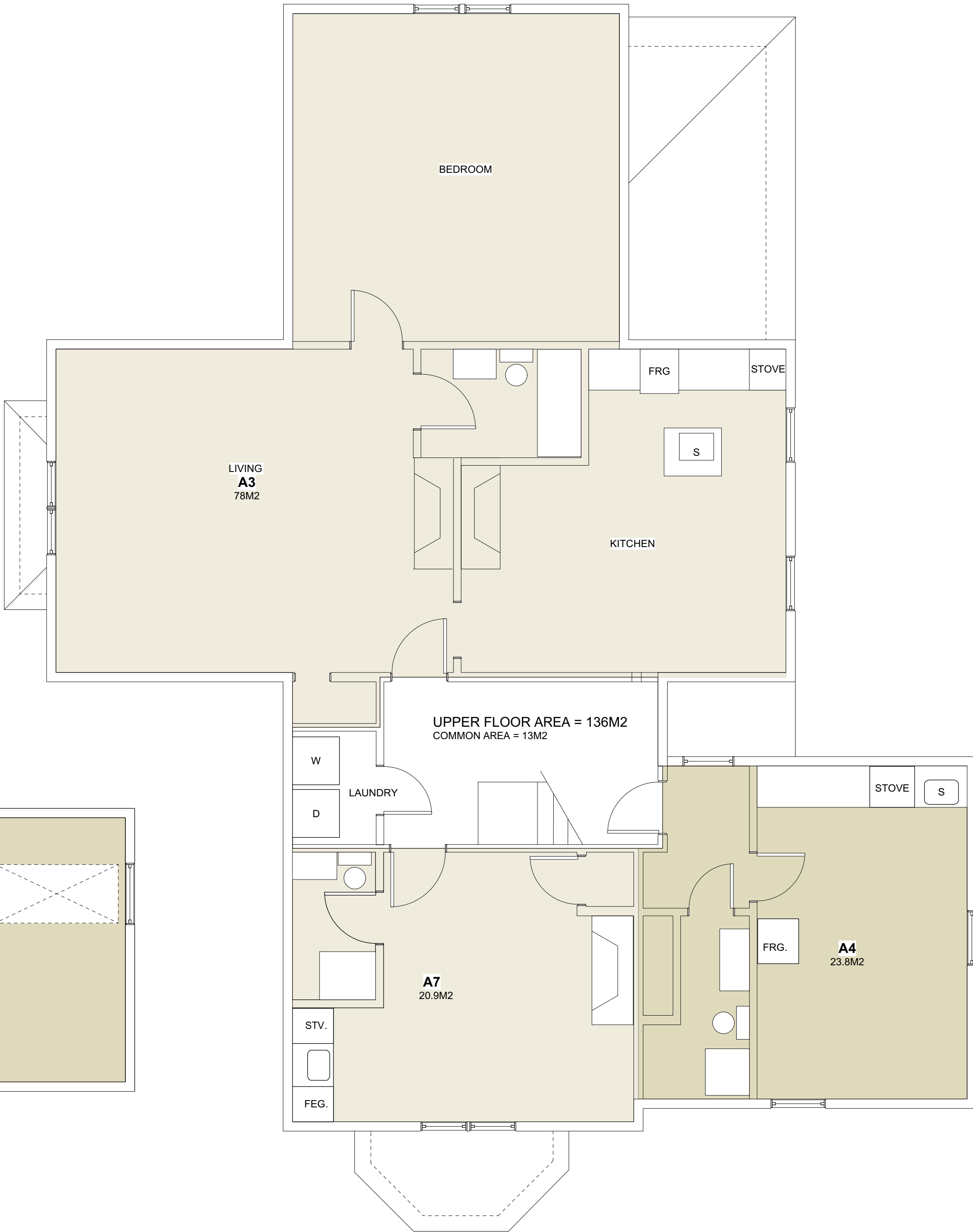
DRAWN BY
NP / JA

A4.0



1 MAIN DWELLING MAIN FLOOR
Scale: 1:48
NOTE: ALL SUITES EXISTING

2 MAIN FLOOR EXISTING ADDITION
Scale: 1:48
NOTE: ALL SUITES EXISTING



3 MAIN DWELLING UPPER FLOOR
Scale: 1:48
NOTE: ALL SUITES EXISTING

COMMENTS

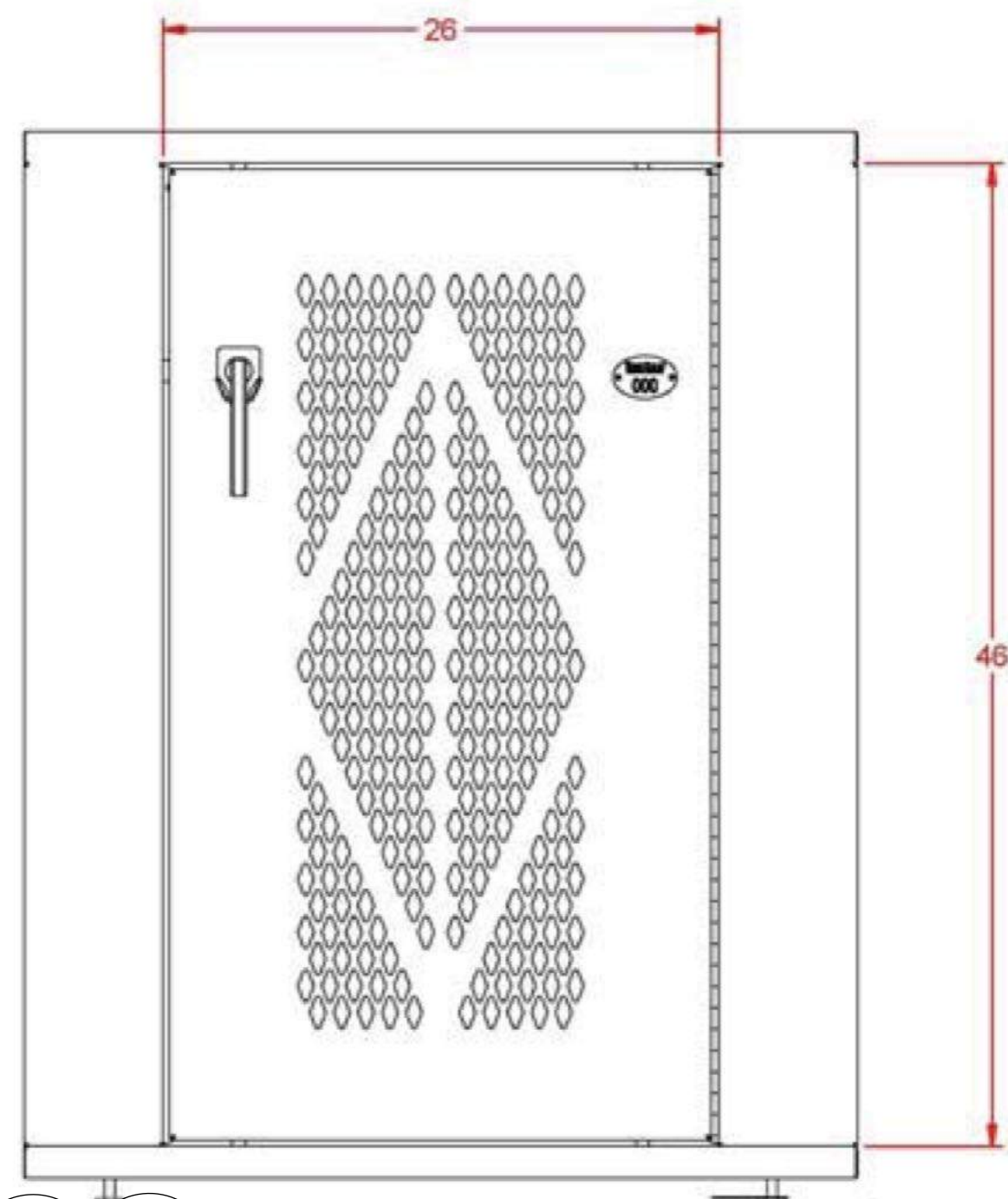
No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

