

Councillor Isitt withdrew from the meeting at 8:19 p.m. due to a non-pecuniary conflict of interest with the following item, as his father lives in close proximity.

REPORTS OF COMMITTEES

3. Committee of the Whole – October 19, 2017

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

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman:

Rezoning Application No.00576

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

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

Councillor Isitt returned to the meeting at 8:19 p.m.

Councillor Isitt withdrew from the meeting at 10:40 a.m. due to a potential pecuniary conflict of interest as his father lives approximately 200m from the subject site being considered in the next item.

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, 0217 (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.



Committee of the Whole Report

For the Meeting of October 19, 2017

To: Committee of the Whole **Date:** October 19, 2017

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

Subject: Development Permit Application No. 000514 for 425 Oswego Street

RECOMMENDATION

That Council decline DP Application No. 000514 for the property located at 425 Oswego Street.

LEGISLATIVE AUTHORITY

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 425 Oswego Street. The proposal is to create a two and a half storey, single-family dwelling on an existing undersized lot.

The following points were considered in assessing this application:

- the proposal is consistent with many of the Design Guidelines for Small Lot Houses (2002) in Development Permit Area 15A – Intensive Residential – Small Lot, in terms of visual character but inconsistent in terms of impact on neighbouring properties (the proposed building will be located on an undersized lot [166.7m² versus required 260m²] and the massing, scale and height are not adequately responsive to the smaller lot size).

BACKGROUND

Description of Proposal

The proposal is for a two and a half storey, single-family dwelling on an existing undersized lot. Refer to concurrent Rezoning Application No. 00576 for details related to the regulations for a small lot rezoning. Specific details of the Development Permit Application include:

- a full height basement, a nine foot (floor to ceiling) elevated main-storey, a full height second-storey and a seven foot (floor to ceiling) half storey for a total floor area of 166.03m² (1784 ft²)
- a narrow and tall building form with traditional residential characteristics including dormers and bay windows
- covered front porch
- horizontal fibre cement cladding, asphalt roof shingles, traditional trim and decorative blocking and a stone veneer plinth
- side yard parking on permeable pavers
- fully landscaped front yard and a large rear yard patio with permeable pavers.

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

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

Accessibility Impact Statement

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

Existing Site Development and Development Potential

The site is presently vacant. Refer to the concurrent Rezoning Application No. 00576 for the development potential assessment.

Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Family Dwelling District, and the zone standard R1-S2 Zone, Restricted Small Lot (Two Storey) District.

An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing R3-2 Zone Multiple Family Dwelling District as related to single family dwelling	Zone Standard R1-S2 Zone Restricted Small Lot (Two Storey) District.
Site area (m ²) - minimum	166.7*	460	260.0

Zoning Criteria	Proposal	Existing R3-2 Zone Multiple Family Dwelling District as related to single family dwelling	Zone Standard R1-S2 Zone Restricted Small Lot (Two Storey) District.
Density (Floor Space Ratio) - maximum	0.73*	n/a	0.60
Total floor area (m ²) - maximum	121.55	280.00	190
Lot width (m) - minimum	9.13*	15.00	10.00
Height (m) - maximum	8.46*	7.6	7.50
Storeys - maximum	2.5*	2	2
Site coverage % - maximum	34.31	40	40.00
Setbacks (m) – minimum:			
Front	2.71*	7.5	6.00
Rear	4.75*	7.5	6.00
Side (north)	2.70*	3.0	2.40
Side (south)	1.20*	1.5	2.40
Parking - minimum	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on June 8, 2016. A letter dated June 17, 2016 is attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA 15-A, Intensive Residential – Small Lot. In this area, the Design Guidelines for Small Lot Houses (2002) apply. The relevant objectives of these Guidelines are to revitalize neighbourhoods by allowing infill development and to increase the supply and choice of detached dwellings. This proposal generally meets these objectives; however, the Guidelines also speak to using a “good neighbour” design approach in relation to privacy, access to light, and overlook. The overall height and massing of the proposed dwelling, while in fitting with the adjacent property character, negatively impacts the access to light for neighbouring properties. The perceived height and mass created by the addition of dormers on the upper most storey exaggerates the height of the dwelling

The Guidelines also require applicant's to secure 75% of the immediate neighbour's support through a neighbourhood support petition. While some neighbours were in support, the threshold for acceptable support was not achieved.

