

REPORTS OF COMMITTEES

2. Committee of the Whole – March 22, 2018

4. Rezoning Application No. 00612 & Development Permit with Variances Application No. 00053 for 63 Boyd Street

Motion:

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

Rezoning Application No. 00612

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00612 for 63 Boyd Street, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00053

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00053, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00612 for 63 Boyd Street, in accordance with:

1. Plans date stamped February 28, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Proposed Lot A

- i. Reduce the side yard setback (south west) for an accessory building from 0.6m to 0.0m
- ii. Increase the maximum height of from 7.5m to 8.03m

Proposed Lot B

- i. Reduce the side yard setback (north east) for an accessory building from .06m to 0.0m.
- ii. Increase the maximum height from 7.5m to 8.03m

3. The Development Permit lapsing two years from the date of this resolution."

Carried

For: Mayor Helps, Councillors Alto, Coleman, Thornton-Joe, and Young
Opposed: Councillor Madoff

6. LAND USE MATTERS

6.1 Rezoning Application No. 00612 & Development Permit with Variances Application No. 00053 for 63 Boyd Street

Committee received reports dated March 8, 2018, from the Director of Sustainable Planning and Community Development regarding an application to subdivide the property and construct two new small lot houses.

Motion: It was moved by Councillor Madoff:
Rezoning Application No. 00612
That Council decline Rezoning Application No. 00612 for the property located at 63 Boyd Street.
Development Permit with Variances Application No. 00053
That Council decline Development Permit with Variances Application No. 00053 for the property located at 63 Boyd Street.

MOTION FAILED DUE TO NO SECONDER

Motion: It was moved by Councillor Thornton-Joe, seconded by Councillor Young:
Rezoning Application No. 00612
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00612 for 63 Boyd Street, that first and second reading of the *Zoning Regulation Bylaw* Amendment be considered by Council and a Public Hearing date be set.
Development Permit with Variances Application No. 00053
That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00053, if it is approved, consider the following motion:
"That Council authorize the issuance of Development Permit with Variances Application No. 00612 for 63 Boyd Street, in accordance with:
1. Plans date stamped February 28, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
Proposed Lot A
i. Reduce the side yard setback (south west) for an accessory building from 0.6m to 0.0m
ii. Increase the maximum height of from 7.5m to 8.03m
Proposed Lot B
i. Reduce the side yard setback (north east) for an accessory building from .06m to 0.0m.
ii. Increase the maximum height from 7.5m to 8.03m
3. The Development Permit lapsing two years from the date of this resolution."

Councillor Loveday withdrew from the meeting at 9:59 a.m. and returned at 10:00 a.m.

Committee discussed:

- Concerns relating to demolishing existing housing.
- Options for housing on the site and affordability.

CARRIED 18/COTW

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

Committee of the Whole Minutes – March 22, 2018

DRAFT



Committee of the Whole Report For the Meeting of March 22, 2018

To: Committee of the Whole **Date:** March 8, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00612 for 63 Boyd Street

RECOMMENDATION

That Council decline Rezoning Application No. 00612 for the property located at 63 Boyd 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 63 Boyd Street. The proposal is to rezone from the current R-2 Zone, Two Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, in order to subdivide the property and construct two new small lot houses.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development, as described in the *Official Community Plan, 2012 (OCP)*
- the proposal is consistent with the Design Guidelines specified in the *Small Lot House Rezoning Policy, 2002*
- the proposal is consistent with the *James Bay Neighbourhood Plan, 1993*, which encourages infill development in a form and scale that is in visual harmony with existing buildings
- the demolition of existing dwelling units to enable small lot subdivision is inconsistent with the *Small Lot House Rezoning Policy*.

The staff recommendation provided for Council's consideration is to decline the application due to the proposal's lack of consistency with the objective of the *Small Lot House Rezoning Policy*

related to the retention of viable existing housing; however, Council may wish to consider the alternate motion.

BACKGROUND

Description of Proposal

The purpose of this Rezoning application is to rezone 63 Boyd Street from the R-2 Zone, Two Family Dwelling District, to the R1-S2, Restricted Small Lot (Two Storey) District, and to subdivide the existing property to create two small lots. Variances related to building heights and setbacks for the accessory buildings are considered under the concurrent Development Permit with Variances application and are discussed in the accompanying report.

Affordable Housing Impacts

The applicant proposes to create two new residential units to replace one residential unit, which would increase the overall supply of housing in the area by one unit.

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 application.

Accessibility Impact Statement

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

Land Use Context

The area is characterized by single-family dwellings, small lots, and two-family dwellings; and a multiple-dwelling immediately to the south-west.

Existing Site Development and Development Potential

The property located at 63 Boyd Street is presently a single-family dwelling centred over two lots that are zoned for a duplex. The two lots are front to back with only one of the lots having street frontage. If the lots were consolidated, under the current R-2 Zone, Two Family Dwelling District, the property could be developed as a two-family dwelling, or a single-family dwelling with secondary suite or garden suite.

Data Table

The following data table compares the proposal with the R1-S2 Zone, Restricted Small Lot (Two Storey) District. An asterisk is used to identify where the proposal is less stringent than the proposed zone. The variances related to height and setbacks will be considered in the accompanying Development Permit with Variances application.

Zoning Criteria	Proposed Lot A	Proposed Lot B	Zone Standard R1-S2
Site area (m ²) - minimum	324.65	324.65	260.00
Density (Floor Space Ratio) - maximum	0.55 to 1	0.55 to 1	0.60 to 1
Total floor area (m ²) - maximum	178.46	178.46	190.00
Lot width (m) - minimum	10.72	10.72	10.00
Height (m) - maximum	8.03*	8.03*	7.50
Storeys - maximum	2	2	2
Site coverage (%) - maximum	39.69	39.69	40.00
Setbacks (m) – minimum:			
Front	6.00	6.00	6.00
Projection - Stairs	0.80	0.80	2.50
Rear	8.56 building 6.89 stairs	8.57 building 6.88 stairs	6.00
Side (north west)	1.50	1.89	1.50 non-habitable 2.40 habitable
Side (south west)	1.89	1.50	1.50 non-habitable 2.40 habitable
Parking - minimum	1	1	1
Schedule F- Accessory Building Regulations			
Location	Rear yard	Rear yard	Rear yard
Combined floor area (m ²) – maximum	20.29	20.29	37.00
Height (m) - maximum	3.67	3.67	4.00 (small lots)
Setbacks (m) – minimum:			
Front	23.86	23.86	18.00
Rear	0.60	0.60	0.60
Side (northeast)	7.22	0.00*	0.60
Side (southwest)	0.00*	7.22	0.60
Separation from single family dwelling - minimum	2.81	2.72	2.40

Zoning Criteria	Proposed Lot A	Proposed Lot B	Zone Standard R1-S2
Rear Site Coverage (%) - maximum	27.44	27.55	30.00

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 September 13, 2017. A letter from the CALUC 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 100% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required small lot house rezoning petitions, summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the property is Traditional Residential which contemplates small residential lots to accommodate new ground-oriented infill. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential - Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development in a way that is compatible with the existing neighbourhood.

James Bay Neighbourhood Plan

The *James Bay Neighbourhood Plan* supports infill development, such as small lot single-family dwellings, provided there is visual harmony in form and scale between the new buildings and the adjacent properties. The proposal is generally consistent with the neighbourhood plan.

