



Council Report

For the Meeting of April 26, 2018

To: Council **Date:** April 13, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00576 for 425 Oswego Street

RECOMMENDATION

That Council consider first and second readings of Zoning Regulation Bylaw, Amendment Bylaw (No. 1153) No. 18-061.

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. 00567, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000514 for 425 Oswego Street in accordance with:

1. Plans dated February 6, 2018;
2. Development meeting all Zoning Regulation Bylaw requirements;
3. The Development Permit lapsing two years from the date of this resolution."

BACKGROUND

This Rezoning Application is to permit a two storey single-family dwelling on an existing undersized lot. The motion from Council October 19, 2017 included conditions to reduce the scale, massing and height of the proposal to the satisfaction of the Director of Sustainable Planning and Community Development.

The preconditions established by Council in relation to this Application have been met and the Zoning Regulation Bylaw Amendment is ready to receive introductory readings. The height has been reduced from two and half storeys (8.46m) to two storeys (7.63m) and the floor space ratio has been reduced from 0.73:1.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Miko Betanzo".

Miko Betanzo, Senior Planner
Sustainable Planning and Community
Development Department

A handwritten signature in black ink, appearing to read "Jonathan Tinney".

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

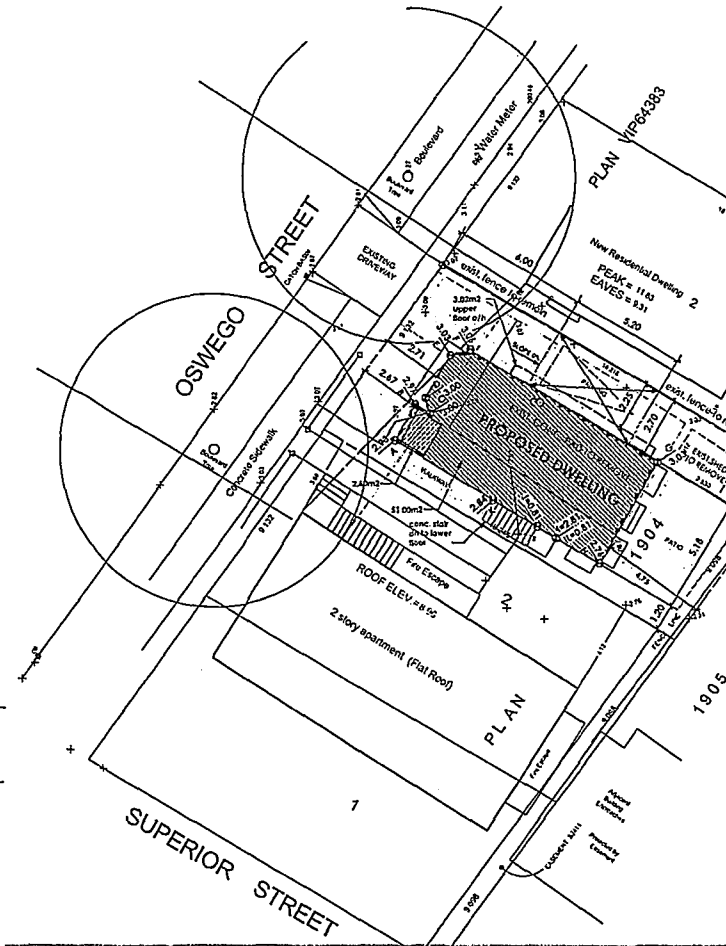
Joseph Denbarys
Date: April 19, 2018

List of Attachments

- Attachment A: Plans date stamped February 6, 2018
- Attachment B: Council Minutes from October 19, 2017

