



Council Report

For the Meeting of June 28, 2018

To: Council **Date:** June 14, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Rezoning Application No. 00614 for 3103 Washington Avenue – Application Ready to Proceed to Public Hearing**

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment (Bylaw No. 18-031).

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 3103 Washington Avenue. The proposal is to construct four single-family dwellings on the lot.

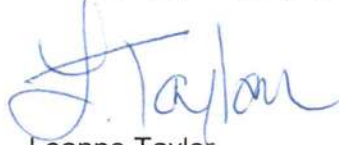
In accordance with Council's motion of January 11, 2018 included below, the necessary conditions that would authorize the approval of the Rezoning for the subject property have been fulfilled. The Committee of the Whole reports dated, December 28, 2018 together with the meeting minutes, are attached. The motion from the January 11, 2018, Council meeting was:

1. *Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00614 for 3103 Washington Avenue, 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. *Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:*
 - i. *Section 219 covenant to secure the design and associated landscaping of four proposed single-family dwelling Units, and to ensure the dwelling units are constructed in accordance with the plans approved by Council.*

Public Hearing Conditions

With regard to the pre-conditions that Council set in relation to this Application, staff can report that a Section 219 covenant to secure the design and associated landscaping of the four proposed single-family dwelling units, and to ensure the dwelling units are constructed in accordance with the plans approved by Council has been registered on title. The recommendation provided for Council's consideration contains the appropriate language to advance this Application to a Public Hearing.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.



Date:

June 20, 2018

List of Attachments

- Appendix A: Committee of the Whole report dated December 28, 2017
- Appendix B: Minutes from the Council Meeting dated January 11, 2018
- Appendix C: Minutes from the Committee of the Whole Meeting dated January 11, 2018.

consider a different housing form such as attached townhouses or two-single family dwellings with garden suites

- if the property is consolidated with neighbouring lots then more efficient densities, circulation and site layouts could be realized
- the subject property is exempt from requiring a Development Permit to construct the proposed three single-family dwellings according to Appendix A: Development Permit Areas and Heritage Conservation Areas in the OCP; however, the applicant is willing to register a section 219 covenant on title to secure the design of the proposed single-family dwelling units and associated hard and soft landscaping to ensure the dwellings are constructed in accordance with plans approved by Council.

BACKGROUND

Description of Proposal

This Rezoning Application is to construct four single-family dwellings on one lot. A new zone would be required to facilitate this development.

The following differences from the current zone are being proposed and would be accommodated in a new zone, if Council decides to move it forward for consideration at a Public Hearing:

- allowing more than one building on a lot
- increasing the combined floor area
- reducing front, rear and side yard setbacks.

Affordable Housing Impacts

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

Sustainability Features

The applicant has not identified any specific sustainability features associated with this proposal; however, the driveway, parking area and outdoor patios are permeable.

Active Transportation Impacts

The application proposes to provide bicycle storage in each single-family dwelling and eight Class 2 (visitor) bicycle parking spaces, which supports active transportation.

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 mix of single-family dwellings and attached housing.

Existing Site Development and Development Potential

The site is presently occupied by a single-family dwelling.

Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone and the R-K Zone, Medium Density Attached Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing Zone (R-B Zone)	R-K Zone
Site area (m ²) - minimum	899.41	460.00	555.00
Density (Floor Space Ratio) - maximum	0.57	n/a	0.60
1 st and 2 nd storey floor area (m ²) – maximum	508.37*	280.00	539.65
Combined floor area (m ²) - maximum	633.51*	420.00	n/a
Number of buildings	4.00*	1.00	attached/semi-attached
Number of dwelling units	4.00*	1.00 + garden suite or secondary suite	4.00 (1 dwelling unit per 185m ² of lot area)
Lot width (m) - minimum	22.80	15.00	18.00
Height (m) - maximum	7.42	7.60	8.50 to ceiling
Storeys - maximum	2	2	2
Site coverage % - maximum	33.53	40.00	33.30
Open site space % - minimum	49.01	n/a	45.00
Setbacks (m) – minimum:			
Front	2.00*	7.50	6 and 7.50 (average)
Rear	2.75*	10.10	4.00
Side (north)	1.50	1.50	4.00
Side (south)	1.50*	3.00	4.00
Combined side yards	3.00*	4.50	n/a
Parking - minimum	4	4	6

Zoning Criteria	Proposal	Existing Zone (R-B Zone)	R-K Zone
Bicycle parking stalls (minimum)			
Class 1	8	n/a	n/a
Class 2	8	n/a	n/a

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on *September 18, 2017*. A letter dated September 25, 2017 is attached to this report.

ANALYSIS

Official Community Plan

The subject property is designated *Traditional Residential* in the Official Community Plan, which supports ground-oriented buildings up to two-storeys and envisions a density up to 1:1 floor space ratio (FSR). The proposal is for two-storey, ground-oriented housing with a density of 0.57:1 FSR; however, the proposed clustering of four single-family dwellings on one lot is not a type of housing form that is contemplated in the OCP, and therefore, staff do not recommend support of this proposal.

The subject property is exempt from requiring a Development Permit to construct the proposed four single-family dwellings according to Appendix A: Development Permit Areas and Heritage Conservation Areas in the OCP; however, the applicant is willing to register a section 219 covenant on title to secure the design of the proposed single-family dwelling units and associated hard and soft landscaping, and to ensure they are constructed in accordance with the plans, if approved by Council.

Site Planning, Architecture and Landscape Design

The applicant is proposing the following site planning, architecture and landscape design:

- four single-family dwellings, two fronting Washington Avenue and two in the rear yard, on a single lot
- each building is two storeys
- the single-family dwellings incorporate traditional architectural features, including pitched rooflines, traditional-style windows, and prominent entryways
- exterior finishes include cement board panels, horizontal cement board siding, wood posts and fibreglass shingles
- one driveway provides access to the site with parking located in the middle of the site and screened from the street
- each unit has substantial soft landscaping in the front yard and a private outdoor patio in the rear
- garbage and recycling is located between units 1 and 2 and screened with soft landscaping

- a pedestrian gate would be provided in the rear yard to provide direct access to Cecilia Ravine Park.

Local Area Plans

The Burnside Gorge Neighbourhood Plan contains *Gorge Sub Area Ground-oriented Housing Urban Design Policies* that would apply to this site. The relevant policies that apply to the subject property are the following:

- be a good neighbour to adjacent homes, with massing mitigating impacts on neighbours
- present a friendly face, with units adjacent to the street and other public spaces
- encourage street vitality and social interaction amongst neighbours, with useable semi-private space or front porches along streets
- ensure livability and considerations for outdoor space
- contribute positively to the unique character and identity of the neighbourhood
- desired separation distance between buildings for this lot is approximately 24ft.

The proposal complies with the policies relating to the streetscape appearance, social interaction, family-oriented housing, private outdoor space, landscaped front and rear yards, and separation distance between buildings (exceed 24ft); however, staff have concerns with the proposed site planning, the number of buildings on the lot and the amount of site area dedicated to vehicles. This proposed site layout may be more suitable if the subject property had two frontages.

The proposal is compared to the R-K Zone; based on this comparison the proposal exceeds the minimum open site space requirement, and the site coverage is only 0.23% more than the maximum permitted in the zone (which is 33%). The existing site area and lot width are 899.41m² and 22.30m, respectively; whereas, the minimum site area and lot width requirements in the R-K Zone are 555m² and 18m, respectively. In comparison to the small lot zones, the minimum lot area for a small lot is 260m²; whereas, in this proposal the lot area per dwelling unit is 224.85m².

The Plan does state that "*smaller redevelopment projects which replicated the pattern of existing homes along the street (e.g. duplexes, triplexes or fourplexes) are supported on the shallower lots in this neighbourhood or where lot consolidation is not possible.*" Staff recognize that the subject property could handle some additional density in the form of row-houses or townhouses, and preferably through a land assembly with adjacent properties.

CONCLUSIONS

The proposal to construct four single-family dwellings on a lot is not consistent with the OCP or *Burnside Gorge Neighbourhood Plan* with respect to site planning and number of single-family dwellings on a lot. The subject property is suitable for some additional density in the form of row-houses or townhouses, and preferably through a land assembly with adjacent properties to enable the best realization of permitted development potential. Staff recommend for Council's consideration that the Application is declined.

ALTERNATE MOTION

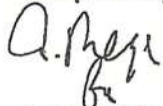
Option 1

1. That Council direct staff to work with the applicant on a proposal that complies with the policies in the Official Community Plan and Burnside Gorge Local Area Plan.

