

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: Rezoning Application No.00576 for 425 Oswego Street

RECOMMENDATION

That Council decline Rezoning Application No. 00576 for the property located at 425 Oswego 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 425 Oswego Street. The proposal is to rezone from the current R3-2 Zone, Multiple Family Dwelling District, to a site-specific zone based on the R1-S2 Zone, Restricted Small Lot (Two Storey) District, in order 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 the OCP in terms of providing a range of housing choice and is consistent with the Urban Residential Land Use Designation in the OCP which envisions ground-oriented building forms and accessory uses at a floor space ratio (FSR) of 1.2:1
- the proposal is inconsistent with the Small Lot Regulations in terms of minimum lot size and height
- the proposal is inconsistent with the *Zoning Regulation Bylaw* which requires a minimum of 230m² of lot area for single-family dwellings.

BACKGROUND

Description of Proposal

This Rezoning Application is to permit a two and a half storey single-family dwelling on an existing undersized lot. The lot was subdivided prior to the current zoning and current policy and regulations applicable to the subject property. The following differences from the standard R1-S2 Zone are being proposed:

- reduce the minimum site area from 260m² to 166.70 m²
- reduce the minimum lot width from ten metres to 9.13m
- increase the density from a FSR of 0.6:1 to 0.73:1
- increase the height from 7.50m to 8.46m
- increase the maximum number storeys from two, to two and a half
- reduce the front yard setback from six metres to 2.71m
- reduce the rear yard setback from six metres to 4.75m
- reduce the side yard setback from 2.4m to 1.2m.

Affordable Housing Impacts

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

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 Rezoning Application.

Accessibility Impact Statement

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

Land Use Context

The area is characterized by a range of residential and hotel uses. Buildings range from traditional single-family homes, multifamily buildings, townhouses, to duplexes and heritage properties. Buildings in the immediate area are typically two-storeys in height.

Existing Site Development and Development Potential

The site is presently undeveloped. Under the current R3-2 Zone, the property could be developed to accommodate a garage or accessory building.

Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Family Dwelling District and the 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 dwellings	Zone Standard R1-S2 Zone Restricted Small Lot (Two Storey) District.
Site area (m ²) - minimum	166.7*	460	260.0
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

Relevant History

The existing lot was subdivided prior to the current policy and regulations applicable to the subject property. The neighbouring undersized parcel (166.5 m²) to the north of the subject property was part of the original subdivision in 1996 and developed by the applicant with a single-family home.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay

CALUC at a Community Meeting held on *June 8, 2016*. A letter dated June 17, 2016 is attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 25% support the application. One of the four adjacent lots is in support, one is neutral and the two neighbouring multifamily buildings had incomplete polls. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required rezoning petitions, summary, and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The Official Community Plan Land Use Designation for the subject property is Urban Residential. This designation envisions attached and detached buildings up to three storeys with floor space ratios generally up to 1.2:1. The OCP also seeks to encourage sensitive infill and supports a range of housing forms. The proposal for a small lot house on an existing undersized parcel provides an alternative housing form; however, the proposed massing, height and scale does not provide the sensitive infill the OCP envisions. A smaller and more sensitive dwelling form is achievable on this parcel and the applicant has not responded sufficiently to comments provided by staff that would reduce the overall scale of the dwelling.

The James Bay Neighbourhood Plan envisions sensitive infill through an interesting diversity of land uses and housing types. Infill development is supported if it is sensitive to neighbouring properties and helps maintain the interesting diversity of land uses, housing types and character areas within James Bay. While the alternative housing form is supported within the neighbourhood plan, the overall massing, height and scale does not realize the neighbourhood plan objectives.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application and the applicant has proposed to reuse the existing driveway apron to help preserve the existing mature Sycamore Maple tree on the boulevard.

Regulatory Considerations

The R1-S2 Zone requires a minimum parcel size of 260m² and a parcel width of 10m to permit the construction of a dwelling. Moreover, the *Zoning Regulation Bylaw* does not allow single-family dwellings on parcels smaller than 230m². The proposal is for a small lot house on a lot that is 166.70m² with a lot width of 9.13m.

CONCLUSIONS

This proposal to rezone the subject property to a site-specific zone in order to construct a single-family dwelling is consistent with aspects of the OCP related to the Urban Residential land use designation; however, it is inconsistent with the OCP and Local Neighbourhood Plan in terms of sensitive infill and with the regulations for minimum lot sizes, and the City's Small Lot House Rezoning Policy in terms of neighbour support. Staff recommend for Council's consideration that the Application be declined.


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. 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.

Respectfully submitted,


 

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



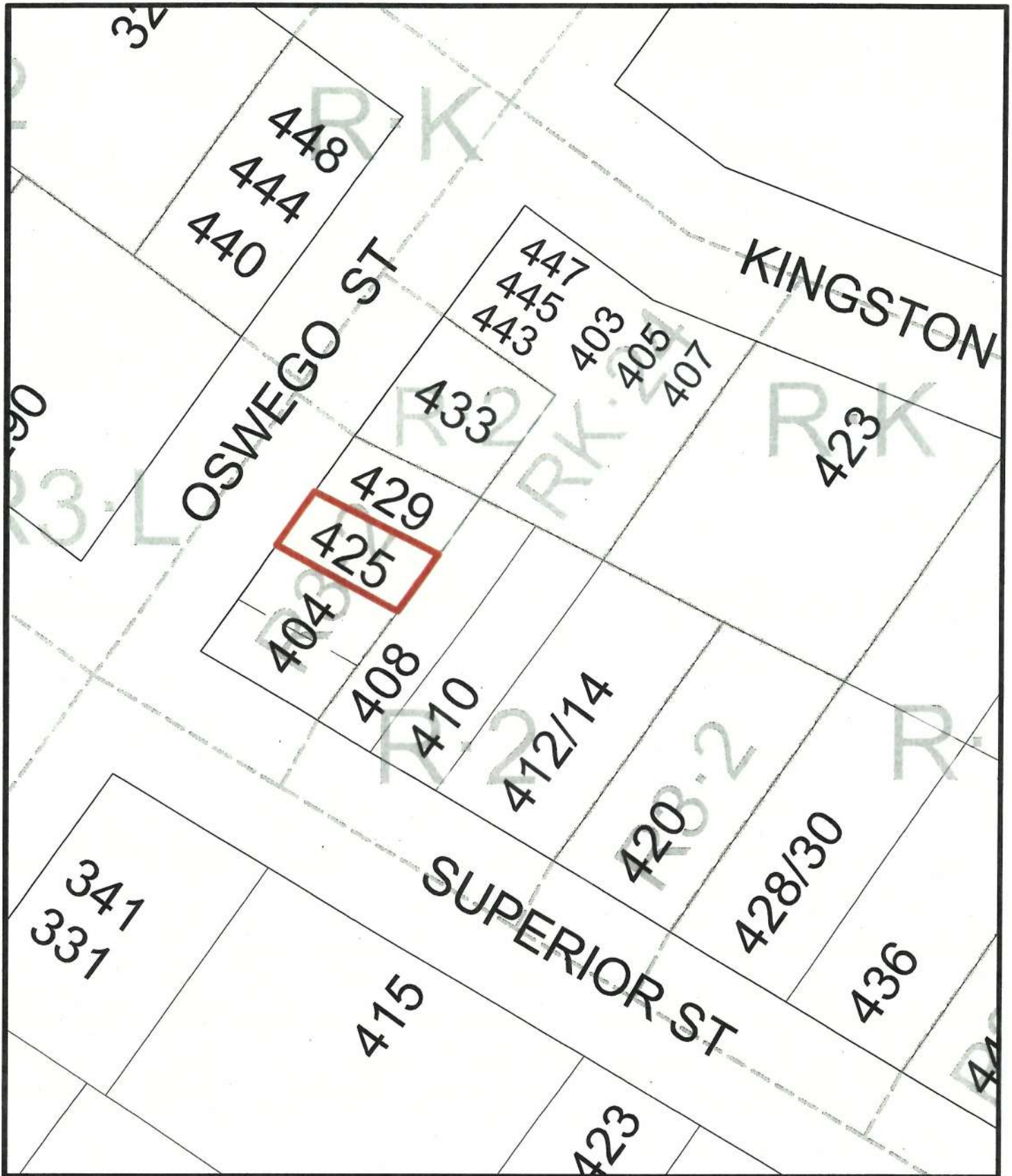
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Oct 11, 2017

