

**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





## Committee of the Whole Report For the Meeting of January 11, 2018

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**To:** Committee of the Whole

**Date:** December 28, 2017

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

**Subject:** Rezoning Application No. 00614 for 3103 Washington Avenue

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### RECOMMENDATION

That Council decline Rezoning Application No. 00614 for the property located at 3103 Washington 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 3103 Washington Avenue. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a new zone in order to construct four single-family dwellings on the lot.

The following points were considered in assessing this Application:

- 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 proposed single-family dwelling units are two-storeys and ground-oriented housing with a density of less than 1:1 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
- the *Burnside Gorge Neighbourhood Plan* encourages ground-oriented infill development on large lots along Washington Avenue, including a variety of new housing forms, such as row houses or townhouses, and a diversity of housing choices such as family-oriented housing that are appropriate within the *Traditional Residential* OCP designation. Even though the proposal is for ground-oriented family housing, staff do not support this proposal from a site planning and design-perspective, and encourage the applicant to



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 <sup>2</sup> ) - minimum	899.41	460.00	555.00
Density (Floor Space Ratio) - maximum	0.57	n/a	0.60
1 <sup>st</sup> and 2 <sup>nd</sup> storey floor area (m <sup>2</sup> ) – maximum	508.37*	280.00	539.65
Combined floor area (m <sup>2</sup> ) - 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 <sup>2</sup> 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
<b>Setbacks (m) – minimum:</b>			
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 899.41m<sup>2</sup> and 22.30m, respectively; whereas, the minimum site area and lot width requirements in the R-K Zone are 555m<sup>2</sup> and 18m, respectively. In comparison to the small lot zones, the minimum lot area for a small lot is 260m<sup>2</sup>; whereas, in this proposal the lot area per dwelling unit is 224.85m<sup>2</sup>.

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

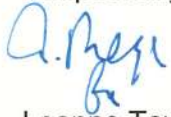
1. That Council direct staff to work with the applicant on a proposal that complies with the policies in the Official Community Plan and Burnside Gorge Local Area Plan.




## 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:
    - 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.

Respectfully submitted,

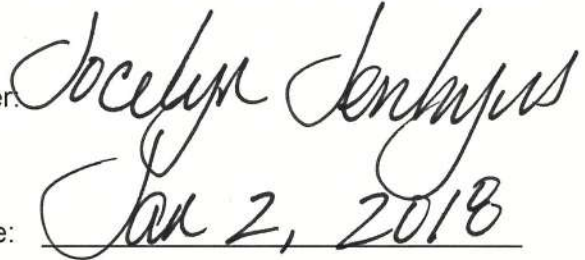


Leanne Taylor  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager.



Date:

Jan 2, 2018

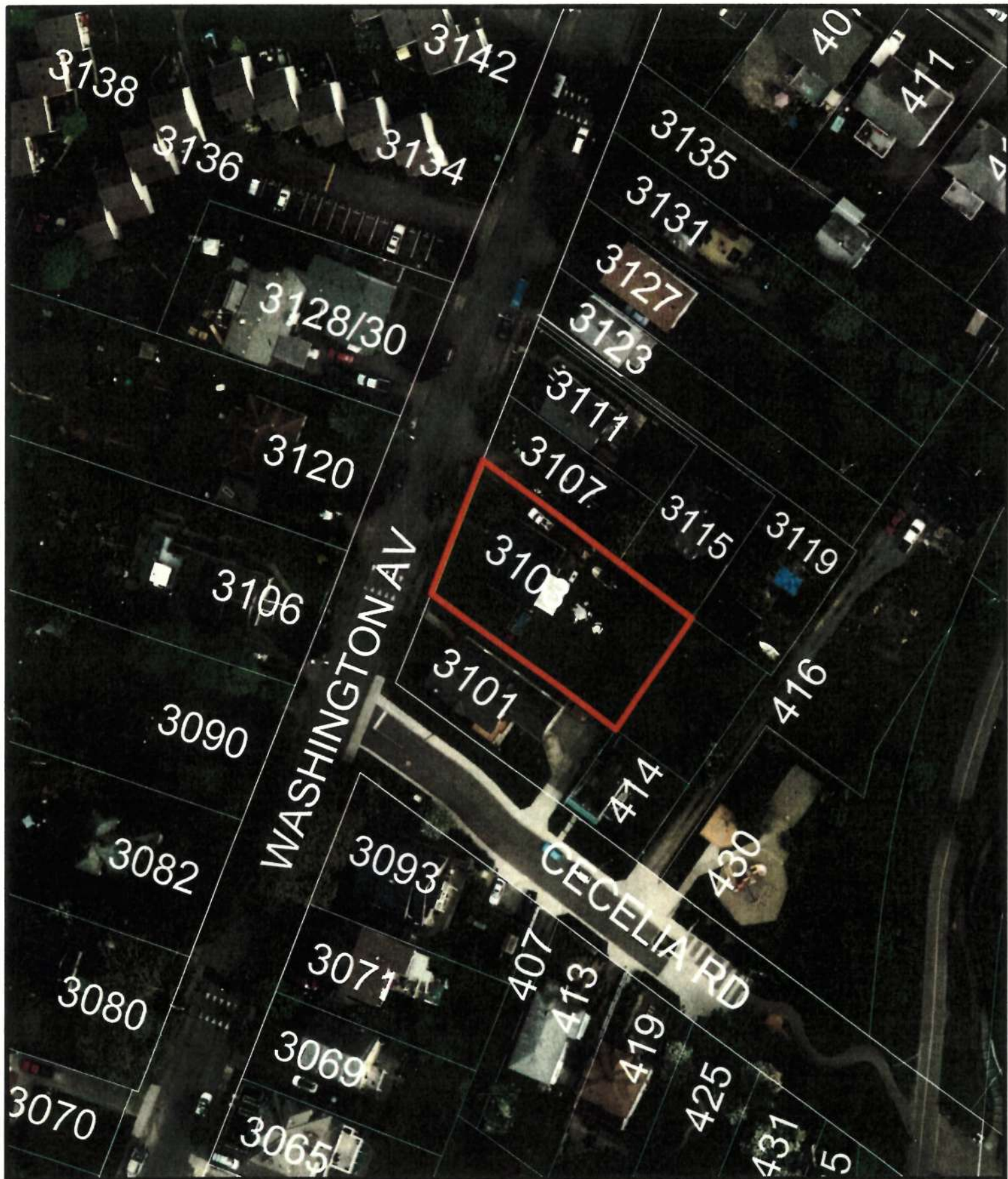
### List of Attachments:

- 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.