Option 2

2. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00614 for 3103 Washington Avenue, 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. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
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Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

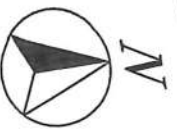
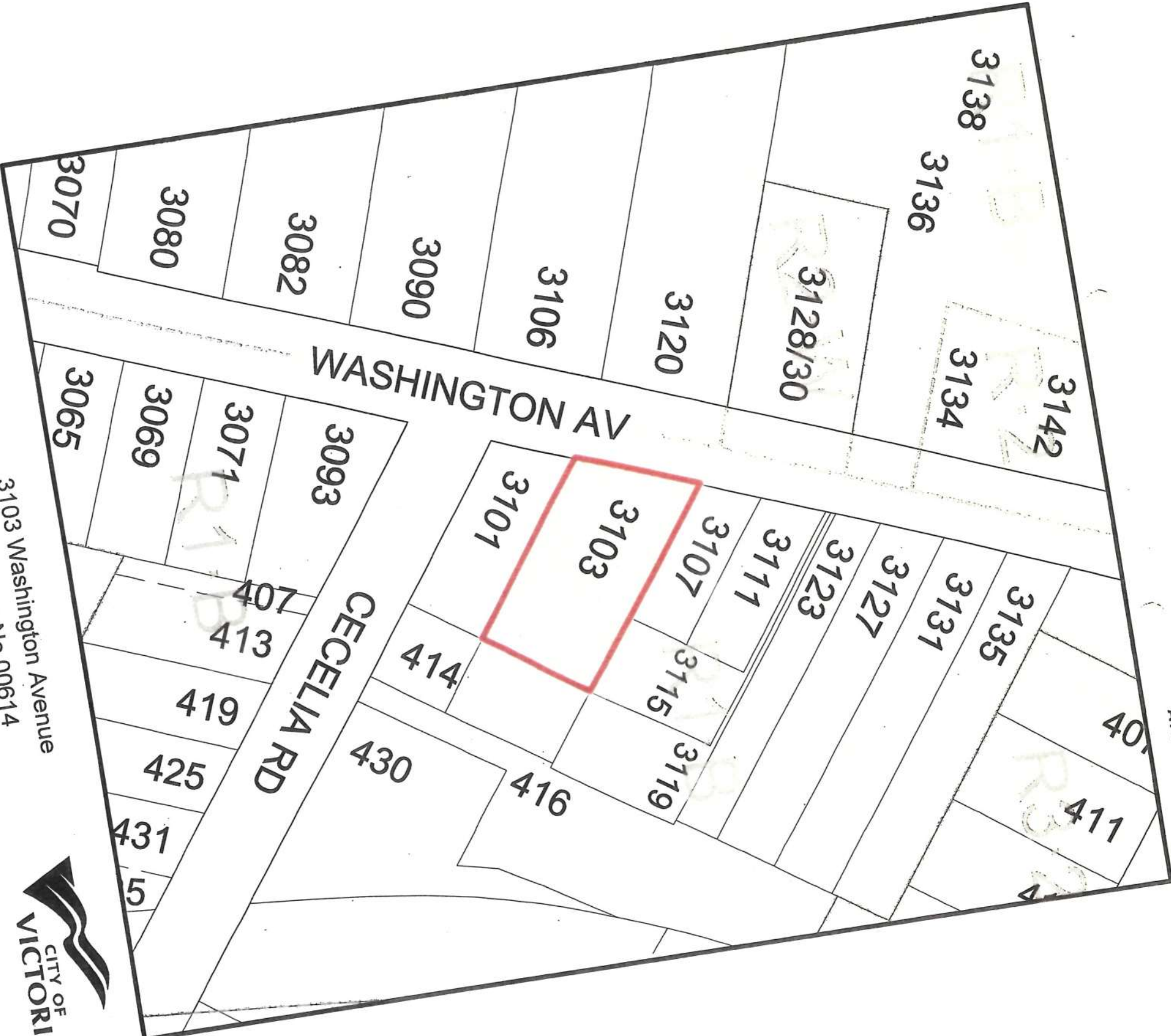


Date:

Jan 2, 2018

List of Attachments:

- Appendix A: Subject Map
- Appendix B: Aerial Map
- Appendix C: Plans date stamped November 17, 2017
- Appendix D: Letter from applicant to Mayor and Council dated September 20, 2017 and November 16, 2017.
- Appendix E: Community Association Land Use Committee Comments dated September 25, 2017.



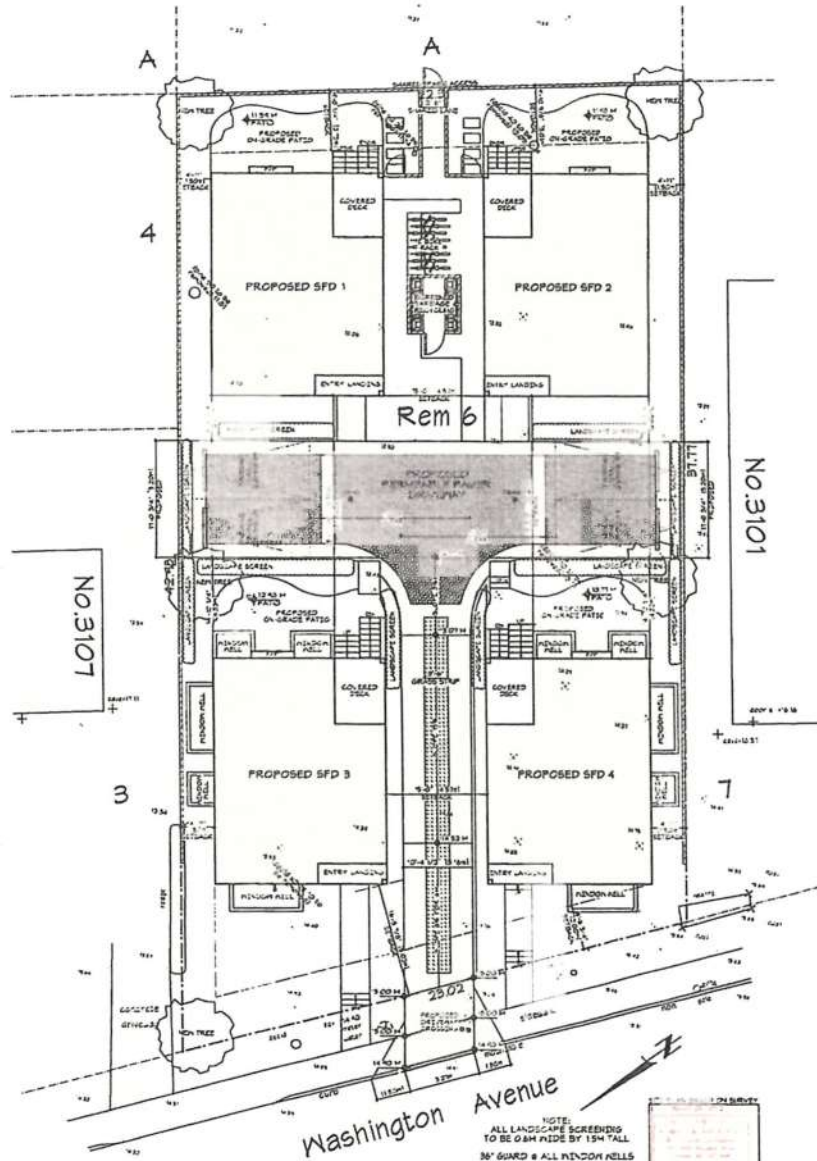
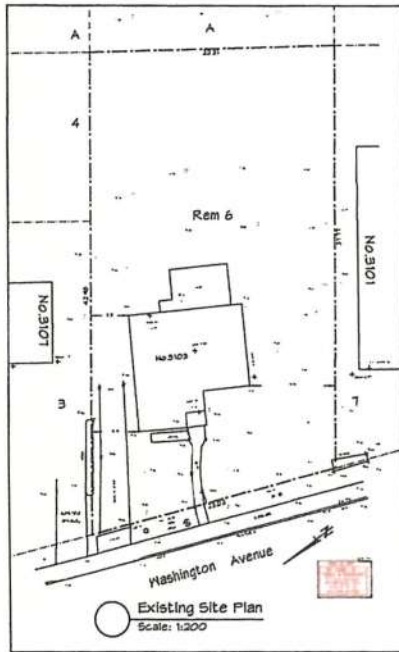
3103 Washington Avenue
Rezoning No.00614



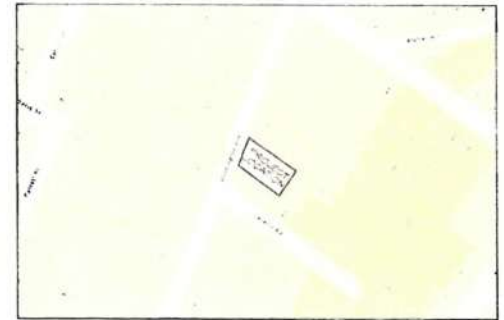


3103 Washington Avenue
Rezoning No.00614





Proposed Site Plan
Scale: 1:100



LOCATION MAP



RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017

- DRAWING LIST:**
- DP1.1 EXIST. & PROP. SITE PLANS
 - DP1.2 SITE DATA & GRADE CALCULATIONS
 - DP2.1 SFD1 PLANS AND ELEVATIONS
 - DP2.2 SFD2 PLANS AND ELEVATIONS
 - DP2.3 SFD3 PLANS AND ELEVATIONS
 - DP2.4 SFD4 PLANS AND ELEVATIONS
 - DP3.1 STREETScape
 - DP4.1 LANDSCAPE PLAN

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 9E2
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: SCOTT SHAW
C. COLLINS