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped August 16, 2017
- Attachment D: Letter from applicant to Mayor and Council dated August 14, 2017
- Attachment E: Community Association Land Use Committee Comments dated June 17, 2016
- Attachment F: Correspondence
- Attachment G: Small Lot Housing Rezoning Summary, date stamped May 30, 2017



425 Oswego Street
Rezoning No.00576





425 Oswego Street
Rezoning No.00576



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%		41.67% (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 (EAST)	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

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 $((0.81+2.64)/2) \times 2.29 = 4.18$
 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: 1:100PROPOSED
DWELLING

Colour Legend

- HardieShingle Siding Straight Edge Panel
- Benjamin Moore: Upper West Side (BM CSP-70)
- HardiePanel
- Benjamin Moore: Skipping Stone (BM CSP-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

CB

VICTORIA
DESIGN
GROUP

REZONING & DEVELOPMENT PERMIT APPLICATION

Date: 14-8-17

8103 - 811 TREELINE AVENUE
VICTORIA, B.C.
V9B 0A4PH: 250-682-7374
FAX: 250-682-7374

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Received
City of Victoria

AUG 16 2017

Planning & Development Department
Development Services Division

WWW.VICTORIADESIGNGROUP.CA



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

**VICTORIA
DESIGN
GROUP**

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

PH: 250.382.7374
FAX: 250.382.7344

REZONING & DEVELOPMENT PERMIT APPLICATION

Date: 14-8-17

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LANDSCAPE PLAN

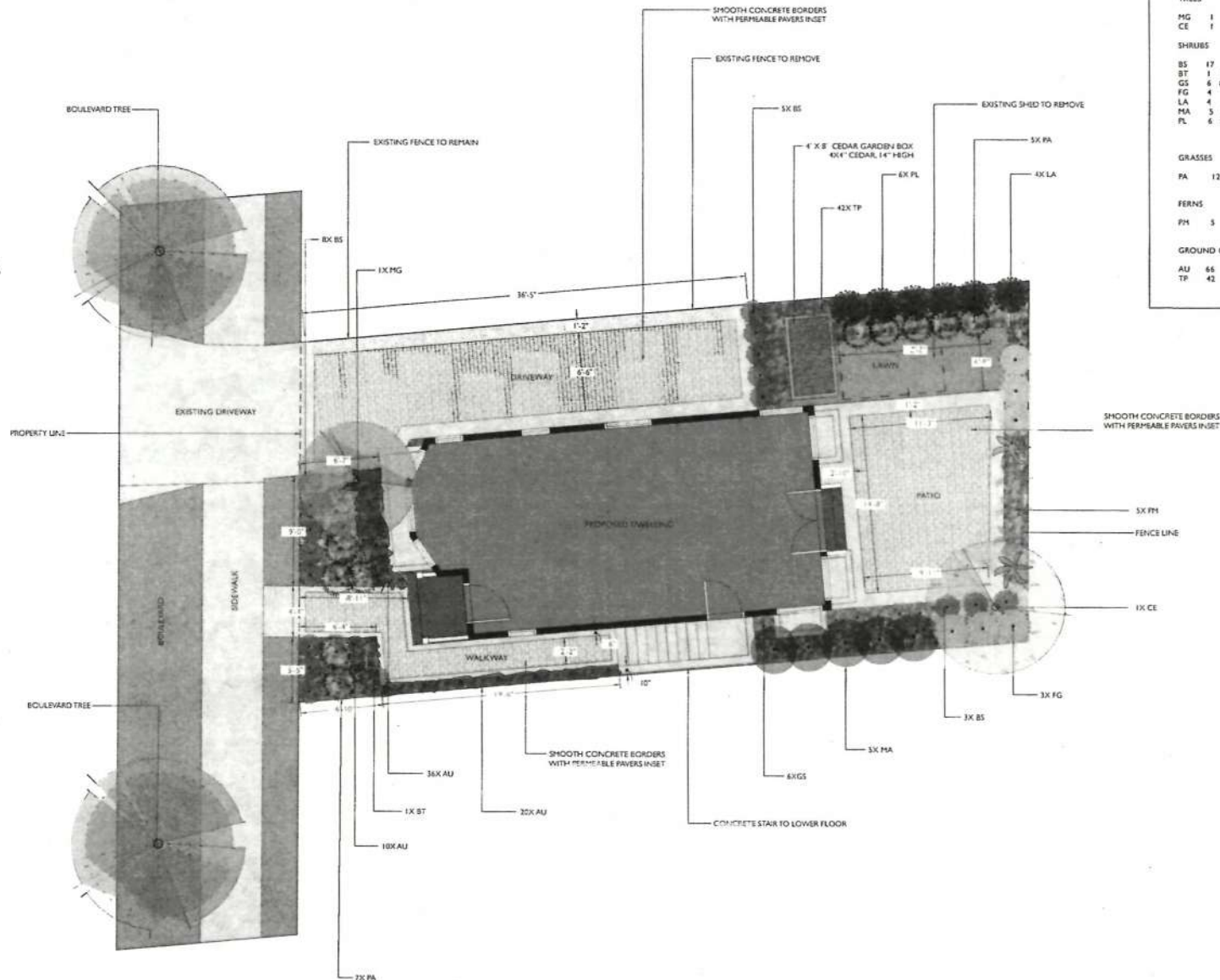


ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
MG	1	12"	MAGNOIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR MAGNOLIA
CE	1	15"	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
SHRUBS				
BS	17	#1	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD
BT	1	#3	BERBERIS THUNBERGII 'HELMHOLD PILLAR'	HELMHOLD PILLAR BERBERIS
GS	6	#1	GAULTHERIA SHALON	SALAL
FG	4	#2	FOTHERGILLA GARDEN	DWARF FOTHERGILLA
LA	4	#2	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER
MA	3	#5	MAHONIA X MEDIA 'CHARITY'	OREGON GRAPE
PL	6	#15	PRUNUS LUSITANICA 'LOLITA'	LOLITA PORTUGUESE LAUREL

GRASSES				
PA	12	#1	PENNISETUM ALOPECUROIDES 'HAHELN'	DWARF FOUNTAIN GRASS

FERNS				
PH	5	#1	POLYSTICHUM MUNITUM	SWORD FERN

GROUND COVERS				
AU	66	4"	ARCTOSTAPHYLOS UVA URSI 'VANCOUVER JADE'	KIRKLANDIAN
TP	42	4"	THYMUS PRAECOX 'ELFIN'	ELFIN THYME

Received
City of Victoria

AUG 16 2017

Planning & Development Department
Development Services Division

CONSTRUCTION NOTES

CONTRACTOR TO CHECK ALL DIMENSIONS AND ASPECTS OF THIS PLANING AND LANDSCAPE PRIOR TO CONSTRUCTION. ANY CHANGES OR DEVIATIONS ARE THE RESPONSIBILITY OF THE OWNER. ALL WORK TO COMPLY WITH MUNICIPAL BYLAWS. DO NOT SCALE PLAN.

PLANTING & IRRIGATION NOTES

Any plant substitutions shall be made in consultation with the landscape architect. The landscape architect and contractor shall determine the location of all underground services prior to the commencement of landscape work, and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction. All regions and plants shall conform to BCIT/BCS A specifications. Topsoil depths shall be as follows:
trees: 1m x 1m x 1m and per tree
shrubs: 600 mm depth
ground covers: 100 mm depth
Soil in inside areas shall comprise 10% peat moss and 90% topsoil.
Cross seed shall be Pioneer Pacific South 10000 Pioneer Sun 8 Shade mix, sown @ 19 kg/1000 sq ft.
All grass areas established between October 15 and April 15 shall be sown.
Soil shall be American Soil Farm Rich Loam 2000 or equivalent.
All planted beds shall be covered with a 100 mm layer of mulch for bark chips.
All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1 m into ground.
Poles shall be installed to be dead and lying at the end of one year from the date of installation and be replaced by the Contractor at the Owner's expense.
All planting beds shall be irrigated with an automatic underground system.
All irrigation materials and components shall conform to RABC standards.