GENERAL NOTES

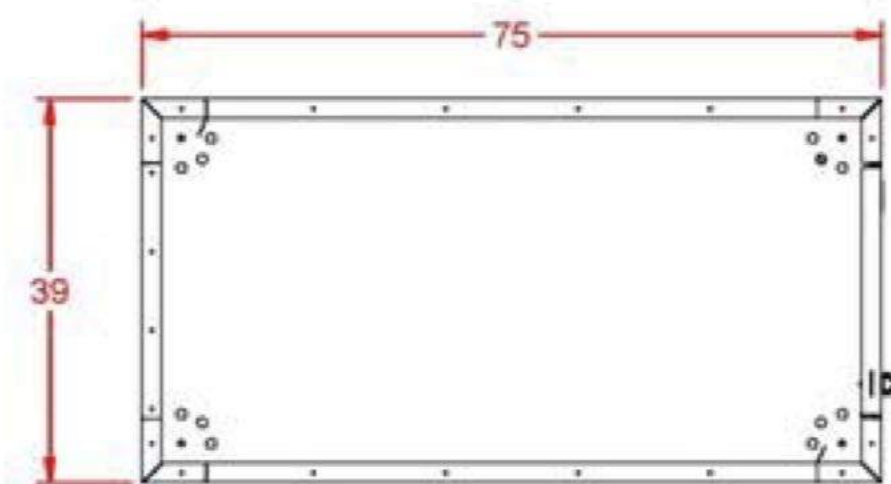
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1 LANE WAY STREETSCAPE
Scale: 1:96