Small Lot House Rezoning Policy

The *Small Lot House Rezoning Policy* encourages sensitive infill with an emphasis on ground-oriented housing that is consistent with the existing character of development. The proposed lots each exceed the required site area minimum of 260m² and 10m lot width minimum, with each proposed new lot providing 324.65m² of site area and 10.72m lot width. There are several other small lots in the immediate area.

The policy is not intended to facilitate the demolition of an existing house to enable additional houses, and the proposal is to demolish the existing house in order to build two small lot houses. The applicant has indicated in the letter to Council that the house will be deconstructed and recycled as much as possible. Given this objective in the small lot policy, the staff recommendation is to decline the application; however, since the site could be redeveloped as a duplex without rezoning, and given the immediate surrounding land use context including a multi-unit residential building to the south-west, Council may wish to consider the alternate recommendation.

Regulatory Considerations

The property would be rezoned to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. There are variances required to facilitate this proposal related to increasing the maximum heights and reducing the side yard setbacks for attached accessory buildings. These variances are discussed in the accompanying report for the Development Permit with Variances Application.

CONCLUSIONS

This proposal to rezone the subject property to create two small lot houses is generally consistent with the applicable City policies; however, the *Small Lot Rezoning Policy* is not intended to facilitate the demolition of an existing house to enable small lot houses to be built. As such, staff recommend that Council consider declining the Rezoning application.

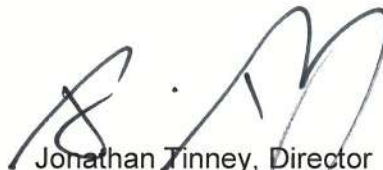
ALTERNATE MOTION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00612 for 63 Boyd Street, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

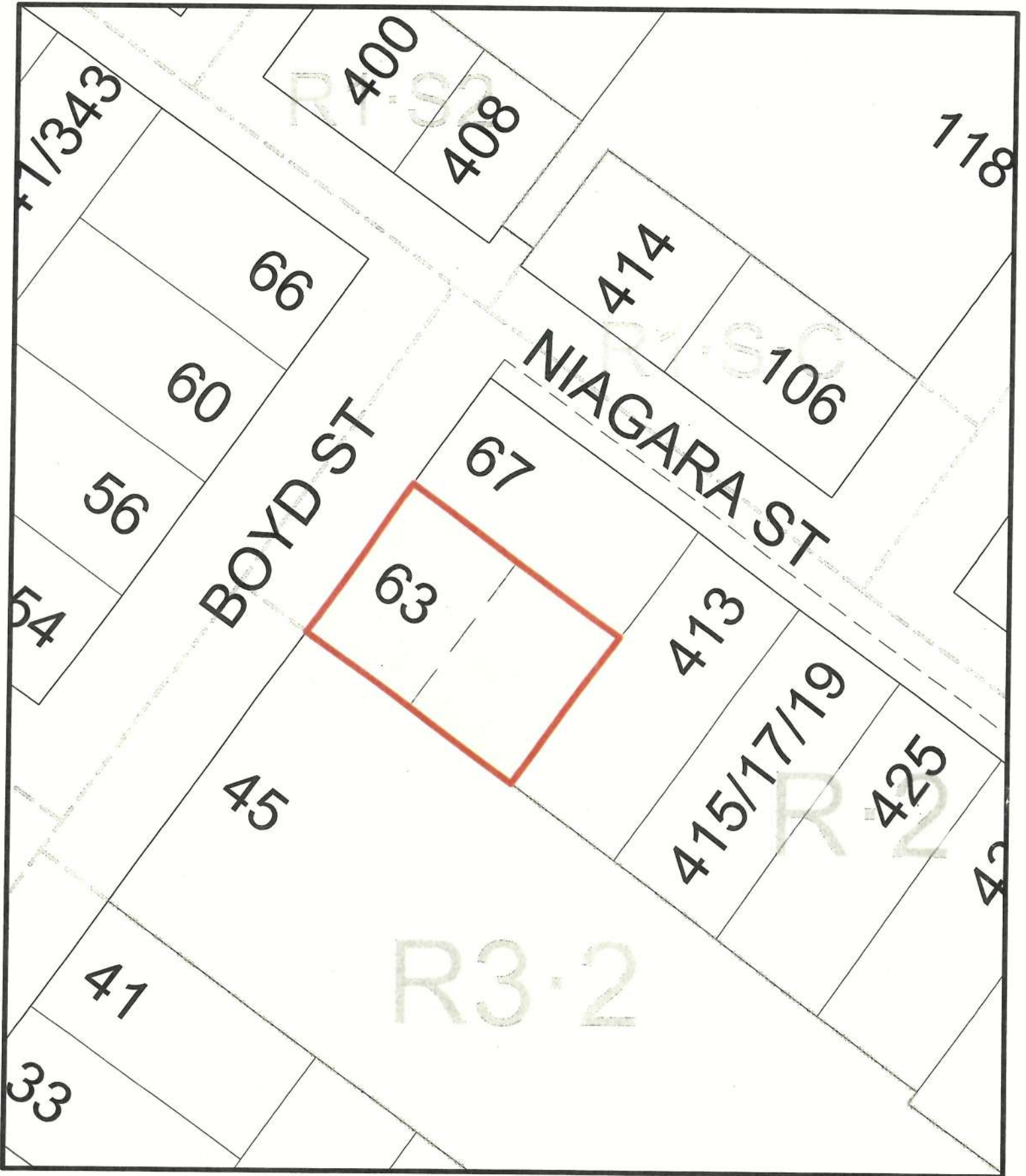


Date:

March 13, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 28, 2018
- Attachment D: Letter from applicant to Mayor and Council dated February 2, 2018
- Attachment E: Community Association Land Use Committee Comments dated September 25, 2017
- Attachment F: Correspondence



63 Boyd Street
Rezoning No.00612

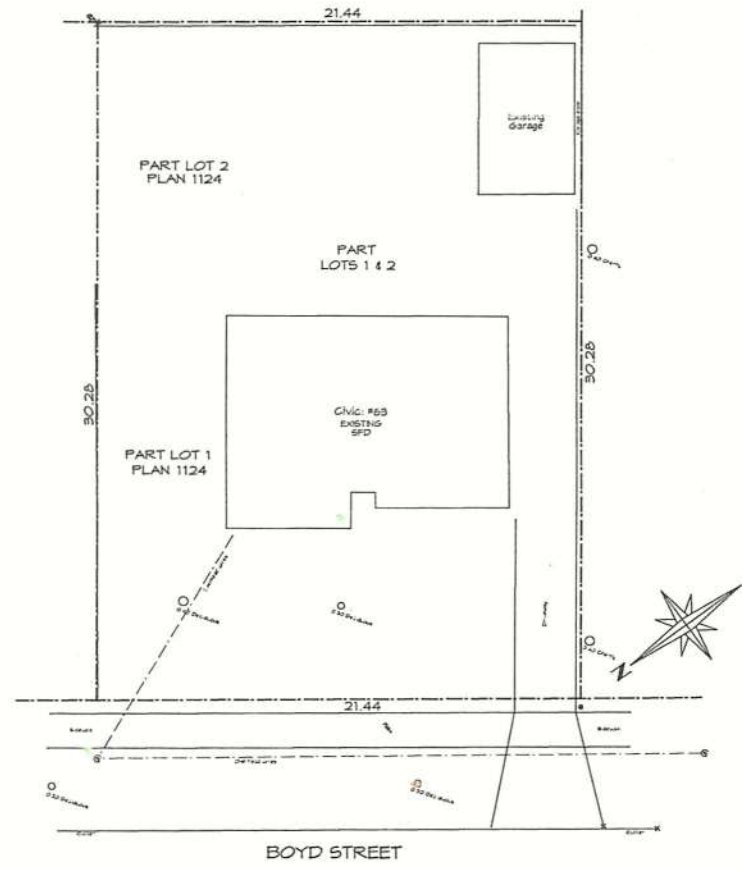




63 Boyd Street
Rezoning No.00612



Received
 City of Victoria
FEB 28 2018
 Planning & Development Department
 Development Services Division