Irrigation system shall be installed in accordance with City of Victoria requirements.
Backflow prevention requirements for irrigation lines shall conform to City of Victoria requirements.
The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.
The Irrigation Contractor shall supply all materials and instruct the owner on irrigation system operation.

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 ::
AUGUST 10, 2017

SCALE ::
1/4" = 1'0"

August 14, 2017

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6



Mayor and Members of Council:

RE: 425 Oswego Street - Rezoning and Development Permit Application

I respectfully request your consideration of an application to build a new single family house on my property at 425 Oswego Street in James Bay. This is an opportunity to add an additional single family home to the housing mix in James Bay.

This legal lot (166.7 m²) was subdivided well before zoning was established in the City and is part of the historic pattern of land development that can be found in many parts of James Bay and elsewhere in the City. In the late 19th and early 20th centuries these small parcels of land were considered to be affordable lots for working families; not dissimilar from the City's current policies encouraging infill housing for families. Many of these smaller properties were lost during the 1970's, when there was wholesale consolidation and redevelopment of lands in James Bay, which destroyed much of the fabric of the neighbourhood.

Until recently the City allowed development of these pre-existing undersized parcels under the provisions of the R1-B, Single Family Dwelling District. In fact, I developed the house next door (where I live), which has a lot the same size, in 1999 under those regulations. I have owned this lot since that time and it was always my intention to build another house on it. Recent bylaw changes severely (and I would say unfairly) limited the development of pre-existing undersized lots (the zoning now only permits a garage). I should note that the property is assessed and taxed at full market rates and yet under current regulations is unbuildable. It seems that, in its zeal to regulate, the City has made it more difficult to build much needed housing that fits into the character of the neighbourhood.

I feel that my proposal to build a new 166.7 m² two storey home on this lot is in keeping with the City's policy initiatives to promote sensitive infill housing. It fits into the existing pattern of development on this block and in this part of James Bay.

The area immediately surrounding these two lots is a mix of single family houses, apartments and townhouses on Oswego Street. The property abuts a 2 storey apartment building to the south and a 2 storey single family dwelling to the north on Oswego (where I live). There are a number of houses in the neighbourhood that are built on lots which are the same size and width as this property.

The proposed two bedroom home fits in with the City's small lot house design guidelines (see attachment). While the new house does require a number of variances from the R1-S2 zone standards every effort has been made to minimize possible impacts on adjacent properties. The design, massing and situation of the house on the lot is substantially the same as the house next door at 429 Oswego which was built in 1999 and has been well accepted. The new house is designed to have a traditional feel, with a hip roof, bay windows, covered front entry and concrete fiber board siding that will be more durable than, but have the same aesthetic as wood.

This new home will fit in with the character and scale of the existing neighbourhood and will appeal to a family or people who want to live in proximity to Downtown, transit and walking and/or cycling to work, shopping and services. Unless it is rezoned to permit a single family house it will remain undeveloped and will be a lost opportunity.

Based on consultation with staff I revised my original plan by reducing the overall building height, increasing the rear yard space and animating south wall of the building.

I thank you for your consideration of my application and look forward to discussing it with you.