Date: Sept. 06, 2017

Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

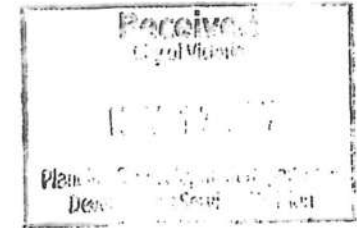
Title:
EXIST. &
PROPOSED SITE
PLAN

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE BANDWIDTHS FROM SFD 1 & 2, ADJUST SITE PLAN TO SUIT	SEP. 2017	W 2017	DP 1.1
2	REMOVE VISIBILITY OF TREES TO BE REMOVED, REMOVE MARKS, REDUCED ELEVATIONS IN LOWER FLOORS, REMOVE MARKS FROM TO BE REMOVED FROM SITE PLAN TO SUIT	NOV. 2017	NOV 2017	
	REMOVE MARKS FROM SITE PLAN TO SUIT		NOV 2017	

Proj No. TBD

NOTE:
ALL LANDSCAPE SCREENINGS
TO BE 0.6M WIDE BY 1.9M TALL
3" GUARD & ALL WINDOW WELLS

SITE DATA - 3103 WASHINGTON AVE, VICTORIA					
LEGAL DESCRIPTION -	LOT 6, SECTION 4, VICTORIA DISTRICT, PLAN 2214, EXCEPT EPP61125				
EXISTING ZONING -	R1-B				
PROPOSED ZONING -	SITE SPECIFIC				
LOT AREA	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT WIDTH	894.41 M (2936.15 FT)				
LOT DEPTH (AVG)	23.50 M (79.16')				
SETBACKS					
FRONT (NW)	2.00 M (6.56')	10.30 M (33.79')	10.30 M (33.46')	5.03 M (16.50')	2.00 M (6.56')
REAR (SE)	2.75 M (9.02')	2.75 M (9.02')	2.75 M (9.02')	3.01 M (9.88')	10.30 M (33.46')
SIDE (NE)	1.50 M (4.92')	1.50 M (4.92')	4.57 M (15.00')	4.57 M (15.00')	4.57 M (15.00')
SIDE (SW)	1.50 M (4.92')	4.57 M (15.00')	1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')
SIDE (COMBINED)	3.00 M (9.84')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')
AVG. GRADE		11.75 M (38.55')	12.15 M (39.86')	13.24 M (43.44')	14.11 M (46.29')
BUILDING HEIGHT		7.18 M (23.56')	7.14 M (23.44')	7.25 M (23.79')	7.42 M (24.34')
STOREYS		2 STOREYS + PARTIAL BSMT	2 STOREYS + PARTIAL BSMT	2 STOREYS + BSMT	2 STOREYS + BSMT
FLOOR AREA	(COMBINED)				
UPPER FLOOR	271.83 M ² (2938.00 FT ²)	67.96 M ² (731.50 FT ²)	67.96 M ² (731.50 FT ²)	67.96 M ² (731.50 FT ²)	67.96 M ² (731.50 FT ²)
MAIN FLOOR	236.59 M ² (2546.00 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)
BASEMENT	125.14 M ² (1341.00 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)	57.41 M ² (618.00 FT ²)	57.41 M ² (618.00 FT ²)
1ST/2ND STOREYS, TOTAL	508.37 M ² (5472.00 FT ²)	127.04 M ² (1368.00 FT ²)	127.04 M ² (1368.00 FT ²)	127.04 M ² (1368.00 FT ²)	127.04 M ² (1368.00 FT ²)
ALL FLOORS, TOTAL	633.51 M ² (6814.00 FT ²)	182.25 M ² (1963.50 FT ²)	182.25 M ² (1963.50 FT ²)	184.51 M ² (1996.00 FT ²)	184.51 M ² (1996.00 FT ²)
TOTAL FLOOR AREA	508.37 M ² (5472.00 FT ²)	127.04 M ² (1368.00 FT ²)	127.04 M ² (1368.00 FT ²)	127.04 M ² (1368.00 FT ²)	127.04 M ² (1368.00 FT ²)
FLOOR AREA RATIO	0.57	0.14	0.14	0.14	0.14
SITE COVERAGE	33.53 % (301.56 M ²)	8.37 % (75.25 M ²)	8.37 % (75.25 M ²)	8.37 % (75.25 M ²)	8.43 % (75.81 M ²)
OPEN SITE SPACE	41.01 % (440.76 M ²)				
PARKING	4 SPACES				

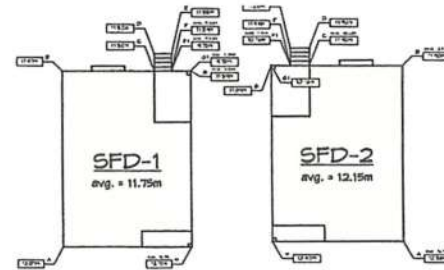


SFD #1 - Average Grade Calculation						
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors
AB	12.87	11.47	11.77	10.06	118.41	432.33
BC	11.47	11.58	11.52	5.18	59.70	30.15
CD	11.58	11.32	11.50	1.02	11.78	
DE	11.52	11.56	11.54	1.07	12.35	
EF	11.56	11.59	11.58	1.42	16.41	
FGH	9.75	9.75	9.75	1.00	10.43	
GH	11.59	12.15	11.87	10.06	118.41	
HA	12.15	12.07	12.11	7.32	85.53	
TOTAL				36.80	432.53	
						SFD1
						Avg. Grade
						11.75

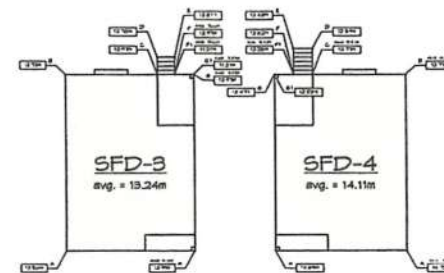
SFD #2 - Average Grade Calculation						
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors
AB	12.86	11.58	12.27	10.06	120.44	442.24
BC	11.58	11.58	11.58	5.18	62.00	30.60
CD	11.58	11.32	11.50	1.02	12.19	
DE	11.52	11.56	11.54	1.07	12.74	
EF	11.56	11.54	11.55	1.02	12.15	
FGH	10.16	10.16	10.16	1.07	10.87	
GH	11.59	12.43	12.18	10.06	120.33	
HA	12.43	12.15	12.29	7.32	81.48	
TOTAL				36.80	442.26	
						SFD2
						Avg. Grade
						12.15

SFD #3 - Average Grade Calculation						
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors
AB	12.56	12.73	12.65	10.06	132.24	489.33
BC	12.73	12.97	12.85	5.18	60.56	30.60
CD	12.97	12.78	12.88	1.02	13.13	
DE	12.78	12.81	12.80	1.07	13.69	
EF	12.81	12.97	12.89	1.02	13.15	
FGH	11.31	11.31	11.31	1.07	12.16	
GH	12.97	13.99	13.48	10.06	135.61	
HA	13.99	13.56	13.78	7.32	100.64	
TOTAL				37.80	489.35	
						SFD3
						Avg. Grade
						13.24

SFD #4 - Average Grade Calculation						
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors
AB	14.15	13.77	14.26	10.06	143.46	533.29
BC	13.77	13.77	13.77	5.18	71.33	37.80
CD	13.77	13.59	13.68	1.12	20.79	
DE	13.59	13.42	13.51	1.07	14.48	
EF	13.42	13.62	13.53	1.32	20.96	
FGH	12.45	12.36	12.36	1.07	13.21	
GH	13.47	14.09	14.00	10.06	141.64	
HA	14.09	14.75	14.72	7.32	107.75	
TOTAL				37.80	533.20	
						SFD4
						Avg. Grade
						14.11



AVERAGE GRADE KEY



RE-ISSUED FOR REZONING & DP NOV. 16, 2017

ZEBRADDESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-3144
Fax: (250) 360-3115

E. COLLINS
Drawn By: K. KOHMAN

Date: Sept. 06, 2011

Scale: AS NOTED

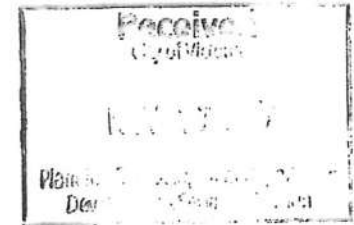
Project:

PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
SITE DATA &
GRADE
CALCULATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE BANDWIDTHS FROM SFD 1 & 2, ADJUST SITE DATA TO SFD	SEP. 25/11	REV. 1	DP
2	OPEN S. SIDE ACCESS TO DATA TABLE, INSTEAD OF PARKING STALLS	NOV. 16/17	REV. 2	1.2
			REV. 3	Proj. No. TBD