CONCLUSIONS

The proposal to construct a single-family dwelling on an existing undersized parcel is consistent with aspects of the Design Guidelines for Small Houses; however, it is inconsistent with the sensitive infill objective of these guidelines in terms of the massing and height. On this basis, Staff recommend for Council's consideration that the Application be declined.

ALTERNATE MOTION

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.

Respectfully submitted,

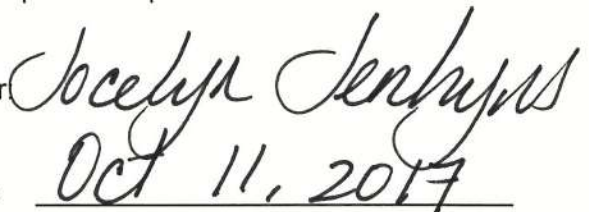


Miko Betanzo, Senior Planner – Urban Design
Sustainable Planning and Community
Development Department



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager



Date:

Oct 11, 2017

List of Attachments:

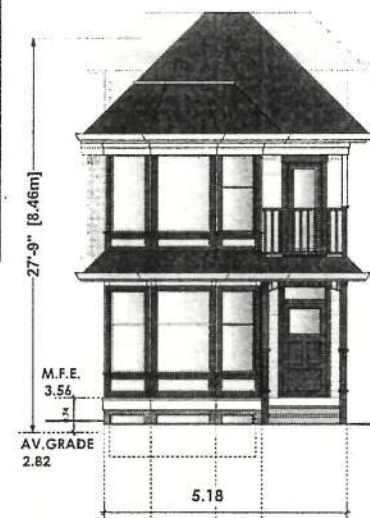
- Attachment A: Plans dated/date stamped August 16, 2017

Received
City of Victoria

AUG 16 2017

Planning & Development Department
Development Services DivisionLOT 3 OF LOT 1904, VICTORIA CITY
PARCEL IDENTIFIER: 009-407-703

SITE DATA	R3-2	R1-52	
ITEMS	PERMITTED	PERMITTED	PROPOSED
LOT AREA	460 SQ.M.	260 SQ.M.	165.5 SQ.M.
OPEN SITE SPACE	30%		41.69%(69.00 SQ.M.)
FRONTAGE	15 M.	10 M.	9.132 M.
LOT COVERAGE	40%	40%	31.78%(52.60 SQ.M.)
WITH UPPER FLOOR			34.31%(56.78 SQ.M.)
HEIGHT	7.6 M.	7.5 M.	8.46 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)	1.5 M.	2.4 M.	2.70 M.
- SIDE (NORTH TO UPPER FLOOR)			2.24 M.
- SIDE (SOUTH)	1.5 M.	1.5 M.	1.20 M.
COMBINED SETBACKS	4.5 M.		3.90(3.44 M.)
FLOOR AREA			
- UPPER			23.53 SQ.M.
- UPPER			51.54 SQ.M.
- MAIN			46.48 SQ.M.
- LOWER			42.48 SQ.M.
TOTAL FLOOR AREA	280 SQ.M.	190 SQ.M.	164.03 SQ.M.
F.S.R.	0.6 TO 1	0.6 TO 1	0.99 TO 1

PROPOSED
DWELLING

Colour Legend

- HardieShingle Siding Straight Edge Panel
- Benjamin Moore: Upper West Side (BM C3P-70)
- HardiePanel
- Benjamin Moore: Skipping Stone (BM C3P-155)
- Trim, Doors, Columns
- Benjamin Moore: Deep Taupe (BM 2111-10)
- Laminated Asphalt Roofing Shingle
- Oxford Grey
- Gutters
- Unpainted Aluminum
- Windows
- 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
CBVICTORIA
DESIGN
GROUP

Date: 14-8-17

REZONING & DEVELOPMENT PERMIT APPLICATION

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

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 $((3.03+3.05)/2) \times 1.22 = 3.71$
 Pts F+G $((3.05+3.03)/2) \times 10.92 = 33.09$
 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 $((0.81+2.84)/2) \times 2.29 = 4.18$
 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#103- 891 A STREET AVENUE
VICTORIA, B.C.
V8S 5A5PH: 250-382-7324
FAX: 250-382-7316

Received
City of Victoria

AUG 16 2017

Planning & Development Department
Development Services Division



Exterior Finishes

- A LAMINATED FIBERGLASS ASPHALT SHINGLES
- B 2"x4" TRIM ON 2"x10" TRIM BOARD
- C CONC. SHINGLE SIDING
- D 2"x4" 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