Sincerely,



Bob Greene

for

425 OSWEGO STREET PROPOSAL COMPARISON TO SMALL LOT HOUSE DESIGN GUIDELINES

1. Streetscape/Neighbourhood

The traditional design, materials and 2 storey massing are in keeping with the visual character of adjacent properties and the neighbourhood. This is especially true of the house next door which I built in 1999 and has proven to fit in well with the streetscape. The proposed height is the same as that house.

2. Siting, Location Topography

- **Setbacks**

The proposed setbacks are similar to the house next door and are, on average, in keeping with the setbacks of other buildings on this block of Oswego. The front setback (2.67 m) allows for a covered front entrance and provides a transition from the side yard of the apartment to the south and the front yard of the house to the south. The rear setback (4.75 m) allows room for a useable private outdoor space and meets the standard of 25% of the lot depth. The north side yard (2.7 m) meets typical zoning setback requirements for single family homes and provides sufficient room for parking. The reduced south setback allows for an entrance into the basement storage space.

- **Parking**

Surface parking is accommodated beside the house in the north side yard. An additional car could be accommodated behind that space in the driveway.

3. Architectural Envelope

- **Roofs**

The design of the roof with projections for bay windows on the street and dormers is traditional and adds visual interest to the building.

- **Massing and Proportion**

The proposed house fits in with the predominant 2 storey massing and proportion of buildings on this block of Oswego Street. The traditional expression of entryways and windows as well as the roof form add visual interest to the building and help to reduce its overall visual massing.

4. Openings

- **Entryways**

The main entrance to the house is expressed with a traditional set of stairs and covered porch. Providing a "welcoming element on the streetscape".

- **Windows**

The proportion, sizing and detailing of windows in this project, including the bay windows on the street front, are based on the proportion, size and detailing on windows on traditional homes in the neighbourhood. The windows proposed on the south wall have been designed to eliminate any possibility for overlook onto the adjacent property.

5. Textures and Detail

- **Finishes and Materials**

The finishes and materials used in this project are consistent with those used in the neighbourhood and while they express more traditional materials are more durable. This includes the use of horizontal and patterned concrete fiber siding and a manufactured stone veneer base at ground level. Typical finishing will include fascia board and corner trim and decorative blocking. The roof material will be laminated fiberglass asphalt shingles.

- **Roof Detail**

As discussed above the roof form is made more visually interesting by the addition of bays and dormers. This also helps to reduce the scale of the roof and give a sense of scale to the house.

- **Colour**

The palate of colours chosen will be muted with one accent colour. It will complement adjacent properties and the neighbourhood.

6. Landscaping

Landscaping includes simple ornamental plantings and a private rear yard space with a raised bed for possible food planting.



James Bay Neighbourhood Association

234 Menzies St
Victoria, B.C.
V8V 2G7

www.jbna.org

June 17th, 2016

Mayor & Council,
City of Victoria

Re: CALUC Community Meeting - 425 Oswego Street

The community meeting to consider the 425 Oswego Street small lot proposal (with variances) was held on June 8th (32 attendees).

Attached please find an excerpt of the minutes of the June 8th JBNA General Meeting regarding the proposal.

Meeting participants expressed mixed opinions on the project, due in part to the incompleteness or indirectness of responses by the proponent to questions. By way of summary, we offer the following comments:

Positive Statements: A couple of residents expressed the need to fill the now "garbaged" space with a house. Further, that the design is in keeping with the street.

Negative Statements: Issues which arose were focused on two matters, namely the variances being sought and the confusion relating to the indiscernible slides.

Variances:

The 93m² lot size variance was seen as excessive (260m² required vs 167m² site)

Proponent Presentation & responses:

The proponent did not provide clear hand-outs for the meeting participants nor present clear slides. This created some confusion and doubt with several meeting participants.

Following the CALUC portion of the meeting, during the community concerns segment of the meeting, a resident raises concerns about the presentation for 425 Oswego. Developer was not clear, and was confusing in his responses. The resident suggested that JBNA perform as a counter to the developer providing another side to the proposal – take a position.

The JBNA Board asks that the City ensure that the resident petition, as required by the Small Lot Policy has been completed and its accuracy verified before the proposal is presented to Council for consideration.

For your consideration,

Marg Gardiner,
President, JBNA
CALUC Co-Chair

Cc: Bob Greene,
CoV Planning

ATTACHMENT: EXCERPT from June 8th, 2016 Minutes JBNA CALUC meeting

5. Development Proposal: 425 Oswego - CALUC

Bob Greene, Owner

DRC Pre-Meetings:

Marg Gardiner reported on the Development Review Committee (DRC) pre-meeting:

- ♦ The proponent had come forward with a similar proposal in August 2009, later abandoned.
- ♦ On May 16th, Tim Sommer, Tim VanAlstine & Marg Gardiner met with the developer.
- ♦ The intent is to build a 3-bedroom home that would complement the 429 Oswego Street residence, with variances related to lot size and setbacks.
- ♦ The proponent had not completed the Community Meeting Notice, nor provided the information requested as per the JBNA DRC Fact Sheet. Given the understanding of the project, it was agreed that a CALUC community meeting would proceed in June provided that the form was completed later that night and/or on May 17, signed, and submitted to the City.
- ♦ It was emphasized that for the proposal to go forward to the City, neighbour consultation as required by the CoV Small Lot policy must be completed. The proponent was advised to proceed with that requirement as soon as possible.
- ♦ Issues arising include
 - ~ the lot size is significantly smaller than the minimum identified within the policy.
 - ~ the neighbour consultation must be done.

Community Meeting presentation

Bob Greene is proposing a small lot rezoning. Property at 429 Oswego has an adjacent property (425 Oswego) which is vacant and currently looks like a parking lot for the Superior property on the corner. Mr. Greene presented a proposal for a small 2 storey (plus basement) residence. Variances for set-back for front, back, both sides, and height are required from the City. 17'x34' foot print, 26.5' tall

- | | |
|-----------------------------------------|----------------------------------|
| • Lot size variance = 93 m ² | • front set back variance 4.5 m |
| • rear set back variance 3.5 m | • side A set back variance .30 m |
| • side B set back variance .40 m | • Building height variance .40 m |

Questions/comments: (priority to those who live within 100m of 425 Oswego):

Q: Resident questions exactly what is being requested re variance and rezoning?

A: Bob Greene - small lot width is less than one meter less than required, and shows the set back variances required.

C: Resident does not approve any rezoning.

C: Resident likes proposal for small lot, it is in tune with neighbourhood and hopes council will approve because we need more housing. Another resident, says he seconds that comment.

Q: Resident questions whether there is a suite in basement

A: BG replies no.