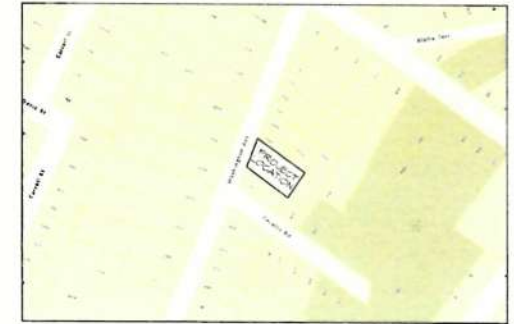
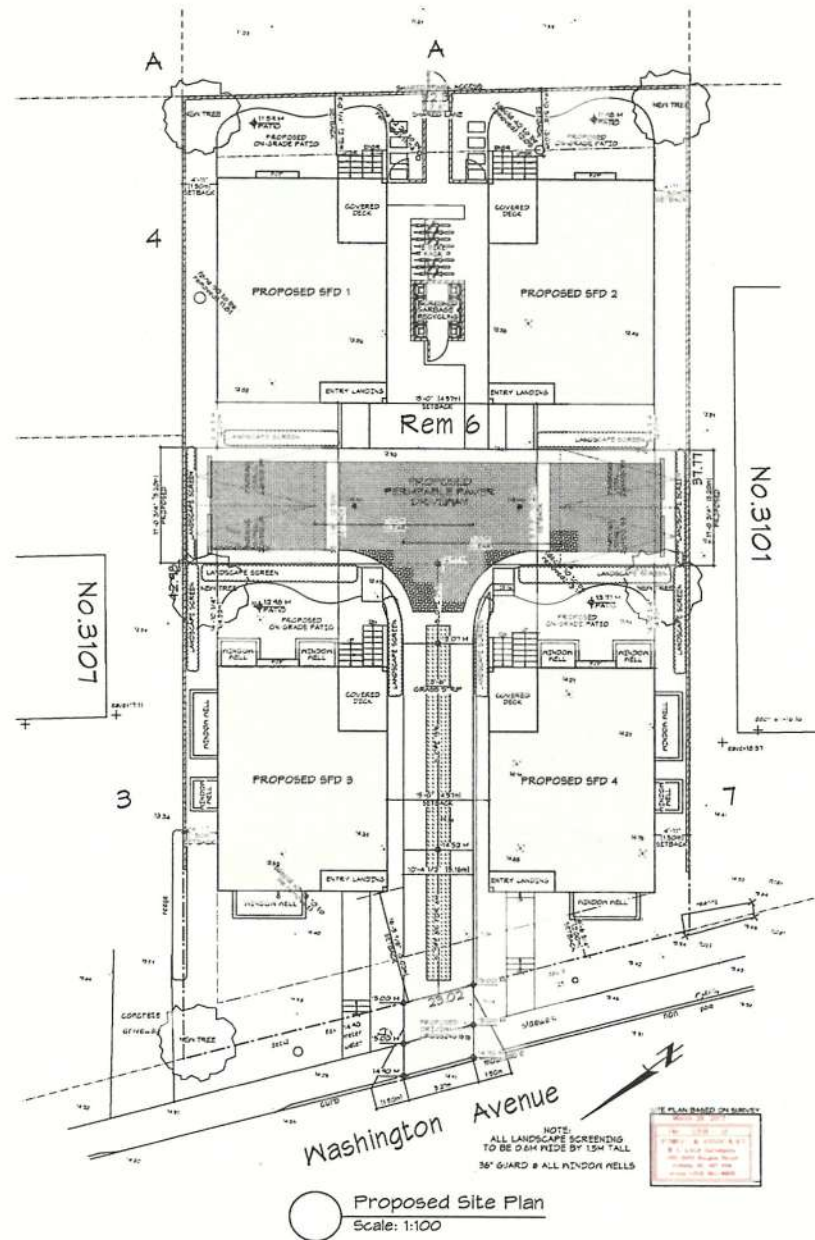




3103 Washington Avenue  
Rezoning No.00614







Received  
City of Victoria  
1977  
Plan 1  
Date 1977

**ZEBRADESIGN**



Title:  
EXIST. &  
PROPOSED SITE  
PLAN

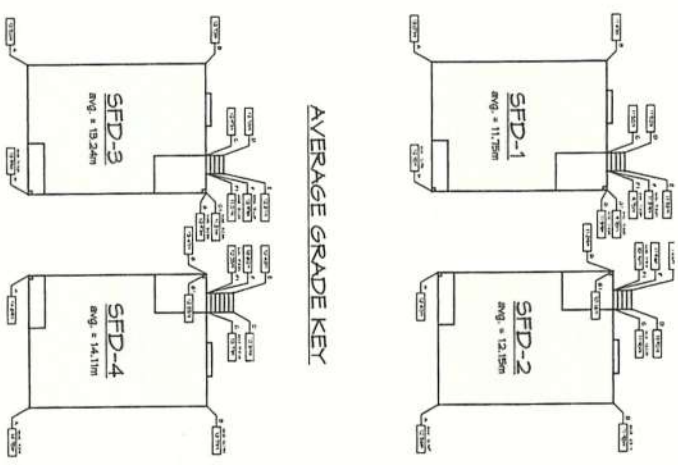
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE DIMENSIONS FROM SHOP 11.2, ADJUST SITE PLAN TO SUIT	SEP. 20/07	1st SEP 20/07	DP
2	RE-DESIGNED AND ADJUSTED TO BE CONFORMANT WITH THE 2004 N.S.W. PLANNING ACT AND LOCAL COUNCIL REQUIREMENTS. THE REMOVED 3' BARRIERS TO SUIT THE 1.5' P.D. ADJUSTMENT IDENTIFIED FROM THE SHOP 11.2 TO B-E BACK AND ADJUSTED DIMENSIONS TO BE CONFORMANT WITH THE 2004 N.S.W. PLANNING ACT AND LOCAL COUNCIL REQUIREMENTS. ADJUST 3' DRAIN STRIP	NOV. 19/07	2nd NOV 19/07	1.1 Proj. No. TBO



**SITE DATA - 3103 WASHINGTON AVE, VICTORIA**  
**LEGAL DESCRIPTION - LOT 6, SECTION 4, VICTORIA DISTRICT, PLAN 2314, EXCEPT BYNOTES**  
**PROPOSED ZONING - R1B**  
**SITE SPECIFIC**

PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
<b>LOT AREA</b> 2230 M <sup>2</sup> (73.36 A) <b>LOT DEPTH (Ave 1)</b> 40.38 M (132.46') <b>SETBACKS</b> FRONT (F) 3.00 M (9.84') REAR (R) 2.75 M (9.02') SIDE (S) 1.50 M (4.92') SIDE (S) 1.50 M (4.92') SIDE (S) 3.00 M (9.84') <b>AVG. SETBACK</b> 2.14 M (7.01') <b>BUILDING HEIGHT</b> 2 STOREYS <b>FLOOR AREA</b> UPPER FLOOR 271.53 M <sup>2</sup> (856.00 FT <sup>2</sup> ) LOWER FLOOR 125.14 M <sup>2</sup> (384.00 FT <sup>2</sup> ) <b>BASEMENT</b> 125.14 M <sup>2</sup> (384.00 FT <sup>2</sup> ) <b>1ST/2ND STOREYS, TOTAL</b> 500.31 M <sup>2</sup> (5473.00 FT <sup>2</sup> ) <b>ALL FLOORS, TOTAL</b> 625.51 M <sup>2</sup> (6840.00 FT <sup>2</sup> ) <b>TOTAL FLOOR AREA</b> 500.31 M <sup>2</sup> (5473.00 FT <sup>2</sup> ) <b>FLOOR AREA RATIO</b> 0.57 <b>SITE COVERAGE</b> 39.58 % (101.56 M) <b>OPEN SITE SPACE</b> 44.01 % (140.78 M) <b>PARKING</b> 4 SPACES	<b>PROPOSED - SFD 1</b> 12.75 M (41.83') 1.50 M (4.92') 4.57 M (15.00') 1.50 M (4.92') 1.75 M (5.74') 2 STOREYS + PARTIAL BASEMENT 67.94 M (222.80 FT) 57.41 M (188.50 FT) 57.41 M (188.50 FT) 127.04 M (416.80 FT) 127.04 M (416.80 FT) 127.04 M (416.80 FT) 127.04 M (416.80 FT) 0.14 8.31 % (75.25 M)	<b>PROPOSED - SFD 2</b> 10.20 M (33.46') 3.01 M (9.87') 4.57 M (15.00') 1.50 M (4.92') 6.07 M (19.91') 1.75 M (5.74') 2 STOREYS + PARTIAL BASEMENT 67.94 M (222.80 FT) 57.41 M (188.50 FT) 57.41 M (188.50 FT) 127.04 M (416.80 FT) 127.04 M (416.80 FT) 127.04 M (416.80 FT) 127.04 M (416.80 FT) 0.14 8.31 % (75.25 M)	<b>PROPOSED - SFD 4</b> 3.00 M (9.84') 10.20 M (33.46') 4.57 M (15.00') 1.50 M (4.92') 6.07 M (19.91') 1.75 M (5.74') 2 STOREYS + PARTIAL BASEMENT 67.94 M (222.80 FT) 57.41 M (188.50 FT) 57.41 M (188.50 FT) 127.04 M (416.80 FT) 127.04 M (416.80 FT) 127.04 M (416.80 FT) 127.04 M (416.80 FT) 0.14 8.43 % (75.81 M)

SFD 1 - Average Grade Calculations									
SECTION	Spot	Height	Distance	Area	Total Area	Perimeter	Average Grade	Area	Perimeter
1	12.07	11.27	11.27	13.84	425.3	35.80	11.794		
2	11.27	11.27	11.27	13.84					
3	11.27	11.27	11.27	13.84					
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97	11.27	11.27	11.27	13.84					
98	11.27	11.27	11.27	13.84					
99	11.27	11.27	11.27	13.84					
100	11.27	11.27	11.27	13.84					



**RE-issued FOR RE-ZONING & DCP NOV. 16, 2017**

**ZEBRADESIGN**

1161 NEWPORT AVE  
 VICTORIA, B.C. V8S 5S6  
 TEL: (250) 380-2154  
 FAX: (250) 380-2155  
 EMAIL: info@zebradesign.ca  
 WWW: www.zebradesign.ca

Scale: AS NOTED

Project: PROPOSED 4 SFDs @ 3103 WASHINGTON AVE.

Title: SITE DATA & GRADE CALCULATIONS

Revision: 1.2

Drawn: DP

Check: DP

Scale: 1:12

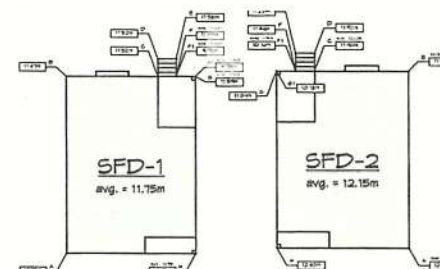
Proj. No. TBD



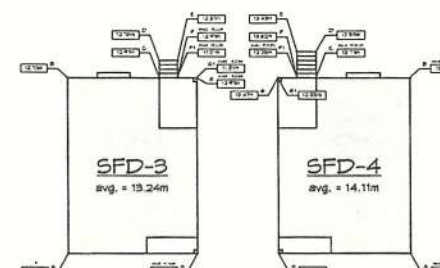
SITE DATA - 3103 WASHINGTON AVE. VICTORIA					
LEGAL DESCRIPTION - LOT 6, SECTION 4, VICTORIA DISTRICT, PLAN 2214, EXCEPT EPP61125					
EXISTING ZONING - R1-B					
PROPOSED ZONING - SITE SPECIFIC					
LOT AREA	PROPOSED - SITE	PROPOSED - SPD 1	PROPOSED - SPD 2	PROPOSED - SPD 3	PROPOSED - SPD 4
LOT WIDTH	894.41 M (2936.15 FT)				
LOT DEPTH (AVE.)	22.30 M (73.16')				
SETBACKS	40.36 M (132.46')				
FRONT (NW)	2.00 M (6.56')	10.70 M (35.10')	10.20 M (33.46')	5.09 M (16.50')	2.00 M (6.56')
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')	4.51 M (15.00')	4.51 M (15.00')	4.51 M (15.00')
SIDE (SW)	1.50 M (4.92')	4.51 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')	6.01 M (19.72')	6.01 M (19.72')	6.01 M (19.72')	6.01 M (19.72')
AVG. GRADE		11.75 M (38.55')	13.15 M (43.14')	13.24 M (43.44')	14.11 M (46.29')
BUILDING HEIGHT		7.10 M (23.56')	7.14 M (23.59')	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	271.23 M <sup>2</sup> (2926.00 FT <sup>2</sup> )	67.46 M <sup>2</sup> (731.50 FT <sup>2</sup> )	67.46 M <sup>2</sup> (731.50 FT <sup>2</sup> )	67.46 M <sup>2</sup> (731.50 FT <sup>2</sup> )	67.46 M <sup>2</sup> (731.50 FT <sup>2</sup> )
MAIN FLOOR	236.53 M <sup>2</sup> (2546.00 FT <sup>2</sup> )	54.13 M <sup>2</sup> (586.50 FT <sup>2</sup> )	54.13 M <sup>2</sup> (586.50 FT <sup>2</sup> )	54.13 M <sup>2</sup> (586.50 FT <sup>2</sup> )	54.13 M <sup>2</sup> (586.50 FT <sup>2</sup> )
BASEMENT	125.14 M <sup>2</sup> (1347.00 FT <sup>2</sup> )	5.16 M <sup>2</sup> (55.50 FT <sup>2</sup> )	5.16 M <sup>2</sup> (55.50 FT <sup>2</sup> )	5.16 M <sup>2</sup> (55.50 FT <sup>2</sup> )	5.16 M <sup>2</sup> (55.50 FT <sup>2</sup> )
1ST/2ND STOREYS, TOTAL	508.31 M <sup>2</sup> (5473.00 FT <sup>2</sup> )	127.04 M <sup>2</sup> (1368.00 FT <sup>2</sup> )	127.04 M <sup>2</sup> (1368.00 FT <sup>2</sup> )	127.04 M <sup>2</sup> (1368.00 FT <sup>2</sup> )	127.04 M <sup>2</sup> (1368.00 FT <sup>2</sup> )
ALL FLOORS, TOTAL	633.51 M <sup>2</sup> (6814.00 FT <sup>2</sup> )	132.25 M <sup>2</sup> (1423.50 FT <sup>2</sup> )	132.25 M <sup>2</sup> (1423.50 FT <sup>2</sup> )	132.25 M <sup>2</sup> (1423.50 FT <sup>2</sup> )	132.25 M <sup>2</sup> (1423.50 FT <sup>2</sup> )
TOTAL FLOOR AREA	508.31 M <sup>2</sup> (5473.00 FT <sup>2</sup> )	127.04 M <sup>2</sup> (1368.00 FT <sup>2</sup> )	127.04 M <sup>2</sup> (1368.00 FT <sup>2</sup> )	127.04 M <sup>2</sup> (1368.00 FT <sup>2</sup> )	127.04 M <sup>2</sup> (1368.00 FT <sup>2</sup> )
FLOOR AREA RATIO	0.57	0.14	0.14	0.14	0.14
SITE COVERAGE	33.53 % (301.56 M <sup>2</sup> )	8.37 % (75.25 M <sup>2</sup> )	8.37 % (75.25 M <sup>2</sup> )	8.37 % (75.25 M <sup>2</sup> )	8.43 % (75.81 M <sup>2</sup> )
OPEN SITE SPACE	440.1 M <sup>2</sup> (4740.76 M <sup>2</sup> )				
PARKING	4 SPACES				