LOT 3 OF LOT 1904, VICTORIA CITY
PARCEL IDENTIFIER: 009-407-703

SITE DATA	R2-2	R1-S2	
ITEMS	PERMITTED	PERMITTED	PROPOSED
LOT AREA	463.50 M ²	210.50 M ²	165.53 M ²
OPEN SITE SPACE	30%		41.67% (69.00 SQ.M)
FRONTAGE	15 M	10 M	9.132 M
LOT COVERAGE	40%	40%	34.21% (56.62 SQ.M)
HEIGHT	7.6 M	7.5 M	7.63 M
SETBACKS			
- FRONT (WEST)	7.5 M	6.0 M	2.71 M
- FRONT STAIR	5.0 M	3.5 M	2.67 M
- REAR (EAST)	7.5 M	6.0 M	4.75 M
- SIDE (NORTH)/UPPER	1.5 M	2.4 M	2.70/2.25 M
- SIDE (SOUTH)	1.5 M	1.5 M	1.20 M
COMBINED SETBACKS	4.5 M		3.50/3.45 M
FLOOR AREA			
- UPPER			51.34 SQ.M
- MAIN			46.73 SQ.M
- LOWER			42.80 SQ.M
TOTAL FLOOR AREA	280 SQ.M	190 SQ.M	141.07 SQ.M
F.S.R.	0.6 TO 1	0.6 TO 1	0.59 TO 1



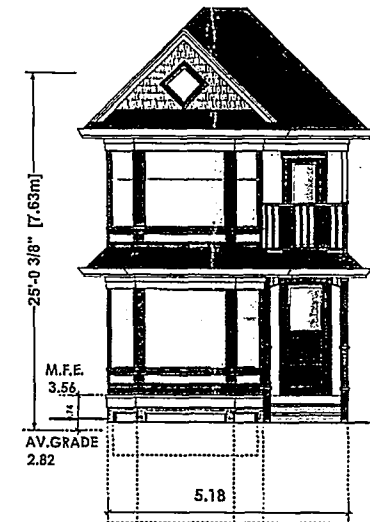
Prop. Grade Calculation

Pts A+B $((2.93+2.97)/2) \times 1.88 = 5.55$
 Pts B+C $((2.97+3.00)/2) \times 0.76 = 2.27$
 Pts C+D $((3.00+3.00)/2) \times 1.22 = 3.66$
 Pts D+E $((3.00+3.03)/2) \times 1.37 = 4.13$
 Pts E+F $((3.03+3.06)/2) \times 1.22 = 3.71$
 Pts F+G $((3.06+3.03)/2) \times 10.92 = 33.00$
 Pts G+H $((3.03+2.76)/2) \times 5.18 = 15.00$
 Pts H+I $((2.76+2.81)/2) \times 2.21 = 6.16$
 Pts I+J $((0.81+0.81)/2) \times 1.00 = 0.81$
 Pts J+K $((0.81+2.84)/2) \times 2.20 = 4.18$
 Pts K+A $((2.84+2.93)/2) \times 5.13 = 14.80$

Total: 93.36

93.61 / 33.18 (Perimeter) = 2.82 (Average Grade)

1 Siteplan
Scale: 1:100



PROPOSED DWELLING

Colour Legend

- HardieShingle Siding Shalgh Edge Panel
- Benjamin Moore: Upper West Side (BM CSP-70)
- HardiePanel
- Benjamin Moore: Shipping Stone (BM CSP-153)
- Trim, Doors, Columns
- Benjamin Moore: Deep Taupe (BM 2111-10)
- Laminated Asphalt Roofing Shingle
- Oxford Grey
- Gutters
- Unpainted Aluminum
- Trim Appearance White (LKV 91)
- White Vinyl Windows
- K2 Stone Mix of 60% Ocean Mist LedgeStone & 40% Natural LedgeStone

development permit
425 Oswego Street
Victoria, B.C.