2 BIKE LOCKERS
SCALE: NTS



Single door -one bike



2 PHOTO OF NON HABITABLE CRAWL SPACE
SCALE: NTS

PROJECT

601 TRUTCH STREET
VICTORIA, BC
**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

LANE WAY
STREET SCAPE
BIKE LOCKERS

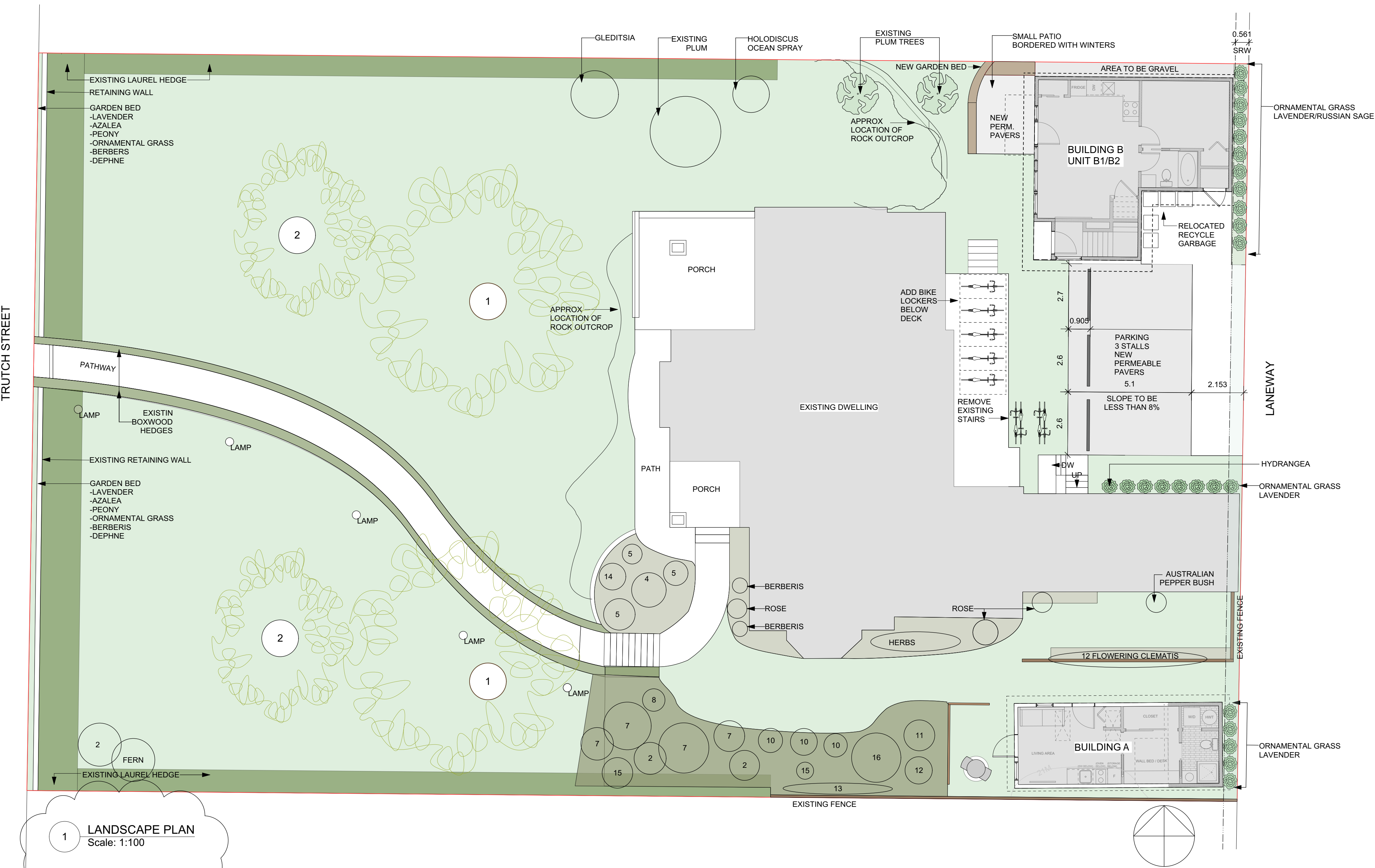
SCALE
AS SHOWN

JOB No.
1124 - 1731

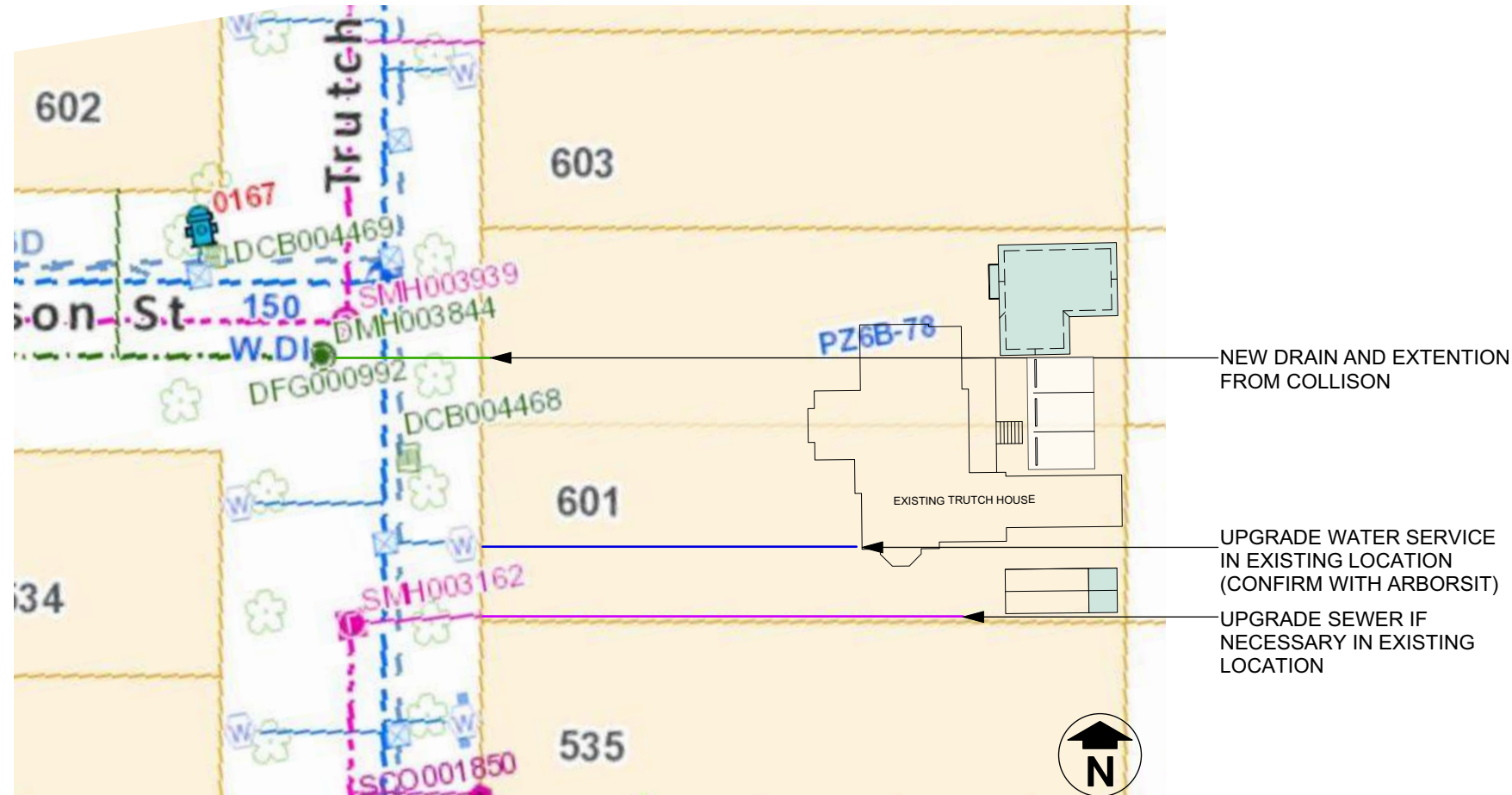
DATE PLOTTED
November 28, 2019

DRAWN BY
NP / JA

A5.0



1 LANDSCAPE PLAN
Scale: 1:100



2 PRELIMINARY SITE SERVICING PLAN
Scale: 1:500
NOTE: PLAN TO BE DEVELOPED BY CIVIL ENGINEER DURING BP PROCESS
NOTE: ARBORIST REPORT TO BE PROVIDED AT BP STAGE

- LEGEND:**
- 1. GARRY OAK (HERITAGE)
 - 2. RHODODEN DRUM (HERITAGE)
 - 3. GLEDITSIA
 - 4. PLUMS
 - 5. CEDAR
 - 6. DEPHNE CAROL MACKIE
 - 7. LILAC
 - 8. SMOKE BUSH
 - 9. EUPHORBIA
 - 10. TAIL GRASS
 - 11. PINE
 - 12. CLEMATIS
 - 13. HONEYSUCKLE
 - 14. ROCK ROSE
 - 15. WIGELIA
 - 16. PITTOSPORUM



4 EXISTING FRONT YARD



5 EXISTING FRONT YARD



6 EXISTING BUILDING B - EAST



7 EXISTING REAR YARD - NORTH EAST

key
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
p. 250-382-3823 e. info@keyarchitecture.com

COMMENTS			
No.	DESCRIPTION	DATE	BY
1.	ISSUED FOR REZONING APPLICATION	11/15/18	JA
2.	REVISIONS	28/11/19	JA

GENERAL NOTES

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PROJECT

601 TRUTCH STREET
VICTORIA, BC

**REZONING
SECONDARY BUILDINGS**

SHEET TITLE

LANDSCAPE
PLAN
PRELIMINARY
SITE SERVICING

SCALE AS SHOWN	JOB No. 1124 - 1731
DATE PLOTTED November 28, 2019	A 6.0
DRAWN BY NP / JA	

keay architecture ltd.

John Keay, Architect, AIBC

Nicole Parker, Architectural Technologist, AIBC

2nd Floor, 1124 Fort Street
Victoria, BC, V8V 3K8

o. 250-382-3823
e. info@keayarchitecture.com

November 29, 2019

To: Mayor and Council
City of Victoria
Planning Department
1 Centennial Square
Victoria, B.C.

Re: Rationale for 601 Trutch Street Rezoning

Dear Mayor and Council,

We are submitting an application for the rezoning of 601 Trutch Street from R1-B to a new site-specific zone.

The owner, Peter Walton, is proposing three additional rental units off the back lane at 601 Trutch: one through an addition to an existing garden shed and two in a proposed coach house adjacent to the lane.

601 Trutch Street dates from 1861 and was designed by noted architect John Wright. The original home was converted into 11 housekeeping rooms in the late 1940's. It has been in the care of Peter Walton since 1982 when heritage designation was secured from the city for both house and grounds to ensure long-term protection of this historic community asset. The careful restoration of the exterior was undertaken based upon archival records and won 601 Trutch Street a Hallmark Award in 1984.

Currently, the property is zoned as R1-B and contains seven rental suites. We are proposing to renovate and expand the current garden shed into a single rental unit and construct a new building in the north east corner to include two additional rental units. The three proposed suites range in size from 26sq.m. to 39sq.m. The current building is located on a large 1523sq.m. lot, with 20% site coverage and has a total floor area of 325sq.m. In this application, we are proposing to increase the site coverage to 24%, and the floor area to 430sq.m. The property currently has three parking stalls, with an existing variance of five. The proposed units will increase the required stalls by two, prompting an additional variance of two stall. See parking Calculation on Architectural A-1.0.

Due to the buildings close proximity to the downtown core, the majority of tenants rely on walking, biking and public transit as their mode of connection with the community. With concerns to the increase of traffic, the building owner has included in the proposed application an electric vehicle charging station, 2 Modo plus memberships, 5 locked and covered bicycle parking stalls along with 4 visitor bicycle parking spots.

The addition of three new rental suites to the existing seven suites provides for a modest increase in density with no visual impact to the Trutch street scape. Both buildings have been designed sensitively to reflect and complement the aesthetic of the original dwelling. Rooted in the existing architecture of the 601 Trutch Street home, the proposed design retains the character of the neighborhood and reinforces the vitality that makes Fairfield such a special place to live.

We believe this application provides an opportunity to establish three new rental suites in an area of high demand for rental housing with an anticipated positive impact on the neighborhood. Thank you for your consideration of this proposal. We look forward to presenting and answering all questions you may have.

Sincerely,

Nicole Parker, Architectural Technologist, AIBC
Associate

Fairfield, 601 Trutch Street

Statement of Significance

Description of Historic Place

Fairfield is a two-storey wood frame Italianate Villa style residence on a raised rock outcropping on Trutch Street in the Fairfield neighbourhood of Victoria, B.C. It is elevated above a formally landscaped front yard of large Garry Oak trees, mature hedges and shrubs.

Heritage Value

This large dwelling, built in 1861 and is of significant historical value as one of the oldest homes in Victoria, and through its association with Sir Joseph Trutch, a civil engineer, and the first Lieutenant-Governor of the Province of British Columbia in 1861. Throughout his political career, Trutch was noted for his hostility to land claims by First Nations people, and demonstrated contempt for their concerns. Following his tenure as Lieutenant-Governor, he was appointed “Dominion Agent for British Columbia” and helped oversee the construction of the Canadian Pacific Railway.

The subdivision of the Trutch estate in 1906 spearheaded the development of Fairfield as major residential community in Victoria. The house is of value as an illustration of the transition of Victoria from pioneer farms to the first suburbs, through its association with the subdivision of the original ten acre estate. Through its association with Sir Joseph Trutch, it also illustrates the importance of Victoria as the capital city of British Columbia and its role as a centre of government.

The house also has value as an example of the Italianate Villa style of architecture, *designed* by the noted Victoria architects, Wright and Sanders. The elements of this style are well illustrated in this house through the prominent front facing gable roof wing with wide overhanging eaves with decorative brackets, bay windows, and tall windows with hooded wood trim. The restoration of the house in the early 1980s demonstrates the commitment of many Victoria residents to the heritage conservation of the City’s residential heritage.

The well preserved character of the house contributes to the integrity of the streetscape of heritage homes along Trutch Street.

Character-Defining Elements

Key elements that define the heritage character of Fairfield include:

- Prominent elevated location at the top of a rock outcrop with mature landscaping in the large front yard and a substantial setback from the street.

- All elements of the Italianate Villa style including: the gable roof forms, bay windows, wide overhanging roof eaves, decorative brackets, tall wood multi lite windows, wood shingles on the main level and stucco on the second storey, original wood front door, porch overhangs, brick chimneys

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
NOVEMBER 12, 2019**

Present: Pamela Madoff, Chair
Steve Barber
Julie Bréhéret
Katie Cummer
Hal Kalman
Shari Khadem
Lisa MacIntosh
Connie Quaedvlieg
Graham Walker

Absent: Doug Campbell

Staff: John O'Reilly, Senior Heritage Planner
Alison Meyer, Assistant Director, Development Services
Lauren Martin, Heritage Secretary

The Chair called the meeting to order at noon.

1. Adoption of the Minutes of the October 8, 2019 Meeting

On page 5, item 6, add the word “manual” to the last sentence of the fourth bullet as follows: “There will be a written practice *manual* for the maintenance of Waddington Alley.”