C: Resident asks why schematic shows basement includes bathroom?

A: BG - it is expected that when you enter basement there would be bathroom.

C: Neighbour says currently space is unattractive, full of garbage.

C: Resident says she believes design is in keeping with neighbourhood and likes it.

Q: What about parking?

A: BG - there is a driveway for property for one vehicle, potentially 2 small cars.

Q: Resident asks if Mr. Greene plans to live in house.

A: BG replies "yes"

Q: Resident questions, is this strata or sf?

A: BG confirms single family.

Q Will there be bicycle storage?

A: BG - bicycle storage in basement through basement door.

Q: Resident asks if City denies variance, what can you build? Can you build a garden suite?

A: BG - does not know what he will do if City declines.

Q: Resident asks if this is going to be subdivided property?

A: BG says no, owns both properties. (425 and 429)

Q: Resident expresses confusion about the lot size variance being sought.

A: BG does not clarify. Marg Gardiner explains the difference of 93m² variance request.

From: Bridget Frewer
To: Development Services email inquiries
Subject: FW: 425 Oswego Street
Date: Monday, July 25, 2016 3:08:56 PM

From: Lisa Mortimore [REDACTED]
Sent: Sunday, June 19, 2016 7:18 PM
To: Lisa Helps (Mayor) <mayor@victoria.ca>
Subject: 425 Oswego Street

June 19, 2016

Dr. Lisa Mortimore
152 Ladysmith Street
Victoria, BC
V8V 1J4

Dear Mayor Lisa Helps,

I wanted to reach out to you after attending the most recent JBNA meeting where Bob Green put forth his proposal for 425 Oswego. He was unprepared and avoidant of offering information about what specific changes he'd need despite me asking him directly about how much too small is the lot. His response was that it was the same size as the one beside it that and that he had already been granted zoning for that. Someone in the audience said it was about the size of 10 x 10, or 100 sq feet that he was short. This is vastly different than the close to 1/3 of the lot too small that I understand is more accurate. Furthermore, his girlfriend/business partner Edie was there and stood up and pointed out that there were people in favour and asked for their addresses. This seemed odd and underhanded which actually fit with the character of the presentation.

I agree that the site should have a home built on it but not one so large. There is no need for such large housing at the expense of green space and in violation of the zoning. I trust that you will consider my email carefully.

Respectfully,

Lisa Mortimore

From: Bridget Frewer
To: Development Services email inquiries
Subject: FW: 425 Oswego Street
Date: Monday, July 25, 2016 3:09:10 PM

From: Stacy Jensen [REDACTED]
Sent: Sunday, June 19, 2016 7:38 PM
To: Lisa Helps (Mayor) <mayor@victoria.ca>
Subject: 425 Oswego Street

June 19, 2016

Dear Mayor Helps,

I am writing you as a concerned resident of James Bay (152 Ladysmith Street) about the proposed development at 425 Oswego Street. The lot is approx. 1000 square feet smaller than it needs to be in order to meet existing zoning. I agree that a home can be built on this lot, but not one nearly as large as that being proposed by the owner, and any variances that would facilitate his current plan should be denied.

Regards,

Stacy Jensen

--

Stacy Adam Jensen, M.Ed, RCC
[REDACTED]

Received
City of Victoria

MAY 30 2017

Planning & Development Department
Community Planning Division

SUMMARY SMALL LOT HOUSE REZONING PETITION

I, BOB GREENE, have petitioned the adjacent neighbours* in compliance with
(applicant)

the Small Lot House Rezoning Policies for a small lot house to be located at 425
(location of proposed house)

OSWEGO ST and the petitions submitted are those collected by JUN 6-8TH 2016
(date)

Address	In Favour	Opposed	Neutral (30-day time expired)
404 SUPERIOR	✓	✓	✓
CHAD WILTON	✓		
408 SUPERIOR			✓
PETER DEVELLE	ATTN: M. Bink		
429 OSWEGO ST.	✓		
GLEN SMITHURST			
T. JAMES SPENSLEY			
6-290 SUPERIOR	✓		

SUMMARY	Number	%
IN FAVOUR		
OPPOSED		
TOTAL RESPONSES		100%

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

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

SMALL LOT HOUSE REZONING PETITION

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

James Spensley, am conducting the petition requirements for the
(print name)

property located at _____

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) James Spensley (see note above)

ADDRESS: #6 - 290 Superior

Are you the registered owner? Yes ☐

No ☒ Wife is

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

June 6 / 10
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Bob Greave, am conducting the petition requirements for the
(print name)

property located at 425 Oswego St

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) Glen Smetters (see note above)

ADDRESS: 425 Oswego St Victoria BC V8V 2B8

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Approve.

June 5 2016
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

BOB GREENE, am conducting the petition requirements for the
(print name)

property located at 425 OSWEGO ST. VICTORIA
to the following Small Lot Zone: _____

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Please review the plans and indicate the following:

NAME: (please print) Peter De Vette (see note above)

ADDRESS: 408 Superior St. Victoria

Are you the registered owner? Yes ☐ No ☐

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


☐ I support the application.

☐ I am opposed to the application.

} In consideration
will attend meeting

Comments:

JUNE 5, 2016
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

BOB AKEKE, am conducting the petition requirements for the
(print name)

property located at 425 OSWEGO ST.

to the following Small Lot Zone: _____

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Please review the plans and indicate the following:

NAME: (please print) Chad Wilton (see note above)

ADDRESS: 404 Superior St.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

June 4/16
Date

[Signature]
Signature

October 16, 2017

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6

Mayor and Council:

**RE: 425 Oswego – Rezoning and Development Permit Application
Response to Planning Department Report**

I ask Council to send my application forward for consideration at a Public Hearing.

I worked with my design team to reconfigure the building plans for the proposed new house in response to conditions set out by the Planning in June of this year. We reduced the overall height of the building to 8.46 m, to match the height of the house directly to the north, increased the rear yard to 26% of the lot depth (a typical standard), increased the south side yard and animated the building façade.

We addressed the majority of the comments set out in the staff review and looked forward to a more balanced staff recommendation that would have reflected the positive aspects of this project. This did not happen.

I take issue with the subjective view that design of the new proposed house is not in keeping with the neighbourhood character. There are a number of houses of similar design, size and massing on other lots in James Bay. This is a reasonable solution to development of existing smaller lots. The proposal fits in well with the street character and does not create any significant impact on adjacent properties.