drawing #
7940

scale

A1

drawn by
CB



REZONING & DEVELOPMENT PERMIT APPLICATION

Date: 6-2-18

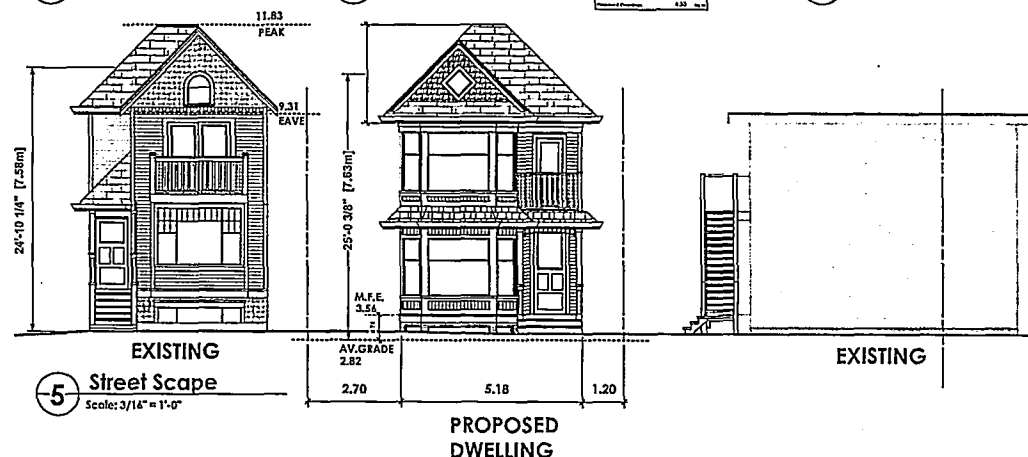
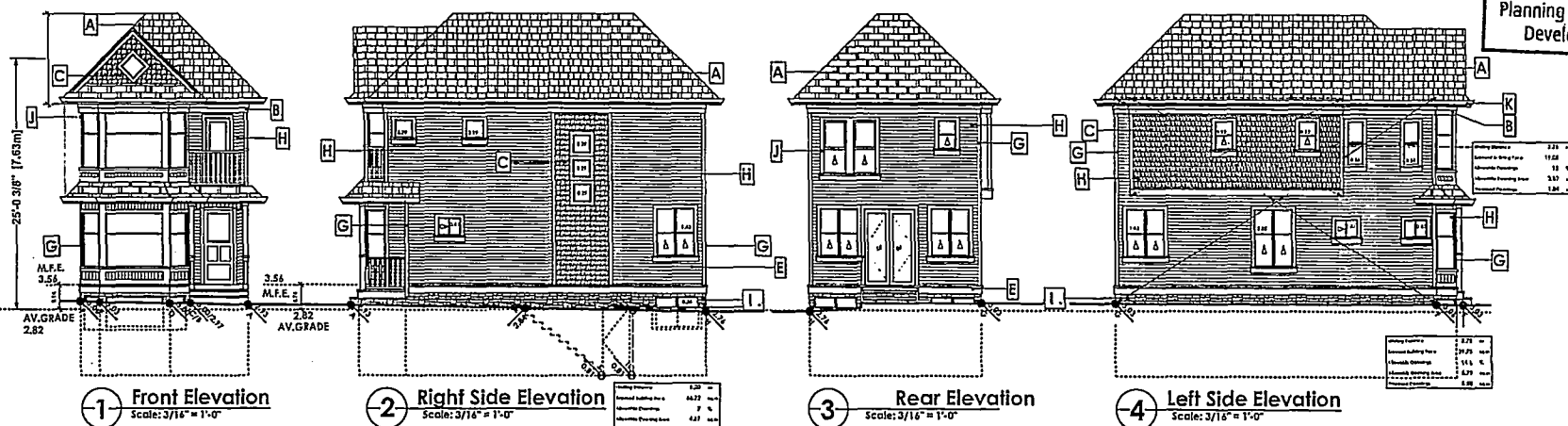
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Received
City of Victoria

FEB 06 2018

Planning & Development Department
Development Services Division

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Exterior Finishes

- A LAMINATED FIBERGLASS ASPHALT SHINGLES
- B 2"x4" TRIM ON 2"x10" TRIM BOARD
- C CONC. SHINGLE SIDING
- D 2"x6" FASCIA TRIM
- E 1"x2" TRIM ON 2"x10" FASCIA BOARD
- F DECORATIVE BLOCKING
- G 1"x4" CORNER TRIM
- H CONC FIBER BOARD SIDING
- I PRE MANUFACTURED STONE VENEER
- J 1"x4" WINDOW/DOOR TRIM (metal flashing where req)
- K PRE-FIN. ALUMINUM FASCIA GUTTER

development permit
425 Oswego Street
Victoria, B.C.