SPD #1 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Area	Average grade
AB	12.07	11.47	11.77	10.06	119.41	432.53	26.86	11.734	
BC	11.47	11.58	11.53	5.18	59.72				
CD	11.58	11.52	11.55	1.02	11.78				
DE	11.52	11.56	11.54	1.07	12.35				
EF	11.56	11.55	11.56	1.02	11.81				
FG1	9.75	9.75	9.75	1.07	10.43				
GH	11.59	12.15	11.87	10.06	119.41				
HA	12.15	12.07	12.11	7.32	88.55				
TOTAL				36.80	432.53				Avg. Grade 11.73
SPD #2 - Average Grade Calculation									
AB	12.56	11.58	12.07	10.06	121.48	447.24	26.86	12.153	
BC	11.58	11.58	11.58	5.18	62.06				
CD	11.58	11.52	11.56	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				
FG1	10.16	10.16	10.16	1.07	10.87				
GH	11.89	12.43	12.15	10.06	122.23				
HA	12.43	12.36	12.39	7.32	81.48				
TOTAL				36.80	447.24				Avg. Grade 12.15
SPD #3 - Average Grade Calculation									
AB	11.56	12.73	12.15	10.06	132.24	487.32	36.80	13.242	
BC	12.73	12.97	12.85	5.18	64.46				
CD	12.97	12.97	12.97	1.02	13.15				
DE	12.78	12.81	12.80	1.07	12.64				
EF	12.81	12.97	12.89	1.02	13.15				
FG1	11.31	11.31	11.31	1.07	12.10				
GH	12.97	13.97	13.48	10.06	136.61				
HA	13.97	12.36	13.17	7.32	100.64				
TOTAL				36.10	487.32				Avg. Grade 13.24
SPD #4 - Average Grade Calculation									
AB	14.75	13.77	14.26	10.06	142.46	533.20	37.80	14.106	
BC	13.77	13.77	13.77	5.18	71.23				
CD	13.77	13.60	13.69	1.02	20.78				
DE	13.59	13.43	13.51	1.07	14.45				
EF	13.43	13.62	13.53	1.02	20.56				
FG1	12.30	12.30	12.30	1.07	13.21				
GH	13.47	14.69	14.08	10.06	141.54				
HA	14.69	14.75	14.72	7.32	107.75				
TOTAL				37.80	533.20				Avg. Grade 14.11



AVERAGE GRADE KEY



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NOV. 16, 2017

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Date: Sept. 06, 2011

Scale: AS NOTED

Project:

PROPOSED

4 SPD'S @ 3103

WASHINGTON AVE.

Title:

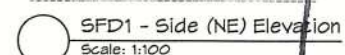
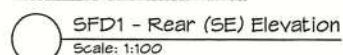
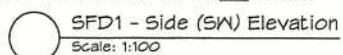
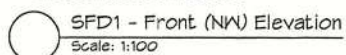
SITE DATA &

GRADE

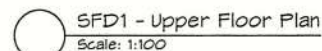
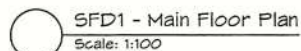
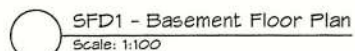
CALCULATIONS

REV. NO.	DESCRIPTION	DATE	REVISION:	SHEET:
1	REMOVE CALCULATIONS FROM SPD 1 & 2.	SEP. 2011	REV. 1	DP
2	ADJUST SITE DATA TO NEW	NOV. 16/17	REV. 2	1.2
	OPEN SITE SPACE ADJUSTED TO DATA			
	TABLE NUMBER OF PARKING SPACES			
	REVISED			Proj. No. TBD





Glazing Area Calc.	SF	
Print	<i>SF</i>	<i>M2</i>
including face area	474.20	43.96
percentage	16.7%	7.2%
max allowed	54.97%	
Side (NW)	<i>SF</i>	<i>M2</i>
including face area	2.50	2.29
percentage	682.41	1.64
max allowed	45.36	5.89
	10.31%	
Roof	<i>SF</i>	<i>M2</i>
including face area	1.83	3.64
percentage	516.34	28.16
max allowed	60.69	5.64
	11.71%	
	24.94%	
Side (NE)	<i>SF</i>	<i>M2</i>
including face area	4.92	1.50
percentage	882.41	3.64
max allowed	27.87	2.59
	8.00%	



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Date: Sept. 06, 2017

Scale: AS NOTED

Project:

PROPOSED  
1 SEP 8 2 31 03

4 SFD'S @ 3103  
WASHINGTON AVE.

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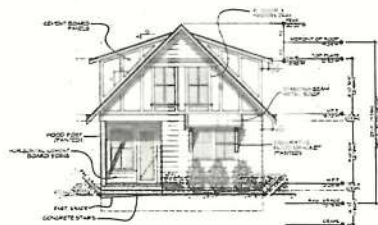
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GED-1 PLANS