Thank you,



Bob Greene

Sommer Fernandes

From: Bridget Frewer
Sent: Monday, July 25, 2016 3:09 PM
To: Development Services email inquiries
Subject: FW: 425 Oswego Street

From: Lisa Mortimore [REDACTED]
Sent: Sunday, June 19, 2016 7:18 PM
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June 19, 2016

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152 Ladysmith Street

Victoria, BC

V8V 1J4

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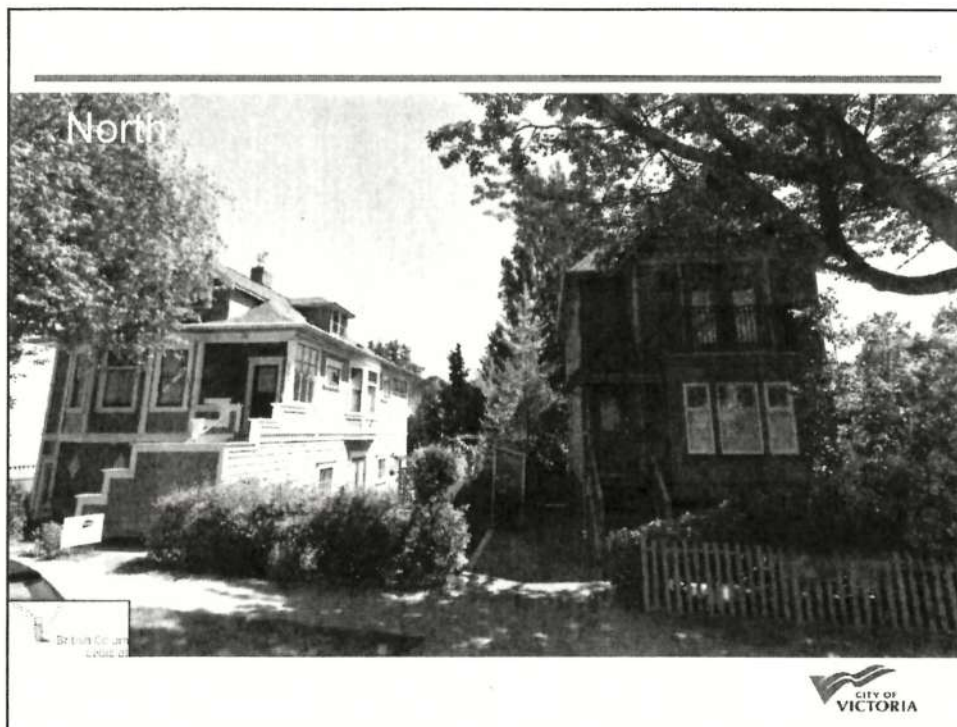
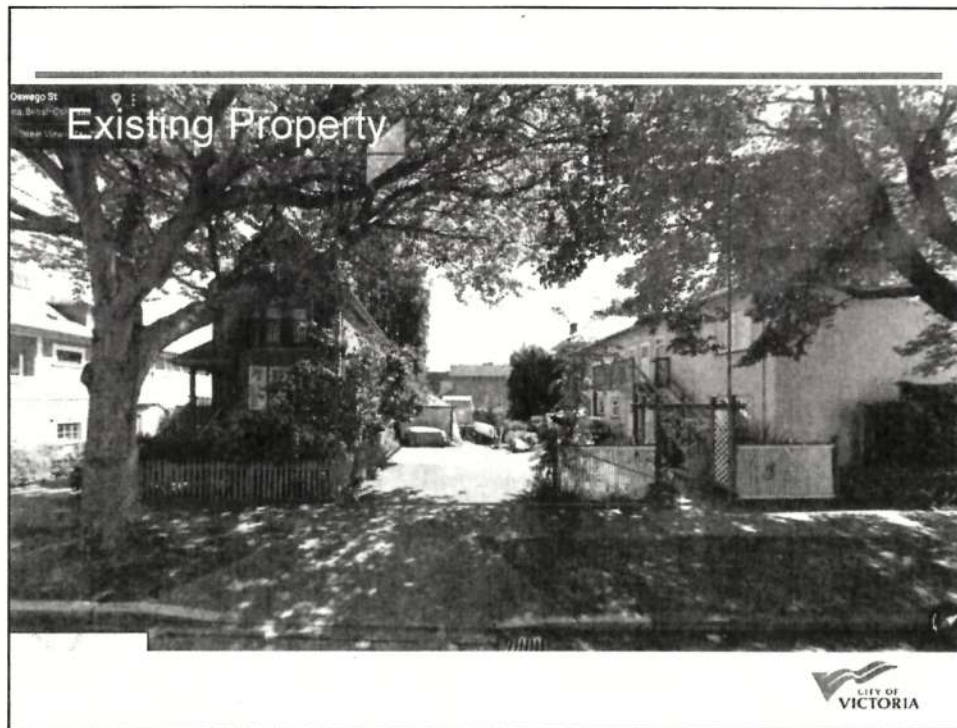
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Lisa Mortimore

Rezoning Application NO. 576
& Development Permit
Application No. 514
for
425 Oswego Street