Existing Site Plan
 SCALE 1:100

RE-ISSUED FOR
 REZONING 4 DVP
 FEBRUARY 23, 2018



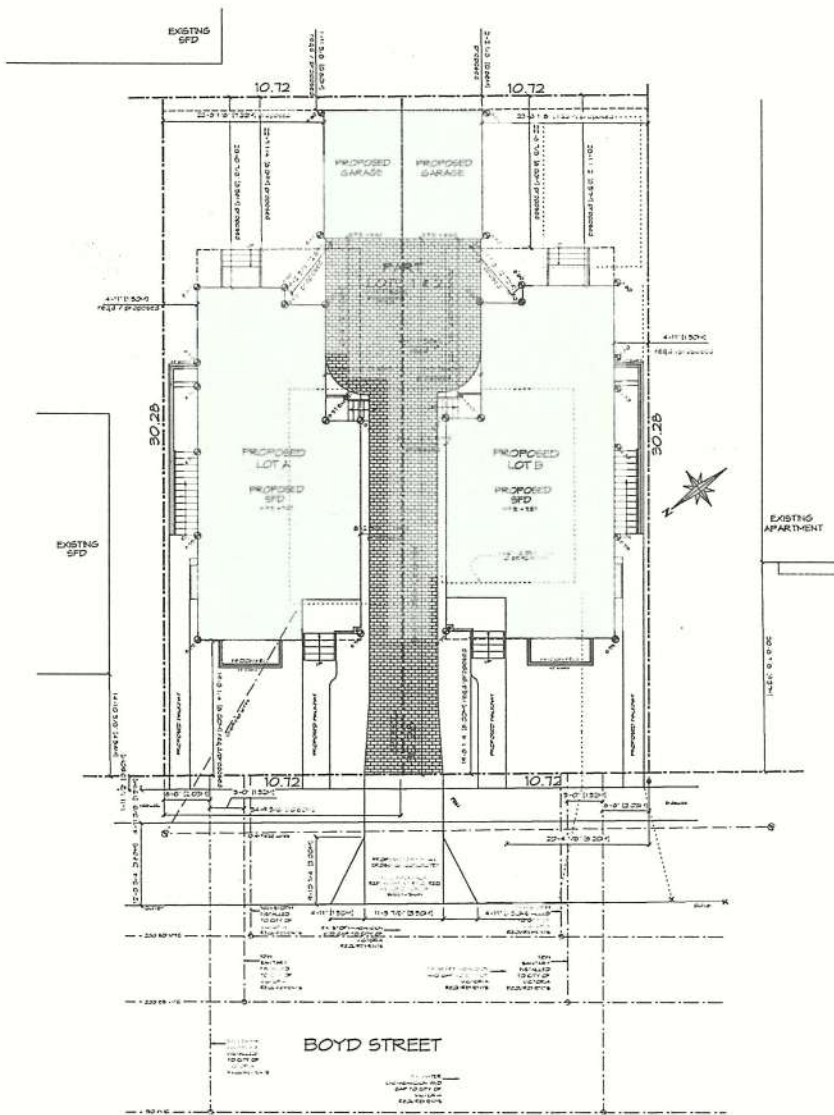
1161 NEWPORT AVE
 Victoria, B.C. V8S 5E9
 Phone: (250) 360-2144
 Fax: (250) 360-2115

Drawn By: L. HORVAT
 Date: Aug. 18, 2017
 Scale: AS NOTED

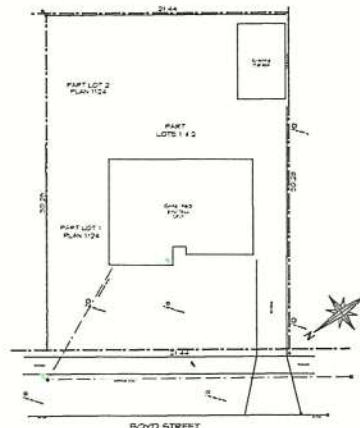
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 PROPOSED
 SUBDIVISION 4
 2 SFD'S

Title:
 EXISTING SITE
 PLAN

Revisions:	Sheet:
REV. 1 SEP 13/11	DP
REV. 2 SEP 25/11	O.O
REV. 3 NOV 29/11	
REV. 4 FEB 28/18	Proj. No. TBD



Proposed Site Plan
SCALE 1:100



Existing Site Plan
SCALE 1:200

63 Boyd Street (Lot A & Lot B each require)

Fixture Count Calculation	No	Fixture Units	Total
Basinroom (WIP) - 2 shower units, 6 LPP or less, 1/2" spool bathtub	3	36	108
Bathroom - 1/2" spool	0	14	0
Bathroom - 3/4" spool	0	10	0
Shower Head - 9.5 LPM or less	1	14	14
Sink	0	20	0
SINK - Laundry - 8.3 LPM or less	3	07	21
Toilet - 8 LPP or less	3	22	44
Toilet - more than 8 LPP	0	30	0
Kitchen washer	2	14	28
SINK - Laundry	1	14	14
Dishwasher	1	14	14
SINK - Bar	1	10	1
SINK - Kitchen - 8.3 LPM or less	1	14	14
Wash tub - 1/2" spool	2	25	5
Total Fixture Units			317