SITE DATA - 3103 WASHINGTON AVE, VICTORIA					
LEGAL DESCRIPTION - RUSTING ZONING - PROPOSED JOHNS -	LOT 6, SECTION 4, VICTORIA DISTRICT, PLAN 3214, EXCEPT EPP61125 R1-B SITE SPECIFIC				
LOT AREA	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT WIDTH	841.41 M (2761.15 FT)				
LOT DEPTH (AVG)	23.90 M (79.16')				
SETBACKS	40.35 M (132.46')				
FRONT (NP)	2.00 M (6.56')	10.70 M (35.10')	10.20 M (33.46')	5.03 M (16.50')	3.00 M (9.84')
REAR (SE)	2.75 M (9.02')	2.75 M (9.02')	3.01 M (9.88')	10.70 M (35.10')	10.20 M (33.46')
SIDE (NE)	1.50 M (4.92')	1.50 M (4.92')	4.57 M (15.00')	4.57 M (15.00')	4.57 M (15.00')
SIDE (SW)	1.50 M (4.92')	4.57 M (15.00')	1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')
SIDE (COMBINED)	3.00 M (9.84')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')
AVG. GRADE		11.75 M (38.55')	12.15 M (39.86')	13.24 M (43.44')	14.11 M (46.29')
BUILDING HEIGHT		7.16 M (23.56')	7.14 M (23.54')	7.25 M (23.79')	7.42 M (24.34')
STOREYS		3 STOREYS + PARTIAL BSMT	3 STOREYS + PARTIAL BSMT	3 STOREYS + BSMT	3 STOREYS + BSMT
FLOOR AREA	(COMBINED)				
UPPER FLOOR	271.83 M ² (2926.00 FT ²)	67.46 M ² (731.50 FT ²)	67.46 M ² (731.50 FT ²)	67.46 M ² (731.50 FT ²)	67.46 M ² (731.50 FT ²)
MAN FLOOR	236.53 M ² (2546.00 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)	54.13 M ² (586.50 FT ²)
BASEMENT	125.14 M ² (1347.00 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)	5.16 M ² (55.50 FT ²)
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ALL FLOORS, TOTAL	633.51 M ² (6819.00 FT ²)	132.25 M ² (1423.50 FT ²)	132.25 M ² (1423.50 FT ²)	132.25 M ² (1423.50 FT ²)	132.25 M ² (1423.50 FT ²)
TOTAL FLOOR AREA	508.37 M ² (5472.00 FT ²)	127.04 M ² (1368.00 FT ²)	127.04 M ² (1368.00 FT ²)	127.04 M ² (1368.00 FT ²)	127.04 M ² (1368.00 FT ²)
FLOOR AREA RATIO	0.57	0.14	0.14	0.14	0.14
SITE COVERAGE	33.53 % (301.56 M ²)	8.37 % (75.25 M ²)	8.37 % (75.25 M ²)	8.37 % (75.25 M ²)	8.37 % (75.25 M ²)
OPEN SITE SPACE	44.01 % (440.16 M ²)				
PARKING	4 SPACES				

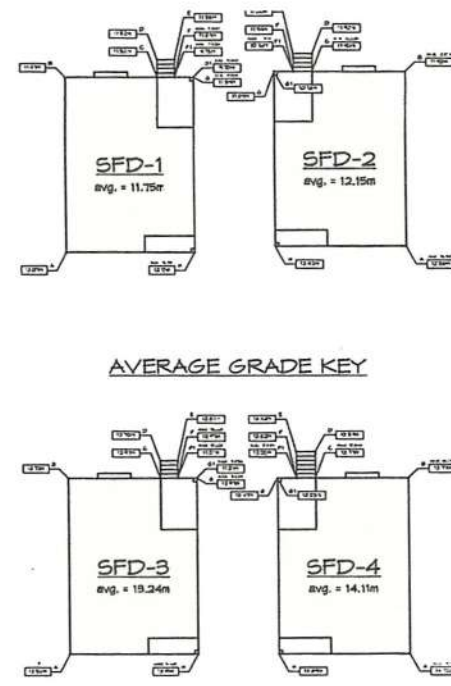


SFD #1 - Average Grade Calculation						
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors
AB	12.07	11.47	11.27	18.08	118.41	432.53
BC	11.47	11.58	11.53	5.18	59.70	36.80
CD	11.58	11.52	11.55	1.07	11.78	
DE	11.52	11.56	11.54	1.07	12.35	
EF	11.56	11.59	11.58	1.12	11.81	
FGH	11.59	11.55	11.57	1.07	10.43	
GH	11.55	12.15	11.87	10.08	119.41	
HA	12.15	12.07	12.11	7.21	64.63	
TOTAL					35.80	432.53
						Avg. Grade
						11.75

SFD #2 - Average Grade Calculation						
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors
AB	12.56	11.85	12.27	10.06	123.44	447.24
BC	11.85	11.82	11.84	5.18	62.20	36.80
CD	11.82	11.83	11.83	1.07	12.19	
DE	11.83	11.88	11.81	1.07	12.74	
EF	11.88	11.84	11.81	1.07	12.15	
FGH	11.84	10.16	10.16	1.07	10.87	
GH	11.82	12.43	12.16	10.08	122.71	
HA	12.43	12.06	12.25	7.21	61.48	
TOTAL					35.80	447.24
						Avg. Grade
						12.15

SFD #3 - Average Grade Calculation						
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors
AB	13.06	12.73	12.89	10.08	131.24	487.32
BC	12.73	12.87	12.80	5.18	66.56	36.80
CD	12.87	12.78	12.83	1.07	13.13	
DE	12.78	12.81	12.80	1.07	13.64	
EF	12.81	12.87	12.84	1.07	13.15	
FGH	12.87	13.21	13.04	1.07	12.10	
GH	12.87	13.89	13.48	10.08	135.61	
HA	13.89	13.56	13.73	7.21	104.64	
TOTAL					35.80	487.32
						Avg. Grade
						13.24

SFD #4 - Average Grade Calculation						
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors
AB	14.75	13.77	14.26	10.08	143.46	533.20
BC	13.77	13.77	13.77	5.18	71.33	37.83
CD	13.77	13.59	13.68	1.12	20.79	
DE	13.59	13.43	13.51	1.07	14.48	
EF	13.43	13.62	13.53	1.21	20.68	
FGH	13.25	13.25	13.25	1.07	13.21	
GH	13.47	14.69	14.08	10.08	141.84	
HA	14.69	14.75	14.72	7.21	107.75	
TOTAL					37.80	533.20
						Avg. Grade
						14.11



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NOV. 16, 2011

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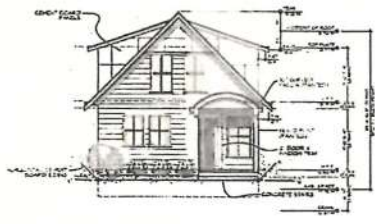
1161 NEWPORT AVE
Victoria, B.C. V8S 5E5
Phone: (250) 360-2144
Fax: (250) 360-2115
Drawn By: K. KOSMAN
Date: Sept. 06, 2011
Scale: AS NOTED
Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
SITE DATA &
GRADE
CALCULATIONS

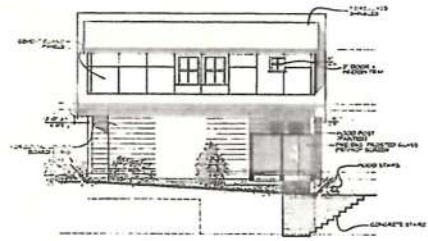
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	ADJUST BOUNDARIES FROM SFD 1 & 2. ADJUST SITE DATA TO SUIT	SEP. 30/11	11	DP
2	ADJUST BOUNDARIES FROM SFD 3 & 4. ADJUST SITE DATA TO SUIT	NOV. 16/11	12	1.2

Proj. No. TBD

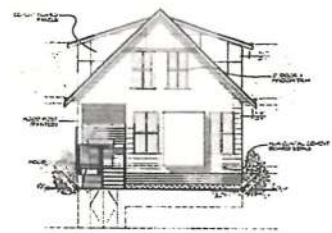
Category	SI	M2
Overall Area Only		
Permitted	19.21	2.08
Building Footprint	434.25	46.71
Building Area	79.33	8.51
Percentage	6.7%	
Street Allowance	14.97%	
Max (SI/M2)		
Permitted	7.55	2.29
Building Footprint	492.41	53.42
Building Area	63.36	6.79
Percentage	6.2%	
Street Allowance	10.31%	
Max (SI/M2)		
Permitted	11.71%	3.58
Building Footprint	518.34	55.14
Building Area	60.99	6.53
Percentage	11.71%	
Street Allowance	24.94%	
Max (SI/M2)		
Permitted	4.32	1.23
Building Footprint	492.41	53.42
Building Area	27.87	2.97
Percentage	1.26%	
Street Allowance	8.00%	



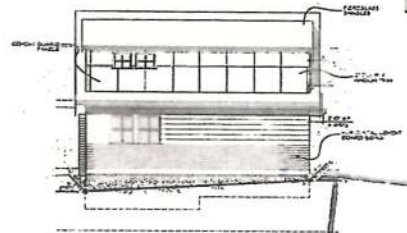
SFD1 - Front (NW) Elevation
Scale: 1:100



SFD1 - Side (SW) Elevation
Scale: 1:100

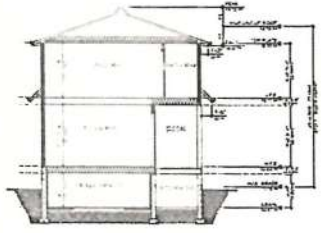


SFD1 - Rear (SE) Elevation
Scale: 1:100

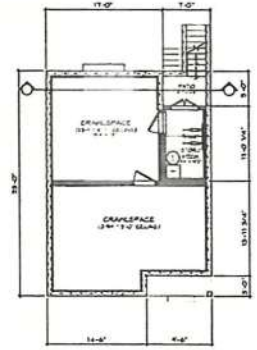


SFD1 - Side (NE) Elevation
Scale: 1:100

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City of Victoria
Planning Department
Dec 11 2011