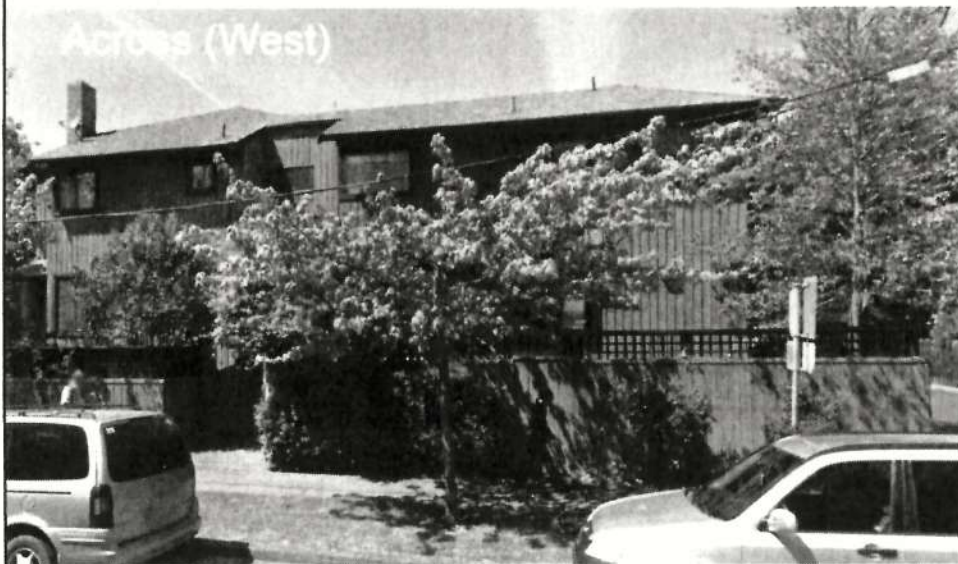


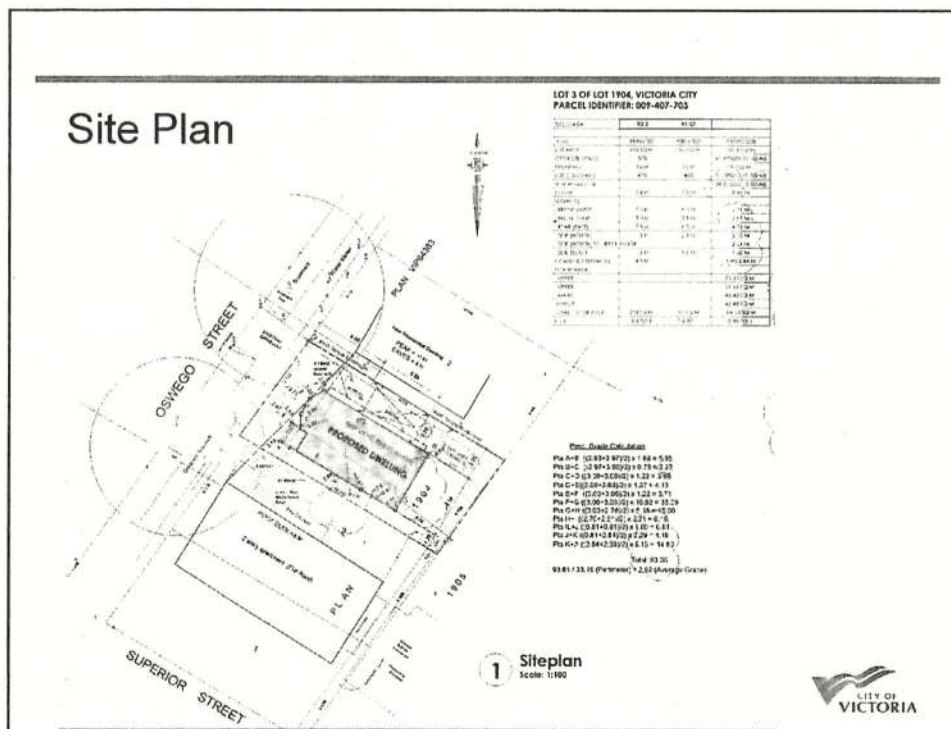
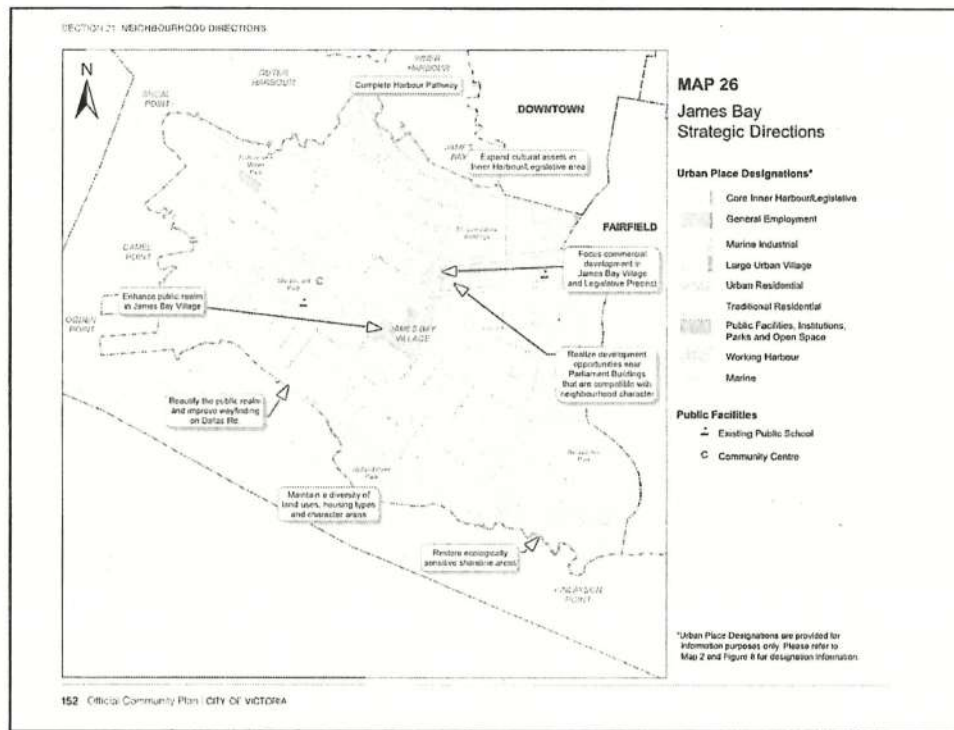


South



Across (West)