SITE DATA - PROPOSED LOT A & B - 63 BOYD STREET			
LEGAL DESCRIPTION - LOT 1 BECKLEY FARM, VICTORIA CITY, PLAN 1124 EXCEPT PARCEL A (DD1115071) - LOT 2 BECKLEY FARM, VICTORIA CITY, PLAN 1124 EXCEPT PARCEL A (DD1115071)			
PROPOSED ZONING - R1-82		EXISTING ZONING - R2	
LOT AREA	REQUIRED	PROPOSED LOT A	PROPOSED LOT B
LOT AREA	260.00 m ²	324.65 m ² (3444.50 FT ²)	324.65 m ² (3444.50 FT ²)
LOT DEPTH	10.00 M	10.72 M (35 FT)	10.72 M (35 FT)
LOT DEPTH (AVERAGE)		30.28 M (99.34')	30.28 M (99.34')
FRONT YARD AREA		64.41 m ² (693.34 FT ²)	64.40 m ² (693.30 FT ²)
SETBACKS			
FRONT	6.00 M	6.00 M (19.68')	6.00 M (19.68')
REAR TO BUILDING	6.00 M	6.56 M (21.52')	6.57 M (21.52')
REAR TO STAIRS	6.00 M	6.06 M (19.88')	6.05 M (19.87')
SIDE NORTHEAST	1.50 M	1.50 M (4.92')	1.04 M (3.43')
SIDE SOUTHWEST	1.04 M	1.62 M (5.31')	1.50 M (4.92')
AVERAGE GRADE	6.06 M (19.88')	6.03 M (19.78')	6.04 M (19.80')
BUILDING HEIGHT	1.50 M	6.03 M (19.78')	6.03 M (19.78')
STOREYS	2 + BS+BT	3 STOREYS + BS+BT	3 STOREYS + BS+BT
FLOOR AREA			
UPPER FLOOR	26.32 m ² (282.05 FT ²)	26.32 m ² (282.05 FT ²)	26.32 m ² (282.05 FT ²)
MAIN FLOOR	43.25 m ² (463.42 FT ²)	43.25 m ² (463.42 FT ²)	43.25 m ² (463.42 FT ²)
BASEMENT	0.14 m ² (1.51 FT ²)	0.14 m ² (1.51 FT ²)	0.14 m ² (1.51 FT ²)
TOTAL FLOOR AREA	70.00 m ²	70.00 m ² (750.00 FT ²)	70.00 m ² (750.00 FT ²)
FLOOR AREA RATIO	0.55	0.55	0.55
SITE COVERAGE	40.00%	34.64%	34.64%
PARKING			
REQUIRED	1 SPACE	1 SPACE	1 SPACE
ACCESSORY BUILDINGS			
REAR YARD AREA	REQUIRED	PROPOSED LOT A	PROPOSED LOT B
REAR YARD AREA	78.15 m ² (840.00 FT ²)	78.15 m ² (840.00 FT ²)	78.15 m ² (840.00 FT ²)
SETBACKS			
TO HOUSE	2.40 M	2.01 M (6.59')	2.72 M (8.92')
REAR	0.60 M	0.60 M (1.97')	0.66 M (2.17')
SIDE NORTHEAST	0.60 M	1.22 M (3.98')	0.00 M (0.00')
SIDE SOUTHWEST	0.60 M	0.00 M (0.00')	1.22 M (3.98')
AVERAGE GRADE	4.00 M	3.61 M (11.84')	3.61 M (11.84')
BUILDING HEIGHT	4.00 M	3.61 M (11.84')	3.61 M (11.84')
FLOOR AREA	31.00 m ²	30.26 m ² (326.50 FT ²)	30.26 m ² (326.50 FT ²)
SITE COVERAGE	30.00% OF REAR YARD	31.44% OF REAR YARD	31.56% OF REAR YARD
VARIANCES			
BUILDING HEIGHT - LOT A	1.50 M	6.03 M (19.78')	0.53 M (1.74')
BUILDING HEIGHT - LOT B	1.50 M	6.03 M (19.78')	0.53 M (1.74')
SIDE NORTHEAST - LOT B	0.60 M	0.00 M (0.00')	0.60 M (1.97')
SIDE SOUTHWEST - LOT A	0.60 M	0.00 M (0.00')	0.60 M (1.97')

RE-ISSUED FOR REZONING 4 DVP FEBRUARY 23, 2018



1161 NEWPORT AVE
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Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L. HORVAT

Date: SEPT. 13, 2017

Scale: AS NOTED

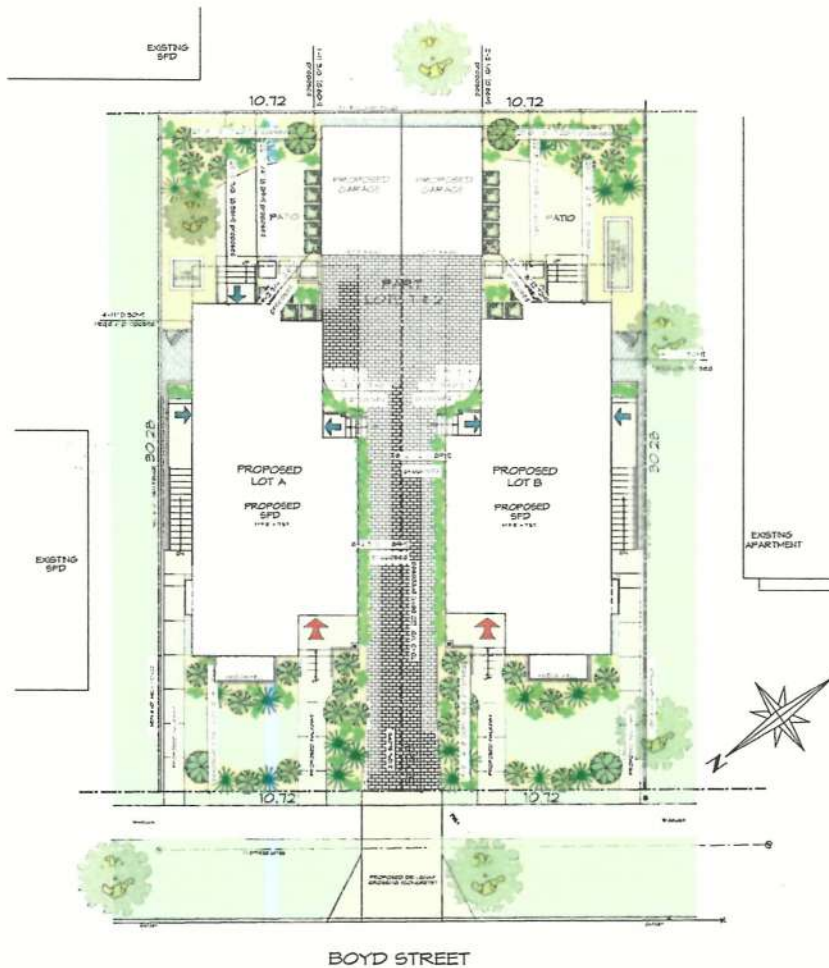
Project:
PROPOSED SUBDIVISION & 2 SFD'S

Title:
SITE PLAN, EXISTING SITE PLAN & SITE DATA

Revision: Sheet:
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REV 1 SEPT 20/17 0.1
REV 2 NOV 2 20/17
REV 3 FEB 23/18
Proj. No. TBD

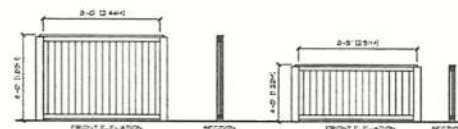
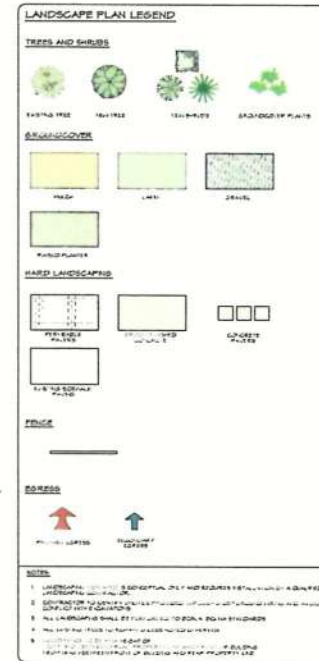
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- DP 0.1 SITE PLAN EXISTING SITE PLAN & SITE DATA
 - DP 0.2 LANDSCAPE PLAN
 - DP 1.1 LOT A PLANS & ELEVATIONS
 - DP 2.1 LOT B PLANS & ELEVATIONS
 - DP 3.1 LOT A & B GARAGE PLANS
 - DP 4.1 STREETSCAPE
 - DP 5.1 SHADOW STUDY

Received
City of Victoria
FEB 28 2018
Planning & Development Department
Development Services Division



BOYD STREET

Proposed Landscape Plan
SCALE 1:100



Proposed Fence Design
SCALE 1/4" = 1'-0"

Received
City of Victoria
FEB 28 2018
Planning & Development Department
Development Services Division