Moved

Seconded

That the minutes be approved as amended.

Carried

2. Announcements

- John O'Reilly gave an update about the applications that will be reviewed at November and December Committee of the Whole meetings.
- Reminder of the Victoria Heritage Foundation Christmas-Winter Party on Tuesday, December 3rd, 5:30 pm - 8:30 pm at Wentworth Villa.
- Reminder of the extra Panel meeting on Tuesday, November 26th at noon.

12:07 pm - Steve Barber recused himself for the next item as he wrote the report for 601 Trutch Street while employed by the City.

3. **601 Trutch Street**
Heritage Alteration Permit with Variances Application No. 00012

Attendees: Nicole Parker and John Keay (Keay Architecture Ltd.)

John O'Reilly provided a brief introduction. John Keay presented.

Panel Questions and Comments

- What changes have been made since the application was reviewed at the August 13th Panel meeting? John Keay: Some trim detailing was changed to match the existing building; minor changes were made to the windows on the duplex (they are narrower and taller); a Statement of Significance was created.
- The proposed increase in floor area is a concern. The allowable floor area is 300m²; the application is requesting 424m² (40% more). Would that be a precedent in this neighbourhood? John O'Reilly: Some of the floor area is the existing house and the remainder is in the two proposed garden suites. This is a very large lot at 1500m² with a density of 0.28:1. Alison Meyer: Generally the density is 0.6:1 in low density traditional neighbourhoods.
- Will the garden suites be visible from the street? John O'Reilly: No, they will not be visible from the street due to the lot's typography and the placement of the buildings on the site. The existing lane provides a buffer for the neighbours to the east.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street be approved as presented.

Carried (unanimous)

12:21 pm - Steve Barber returned to the meeting.

4. **1029 Queens Avenue**
Request for the property to be placed on the Heritage Register (APF 01816)

Attendees: Jenny Farkas (owner, 1029 & 1033 Queens Avenue) and Sue Hallatt (owner, 1033 Queens Avenue)

John O'Reilly provided a brief introduction.

Panel Questions and Comments

- If a rezoning application includes a building with potential heritage value, the City usually requires heritage designation as a condition of the rezoning as opposed to placement on the Heritage Register. The City gains protection of a heritage building in return for the public benefit of increased density. Why is this request for registration rather than designation? John O'Reilly: The applicant would not commit to designation of the building given the small scale of the proposal. The City has chosen not to pursue designation since the applicant may offer rental in perpetuity, with rents

potentially below market value and secured through a legal agreement. Alison Meyer: Unless the City is willing to provide compensation, an applicant cannot be forced to designate their property, especially if there are other public benefits (i.e. housing).

Pamela Madoff: The Panel may recommend to Council that the property be designated.

- The building has significant heritage value as identified in the Statement of Significance and should be designated, not just placed on the Register.

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the heritage designation of the property located at 1029 Queens Avenue, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

Carried (unanimous)

5. **Downtown Core Area Plan Update**

Presenters: Robert Batallas, Senior Planner and Joaquin Karakas, Senior Urban Designer

Panel Questions and Comments

- From the perspective of the mandate of the Panel, there is a key heritage issue missing. The DCAP does not recognize that since it was adopted, the City has seen increased density and development pressure particularly in the Downtown Business District and the Residential District (Harris Green). In those areas there are a number of heritage-registered buildings that are not protected and therefore are vulnerable to demolition. Developers want to preserve façades only which is the worse type of heritage conservation. The DCAP needs to address this with a strong policy regarding heritage buildings, particularly heritage-registered ones. Developers are currently eligible for Victoria Civic Heritage Trust funding even if only the façades are retained. Some heritage-related policies in the previous DCAP that were removed could be reinstated. Robert Batallas: Perhaps additional policies and guidelines related to existing heritage-registered buildings are needed, i.e. like those in the *Old Town Design Guidelines*.
- In Chapter 7 it is stated that there are more than 200 heritage properties in the Downtown Core, but only 12 are considered heritage landmarks. What is the criteria for a building to be deemed a landmark? Why is the museum not included? Joaquin Karakas: Heritage landmarks are described in the DCAP as follows: “visually significant buildings that are recognized for their heritage values, architectural design, detail, scale and appearance which collectively, contribute to placemaking. They are also noted for their prominence as visual landmarks within local streetscapes, their ability to be commonly recognized and memorable, and for their overall contribution to the public realm.”
- Robert Batallas: Map 26 shows 12 heritage landmarks and their protected view corridors. The Empress Hotel and the Legislature have a 180m perimeter view corridor while the others have a 90m perimeter. Panel member: At one time there were other view corridors, such as spire to spire, that could be reinstated.

- There need to be policies related to the height and setbacks for additions to heritage buildings.
- The term “heritage landmark” has gone out of favour; suggest the use of another term and consideration of intangible heritage, diversity, reconciliation, etc.
- The use of the term “heritage landmark” needs further discussion. There is no question that the Empress Hotel and the Legislature are significant heritage landmarks that contribute to the special character of the Inner Harbour and deserve added protection. The other buildings could be termed “urban landmarks.”
- What aspects of the *Downtown Core Area Plan* are in conflict with the *Old Town Design Guidelines*? What has been delivered under these plans, particularly those properties on the borders of the Downtown Core or Old Town? For example, policy is needed that encourages development that enhances the area adjacent to heritage properties rather than creating canyons, addresses minimum lot sizes, number of towers allowed per block, etc.
- Robert and Joaquin will return to a future Panel meeting. The discussion will focus on recently approved projects that involved heritage buildings in the Downtown Core and the Panel will provide input regarding heritage only (i.e. Chapter 7). Robert is also looking for a volunteer for the technical working group.

The Secretary left the meeting at 12:40 pm as the remaining agenda items did not require minutes.

I.2 601 Trutch Street: Rezoning Application No. 00678 and Heritage Alteration Permit with Variances Application No. 00012 (Fairfield)

Committee received a report dated May 1, 2020 from the Director of Sustainable Planning and Community Development presenting Council with applications to allow for additional units within the heritage building and three additional rental units on the property. Staff recommend the application be denied.

Committee discussed the following:

- *Heritage Advisory Design Panel comments and support*
- *Potential supportable variances*
- *Staff expertise and recommendations*
- *Current visual of lane-way*

Moved By Councillor Isitt

Seconded By Mayor Helps

Rezoning Application No. 00678 for 601 Trutch Street:

That Council decline Rezoning Application No. 00678 for the property located at 601 Trutch Street.

Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street

That Council decline the issuance of Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street.

FOR (2): Mayor Helps, Councillor Isitt

OPPOSED (6): Councillor Alto, Councillor Dubow, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

DEFEATED (2 to 6)

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That Council refer back to staff to discuss with applicant staff concerns, comments made by Council and the CALUC.

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

**H.1.a.e601 Trutch Street: Rezoning Application No. 00678 and
Heritage Alteration Permit with Variances Application No.
00012 (Fairfield)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council refer back to staff to discuss with applicant staff concerns, comments made by Council and the CALUC.

CARRIED UNANIMOUSLY

Council recessed the meeting at 12:43 p.m.