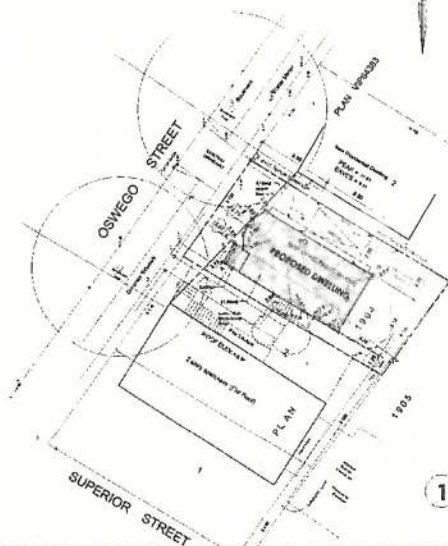




Development Permit Application No. 514 for 425 Oswego Street



Site Plan



LOT 3 OF LOT 1104, VICTORIA CITY
PARCEL IDENTIFIER: 007-407-703

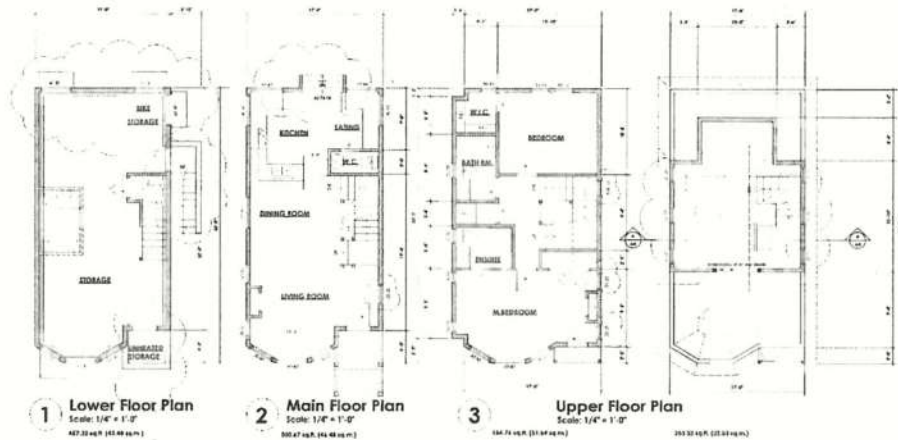
LINE	FROM	TO	BEARING	DISTANCE	AREA
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2	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
3	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
4	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
5	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
6	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
7	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
8	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
9	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
10	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
11	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
12	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
13	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
14	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
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18	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
19	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
20	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
21	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
22	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
23	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
24	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
25	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
26	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
27	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
28	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
29	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
30	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
31	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
32	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
33	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
34	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
35	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
36	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
37	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
38	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
39	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
40	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
41	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
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45	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
46	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
47	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
48	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
49	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
50	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
51	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
52	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
53	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
54	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
55	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
56	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
57	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
58	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
59	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
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61	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
62	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
63	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
64	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
65	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
66	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
67	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
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69	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
70	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
71	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
72	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
73	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
74	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
75	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
76	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
77	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
78	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
79	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
80	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
81	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
82	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
83	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
84	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
85	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
86	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
87	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
88	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
89	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
90	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
91	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
92	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
93	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
94	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
95	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
96	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00
97	100' 0" 0"	100' 0" 0"	N 0° 0' 0" E	100.00	100.00
98	100' 0" 0"	100' 0" 0"	E 90° 0' 0" N	100.00	100.00
99	100' 0" 0"	100' 0" 0"	S 0° 0' 0" E	100.00	100.00
100	100' 0" 0"	100' 0" 0"	W 90° 0' 0" E	100.00	100.00

Prop. Area Calculation
 Pts A-B (2.89+2.8727) x 5.8 = 5.35
 Pts B-C (2.87+2.8627) x 5.78 = 5.27
 Pts C-D (2.86+2.8527) x 5.27 = 5.08
 Pts D-E (2.85+2.8427) x 5.27 = 4.93
 Pts E-F (2.84+2.8327) x 5.27 = 4.78
 Pts F-G (2.83+2.8227) x 5.27 = 4.63
 Pts G-H (2.82+2.8127) x 5.27 = 4.48
 Pts H-I (2.81+2.8027) x 5.27 = 4.33
 Pts I-J (2.80+2.7927) x 5.27 = 4.18
 Pts J-K (2.79+2.7827) x 5.27 = 4.03
 Pts K-L (2.78+2.7727) x 5.27 = 3.88
 Pts L-M (2.77+2.7627) x 5.27 = 3.73
 Pts M-N (2.76+2.7527) x 5.27 = 3.58
 Pts N-O (2.75+2.7427) x 5.27 = 3.43
 Pts O-P (2.74+2.7327) x 5.27 = 3.28
 Pts P-Q (2.73+2.7227) x 5.27 = 3.13
 Pts Q-R (2.72+2.7127) x 5.27 = 2.98
 Pts R-S (2.71+2.7027) x 5.27 = 2.83
 Pts S-T (2.70+2.6927) x 5.27 = 2.68
 Pts T-U (2.69+2.6827) x 5.27 = 2.53
 Pts U-V (2.68+2.6727) x 5.27 = 2.38
 Pts V-W (2.67+2.6627) x 5.27 = 2.23
 Pts W-X (2.66+2.6527) x 5.27 = 2.08
 Pts X-Y (2.65+2.6427) x 5.27 = 1.93
 Pts Y-Z (2.64+2.6327) x 5.27 = 1.78
 Pts Z-A (2.63+2.6227) x 5.27 = 1.63
 Total 93.35
 93.35 / 2.85 (Average) = 32.75 (Average Grade)

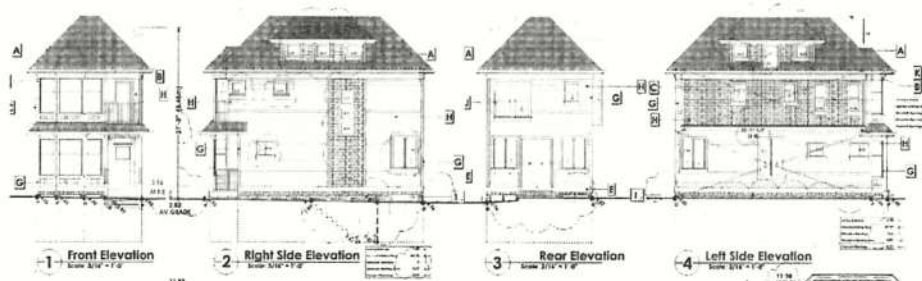
1 Siteplan
Scale: 1:100



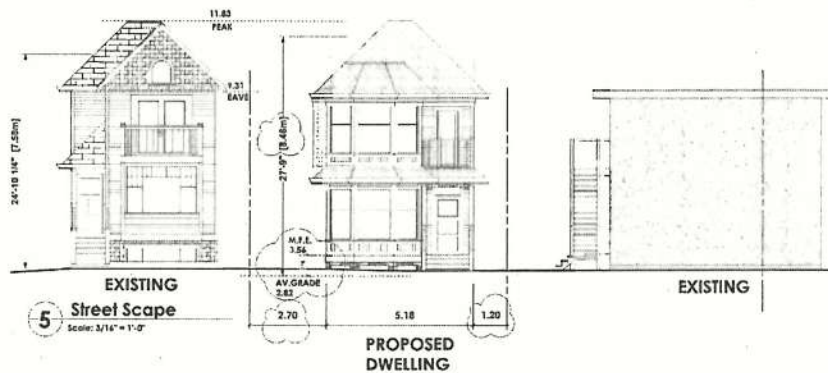
Floor Plans



Elevations



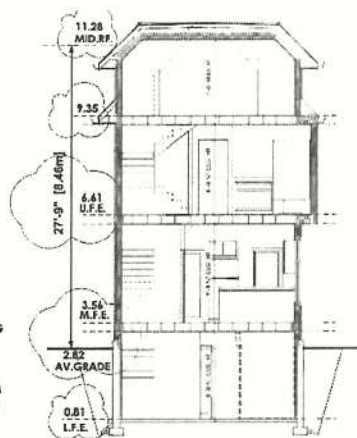
Context Plan



Section

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



6 Section A-A
Scale: 3/16" = 1'-0"