SFD1 - Preliminary Section
Scale: 1:100



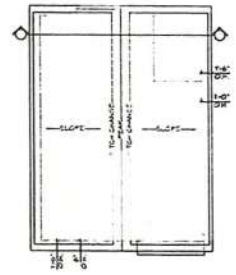
SFD1 - Basement Floor Plan
Scale: 1:100



SFD1 - Main Floor Plan
Scale: 1:100



SFD1 - Upper Floor Plan
Scale: 1:100



SFD1 - Roof Plan
Scale: 1:100

RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017



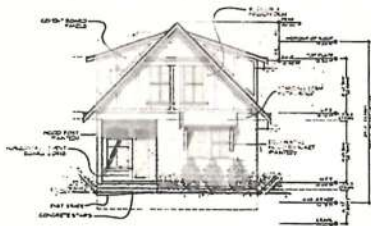
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Collins & Colling
Drawn By: K. ROSEMAN
Date: Sept. 06, 2011
Scale: AS NOTED

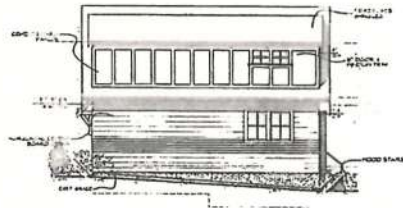
Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
SFD-1 PLANS &
ELEVATIONS

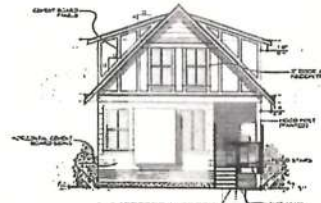
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE BRACKET FROM SFD1 & ADJUST SECTION ELEVATIONS TO MATCH CALCULATOR TO SFD	SEP. 20/11	REV 1 SEP 25/11	DP 2.1 Proj. No. TBD
2	ADDITIONAL & NORTH EAST UPPER FLOOR BED ROOM REMOVED PARALLEL TO NORTH EAST HOUSE BED ROOM REMOVED BLANKING CALCULATOR REVISED TO SF	NOV. 16/11	REV 2 NOV 16/11	



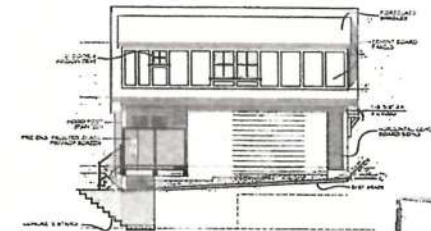
SFD2 - Front (NW) Elevation
Scale: 1:100



SFD2 - Side (SW) Elevation
Scale: 1:100

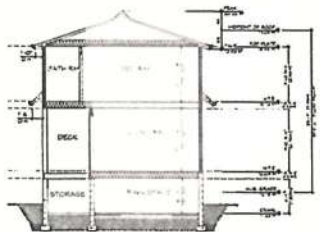
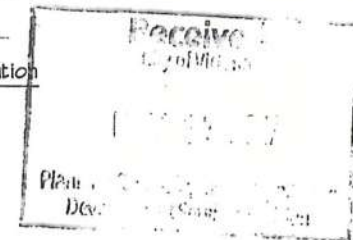


SFD2 - Rear (SE) Elevation
Scale: 1:100

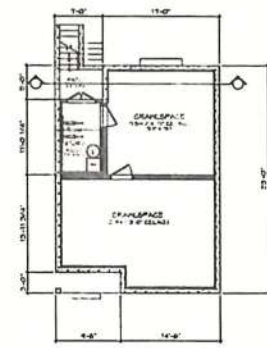


SFD2 - Side (NE) Elevation
Scale: 1:100

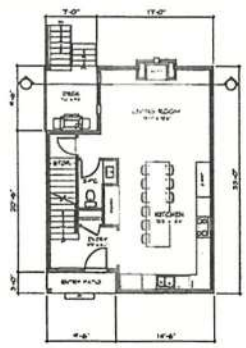
Data (1/1)		DP	H2
setback	11.23	5.85	
building face area	474.25	45.75	
glazing area	79.33	7.17	
percentage	6.71		
max allowed	4.97%		
Data (2/1)		SP	H2
setback	4.94	1.23	
building face area	681.49	62.24	
glazing area	28.12	2.61	
percentage	4.11%		
max allowed	8.85%		
Data (3/1)		SP	H2
setback	11.12	4.00	
building face area	519.92	49.30	
glazing area	60.69	5.84	
percentage	1.67%		
max allowed	8.00%		
Data (4/1)		SP	H2
setback	1.15	2.29	
building face area	581.65	62.10	
glazing area	63.36	5.89	
percentage	2.27%		
max allowed	10.31%		



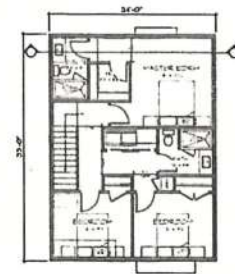
SFD2 - Preliminary Section
Scale: 1:100



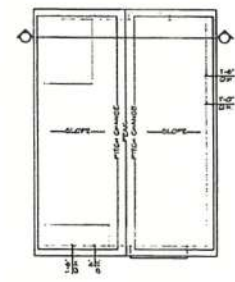
SFD2 - Basement Floor Plan
Scale: 1:100



SFD2 - Main Floor Plan
Scale: 1:100



SFD2 - Upper Floor Plan
Scale: 1:100



SFD2 - Roof Plan
Scale: 1:100

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NOV. 16, 2017

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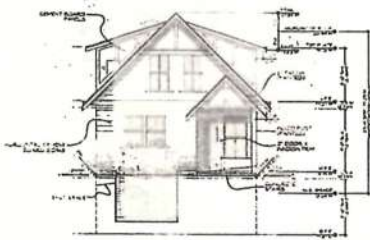
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-3115

Drawn By: K. KOSMAN
Date: Sept. 06, 2017
Scale: AS NOTED

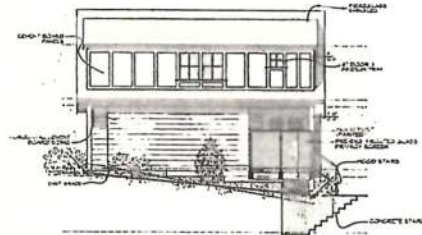
Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
SFD-2 PLANS &
ELEVATIONS

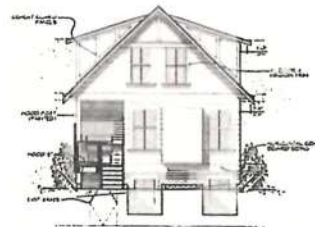
REV. NO.	DESCRIPTION	DATE	Revised by	Sheet
1	REMOVE PATIO SLAB FROM SFD 2. ADJUST SETBACK CALCULATIONS & GLAZING CALCULATIONS TO SFD	SEP. 2017	1ST SUBMISSION SEP. 2017	DP 2.2
2	ADDITIONS IN SOUTH WEST CORNER. ADJUST SETBACK CALCULATIONS & GLAZING CALCULATIONS TO SFD	NOV. 16/17	REV. 1 REV. 2 NOV. 16/17	
			Proj. No. TBD	



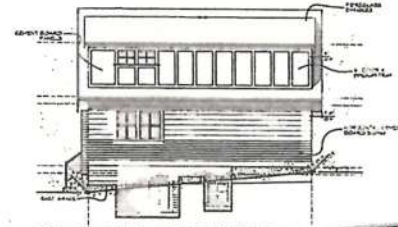
SFD3 - Front (NW) Elevation
Scale: 1:100



SFD3 - Side (SW) Elevation
Scale: 1:100

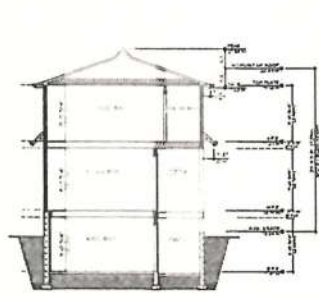
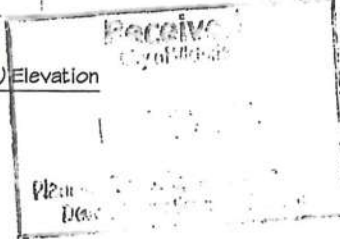


SFD3 - Rear (SE) Elevation
Scale: 1:100

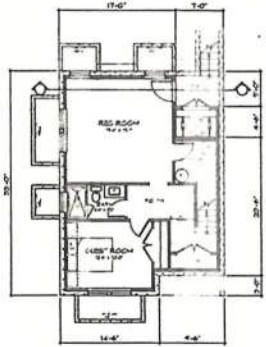


SFD3 - Side (NE) Elevation
Scale: 1:100

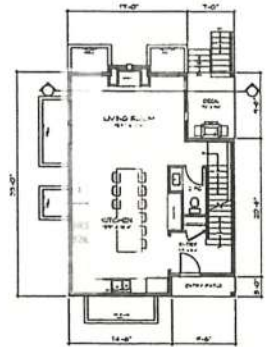
SFD3	
setbacks	1.20
building footprint	1.20
glazing area	1.20
max allowed	1.20
Side (SW)	SF / HZ
setbacks	7.51 / 2.29
building footprint	671.56 / 42.14
glazing area	63.35 / 4.03
max allowed	9.42 / 1.03
Side (NE)	SF / HZ
setbacks	19.23 / 5.86
building footprint	524.57 / 48.73
glazing area	67.27 / 6.25
max allowed	12.62 / 1.12
Side (SE)	SF / HZ
setbacks	4.82 / 1.10
building footprint	671.56 / 62.39
glazing area	27.62 / 2.17
max allowed	8.09 / 1.12