2023

CITY OF VICTORIA | Sustainable Planning & Community Development

601 Su'it Street

Update on Rezoning and Heritage Alteration Permit with Variances Applications

COMMITTEE OF THE WHOLE | January 26, 2023



1



Aerial Photo



2



- Prominent elevated location at the top of a rock outcrop with mature landscaping in the large front yard and a substantial setback
- Italianate Villa elements (gable roof forms, bay windows, wide overhanging roof eaves, decorative brackets, tall wood multi-lite windows...etc)

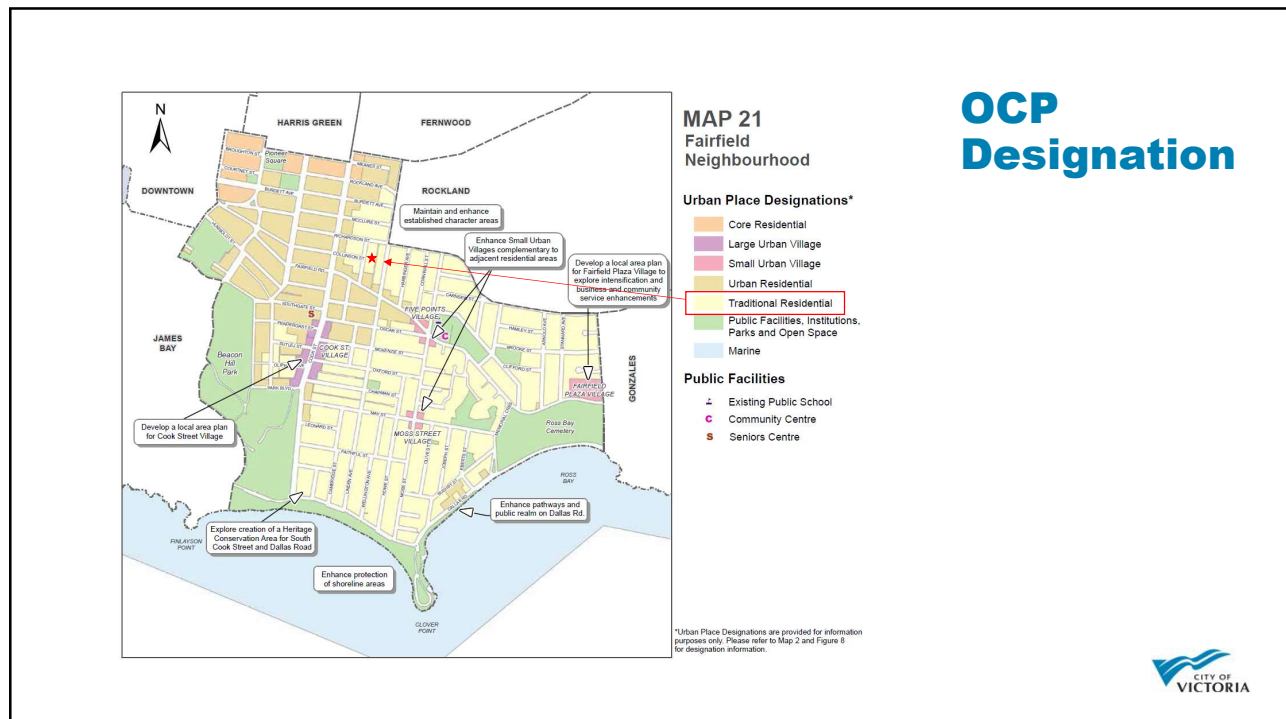


1. Entrances facing the lane
2. Partial demolition of existing rear deck/entry stair
3. Reduced parking from three stalls to two
4. More bicycle storage lockers
5. New garbage storage location