RE-ISSUED FOR
REZONING & DVP
FEBRUARY 23, 2018



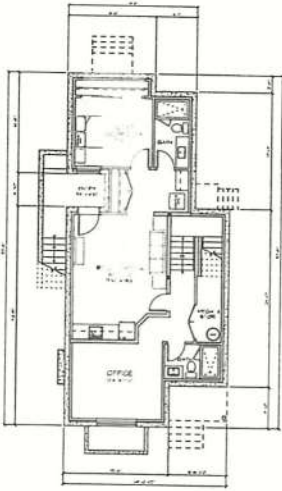
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Drawn By: L. HORVAT
Date: SEPT. 13, 2011

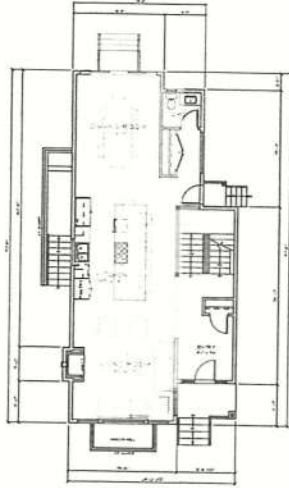
Scale: AS NOTED
Project:
PROPOSED
SUBDIVISION &
2 SPD'S

Title:
LANDSCAPE PLAN

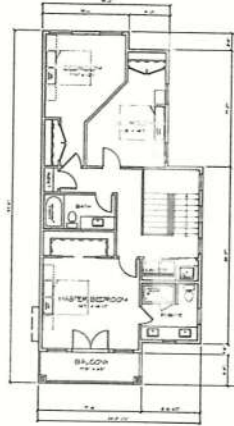
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REV 1 1ST SUB CALG SEPT 13/11	DP
REV 2 SEPT 26/11	0.2
REV 3 NOV 2/11	
REV 4 FEB 23/18	Proj No. TBD



Basement Plan
SCALE 1:100



Main Floor Plan
SCALE 1:100



Upper Floor Plan
SCALE 1:100



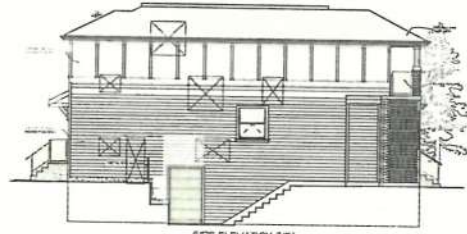
FRONT ELEVATION



SIDE ELEVATION (SW)



REAR ELEVATION



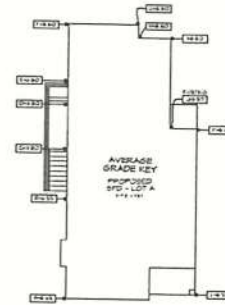
SIDE ELEVATION (SE)

Elevations
SCALE 1:100

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City of Victoria

FEB 28 2018

Planning & Development Department
Development Services Division



Average Grade Key

Point	East	North	South	West	North	South	East	West
1	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
2	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
3	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
4	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
5	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
6	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
7	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
8	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
9	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
11	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
12	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
13	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
14	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
15	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
16	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
17	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
18	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
19	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
20	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
21	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
22	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
23	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
24	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
25	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
26	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
27	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
28	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
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REZONING & DVP
FEBRUARY 23, 2018



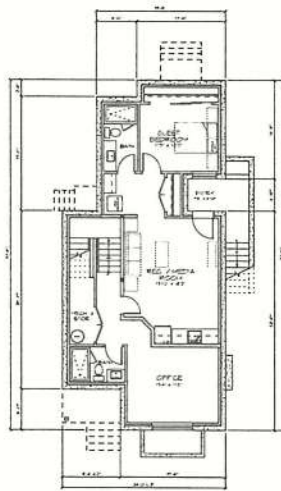
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L. HORVAT
Date: SEPT. 13, 2017

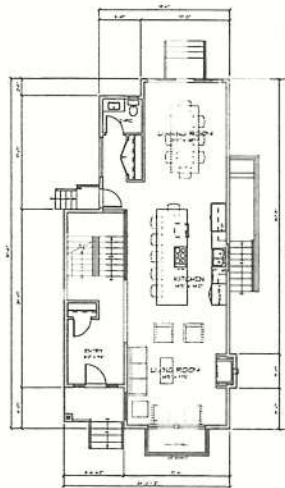
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PROPOSED
SUBDIVISION &
2 SFD'S

Title:
LOT A PLANS &
ELEVATIONS

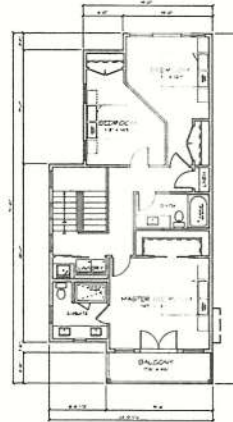
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SEPT 13/17
REV 1
SEPT 25/17
REV 2
NOV 28/17
REV 3
FEB 23/18
DP
1.1
Proj. No. TBD



Basement Plan
SCALE 1:100



Main Floor Plan
SCALE 1:100



Upper Floor Plan
SCALE 1:100



FRONT ELEVATION



SIDE ELEVATION (SE)

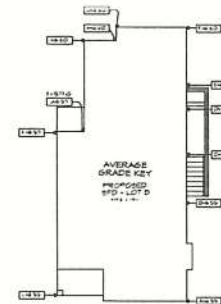


REAR ELEVATION



SIDE ELEVATION (SW)

Elevations
SCALE 1:100



Major Grade Elevations

Location	Point	Existing	Proposed	Grade	Spot Elevation	Point	Existing	Proposed	Average
PROPOSED SITE	1.00	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
	1.01	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
	1.02	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
	1.03	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
	1.04	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
	1.05	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
	1.06	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
	1.07	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
	1.08	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
	1.09	2.00	1.00	1.00	1.00	2.00	2.00	1.50	1.50
AVERAGE GRADE									1.50

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FEBRUARY 23, 2018



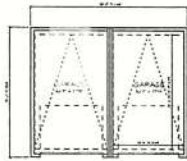
1161 NEWPORT AVE
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Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L.HORVAT
Date: SEPT. 13, 2017
Scale: AS NOTED

Project:
PROPOSED
SUBDIVISION 4
2 SFD'S

Title:
LOT B PLANS &
ELEVATIONS

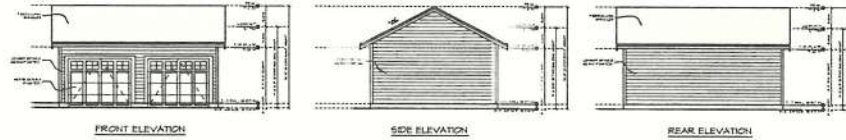
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1st SUB SCALE: DP
SEPT 18/17
REV 1 SEPT 25/17
REV 2 NOV 28/17
REV 3 FEB 25/18
Proj.No. TBD



Garage Plan
SCALE 1:100

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FEB 28 2018
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Drawn By: L.HORVAT
Date: SEPT. 13, 2017

Scale: AS NOTED

Project:
PROPOSED
SUBDIVISION &
2 SFD'S

Title:
LOT A & B
GARAGE PLANS &
ELEVATIONS

Revision:	Sheet:
NOT FOR CALLIC SEPT 13/17	DP
REV 1 SEPT 25/17	3.1
REV 2 NOV 28/17	
REV 3 FEB 23/18	Proj.No. TBD

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Streetscape
SCALE 1:100

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Drawn By: L. HORVAT
Date: SEPT. 13, 2017
Scale: AS NOTED