SFD-1 PLANS &amp; ELEVATIONS

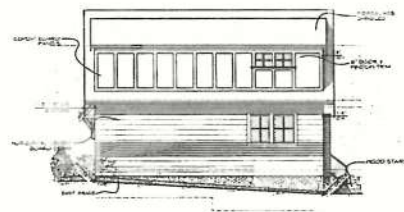
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE BASEMENT FROM STP-1, ADJUST SECTION, ELEVATIONS & SLABING CALCULATIONS TO SUIT	SEP. 2011	REV. 1 SEP. 2011	DP 2.1
2	ADDING IN NORTH EAST UPPER FLOOR RED ROOM REVISED ELEVATIONS TO SUIT, NORTH EAST MASTER BED ROOM REVISED SLABING CALCULATION REVISED TO SUIT	NOV. 16/11	REV. 2 NOV. 16/11	

Proj. No. TBC





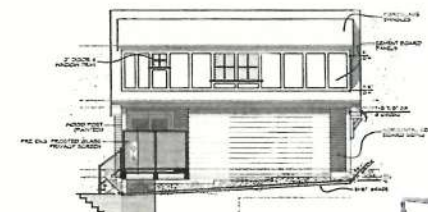
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Scale: 1:100



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

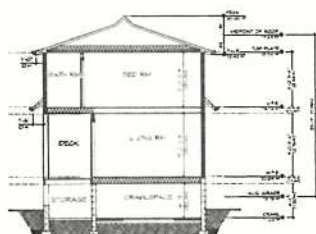
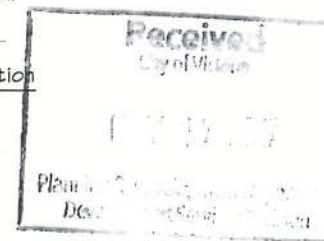


SFD2 - Rear (SE) Elevation  
Scale: 1:100

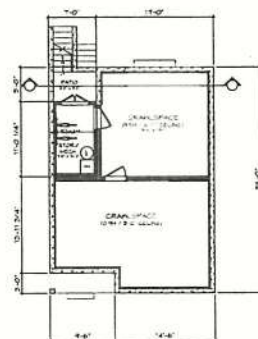


SFD2 - Side (NE) Elevation  
Scale: 1:100

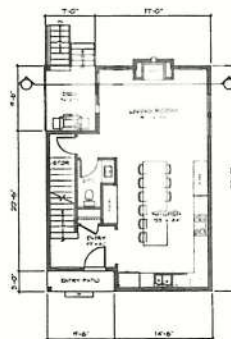
Orientation	Area Calc.	SF	M2
Front	setbacks	13.21	5.86
	building face area	474.25	44.66
	glazing area	79.33	7.37
	percentage	16.73%	
	max allowed	34.37%	
Side (SW)	setbacks	4.90	1.50
	building face area	683.49	63.76
	glazing area	28.12	2.61
	percentage	4.13%	
	max allowed	8.00%	
Rear	setbacks	11.12	4.05
	building face area	513.82	47.71
	glazing area	63.68	5.89
	percentage	12.39%	
	max allowed	24.00%	
Side (NE)	setbacks	7.51	2.29
	building face area	683.49	63.76
	glazing area	33.36	3.09
	percentage	4.89%	
	max allowed	10.31%	



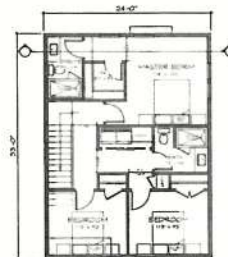
SFD2 - Preliminary Section  
Scale: 1:100



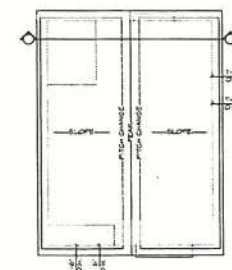
SFD2 - Basement Floor Plan  
Scale: 1:100



SFD2 - Main Floor Plan  
Scale: 1:100



SFD2 - Upper Floor Plan  
Scale: 1:100



SFD2 - Roof Plan  
Scale: 1:100

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Drawn By: K. KODRMAN

Date: Sept. 06, 2017

Scale: AS NOTED

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

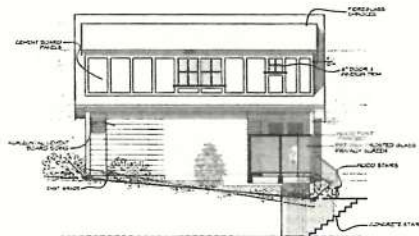
Title:  
SFD-2 PLANS &  
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE BASEMENT FROM STD 2. ADJUST SECTION ELEVATIONS & GLAZING CALCULATIONS TO SUIT	SEP. 23/17	1ST REVISION SEP. 23/17	DP
2	ADJUST IN SOUTH WEST UPPER FLOOR BED ROOM REMOVED HALLWAY IN SOUTH WEST MASTER BED ROOM REMOVED GLAZING CALCULATION RECALCULATED TO SUIT	NOV. 16/17	REV. 2 NOV. 16/17	2.2
				Proj. No. TBD





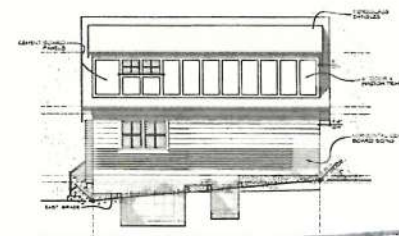
SFD3 - Front (NW) Elevation  
Scale: 1:100



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

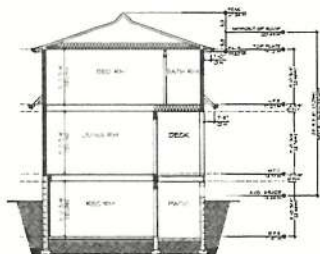
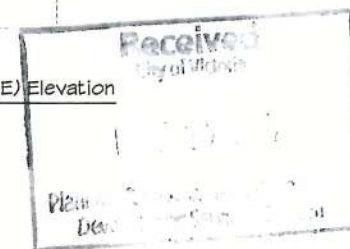