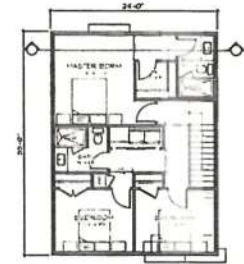
SFD3 - Preliminary Section
Scale: 1:100



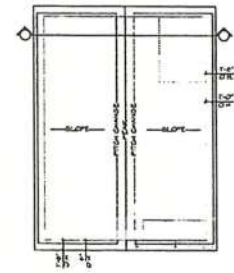
SFD3 - Basement Floor Plan
Scale: 1:100



SFD3 - Main Floor Plan
Scale: 1:100



SFD3 - Upper Floor Plan
Scale: 1:100



SFD3 - Roof Plan
Scale: 1:100

RE-ISSUED FOR REZONING & DP
NOV. 16, 2011

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 9S6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: J. COLLINS / K. KOSMAN

Date: Sept. 06, 2011

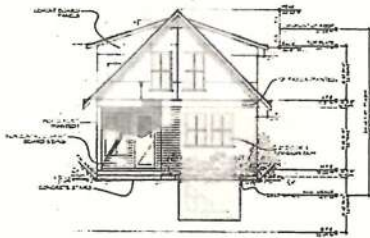
Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

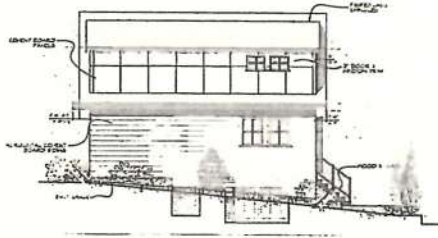
Title:
SFD-3 PLANS &
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	NO CHANGES	SEP 20 2011	REV. 1	DP
2	GLAZING IN NORTH EAST UPPER FLOOR SIDE ROOM REMOVED AND OPEN IN NORTH EAST NORTH EAST ROOM REDUCED GLAZING CALCULATION REFLECT TO SET	NOV 16 2011	REV. 2	2.3
			REV. 3	NOV 16 2011

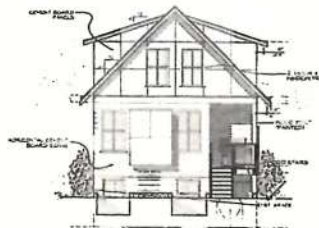
Proj No. TBD



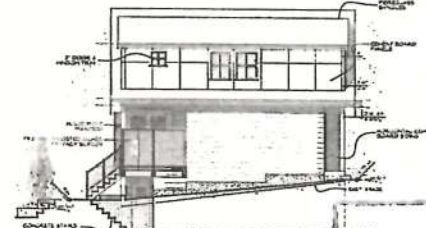
SDF4 - Front (NW) Elevation
Scale: 1:100



SDF4 - Side (SW) Elevation
Scale: 1:100

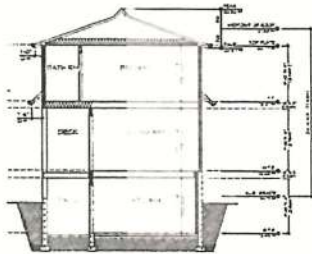
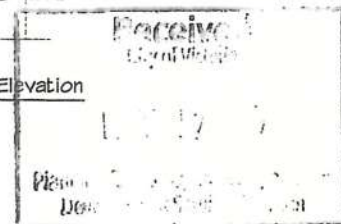


SDF4 - Rear (SE) Elevation
Scale: 1:100

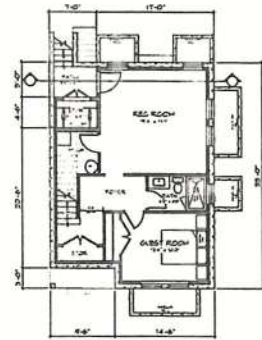


SDF4 - Side (NE) Elevation
Scale: 1:100

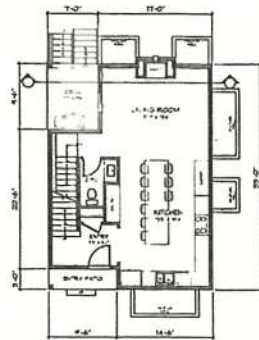
Volume Area Calc. - D4	
Front	
volume	12 - 4000.000
building face area	
glazing area	
percentage	
max allowed	
Side (SW)	
volume	4.92
building face area	705.11
glazing area	33.12
percentage	4.70%
max allowed	8.00%
Rear	
volume	19.23
building face area	551.42
glazing area	73.06
percentage	13.25%
max allowed	2.00%
Side (NE)	
volume	7.51
building face area	705.11
glazing area	66.01
percentage	9.36%
max allowed	0.25%



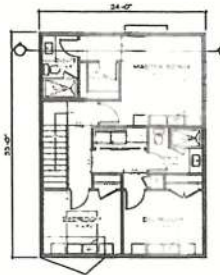
SDF4 - Preliminary Section
Scale: 1:100



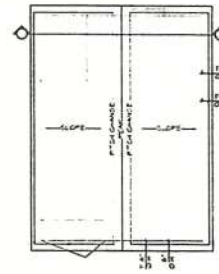
SDF4 - Basement Floor Plan
Scale: 1:100



SDF4 - Main Floor Plan
Scale: 1:100



SDF4 - Upper Floor Plan
Scale: 1:100



SDF4 - Roof Plan
Scale: 1:100

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REZONING & DP
NOV. 16, 2017



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

DESIGNED BY
DRAWN BY: K. KOSHMAN

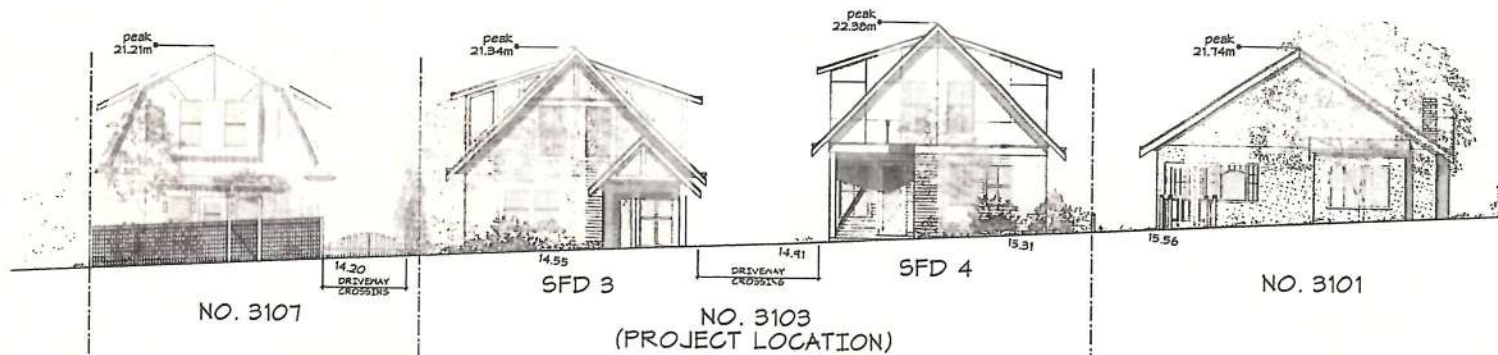
Date: Sept. 06, 2011
Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
SFD-4 PLANS &
ELEVATIONS

REV. NO	DESCRIPTION	DATE	Revision:	Sheet:
1	NO CHANGES	SEP 20/11	01	DP
2	ADDED IN SOUTH WEST UPPER FLOOR REAR WALKER BENCH, REAR IN A SOUTH WEST WALKER BED ROOM BENCHES GLAZING CALCULATION REVISED TO SUIT	NOV 16/17	02 03 04	2.4

Proj No. TBD



NO. 3103
(PROJECT LOCATION)
WASHINGTON AVE

 Streetscape
Scale: 1:75

RE-ISSUED FOR
REZONING 4 DP
NOV. 16, 2017

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 5E5
Phone: (250) 360-3144
Fax: (250) 360-2115