Project:
PROPOSED
SUBDIVISION &
2 SFD'S

Title:
STREETSCAPE

Revision:	Sheet:
01 SUB SCALE SEPT 13/17	DP
REV 1 SEPT 25/17	4.1
REV 2 NOV 20/17	
REV 3 FEB 23/18	Proj. No. TBD

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 City of Victoria
FEB 28 2018
 Planning & Development Department
 Development Services Division



Winter Solstice 9:00 AM



Equinox 9:00 AM



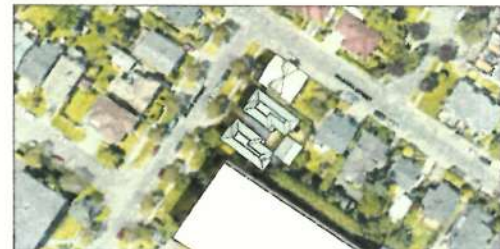
Summer Solstice 9:00 AM



Winter Solstice 12:00 PM



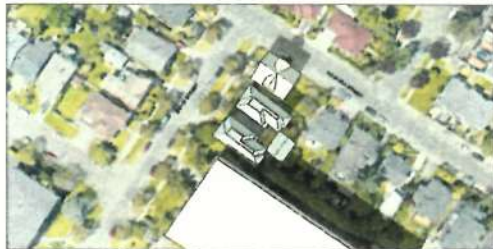
Equinox 12:00 PM



Summer Solstice 12:00 PM



Winter Solstice 3:00 PM



Equinox 3:00 PM



Summer Solstice 3:00 PM

RE-ISSUED FOR
 REZONING & DVP
 FEBRUARY 23, 2018



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

Drawn By: L. HORVAT
 Date: SEPT. 13, 2017
 Scale: AS NOTED
 Project:
 PROPOSED
 SUBDIVISION &
 2 SFD'S

Title:
 SHADOW STUDY

Revision:	Sheet:
REV 1 STY TAB CALLG SEPT 13/17	DP
REV 2 SEPT 26/17	5.1
REV 3 NOV 28/17	
REV 4 FEB 22/18	Proj.No. TBD



February 2, 2018

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

Re: 63 Boyd Street Rezoning and Development Variance Permit

Dear Mayor Helps and Members of City Victoria Council,

Our clients Rianna and Guillaume Lachance are the owners of the property known as 63 Boyd Street, which is currently two R2 lots with a single modest aging home straddling the North-South property line. Rianna and Guillaume are applying for rezoning and subdivision to change the zoning to R1-S2 and reorient the property line to East-West. In addition they propose to construct two new detached single family homes, one on each proposed R1-S2 lot with a shared driveway and garage.

Currently the two-titled property is zoned R2 and a duplex could be built there without variances or rezoning. At the outset of the project, one of the first things that Rianna and Guillaume did was to canvass their neighbours for general support for the application, and to discuss the potential project with the James Bay Neighbourhood Association. Additionally they discussed the existing zoning and home on the property with Planning and Sustainable Development staff at City Victoria. They received a warm response (please see enclosed small lot petition results), with neighbours expressing preference for two small homes as compared to a duplex and so they decided to proceed with the application.

The proposal is well in sync with the objectives of the James Bay Neighbourhood Plan because this area supports permitting infill housing where appropriate. While the removal of the existing home cannot be supported in and of itself per the small lot guidelines, it is important to note that the house could be deconstructed for the building of a new duplex. When Rianna and Guillaume pursued the option of moving the house with Nickel Brothers house movers, they were told that it was not tenable to remove and transport the house. The house will be carefully deconstructed and recycled as much as possible. It is the opinion of Rianna and Guillaume from their discussions with the neighbours and the Neighbourhood Association that two small lots and detached homes are much preferred to a duplex and so they asked us to proceed with developing a concept of that nature.

We have designed a new home for each of the proposed new lots, in a traditional pitched roof style. The single family use is not a departure from the mixed residential character of the neighbourhood; the project will offer appropriate and attractive housing options for the area, and the forms are in keeping with other houses on both sides of the street and in the greater neighbourhood.

Architectural details include, on proposed lot A: pitched roofs including covered front entry; painted cementitious panels and trim; horizontal cementitious siding (painted); brick cladding; painted square columns; French doors and glass railings at front balcony; a variety of window shapes, and divided windows. Proposed lot B includes: pitched roof lines; stained horizontal wood siding; painted trim and stucco; square columns and a shed roof accent at the covered front entry; a variety of window sizes (differentiated from proposed Lot A); French doors and glass railing at front balcony; and divided windows.

Parking is a valuable commodity in this area, and was one of the only concerns of the JBNA and neighbours regarding the potential project. Because of this we have opted to site a shared double garage at the rear of the property, with a single (existing) driveway access on the street, preserving valuable curb space and keeping additional cars off the street (an easement will be put in place to allow shared access).

The proposal is compliant with all aspects of the R1-S2 zoning bylaw, except in one technically generated condition: because the pitched roof also has a small flat portion at the top of it, we are required to calculate the roof height as if it were a flat, contemporary style building. Otherwise the top of the roof is at the exact same height as would be allowed if the pitches met at a ridge, all the way along. The owners would prefer not to drop the house further into the ground due to drainage considerations. We are requesting a variance for building height as a result of this condition.

There are larger buildings nearby these lots: to the north on the corner of Boyd and Niagara Streets is an older home with a traditional design; to the south there is a larger apartment block in a more utilitarian style. Neither of these should be adversely affected by shadowing cast by the new homes, which are smaller than the buildings to either side of them (please see shadow study, enclosed).

New landscaping is proposed in front and rear, with water permeable ground treatments to help with rainwater management. Raised gardening beds are proposed in the rear of the lots for personal use as possible vegetable gardens. Existing mature fruit trees are preserved in our design and will be suitably protected during construction; as well, considerations have been made to protect neighbouring trees in the adjacent properties. The proposed new plantings are middling in height, maintaining a friendly, welcoming view of the new homes from the street and sidewalk. There will be no net loss of trees on the property.

Thank you for your consideration of this application. Please see enclosed plans and data tables for variance and property details.

Sincerely,



Rus Collins

Zebra Design & Interiors Group Inc.





James Bay Neighbourhood Association

jbna@vcn.bc.ca
Victoria, B.C., Canada

www.jbna.org

September 25th, 2017

Mayor and Council,
City of Victoria

Re: 63 Boyd Street – Side by side small lot development proposal

Dear Mayor and Councilors,

The proposal for a reconfiguration of 63 Boyd Street to create two side by side small lot houses was heard at the September 13th, 2017 JBNA Community Meeting. There were 70 people in attendance.

Those present were supportive of the proposal with accolades for the changes to the streetscape and the design complementing other homes. The shared driveway would minimize loss of street parking.

Via e-mail submission, one resident raised objection to the introduction of more density and vehicles.

Attached for your consideration is the excerpt from the Minutes of the meeting, and the e-mail submitted prior to the meeting.

Regards,

Marg Gardiner
President, JBNA

Cc: JBNA Board, Miko Betanzo, Planning
Rianna and Guillaume Lachance, owners
Russ Collins, Zebra Design

Attach: Excerpt from September 13th, 2017, JBNA General Meeting

ATTACHMENT: Excerpt: September 13th, 2017, JBNA General Meeting Minutes

6. CALUC: 63 Boyd Street

Development Review Committee (DRC) Meeting: presented by Wayne Shillington

On May 11, 2017, JBNA DRC Committee members Marg Gardiner, Janice Mayfield, Linda Carlson and Tim VanAlstine met with owners. The discussion focussed on concept, without schematics or specifications. The property is currently subdivided into 2 lots, front and back and zoned R-2. The owners wish to alter the current division of the property and rezone to be able to construct two homes side by side, each fronting Boyd. The lots would meet all requirements for the City's 'Small Lot' Zoning R1-S2.