SFD3 - Rear (SE) Elevation  
Scale: 1:100

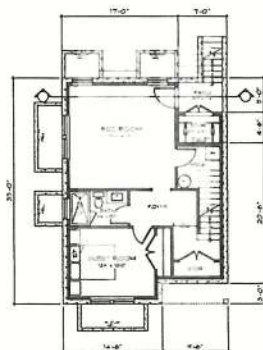


SFD3 - Side (NE) Elevation  
Scale: 1:100

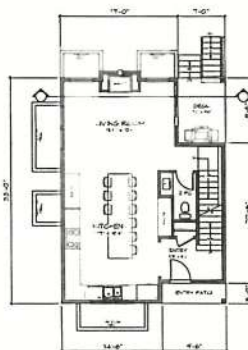
Shading Area Calc.		SPOT
Front		SPOT
surface		
building face area		
shading area		
percentage		
max allowed		
Side (SW)	SP	M2
surface	1.11	2.26
building face area	671.56	10.11
shading area	63.36	5.51
percentage	9.43%	
max allowed	10.34%	
Rear	SP	M2
surface	19.23	5.86
building face area	524.57	48.11
shading area	62.27	6.25
percentage	12.05%	
max allowed	54.93%	
Side (NE)	SP	M2
surface	4.92	1.50
building face area	671.56	62.31
shading area	27.62	2.51
percentage	4.11%	
max allowed	8.00%	



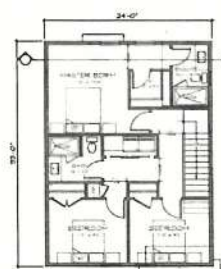
SFD3 - Preliminary Section  
Scale: 1:100



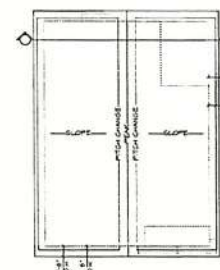
SFD3 - Basement Floor Plan  
Scale: 1:100



SFD3 - Main Floor Plan  
Scale: 1:100



SFD3 - Upper Floor Plan  
Scale: 1:100



SFD3 - Roof Plan  
Scale: 1:100

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NOV. 16, 2017

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Date: Sept. 06, 2017

Scale: AS NOTED

Project:

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4 SFD'S @ 3103

WASHINGTON AVE.

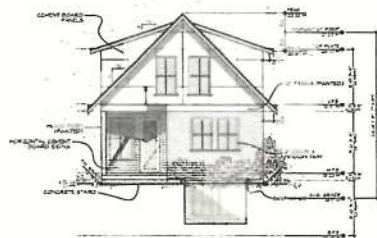
Title:

SFD-3 PLANS &

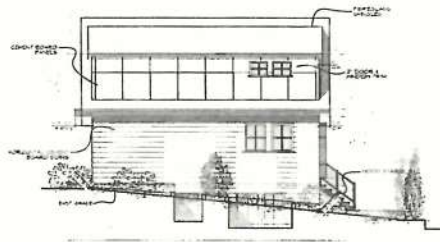
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	REVISION	SHEET
1	NO CHANGES	SEP. 30/17	1/1	DP
2	REVISIONS TO: EAST UPPER FLOOR REVISIONS TO: WEST UPPER FLOOR REVISIONS TO: WEST LOWER FLOOR REVISIONS TO: WEST LOWER FLOOR REVISIONS TO: WEST LOWER FLOOR	NOV. 16/17	2/1	2.3
3	NO CHANGES	NOV. 16/17	3/1	Proj. No. TBD

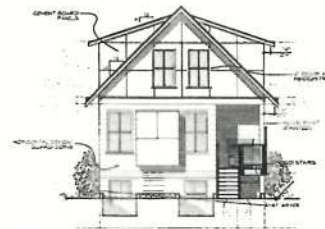




SDF4 - Front (NW) Elevation  
Scale: 1:100



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

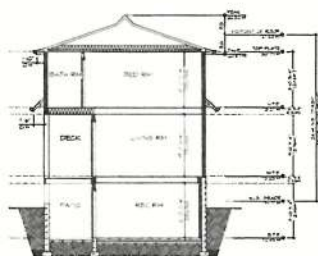


SDF4 - Rear (SE) Elevation  
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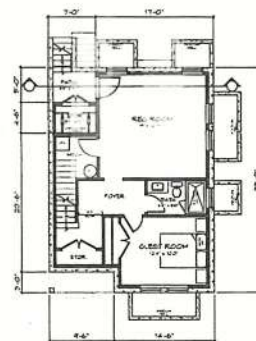


SDF4 - Side (NE) Elevation  
Scale: 1:100

GLAZING AREA CALC		SFD4
Front	Side	Rear
setbacks	setbacks	setbacks
building face area	building face area	building face area
glazing area	glazing area	glazing area
percentage	percentage	percentage
max allowed	max allowed	max allowed
Side (SW)	Side (NE)	
setbacks	setbacks	
building face area	building face area	
glazing area	glazing area	
percentage	percentage	
max allowed	max allowed	
Rear		
setbacks		setbacks
building face area		building face area
glazing area		glazing area
percentage		percentage
max allowed		max allowed
Side (NE)		
setbacks		setbacks
building face area		building face area
glazing area		glazing area
percentage		percentage
max allowed		max allowed



SDF4 - Preliminary Section  
Scale: 1:100



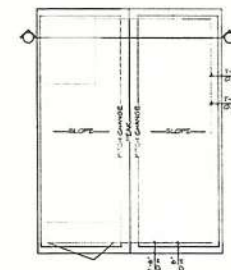
SDF4 - Basement Floor Plan  
Scale: 1:100



SDF4 - Main Floor Plan  
Scale: 1:100



SDF4 - Upper Floor Plan  
Scale: 1:100



SDF4 - Roof Plan  
Scale: 1:100



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NOV. 16, 2017

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Scale: AS NOTED

Project:

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4 SFD'S @ 3103

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Title:

SFD-4 PLANS &

ELEVATIONS

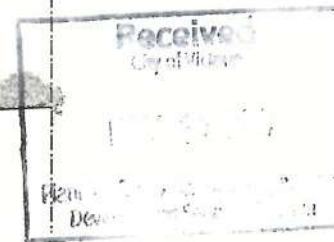
REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	NO CHANGES	SEP. 30/17	1ST SUBMITTAL	DP
2	PROPOSED A SOUTH EAST ELEVATION FLOOR BED ROOM REMOVED, PROPOSED IN SOUTH WEST MASTER BED ROOM REMOVED GLASS CALCULATION REVERSED TO BATT	NOV. 16/17	2ND SUBMITTAL	2.4
3			3RD SUBMITTAL	
4			4TH SUBMITTAL	

Proj No. TBD





Streetscape  
Scale: 1:75



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Scale: AS NOTED

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

Title:  
STREETSCAPE

REV. NO.	DESCRIPTION	DATE	REVISION:	SHEET:
1	NO CHANGES	SEP. 20/11	REV. 1 SEP. 20/11	DP 3.1
2	NO CHANGES	NOV. 16/17	REV. 2 NOV. 16/17	
Proj. No. TED				