Drawn By: K. JOSEPHAN

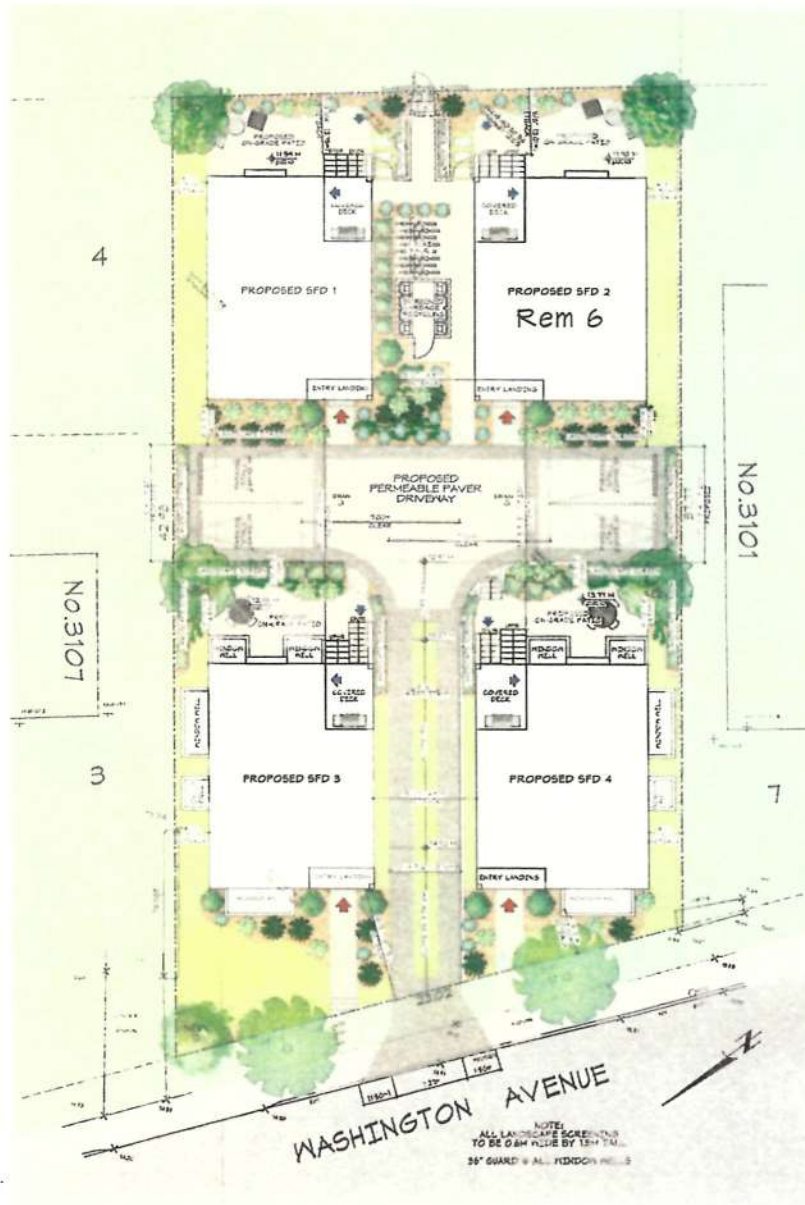
Date: Sept. 06, 2017

Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
STREETSCAPE

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	NO CHANGES	SEP 2017	ST 09/2017	DP 3.1
2	NO CHANGES	NOV 16/17	REV 1 09/2017	
			REV 2 09/16/17	
				Proj No. TBD



LANDSCAPE PLAN LEGEND

TREES/SHRUBS

- EXISTING TREE
- NEW TREE
- NEW SHRUBS
- GROUNDCOVER PLANTS

GROUNDCOVER

- LAWN
- MULCH

HARD LANDSCAPING

- PERMEABLE PAVERS
- CONCRETE
- BRUSHED CONCRETE DRIVEWAY CROSSINGS
- PAVED SIDEWALK

OTHER

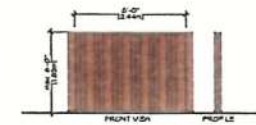
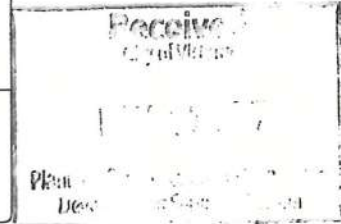
- WOOD PRIVACY FENCE
- CONCRETE PAVERS

EGRESS

- MAIN ENTRY
- SECONDARY ENTRY

NOTES:

- LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
- CONTRACTOR TO IDENTIFY UTILITIES PROVIDED THROUGH UNDERGROUND PAVING AND AVOID CONFLICT WITH EXISTING UTILITIES.
- ALL LANDSCAPING SHALL BE PERFORMED TO BCSCA, BCMA STANDARDS.
- ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
- WOOD FENCE TO BE MAX HEIGHT OF 1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.00M (3'-0") BETWEEN FRONT PROPERTY LINE AND REAR PROPERTY LINE.



Fence Design
Scale: 1:50

Landscape Plan
Scale: 1:100

RE-ISSUED FOR
REZONING & DP
NOV. 16, 2017

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 9E6
Phone: (250) 360-2144
Fax: (250) 360-2119

DESIGNED BY: G. COLLINS
DRAWN BY: K. KOSHMAN

Date: Sept. 06, 2017
Scale: AS NOTED

Project:
PROPOSED
4 SFD'S @ 3103
WASHINGTON AVE.

Title:
LANDSCAPE PLAN

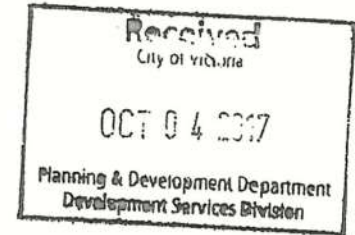
REV. NO.	DESCRIPTION	DATE	REVISED BY	SHEET
1	REMOVE BOUNDARIES FROM SFD 1 & 2. ADJUST LANDSCAPE PLAN TO SUIT.	SEP. 2017		
2	INCREASED VARIETY OF TREES TO BE PLANTED AND THE BRUSH KUDZU CEILING TO BE LOWER PROFILE. RELOCATED ENTRY PATIO TO SUIT SFD 1. ADJUSTED CONCRETE FINISHING SPEC. RELOCATED THIS BACK AND ADDED SCREENING BARRIERS AND PLANTING. LANDSCAPING REMOVED TO SUIT SFD 3 & BRUSH STRIP TO DRIVEWAY.	NOV. 2017		

Sheet:
**DP
4.1**
Proj No. TBD



September 20, 2017

#1 Centennial Square
Victoria, B.C.
V8W 1P6



Re: 3103 Washington Avenue, Rezoning application and Development Permit

Dear Mayor Helps and City Victoria Council Members,

We are applying for a site specific rezoning at the above mentioned property. The objective of this proposal is affordable small detached family housing (strata titled) as an alternative to townhouses/row houses and apartment or condominium buildings. The concept was inspired due to the size and specific location of the lot, and in light of the current intense need for housing in Greater Victoria. The project is guided by specific objectives as described in the Burnside Gorge Neighbourhood Plan that support a variety of housing forms in this area, especially ground oriented units.

We are pleased to be putting forward a new concept and note that "creativity in design to meet policy intent is encouraged" in the Burnside Gorge Neighbourhood Plan. Exciting developments are coming for this area and we'd like to contribute some innovative design ideas to the initiatives. Providing diverse housing choices and increasing support for people who walk and bicycle were two of the top ten objectives of the 2015-2016 Community Engagement summary.

At the outset, we began by canvassing nearby neighbours and property owners to determine if they were in favour of such a proposal, and found that they were. We also had conversations with the Area Planner and the Engineering Department of City of Victoria, to introduce the concept and find out if the existing services on the street were viable for a development of this nature, and what Development Services might think of the idea in principle. Similarly we individually contacted City of Victoria Members of Council and the Mayor to see if this was a supportable project in their opinions. We encountered encouraging responses from all these parties as well.

With this information in mind we developed a preliminary proposal for four small detached homes, which we presented on September 11th to the Burnside Gorge Community Land Use Committee; the concept was warmly received by the Burnside Gorge CALUC. On September 18th the proposal was brought to the Burnside Gorge Neighbourhood Association and public at their monthly meeting. Plans and site data have been slightly revised in response to feedback from that neighbourhood meeting, eliminating the proposed basements in two of the homes, mostly due to concerns about parking.

We thought that this location would be perfect for a family-friendly housing approach like this due to its proximity to the Galloping Goose Regional Trail and downtown, making it an ideal home for those interested in vehicle free commuting and recreational use of the trail. Section 12.4 of the Neighbourhood Plan says that a range of appropriate housing in traditional residential neighbourhoods is encouraged, "providing options for households who are seeking housing with access to useable outdoor amenity space", and that the intent of the Land Use Policies is to "support intensification through primarily ground-oriented forms of housing" in the Burnside Gorge residential areas. Section 4.1.1.1 says, "Housing options attractive to a range of households, including families with children, are encouraged where appropriate".

The existing lot backs onto the Cecilia Ravine Playground, and we have included gate access from the property to the park to facilitate safe and direct access for children and bicycles from the property to the park and trail. We have proposed more than the required outdoor bicycle parking and have also allowed for lockable, weatherproof private individual storage rooms for bicycles. There are plans to improve cycling and pedestrian routes from the Galloping Goose Trail/Cecelia Ravine Park westward across Washington Avenue and through to Balfour Road.

As well as having three bedrooms per house on the upper level, each home will have a very comfortable kitchen and living area plus powder room on the main level, and in the case of Single Family Dwellings (SFDs) 3 and 4, a rec room, bathroom and flex or guest room is included on the lower level, which would allow for changing family needs. Each unit has its own covered private deck at the rear of the unit, and an on grade patio area with privacy screening to separate the yards from the parking area. On the site we are proposing five parking stalls, one for each unit plus one visitor parking space.

The plans are each under 127.1m² (1368 square feet) in area on main and upper levels, and they are 184.51m² (1986 SF) including the basement, in the cases of SFDs 3 and 4. Site coverage is currently 33.53% for all four houses combined on the existing property.

The Floor Area Ratio is 0.57 for the project (in comparison to S2 has a maximum of 0.6 FAR or 190m² excluding basements, whichever is less).