drawing #
7940
scale
A2
drawn by
CB

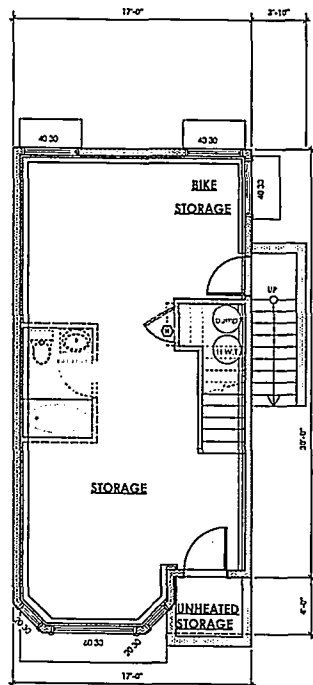


REZONING & DEVELOPMENT PERMIT APPLICATION

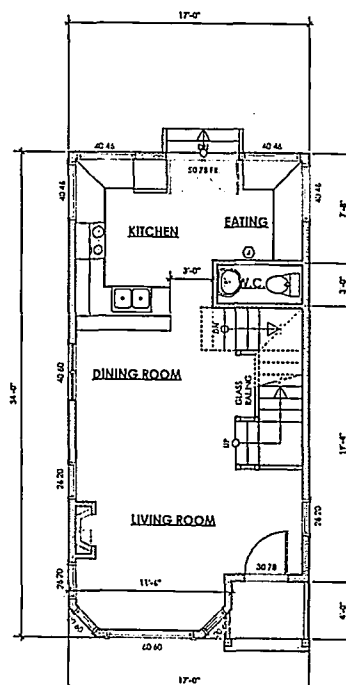
Date: 6-2-18

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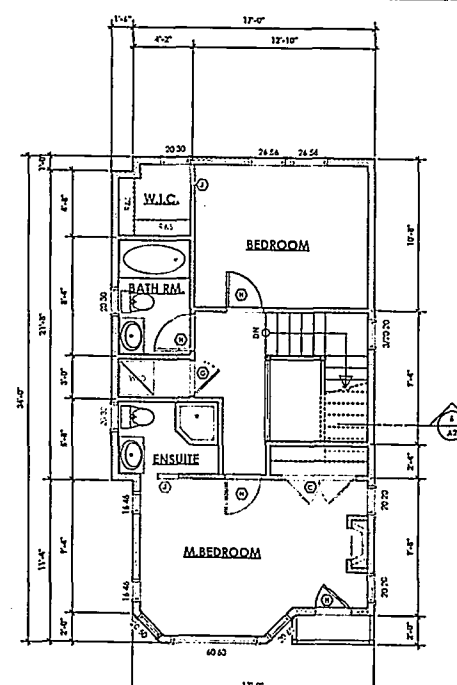
103-891 ATTREE AVENUE
VICTORIA B.C.
V8B 0A6
PH: 250-362-7341
FAX: 250-362-7344



1 Lower Floor Plan
Scale: 1/4" = 1'-0"
460.71 sq.ft. (42.80 sq.m.)



2 Main Floor Plan
Scale: 1/4" = 1'-0"
503.01 sq.ft. (46.73 sq.m.)



3 Upper Floor Plan
Scale: 1/4" = 1'-0"
554.80 sq.ft. (51.54 sq.m.)

Received
City of Victoria

FEB 06 2018

Planning & Development Department
Development Services Division

development
permit
425 Oswego Street
Victoria, B.C.

drawing #
7940

scale

A3

drawn by
CB



REZONING & DEVELOPMENT PERMIT APPLICATION

Date: 6-2-18

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#103 - 691 ATREE AVENUE
VICTORIA, B.C.
V8B 0A6
CANADA
PH: 250.382.7374
FAX: 250.382.7374

6. LAND USE MATTERS

6.2 Rezoning Application No.00576 & Development Permit Application No. 000514 for 425 Oswego Street

Committee received reports dated October 19, 2017, from the Director of Sustainable Planning and Community Development regarding an application to create a two-and-a-half storey, single family dwelling.

Committee discussed:

- The narrow size of the lot and what could be built within the current zoning.

Motion:

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe:

Rezoning Application No.00576 for 425 Oswego Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00576 for 425 Oswego Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set subject to the applicant reducing the scale, massing and height of the proposed single-family dwelling to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit Application No. 000514 for 425 Oswego Street

That Council authorize the issuance of Development Permit Application No. 000514 for 425 Oswego Street, in accordance with:

1. Plans date stamped August 16, 2017 (amended to reduce the scale, massing and height of the proposed single-family dwelling to the satisfaction of the Director of Sustainable Planning and Community Development).
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 17/COTW

Councillor Isitt returned to the meeting at 10:54 a.m.

Councillor Coleman excused himself from the meeting at 10:54 a.m. due to a pecuniary conflict of interest as his family member lives near the property being considered in the next item. Councillor Isitt assumed the chair in his absence.