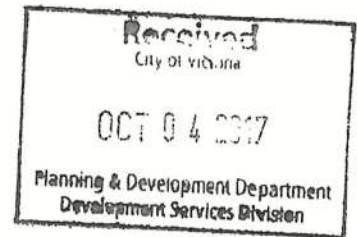






September 20, 2017

#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 11<sup>th</sup> to the Burnside Gorge Community Land Use Committee; the concept was warmly received by the Burnside Gorge CALUC. On September 18<sup>th</sup> 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. 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 127.1m<sup>2</sup> (1368 square feet) in area on main and upper levels, and they are 184.51m<sup>2</sup> (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 at 0.57 for the project (in comparison -S2 has a maximum of 0.6 FAR or 190m<sup>2</sup> 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 7<sup>th</sup>, 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 M<sup>2</sup>; we have 899.41 M<sup>2</sup>, 62% greater area than required
- RK allow 1 unit per 185M<sup>2</sup> 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 <sup>3</sup>/<sub>4</sub>" 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 127m<sup>2</sup> 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



Rezoning Application No. 00614  
for  
3103 Washington Avenue





Subject Property = 3103 Washington Avenue



Neighbourhood Properties



3101 Washington Ave  
(west)



3111 & 3107 Washington Ave (east)

CITY OF  
VICTORIA



## Neighbourhood Properties

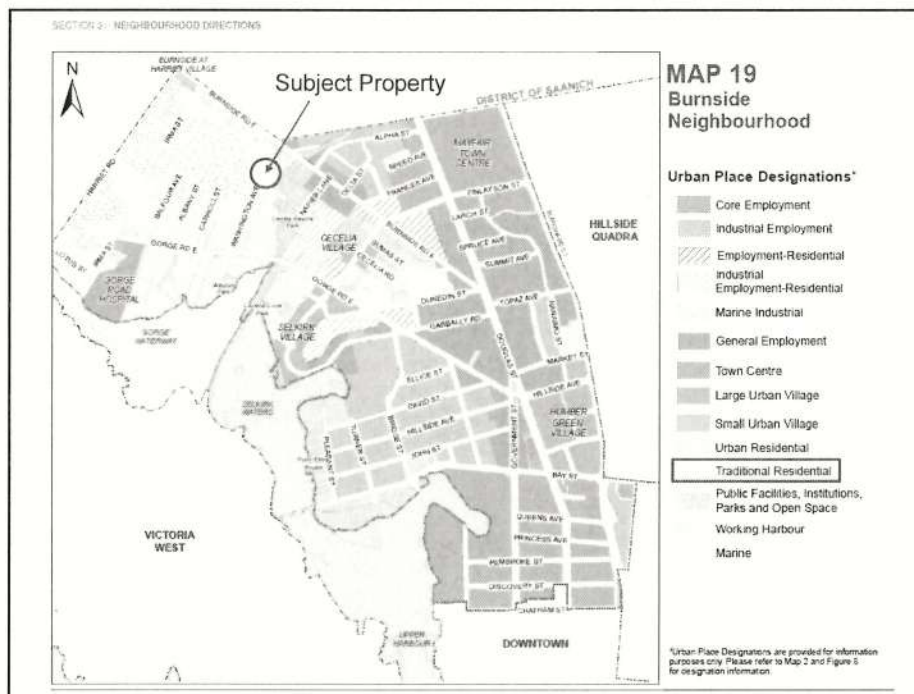


3120 Washington Ave - north

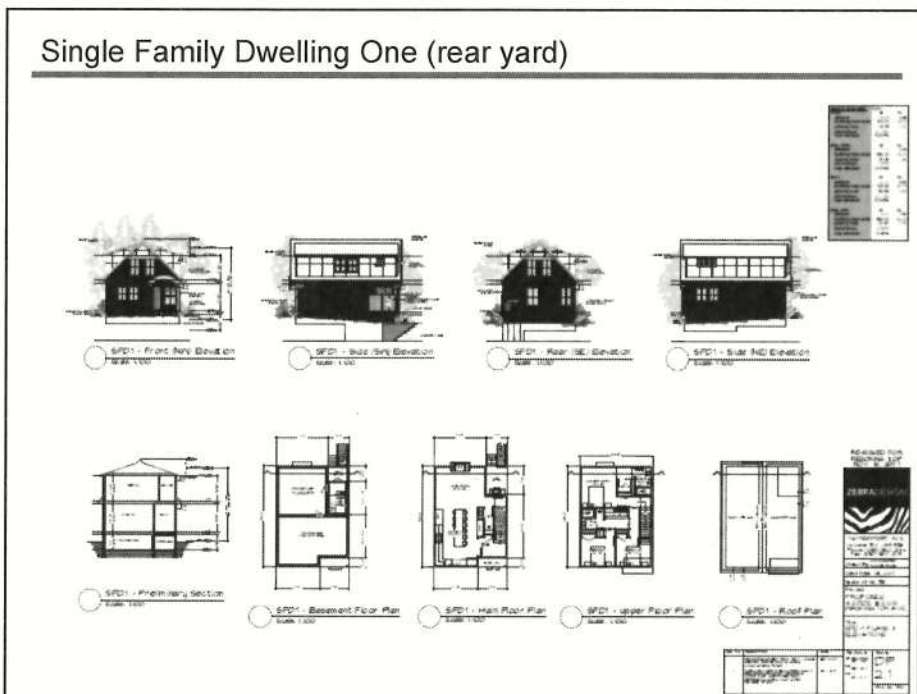
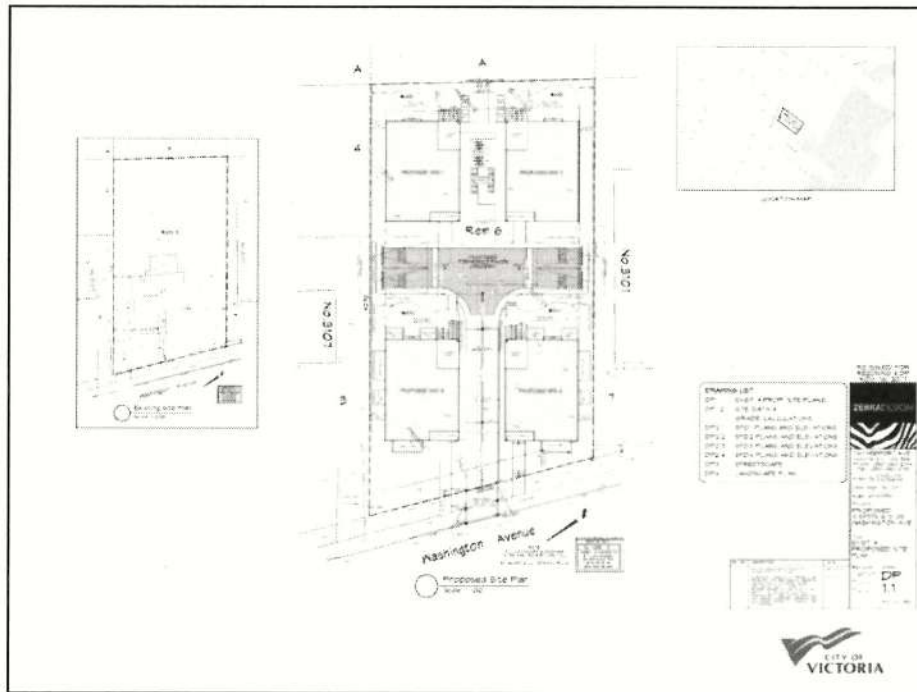