The houses are small but attractive, designed in a craftsman style; they are differentiated from one another in the elevations in design, materials and colours and fit well into the Neighbourhood context. As well as single family detached houses, the street includes row houses and higher density residential use. CPTED values have been considered in developing the project and sight lines on the site should remain principally clear, with outdoor lighting installed and "neighbourliness" being intrinsically encouraged.

The location is close to amenities such as: major bus routes; local groceries; entertainment; shopping and recreation locations; employment opportunities; schools; medical services; the downtown core. Future plans for the area - including the creation of a small urban village eastward from Cecelia Ravine towards Jutland - would provide additional services and opportunities for residents, and vice versa, with residents contributing social and economic benefit to future commerce and community ventures there.

We would retain all existing boulevard trees and replace any affected trees on site at the ratio indicated by the Parks Department; ground treatment includes a variety of permeable surfaces to aid in water management.

We imagine that a cluster of small houses like this would encourage interaction between the families that live there, and provide an attractive, friendly face next to the public space of the park and the access to the Galloping Goose Trail and Cecelia Ravine. We hope that a development such as this would serve to enhance the streetscape and enrich the social fabric of the area, maintaining the traditional residential character of the vicinity while contributing an appropriately scaled residential development.

Thank you very much for your consideration of this application. Please see enclosed plans for site data and project details.

Sincerely,



Rus Collins

Zebra Design & Interiors Group Inc.



November 16, 2017

#1 Centennial Square
Victoria, B.C.
V8W 1P6



Site Specific Rezoning and Development Permit: 3103 Washington Avenue detached homes

Dear City of Victoria staff, Mayor Helps and Members of Victoria Council,

Thank you for the application review summary dated October 24, 2017 and for the meeting to discuss the Planning Department's comments on our application.

In the list of conditions to be met prior to Committee of the Whole (COTW), it is stated in the comments from the Development Services Division that staff could support attached townhouses as one form of acceptable housing on this site, and when speaking to Development Services staff on November the 7th, we were told that our proposal is too dense for this location.

We would like to point out that in the Zoning Plan Check sheet that was provided to us, our proposal is being compared to RK townhouse zone.

Since we began designing this project, we have always intended that we want to approach these units as a townhouse type strata and not as a strata subdivision.

Here is how our project compares to the RK Zone requirements:

- RK minimum lot size is 555 M²; we have 899.41 M², 62% greater area than required
- RK allow 1 unit per 185M² which would be almost 5 units on this lot; we propose 4 units
- RK allows a maximum Floor Area Ratio of .6 to 1; we propose .57 to 1
- RK allows a max. site coverage of 33%; we propose 33.53% only 0.53% over the allowable
- RK requires 45% lot area to be landscaped; we propose over that at 47.13%

Other than the setbacks, we believe that the proposal really reflects the main objectives of the townhouse zone and we have worked hard to achieve an optimal layout on the site. With our concept it would be very hard to meet the RK setback requirements due to the homes being

detached. Although our proposal does have one house quite close to the front property line due to the asymmetry of the lot, we observe that there are numerous different setback situations on other properties nearby, including for example 414 Cecilia Road and we feel that ours would not be a very unusual situation in the context of this neighbourhood.

Our proposal, rather like the cottage clusters mentioned as a supportable ground-oriented housing form in Section 12.7 of the Gorge Burnside Neighbourhood Plan, will encourage neighbourliness, while still providing privacy and not overlooking the neighbours.

A further point from the Development Services Division is about driveways and parking. Please consider that if one were to design an attached townhouse project on this property, it would still require a driveway access, similar to the one we are showing. If we were to incorporate carports or garages as would be the norm with townhouses on this property, the width of the drive aisle would be required to be at least 23 feet wide due to the turning radius. We only require 17'-0 3/4" wide parking in this configuration, for two vehicles side by side, resulting in much less paving overall.

We are proposing to add a grass strip down the driveway and in accordance with the suggestion of Development Services staff, to remove the fifth parking stall. This will further increase our green space on site - additional plantings will be implemented - and also allow us to address the requirement for garbage and recycling locations (please refer to the updated site and landscape plans for details).

Regarding suggestions towards the architectural style of our project, we note that each home has a different entry roof, each home has different finishing materials, and each home does have a different but complimentary colour scheme. In addition we have revised the window styles to reflect a different character for each dwelling.

Each of our homes was designed with secure, enclosed bicycle parking, plus there is an additional outdoor bicycle rack. We have included new fencing proposed for the sides and rear lot lines.

Currently our plan shows five trees to be removed (three pines and two deciduous), with five new trees to be planted. In response to Parks Department Comments, we are willing to replace the City boulevard cherry trees at the time of building permit if required, but would prefer to protect and retain the existing mature trees if possible. We will contact the Parks Department to discuss. We're pleased to hear that a gate from the property into the park is supported by staff.

Regarding Underground Utilities comments, we are will be working with a Civil Engineer to generate the sewage attenuation report, but it is not yet available; we will forward that as soon as it is prepared.

Permits and Inspections Division Comments: glazing and unprotected openings calculations have been revised in accordance with changes made to the windows, and the tables containing that information are located in the upper right hand corners of sheets 2.1, 2.2, 2.3 and 2.4.

Fire Department comments: we are considering implementing sprinklers in SFDs #1 and #2.

From the outset of this project, we began talking to the neighbours, the community association and also each and every member of City Council plus the Mayor herself, encountering very strong support. We are suggesting here an alternate solution to the housing need in Victoria (specific to this location), which would provide interesting, affordable, detached housing. This lot provides a very distinctive situation because there are no rear neighbours due to the park at the rear property line. This is a unique opportunity to do something different – let's not miss out on this chance to explore an alternative approach to affordable housing.

Although appropriate in many circumstances, and a solution to many housing challenges, townhouses are not without their drawbacks. In these times of intense pressure for increased housing and urban concentration, this project could provide that sought-after townhouse density with a single family feel. It could offer people an opportunity for the pride of ownership that comes with a detached family home, in a neighbourhood that likes what we are proposing.

In this proposal we provide off street parking space for one car per unit, in a location ideal for bicycling and walking (the Galloping Goose Trail is almost in the back yard). We are not proposing suites, having removed them after feedback from the community meeting. We note that some other nearby homes do not even have street or driveway access at all, and there is also a wide variety of housing types on the street, including a "micro" lot very nearby.

Again we stress that the proposal is well supported and liked by a lot of the neighbours, the greater community and affordable housing advocates. We encourage you to take a fresh look at our revised proposal, and consider that we have a great opportunity here to do something a bit unprecedented in a unique location that deserves special consideration.

Thank you for your time in reviewing the submission.


Sincerely,



Rus Collins

Zebra Design & Interiors Group Inc.





Burnside Gorge Community Association

September 25, 2017

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting Rezoning Re-Application for 3103 Washington Avenue

On September 18, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss Zebra Group's proposal to rezone 3103 Washington Avenue from R1-B Residential to site-specific residential zoning.

Rus Collins of Zebra Group presented.


The proposal is for a Strata complex of 4 single family houses. The existing house on the lot is to be demolished. The proposed buildings are 2 storeys, plus possible basements. The homes are 127m² in size not including the basement. The exterior elevations are of a style designed to fit in with the neighbouring houses.

Comments on design of houses was very favourable.
Concerns were over parking and change from Traditional Residential Zoning

The proposal included 5 parking stalls and ample space for bike storage/ parking at all houses. The comments from adjacent neighbours were in regards to the possibility of the basements being turned into suites, thereby resulting in a lack of parking on the lot. The proposal attempts to address concerns over parking by possibly incorporating an electric car available for use by all tenants.

The proposal incorporates improved landscaping with a permeable paver driveway to maintain natural drainage using grasses in lieu of asphalt.

A poll was taken and divided into alternates:
Two houses with suitable basements: Favor – 10
All four without basements: Favor – 18
All with basements: Favor – 5
Opposed completely – 7
Abstained: 1



Burnside Gorge Community Association

The poll results were generally based on the concern for over parking spaces.

Respectfully,

Avery Stetski

Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Rus Collins Zebra Group

4. Rezoning Application No. 00614 for 3103 Washington Avenue

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00614 for 3103 Washington Avenue, 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. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - i. Section 219 covenant to secure the design and associated landscaping of four proposed single-family dwelling Units, and to ensure the dwelling units are constructed in accordance with the plans approved by Council.

Carried

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

Opposed: Councillor Young

4. LAND USE MATTERS

4.5 Rezoning Application No. 00614 for 3103 Washington Avenue

Committee received a report dated December 28, 2017, from the Director of Sustainable Planning and Community Development regarding an application to permit the construction of four single-family dwellings.

Motion: It was moved by Councillor Young, seconded by Councillor Lucas, that Council decline Rezoning Application No. 00614 for the property located at 3103 Washington Street.

Committee discussed:

- Support from neighbours for the proposal.

DEFEATED 18/COTW

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

Motion: It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00614 for 3103 Washington Avenue, 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. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - i. Section 219 covenant to secure the design and associated landscaping of four proposed single-family dwelling Units, and to ensure the dwelling units are constructed in accordance with the plans approved by Council.

Committee discussed:

- The type of housing needed in the City and a desire for an affordability component to be included in the proposal.

CARRIED 18/COTW

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