On August 21, JBNA DRC Committee members Marg Gardiner, Janice Mayfield, Tim VanAlstine, Linda Carlson and Wayne Shillington met with the architect and owners. The schematics have been completed. The 2 houses are 2-storey with a basement and share entry for driveways. Each house is 1900 sq ft. The fsr @ 0.55 is just under the permitted of 0.6. There is a height variance being sought of 2.33 ft for each of the houses. As required under the small lot guidelines, the neighbors have been polled.

The CALUC meeting was set for September 13 with the proviso that three items would be completed and submitted prior to the meeting: (1) streetscape, (2) shadow study, & (3) 2-page handout. Confirmed that proponents provided documents as required.

Presentation: Rianna and Guillaume Lachance, owners

The total property size is 70X100ft (7,000sqft) and each lot is currently 70X50ft (3,500sqft). The rezoned lots would result in the same area of 3,500sqft/lot, but both would have street frontage measuring 35x100ft. The total size of the lots would not change and they are big enough to accommodate two houses.

Q/A with near-by residents who are within the 100 meter notification area:

Q: Neighbour lives on Niagara. Pleased that you are building something reasonable in size. The design is pleasing, improving the look of the street. Concern is with regard to parking. Do you have space for 4 cars on the property?

A: There is space for 2 cars each in the garage and there is room on the driveway. We have minimized the impact on the street by having one driveway thus preserving curb space.

Q: Live next door and very happy with the design. It will be a huge improvement for the street. The houses will add to the neighbourhood and is the best use of this property. Approve the side by side development which is much better than front back. The houses do not affect the sun on my property which I appreciate. I give my complete approval.

A: Thank you

Q: I live around the corner on Rendall. I came expecting that I would fight this proposal, however, I see that it is an excellent use of this property and find myself supporting it. I have problems with the scaling on the front. They appear visually shorter than the corner property on your drawing although they are .5 metre higher. When I look at the interior design, it looks like it would easily be divided into a duplex.

A: There is a slight gradation of the property which might affect the different appearance with regard to height. With regard to interior, we have designed the house to work for our family and the second house is being designed for extended family who hope to live there.

Chair suggests those who are concerned about secondary suites take a look at the Vic West Local Area Plan. It may be valuable reading for those who are interested in the direction the City is currently taking.

Q: Live on Boyd Street. When do you plan to start, and to finish?

A: Hope to start late spring in 2018 and hope it will be finished within 9 months.

Q/A with near-by residents who are beyond the 100 meter notification area:

C: I don't live nearby, but I applaud the design as it does not offer yet another square box building with a flat roof.

C: I came prepared to fight this proposal, but having seen it, think it is good.

e-mail received from a near-by neighbour:

From: Fred Lerch [REDACTED]
Subject: 63 Boyd Street Development Proposal
Date: September 13, 2017 3:35:10 PM PDT
To: Marg, Timothy VanAlstine

Thank you for the correspondence regarding the development proposal of 63 Boyd Street, Victoria BC to change the current land use description and zoning from R-2 to R1 - S2.

As I have lived in this quiet neighbourhood for well over 25 years, I feel that any additional increase of homes to be constructed would greatly disturb this peaceful area, it would also increase the number of cars and traffic travelling on our streets. It is for those reasons that I strongly oppose this proposal. After speaking to all of my neighbours I found that they feel the same way as myself.

I hope we can keep this beautiful neighbourhood the way it is, peaceful and quiet.

Ulrich Gerger

[REDACTED]
Boyd St
Victoria BC [REDACTED]

SEP 25 2017

Planning & Development Department
Development Services DivisionSUMMARY
SMALL LOT HOUSE REZONING PETITION

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

the *Small Lot House Rezoning Policies* for a small lot house to be located at 63 Boyd St.
(location of proposed house)

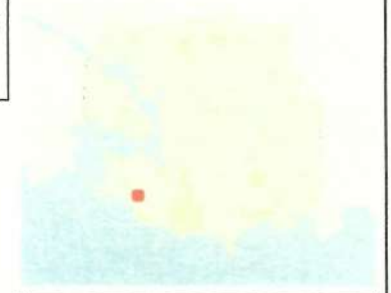
and the petitions submitted are those collected by June 15/17.**
(date)

Address	In Favour √	Opposed √	Neutral (30-day time expired) √
413 Niagara St.	√		
56 Boyd St.	√		
60 Boyd St.	√		
66 Boyd St.	√		
67 Boyd St.	√		
#220 -45 Boyd St.	√		
101 → 40 -45 Boyd St			√

SUMMARY	Number	%
IN FAVOUR	6	100
OPPOSED	0	0
TOTAL RESPONSES	6	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.



Legend

Victoria Parcels

Received
City of Victoria

MAR 05 2018

Planning & Development Department
Development Services Division

1: 590



Notes

Blue circles indicate "in support"

30 0 15 30 Meters

NAD_1983_CSRS_UTM_Zone_10N

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

SMALL LOT HOUSE REZONING PETITION

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

Lachance, am conducting the petition requirements for the property located at 63 Boyd

St. Victoria V8V 2C8 to the following Small Lot Zone: R1-S2

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) CHRISTOPHER COURTIN (see note above)

ADDRESS: 413 NIAGARA ST.

Are you the registered owner? Yes No

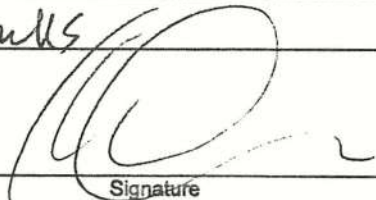
I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

during construction we would want
to be sure that the roots of our fruit
trees are not damaged and to discuss
fencing options between our
respective gardens. Thanks

18 MAY 2017
Date


Signature

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Please review the plans and indicate the following:

NAME: (please print) FLORENCE M ODD (see note above)

ADDRESS: 56 BOYD STREET

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:

SIDE BY SIDE DUPLEX WILL ALWAYS
REDUCE PROPERTY VALUES AROUND
THIS IS A SINGLE HOME AND APT STREET.
AT OUR END - WE WOULD NOT BE AGAINST
TWO SINGLE SIDE BY SIDES / BUT DEFINITELY
APART HOUSES

24th MAY 2017
Date

Guillaume M. ODD
Signature

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Please review the plans and indicate the following:

NAME: (please print) Roxana Simons (see note above)

ADDRESS: 60 Boyd St, Victoria B.C.

Are you the registered owner? Yes No

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

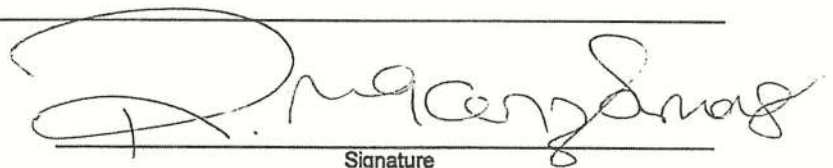
I support the application.

I am opposed to the application.