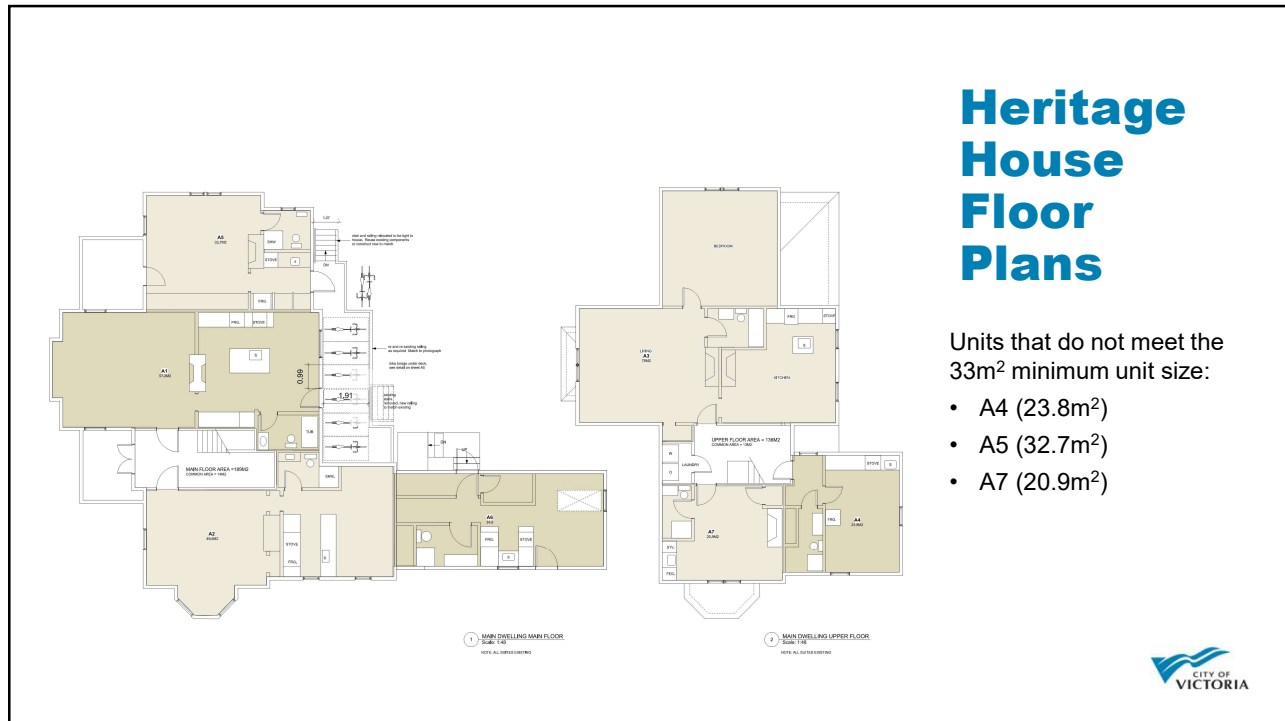




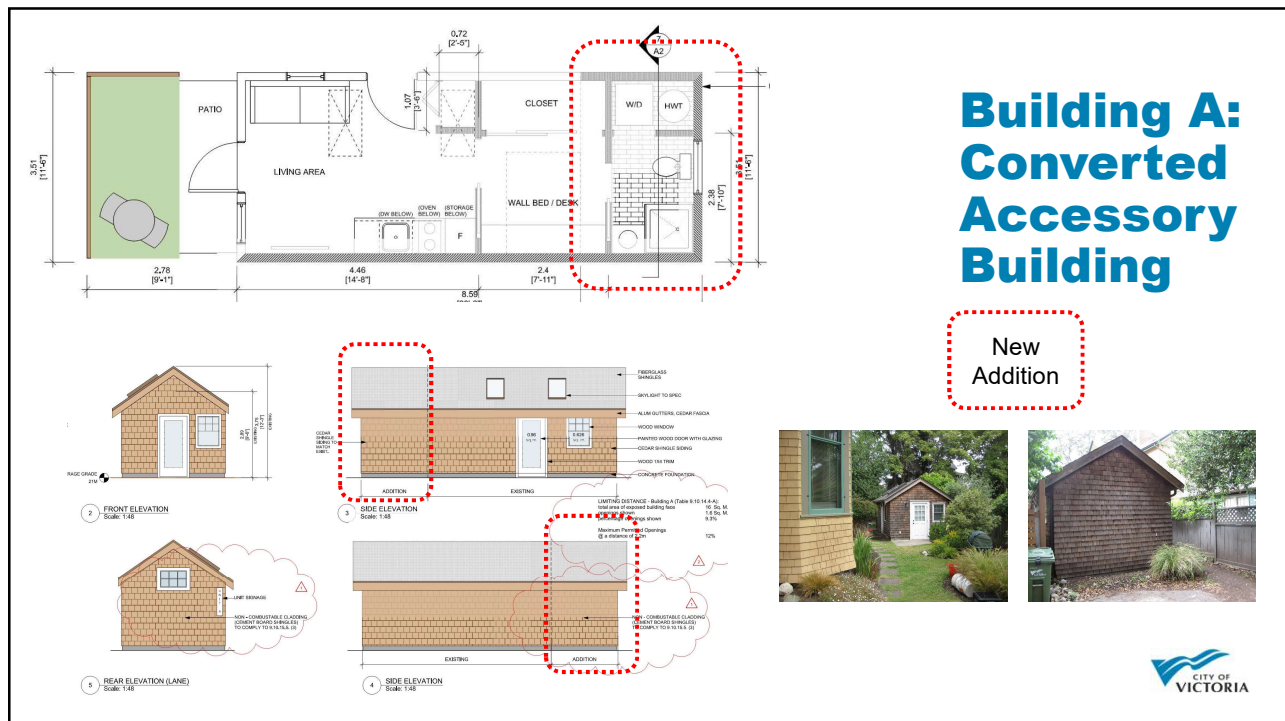
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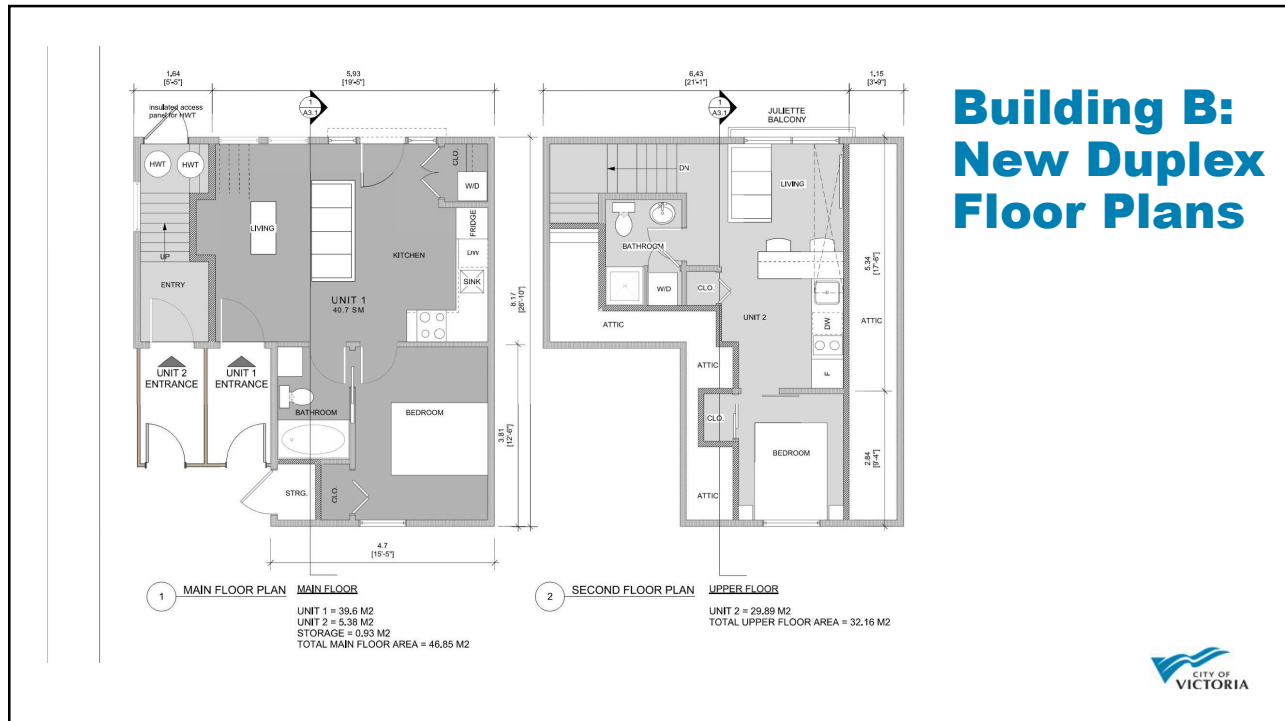
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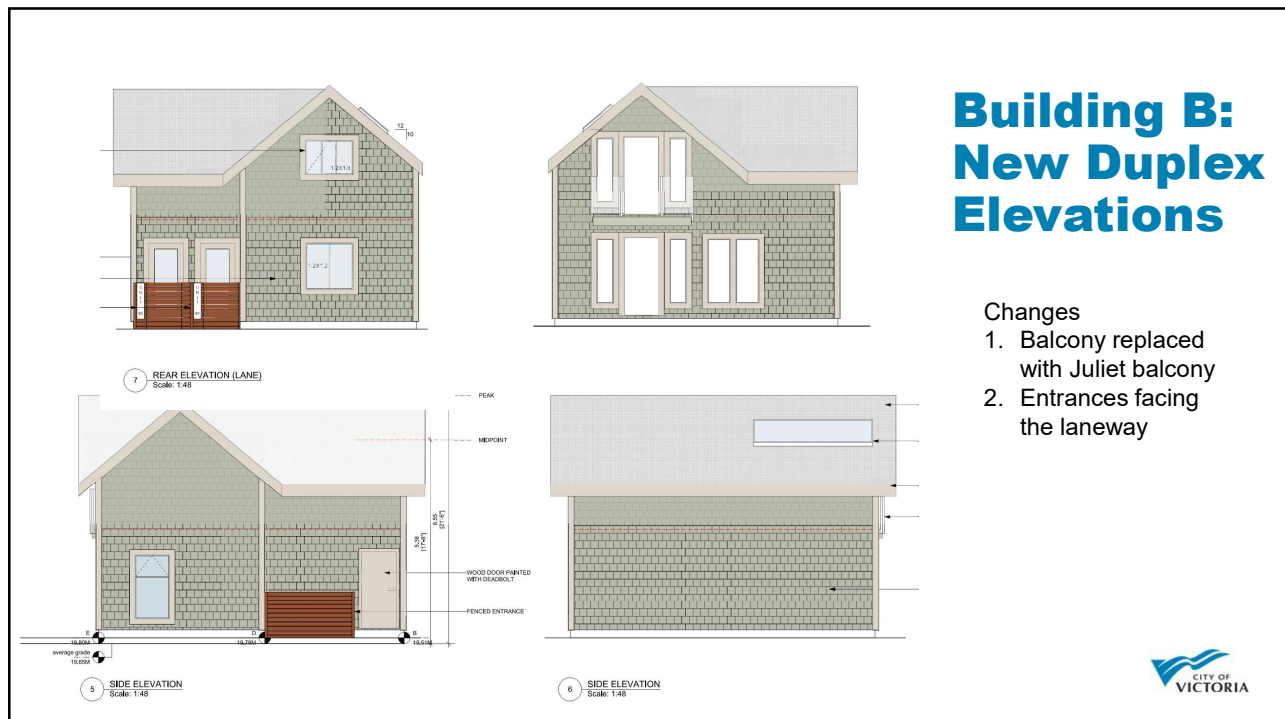
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8



9



10

Variances

- ~~increase the number of storeys from 1.5 to 2 for Building B~~
- ~~permit a roof deck on the west side of Building B~~
- ~~reduce the separation distance between Building B and the main building from 2.4 metres to 1.2 metres~~
- ~~reduce the side yard setback for Building B from 0.6 metres to 0.59 metres~~
- reduce the vehicle parking requirement from 10 stalls to ~~3 stalls~~ **two stalls** and the visitor parking requirement from 1 stall to zero stalls
- permit laneway housing in the side yards rather than the rear yard of the main building
- reduce the side yard setback for a new addition to Building A from 0.6 metres to 0.56 metres
- increase the number of buildings permitted on a lot from one to three
- **reduce the minimum unit size for a dwelling unit created as a result of house conversion from 33m² to 20.9m²**
- **increase the number of self-contained dwelling units allowed as a result of house conversion from five to seven**
- **increase the maximum building height for Building B from 4.2m to 5.38m**
- **increase the maximum floor area for Building B from 56m² to 79.01m²**



13

Council Comments	Addressed	Improved	Not Addressed
Consider fewer units on site			
Safe and clear access to the units			
Privacy impacts on neighbouring properties			
Consideration of units that address the laneway			
"Breathing room" for heritage building			
CALUC Meeting Concerns			
Lack of parking			
Minimal setbacks			
Buildings on north and south side of the lot			
Staff Comments			
Secure rental tenure			
Commit to heritage revitalization			
Secure adequate TDM for reduced parking			
Improve pedestrian circulation			
Reduce privacy impacts of roof deck			
Analyze potential servicing impacts on protected trees			



14



Committee of the Whole Report For the Meeting of January 26, 2023

To: Committee of the Whole
From: Curt Kingsley, City Clerk
Date: January 18th, 2023
Subject: Eating Disorders Awareness Week – February 1st to 7th, 2023

RECOMMENDATION

That the *Eating Disorders Awareness Week* Proclamation be forwarded to the January 26th, 2023 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Eating Disorders Awareness Week* Proclamation. Council has established a policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2022 Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Curt Kingsley
City Clerk

List of Attachments

- Appendix A: Proclamation "Eating Disorders Awareness Week"
- Appendix B: List of 2022 Proclamations



CITY OF VICTORIA

PROCLAMATION

“EATING DISORDERS AWARENESS WEEK”