**VICTORIA
DESIGN
GROUP**

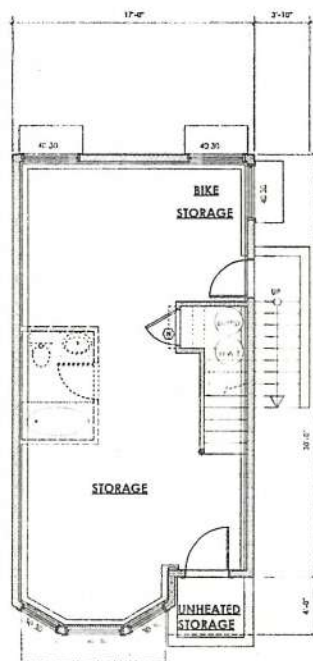
#103 - 891ATREE AVENUE
VICTORIA, B.C.
V9B 0A6

PH: 250.382.7374
FAX: 250.382.7354

REZONING & DEVELOPMENT PERMIT APPLICATION

Date: 14-8-17

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



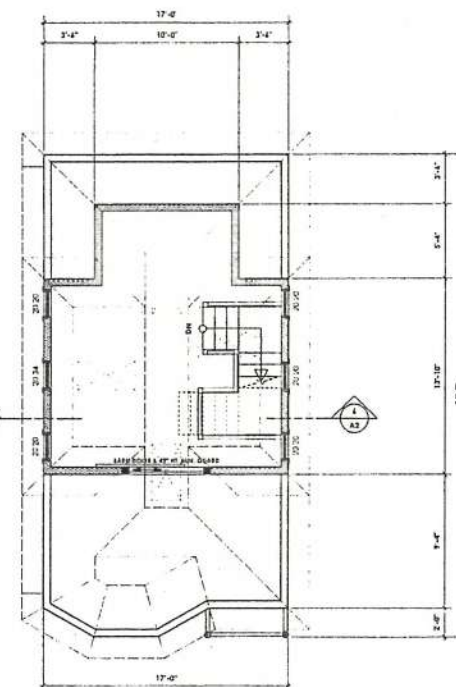
1 Lower Floor Plan
Scale: 1/4" = 1'-0"
457.30 sq.ft. (42.48 sq.m.)



2 Main Floor Plan
Scale: 1/4" = 1'-0"
500.67 sq.ft. (46.48 sq.m.)



3 **Upper Floor Plan**
Scale: 1/4" = 1'-0"
554.76 sq.ft. (51.54 sq.m.) 253



development
permit
425 Oswego Street
Victoria, B.C.

Received
City of Victoria

AUG 16 2017

Planning & Development Department
Development Services Division

d r a w i n g #
7940
s c a l e
A3
d r a w n b y
CB

**VICTORIA
DESIGN
GROUP**

#103 - 891 ATTREE AVENUE
VICTORIA, B.C.
V9B 0A6

PH: 250.382.7374
FAX: 250.382.7364

REZONING & DEVELOPMENT PERMIT APPLICATION

Date: 14-8-17

Copyright reserved. These plans and designs are at all times the property of the designer to be used for the project shown. "Written Consent" is required from the designer before any reproduction.