Cecelia Ravine Park - south

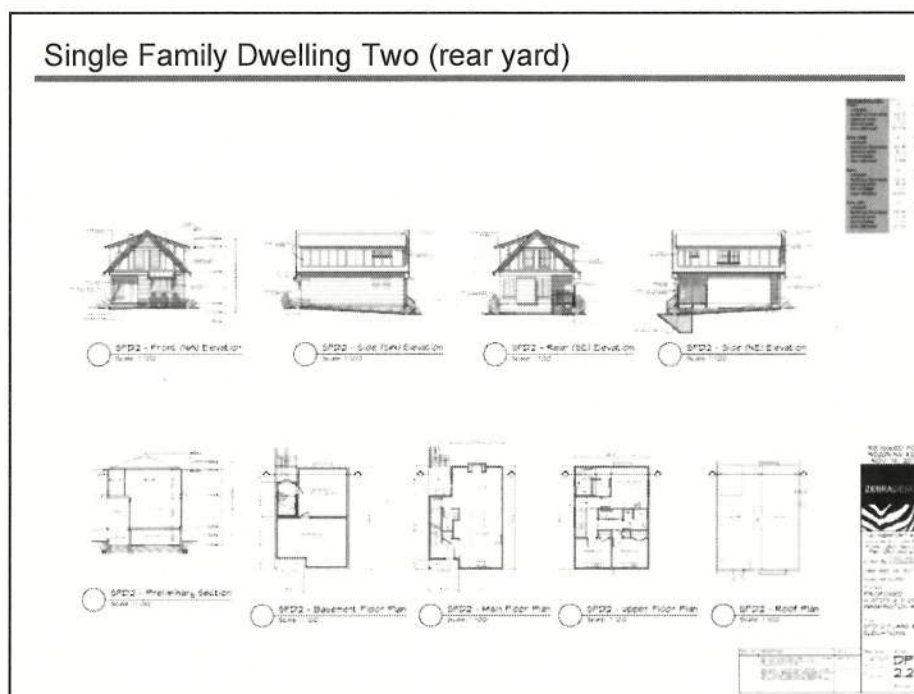
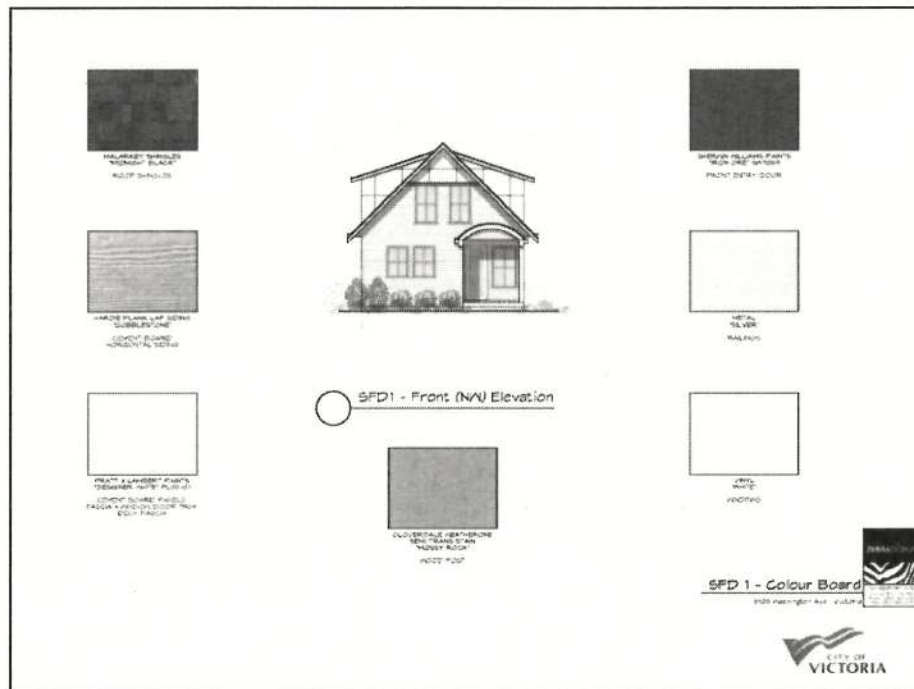
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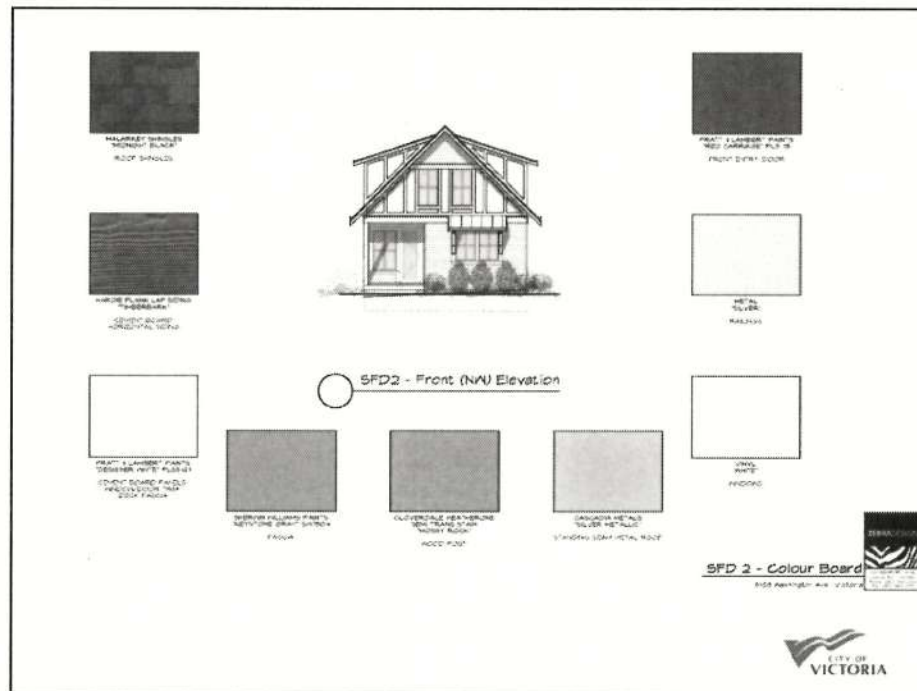












Single Family Dwelling Three (front yard)