- WHEREAS** *Eating Disorders Awareness Week seeks to raise awareness of eating disorders, shed light on dangerous and pervasive myths, and promote prevention; and*
- WHEREAS** *the National Eating Disorders Awareness campaign launches annually in February with events and activities taking place throughout the year and is a national effort to raise awareness around prevention and early intervention of eating disorders as well as media literacy, resiliency, building healthy body image and self-esteem; and*
- WHEREAS** *the Vancouver Island Voices for Eating Disorders Society (VIVED) is a grassroots organization that, despite many members’ who struggle with lived experience, has pulled together people with eating disorders, their loved ones, friends and allies, and has been active in a number of activities, from public presentations, a petition to the provincial government, letter-writing campaigns, supportive activities such as rock painting in the park, and other advocacy efforts; and*
- WHEREAS** *the Victoria Peer Support Group for Adults, a VIVED program operated entirely by volunteers, has been filling a gap providing weekly peer support groups facilitated by volunteers for over seven years; and*
- WHEREAS** *eating disorders are psychiatric illnesses with higher mortality rates than any mental illness other than opioid addiction; and*
- WHEREAS** *it is critical that greater awareness be raised in this area to support additional and innovated services in the City of Victoria so more adults with eating disorders can access appropriate services in their own home community.*

NOW, THEREFORE *I do hereby proclaim the week of February 1st to February 7th, 2023, as “EATING DISORDERS AWARENESS WEEK” on the **HOMELANDS** of the Lekwungen speaking **SONGHEES AND ESQUIMALT PEOPLE** in the **CITY OF VICTORIA**, **CAPITAL CITY** of the **PROVINCE of BRITISH COLUMBIA**.*

IN WITNESS WHEREOF, *I hereunto set my hand this 26th day of January, Two Thousand and Twenty-Three.*

MARIANNE ALTO
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Vancouver Island Voices
for Eating Disorders (VIVED)

Appendix B
2022 Proclamations

Council Meetings	
20-Jan-22	Black History Month - February 2022 Year of the Garden – 2022
27-Jan-22	Congenital Heart Disease Awareness Week - February 7th to 14th, 2022
3-Feb-22	International Day of Zero Tolerance of Female Genital Mutilation - February 6, 2022
10-Feb-22	Chamber of Commerce Week - February 14-18, 2022
24-Feb-22	Proclamation of Gratitude in Remembrance of Lorne Whyte - February 24, 2022
24-Mar-22	Deafblind Awareness Month - June 2022 Global Meetings Industry Day - April 7, 2022 Jewish Heritage Month - May 2022 Parkinsons Awareness Month - April, 2022 Purple Day - March 24, 2022 Daffodil Month - April 2022
14-Apr-22	GBS/CIDP Awareness Month - May 2022
21-Apr-22	Polonia Day – May 2, 2022 Human Values Day - April 24, 2022
28-Apr-22	Moose Hide Campaign Day - May 12, 2022 Day of Action Against Anti-Asian Racism - May 10, 2022 Action Anxiety Day - June 10, 2022 Huntington Disease Awareness Month - May 2022 Myalgic Encephalomyelitis and Fibromyalgia Awareness Day – May 12, 2022 Lyme Disease Awareness Month - May, 2022
5-May-22	Melanoma and Skin Cancer Awareness Month - May, 2022
12-May-22	Passive House Week - May 22nd to 28th, 2022 Global Love Day - May 1st, 2022 International Day Against Homophobia and Transphobia – May 17th, 2022
26-May-22	International Medical Marijuana Day - June 11, 2022 Longest Day of Smiles - June 19, 2022 Lissencephaly Awareness Day - September 8, 2022 Never Give Up Day - August 18, 2022 World Elder Abuse Awareness Day - June 15, 2022 ALS Awareness Month - June 2022 International Internal Audit Awareness Month - May 2022
9-Jun-22	World Refugee Day - June 20, 2022 Year of the Salish Sea Day - June 8, 2022 to June 7, 2023 Hidradenitis Suppurativa Awareness Week - June 6 to 12, 2022
16-Jun-22	Island Good Days - June 20 to June 26, 2022
23-Jun-22	Parachute National Injury Prevention Day - July 5, 2022 World Refrigeration Day - June 26, 2022 International Women in Engineering Day - June 23, 2022 Living Donation Week - September 11 to 17, 2022 Oromo Day - June 29, 2022 Pride Week - June 23rd to July 2nd, 2022
7-Jul-22	World Pancreatic Cancer Day - November 17, 2022
14-Jul-22	Special Olympics Global Week of Inclusion - July 18 to 24, 2022
28-Jul-22	Amyloidosis Awareness Month - March 2023 230th Anniversary – Year of Black Loyalist Exodus 15 Ships to Sierra Leone #1792 Project - 2022 Childhood Cancer Awareness Month - September 2022
4-Aug-22	Wrongful Conviction Day - October 2, 2022 International Day of the Girl - October 11, 2022 Arthritis Awareness Month - September 2022 National Polycystic Kidney Disease Awareness Day - September 4, 2022 Azadi Ka Amrit Mahotsav Day - August 15, 2022
1-Sep-22	100th Anniversary of the Chinese Students' Strike Against Racism and Segregation Day – September 1, 2022
8-Sep-22	Lung Cancer Awareness Month - November 2022 Fire Prevention Week - October 9th - October 15th, 2022 National Forest Week - September 18th - September 24th, 2022 Pregnancy and Infant Loss Awareness Month - October 2022
22-Sep-22	National Children's Grief Awareness Day - November 17, 2022 Circular Economy Month - October 2022

Small Business Month - October 2022

6-Oct-22 50 Years of the Ismaili Muslim Community in Canada - September 2022
Indigenous Disability Awareness Month - November 2022

10-Nov-22 Medical Radiation Technologist Week - November 6th to November 12th, 2022

24-Nov-22 2022 International Day of Persons with Disabilities - December 2, 2022

8-Dec-22 National Memorial Day for Persons Experiencing Homelessness - December 21, 2022



Committee of the Whole Report

For the Meeting of January 26, 2023

To: Committee of the Whole **Date:** January 19th, 2023
From: Curt Kingsley, City Clerk
Subject: Congenital Heart Disease Awareness Week – February 7th to 14th 2023

RECOMMENDATION

That the *Congenital Heart Disease Awareness Week* Proclamation be forwarded to the January 26th, 2023 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *Congenital Heart Disease Awareness Week* Proclamation. Council has established a policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
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Respectfully submitted,

Curt Kingsley
City Clerk

List of Attachments

- Appendix A: Proclamation "Congenital Heart Disease Awareness Week"
- Appendix B: List of 2022 Proclamations



CITY OF VICTORIA

PROCLAMATION

“CONGENITAL HEART DISEASE AWARENESS WEEK”

WHEREAS *Congenital Heart Disease (CHD) is the most common of all birth defects occurring in about one in every 100 births in Canada. Heart defects are present at birth and affect the structure of the heart and how blood flows throughout the heart and body; and*

WHEREAS *More than 50 percent of all children born with CHD will require at least one invasive surgery in their lifetime; and*

WHEREAS *Survival of children with CHD has greatly improved thanks to advances in medical technology, but for some, CHD means lifelong cardiac care; and*

WHEREAS *With more patients reaching adulthood continued efforts in fundraising and research is required to ensure access to ongoing care and support.*

NOW, THEREFORE *I do hereby proclaim the week of February 7th - 14th 2023, as “CONGENITAL HEART DISEASE AWARENESS WEEK” on the HOMELANDS of the Lekwungen speaking SONGHEES AND ESQUIMALT PEOPLE in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this 26th day of January, Two Thousand and Twenty-Three.*

MARIANNE ALTO
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Canadian Congenital Heart Alliance