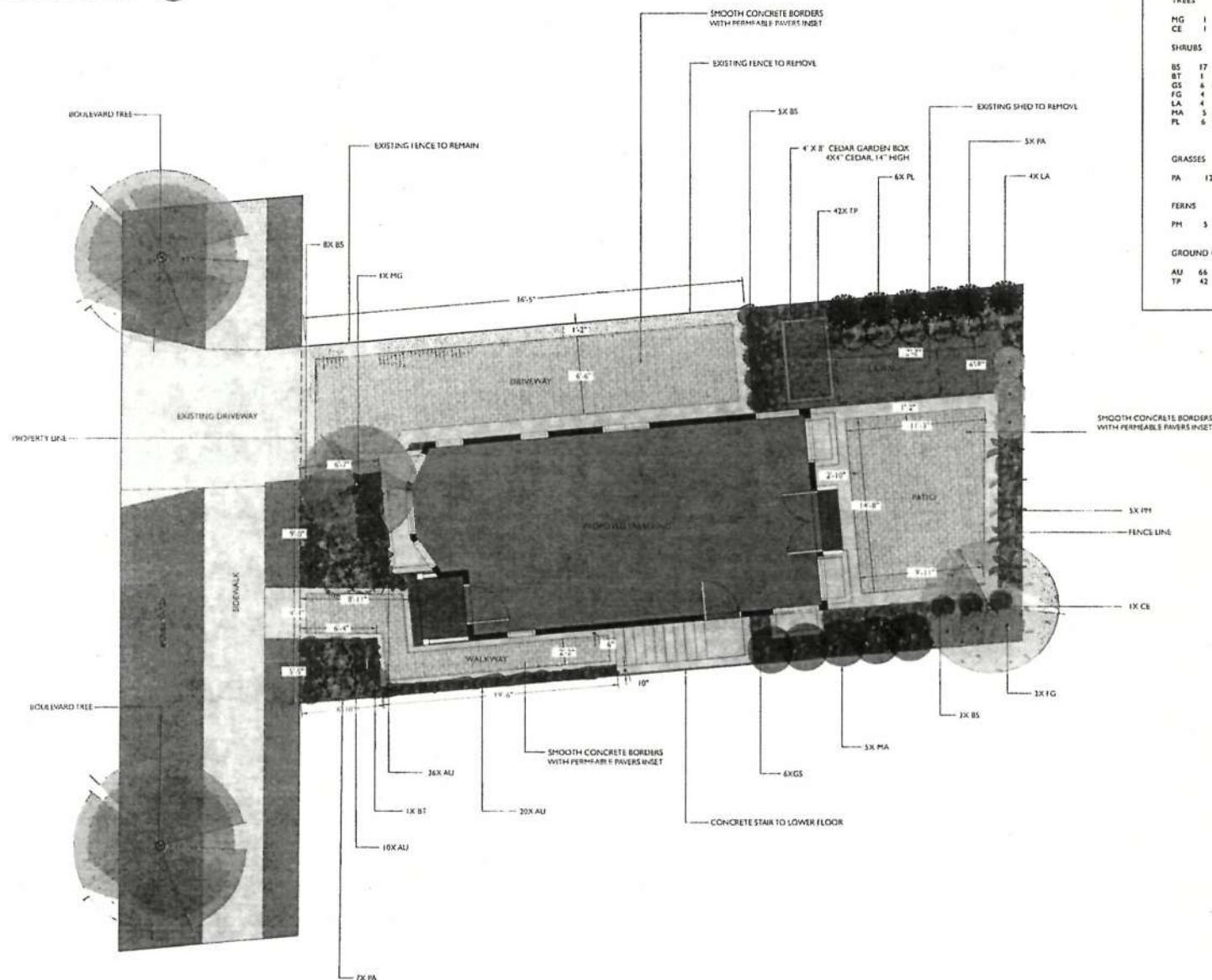


ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
MG	1	12"	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA
CE	1	13"	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
SHRUBS				
BS	17	#2	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD
BT	1	#3	BERBERIS 'THUNBERGH' 'HELMOND PILLAR'	HELMOND PILLAR BERBERIS
GS	6	#1	GAULTHERIA SHALLOON	SALAL
FG	4	#2	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
LA	4	#2	LARHENDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER
MA	3	#5	MAHONIA X MEDIA 'CHARIT'	OREGON GRAPE
PL	6	#15	PRUNUS LUSITANICA 'LOUTA'	LOUTA PORTUGUESE LAUREL
GRASSES				
PA	12	#1	PENNISETUM ALOPECUROIDES 'HAEMLEN'	DWARF FOUNTAIN GRASS
FERNS				
PH	3	#1	POLYSTICHUM MINUTUM	SWORD FERN
GROUND COVERS				
AU	66	4"	ARCTOSTAPHYLOS UVA URSI 'VANCOUVER JADE'	KINKY KINKIK
TP	42	4"	THYMUS PRAECOX 'ELFIN'	ELFIN THYME

Received
City of Victoria

AUG 16 2017

Planning & Development Department
Development Services Division

CONTRACTOR TO CHECK ALL DIMENSIONS AND ASPECTS OF THIS DRAWING
AND MAKE WORK AGREE PRIOR TO CONSTRUCTION
ANY CHANGES OR DEVIATIONS ARE THE RESPONSIBILITY OF THE OWNER
ALL WORK TO COMPLY WITH MUNICIPAL ORDINANCES
DO NOT SCALE PLAN

[illegible]

GREENSPACE DESIGNS
sustainable landscape design



▮ PROJECT TITLE ▮

PROPOSED LANDSCAPE PLAN for
425 OSWEGO STREET, VICTORIA, BC

== PAGE TITLE ==

LANDSCAPE PLAN, PAGE ONE OF ONE

DATE

== SCALE ==