Comments:

Its a good idea

May 6, 2017
Date


Signature

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Please review the plans and indicate the following:

NAME: (please print) Murray Lovell (see note above)

ADDRESS: 66 Boyd Street.

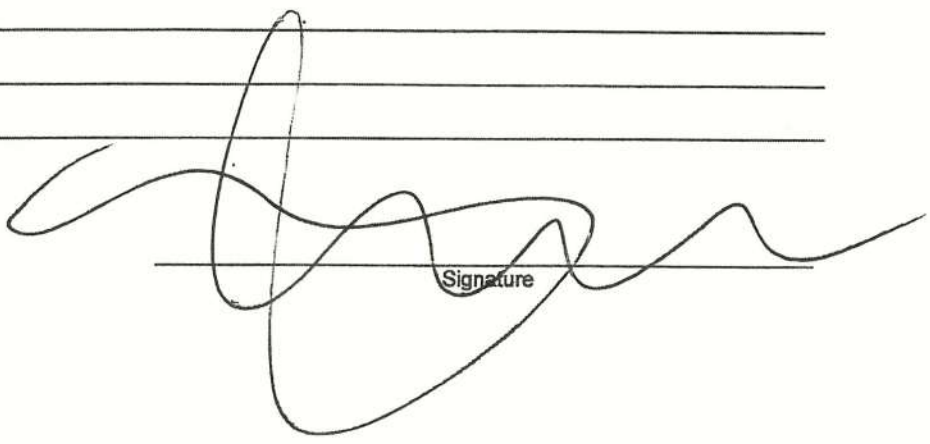
Are you the registered owner? Yes No

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

- I support the application.
- I am opposed to the application.

Comments:

May 7 / 2016
Date


Signature

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Please review the plans and indicate the following:

NAME: (please print) JOHN MOLLOY (see note above)

ADDRESS: 67 BOYD 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:

MAY 6TH 2017
Date

J Molloy
Signature

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Please review the plans and indicate the following:

NAME: (please print) DOUGLAS + EVELYN MACPHERSON (see note above)

ADDRESS: #220 - 45 BOYD 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:

MAY 24/17
Date

D Macpherson
Signature
Evelyn Macpherson

Katie Lauriston

From: Fred Lerch <[REDACTED]>
Sent: Wednesday, September 13, 2017 3:42 PM
To: Victoria Mayor and Council; permits@victoria.ca; Community Planning email inquiries; Development Services email inquiries; Engineering Email inquiry
Subject: 63 Boyd Street Development Proposal

Thank you for the correspondence regarding the development proposal of 63 Boyd Street, Victoria BC to change the current land use description and zoning from R-2 to R1 - S2.

As I have lived in this quiet neighbourhood for well over 25 years, I feel that any additional increase of homes to be constructed would greatly disturb this peaceful area, it would also increase the number of cars and traffic travelling on our streets. It is for those reasons that I strongly oppose this proposal. After speaking to all of my neighbours I found that they feel the same way as myself.

I hope we can keep this beautiful neighbourhood the way it is, peaceful and quiet.

Ulrich Gerger
[REDACTED]
53 Boyd St
Victoria BC V8V 2E1

Rezoning and
Development Permit with Variances
Application
for
63 Boyd Street



63 Boyd (Subject Property)



67 Boyd (North)



45 Boyd (South)



66 Boyd (North-West)

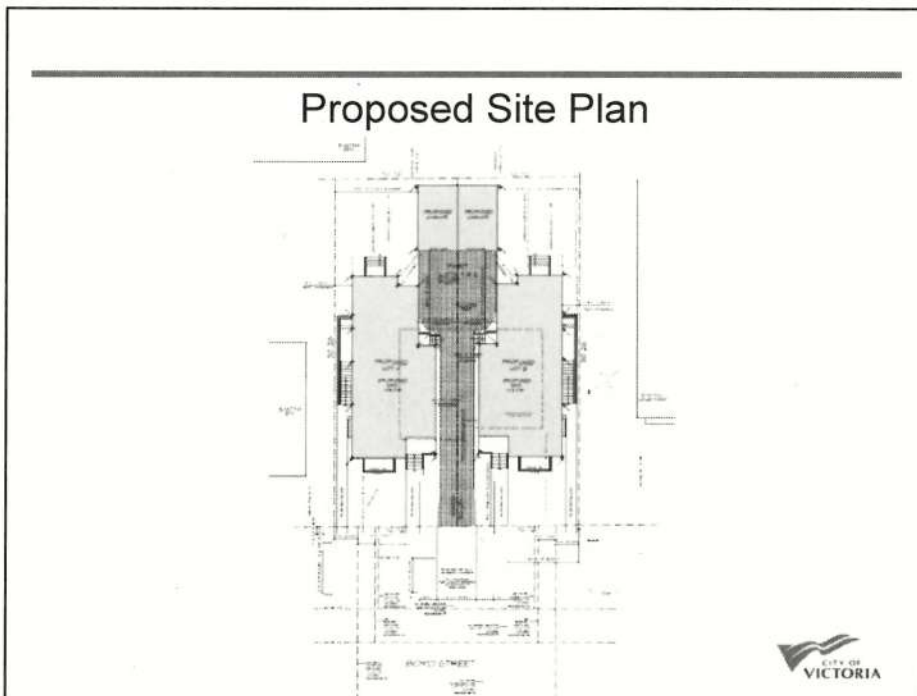
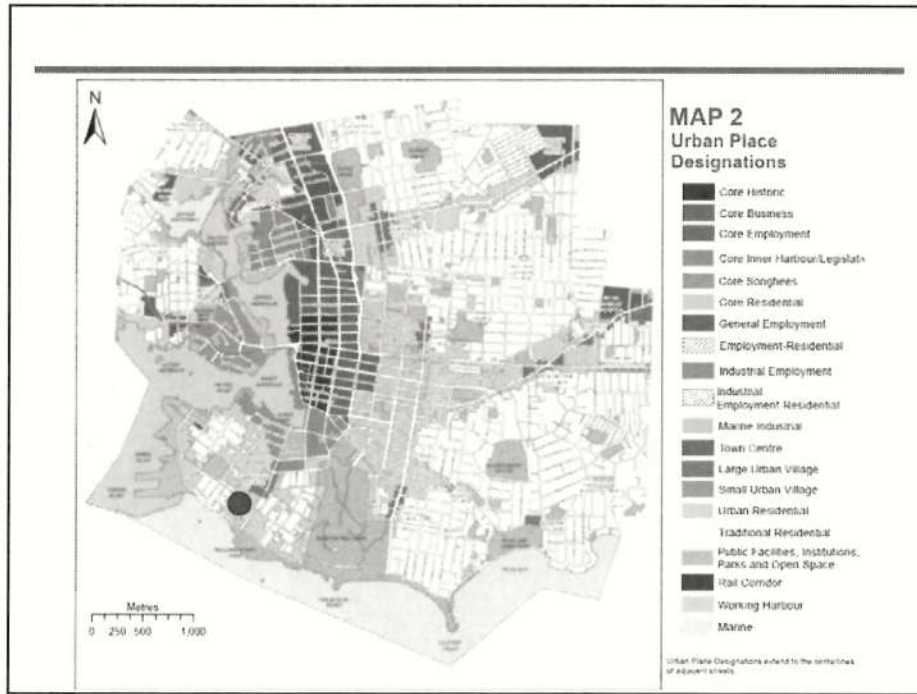


60 Boyd (North-West)



56 Boyd (West)





Front Elevations



Lot A



Lot B



Rear Elevations



Lot B



Lot A