Appendix B
2022 Proclamations

Council Meetings	
20-Jan-22	Black History Month - February 2022 Year of the Garden – 2022
27-Jan-22	Congenital Heart Disease Awareness Week - February 7th to 14th, 2022
3-Feb-22	International Day of Zero Tolerance of Female Genital Mutilation - February 6, 2022
10-Feb-22	Chamber of Commerce Week - February 14-18, 2022
24-Feb-22	Proclamation of Gratitude in Remembrance of Lorne Whyte - February 24, 2022
24-Mar-22	Deafblind Awareness Month - June 2022 Global Meetings Industry Day - April 7, 2022 Jewish Heritage Month - May 2022 Parkinsons Awareness Month - April, 2022 Purple Day - March 24, 2022 Daffodil Month - April 2022
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21-Apr-22	Polonia Day – May 2, 2022 Human Values Day - April 24, 2022
28-Apr-22	Moose Hide Campaign Day - May 12, 2022 Day of Action Against Anti-Asian Racism - May 10, 2022 Action Anxiety Day - June 10, 2022 Huntington Disease Awareness Month - May 2022 Myalgic Encephalomyelitis and Fibromyalgia Awareness Day – May 12, 2022 Lyme Disease Awareness Month - May, 2022
5-May-22	Melanoma and Skin Cancer Awareness Month - May, 2022
12-May-22	Passive House Week - May 22nd to 28th, 2022 Global Love Day - May 1st, 2022 International Day Against Homophobia and Transphobia – May 17th, 2022
26-May-22	International Medical Marijuana Day - June 11, 2022 Longest Day of Smiles - June 19, 2022 Lissencephaly Awareness Day - September 8, 2022 Never Give Up Day - August 18, 2022 World Elder Abuse Awareness Day - June 15, 2022 ALS Awareness Month - June 2022 International Internal Audit Awareness Month - May 2022
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16-Jun-22	Island Good Days - June 20 to June 26, 2022
23-Jun-22	Parachute National Injury Prevention Day - July 5, 2022 World Refrigeration Day - June 26, 2022 International Women in Engineering Day - June 23, 2022 Living Donation Week - September 11 to 17, 2022 Oromo Day - June 29, 2022 Pride Week - June 23rd to July 2nd, 2022
7-Jul-22	World Pancreatic Cancer Day - November 17, 2022
14-Jul-22	Special Olympics Global Week of Inclusion - July 18 to 24, 2022
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1-Sep-22	100th Anniversary of the Chinese Students' Strike Against Racism and Segregation Day – September 1, 2022
8-Sep-22	Lung Cancer Awareness Month - November 2022 Fire Prevention Week - October 9th - October 15th, 2022 National Forest Week - September 18th - September 24th, 2022 Pregnancy and Infant Loss Awareness Month - October 2022
22-Sep-22	National Children's Grief Awareness Day - November 17, 2022 Circular Economy Month - October 2022

Small Business Month - October 2022

6-Oct-22 50 Years of the Ismaili Muslim Community in Canada - September 2022
Indigenous Disability Awareness Month - November 2022

10-Nov-22 Medical Radiation Technologist Week - November 6th to November 12th, 2022

24-Nov-22 2022 International Day of Persons with Disabilities - December 2, 2022

8-Dec-22 National Memorial Day for Persons Experiencing Homelessness - December 21, 2022



Committee of the Whole Report For the Meeting of January 26, 2023

To: Committee of the Whole
From: Curt Kingsley, City Clerk
Date: January 24th, 2023
Subject: International Holocaust Remembrance Day – January 27th, 2023

RECOMMENDATION

That the *International Holocaust Remembrance Day* Proclamation be forwarded to the January 26th, 2023 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested *International Holocaust Remembrance Day* Proclamation. Council has established a policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2022 Proclamations is provided as Appendix B in accordance with the policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Curt Kingsley
City Clerk

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- Appendix A: Proclamation "International Holocaust Remembrance Day"
- Appendix B: List of 2022 Proclamations



CITY OF VICTORIA

PROCLAMATION

“INTERNATIONAL HOLOCAUST REMEMBRANCE DAY”

- WHEREAS** *This year, on International Holocaust Remembrance Day (IHRD), we commemorate the 78th Anniversary of the liberation of Auschwitz-Birkenau; and*
- WHEREAS** *January 27th is designated by the United Nations General Assembly as International Holocaust Remembrance Day; and*
- WHEREAS** *Since 2005, the UN and its member states have held commemoration ceremonies to mark the anniversary of the liberation of Auschwitz-Birkenau and to honour the victims and the survivors of the Holocaust; and*
- WHEREAS** *The purpose of International Holocaust Remembrance Day is to serve as a date of the official commemoration of the victims of the Nazi regime, and to promote Holocaust education throughout the world; and*
- WHEREAS** *We join with our Jewish community on an annual day to commemorate and honour the International Holocaust Remembrance Day.*

NOW, THEREFORE *I do hereby proclaim Friday of January 27th, 2023, as “INTERNATIONAL HOLOCAUST REMEMBRANCE DAY” on the HOMELANDS of the Lekwungen speaking SONGHEES AND ESQUIMALT PEOPLE in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.*

IN WITNESS WHEREOF, *I hereunto set my hand this 26th day of January, Two Thousand and Twenty-Three.*

MARIANNE ALTO
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Jewish Federation
Victoria and Vancouver Island

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CITY OF VICTORIA

PROCLAMATION

“CHAMBER OF COMMERCE WEEK”

- WHEREAS** *Strong and vibrant businesses are a key driver of our region’s economic prosperity; and*
- WHEREAS** *Strong and vibrant businesses create good jobs and opportunities for residents of Victoria and support a great community; and*
- WHEREAS** *The Greater Victoria Chamber of Commerce is a business organization dedicated to strengthening businesses in Greater Victoria and helping our community thrive; and*
- WHEREAS** *Every year, members of the Greater Victoria Chamber of Commerce dedicate countless volunteer hours in service to our region’s businesses and community.*

NOW, THEREFORE *I do hereby proclaim the week of February 13th to February 17th, 2023, as
“CHAMBER OF COMMERCE WEEK” on the **HOMELANDS** of the Lekwungen speaking
SONGHEES AND ESQUIMALT PEOPLE in the **CITY OF VICTORIA, CAPITAL CITY** of
the **PROVINCE of BRITISH COLUMBIA**.*

IN WITNESS WHEREOF, *I hereunto set my hand this 26th day of January, Two Thousand and Twenty-Three.*

MARIANNE ALTO
MAYOR
CITY OF VICTORIA
BRITISH COLUMBIA

Sponsored by:
Greater Victoria
Chamber Of Commerce

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Council Member Motion
For the Committee of the Whole Meeting of January 26, 2023

To: Committee of the Whole **Date:** January 11, 2023
From: Mayor Alto
Subject: City of Victoria to Host AVICC in 2024

BACKGROUND

The purpose of this report is to provide information and seek Council's approval to host the Association of Vancouver Island and Coastal Communities (AVICC) AGM and Convention, April 12-14, 2024 at the Victoria Conference Centre.

The AVICC is the longest established area association under the umbrella of the Union of BC Municipalities (UBCM). The Association deals with issues and concerns that affect all communities in its jurisdiction from larger urban areas to small rural communities. AVICC now has a membership of 51 municipalities and regional districts, including the City of Victoria.

Hosting the annual AGM and convention will provide an opportunity for Victoria City councillors to attend without having to travel and will also showcase Victoria to numerous other local governments on Vancouver Island. As 2024 conference hosts, the City of Victoria would be responsible for the provision of meeting facilities and some of the services for the expected 300 delegates.

Due to the continued growth of the AGM and Convention, AVICC are requesting Victoria host every two years going forward. With that in mind, staff propose a regionally supported AGM and Convention and for the City of Victoria to reach out to its regional counterparts to request their financial support for 2024 and onwards.

COST BREAKDOWN

- VCC Rental for 4 days provided in-kind - \$28,000
- Cost to provide Staging, Wheelchair Ramp, Printer - \$2400
- Cost to provide Speaker Gifts, Entertainment & Décor, and contingency - \$2600
- Staff for registration desk - \$2000

STUDY TOURS

Another responsibility of the Host is to provide ideas for local study tours or workshops and assist with organizing. This is another opportunity for our regionally municipalities to partner and provide their ideas to showcase new infrastructure, programs, innovation within their municipalities.

RECOMMENDATION

That Council:

1. Approve the City as host of the Association of Vancouver Island and Coastal Communities (AVICC) AGM and Convention in 2024,
2. Approve an in-kind contribution of up to \$28,000 for room rental at the Victoria Conference Centre with a request AVICC to establish a room contribution to offset a portion of the operational costs,
3. Approve a cash contribution of up to \$1000 for services required outside of the meeting room rental, and;
4. For the Mayor to write a letter to municipalities within the Greater Victoria Region and request a cash contribution of up to \$500 to support the cost for services, provide study tour ideas or workshops and become a partner host of the (AVICC) AGM and Convention in 2024.

Respectfully submitted,



Mayor Alto