

J. **BYLAWS**

J.3 **Bylaw for Rezoning Application No. 00614 for 3103 Washington Avenue**

**Moved By** Councillor Madoff

**Seconded By** Councillor Lucas

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1146) No. 18-031

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**



## Council Report

For the Meeting of June 28, 2018

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

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### RECOMMENDATION

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

### EXECUTIVE SUMMARY

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

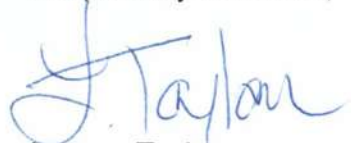
In accordance with Council's motion of January 11, 2018 included below, the necessary conditions that would authorize the approval of the Rezoning for the subject property have been fulfilled. The Committee of the Whole reports dated, December 28, 2018 together with the meeting minutes, are attached.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

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

### Public Hearing Conditions

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

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager



Date:

June 20, 2018

#### List of Attachments

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





## 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

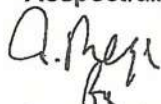
1. That Council direct staff to work with the applicant on a proposal that complies with the policies in the Official Community Plan and Burnside Gorge Local Area Plan.



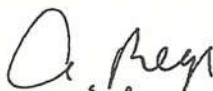
## Option 2

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.

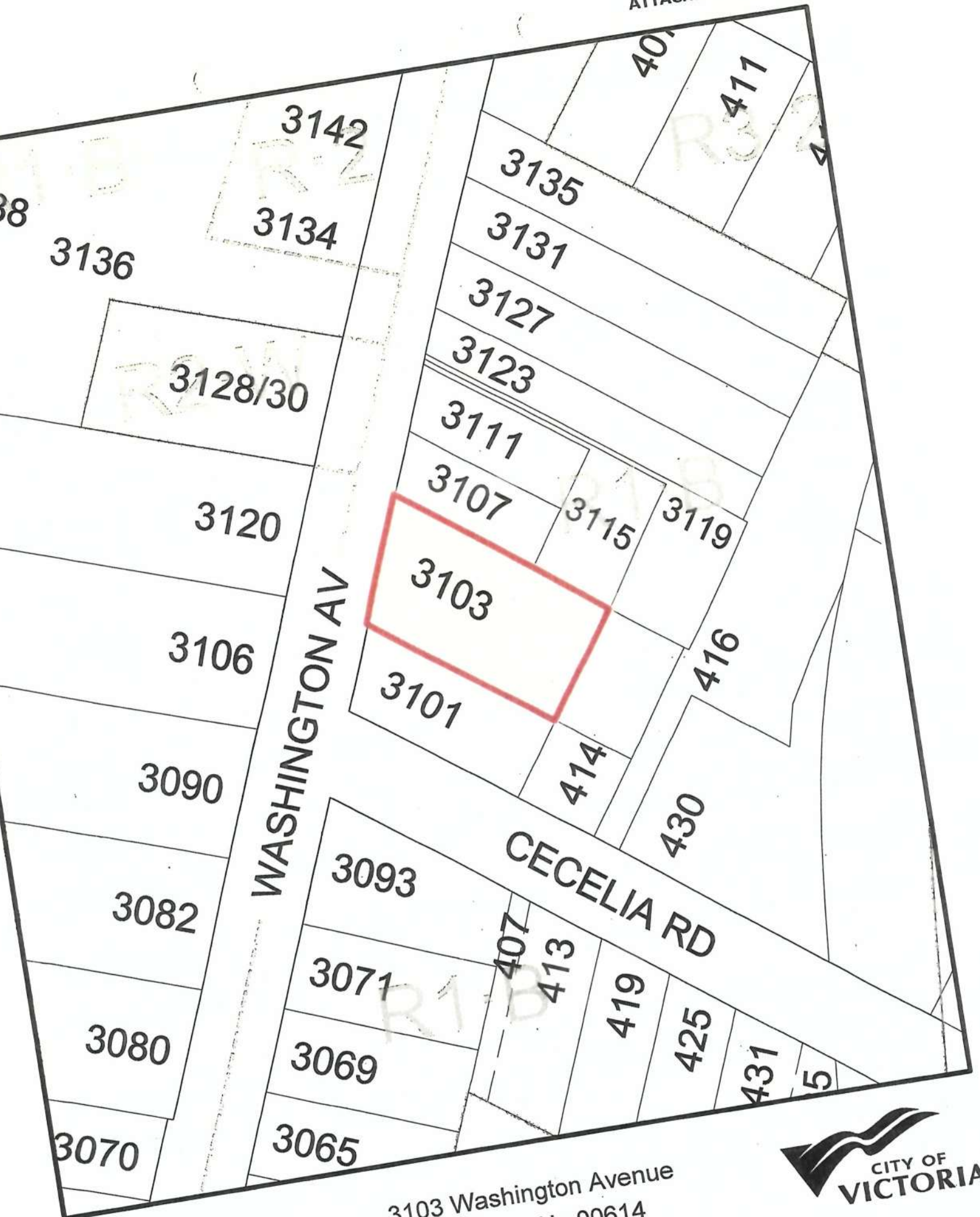


Date:

Jan 2, 2018

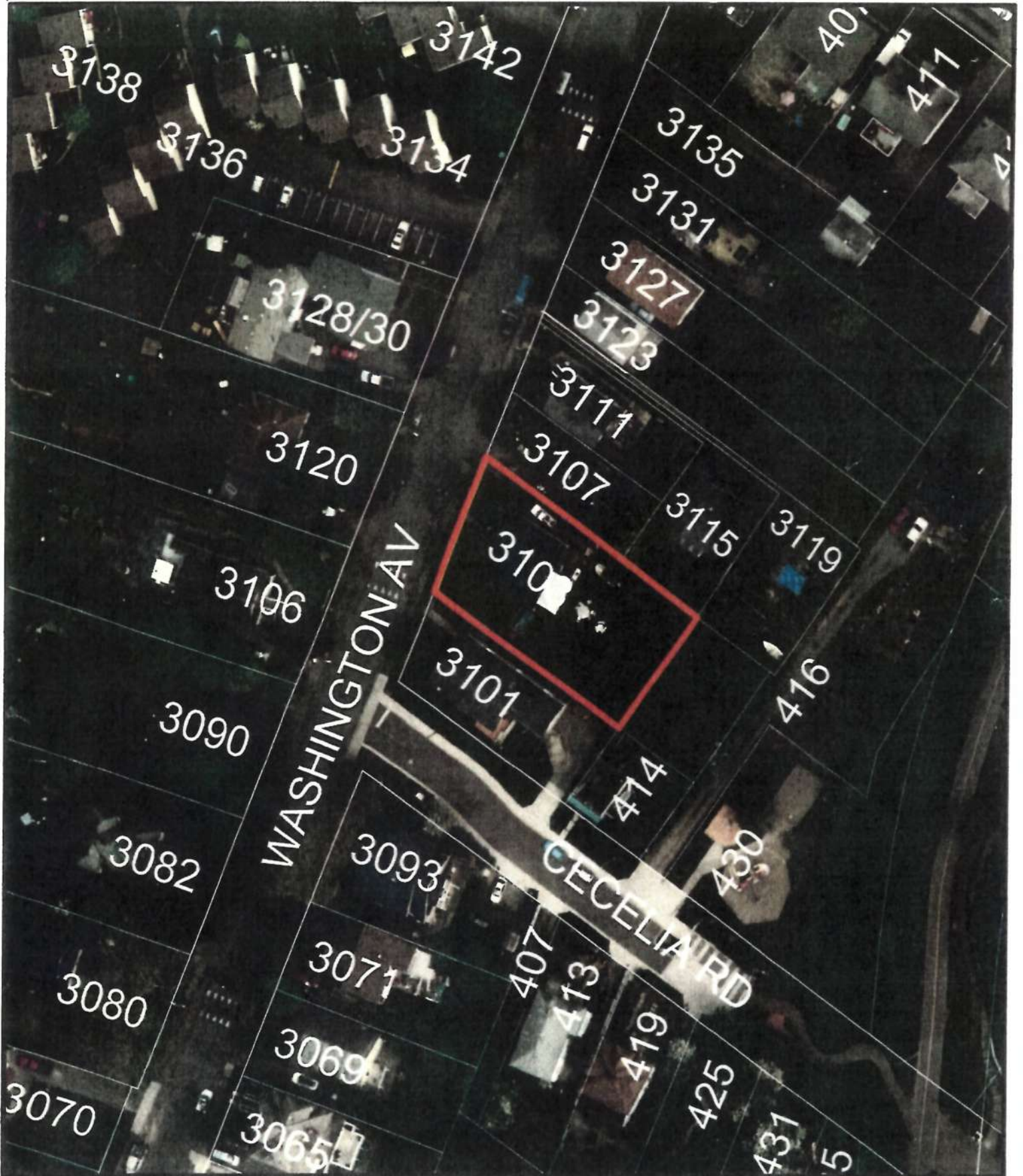
### List of Attachments:

- 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  
Zoning No.00614





3103 Washington Avenue  
Rezoning No.00614









SITE DATA - 3103 WASHINGTON AVE, VICTORIA					
LEGAL DESCRIPTION - LOT 6, SECTION 4, VICTORIA DISTRICT, PLAN 2214, EXCEPT EPP61125					
POSTING ZONING - R1-B					
PROPOSED ZONING - SITE SPECIFIC					
LOT AREA	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT NORTH	894.41 M <sup>2</sup> (460.15 FT <sup>2</sup> )				
LOT DEPTH (AVG.)	22.90 M (75.16')				
SETBACKS					
FRONT (NW)	3.00 M (9.84')	10.70 M (35.10')	10.20 M (33.46')	5.00 M (16.40')	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')	4.57 M (15.00')	4.57 M (15.00')	4.57 M (15.00')
SIDE (SW)	1.50 M (4.92')	4.57 M (15.00')	1.50 M (4.92')	1.50 M (4.92')	1.50 M (4.92')
SIDE (COMBINED)	3.00 M (9.84')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')
AVG. GRADE		11.75 M (38.55')	12.15 M (39.86')	13.24 M (43.44')	14.11 M (46.29')
BUILDING HEIGHT		7.10 M (23.56')	7.14 M (23.54')	7.25 M (23.79')	7.42 M (24.34')
STOREYS		2 STOREYS + PARTIAL BSMT	2 STOREYS + PARTIAL BSMT	2 STOREYS + BSMT	2 STOREYS + BSMT
FLOOR AREA	(COMBINED)				
UPPER FLOOR	271.83 M <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> )	54.19 M <sup>2</sup> (586.50 FT <sup>2</sup> )	54.19 M <sup>2</sup> (586.50 FT <sup>2</sup> )	54.19 M <sup>2</sup> (586.50 FT <sup>2</sup> )	54.19 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	508.37 M <sup>2</sup> (5472.00 FT <sup>2</sup> )	121.65 M <sup>2</sup> (1318.00 FT <sup>2</sup> )	121.65 M <sup>2</sup> (1318.00 FT <sup>2</sup> )	121.65 M <sup>2</sup> (1318.00 FT <sup>2</sup> )	121.65 M <sup>2</sup> (1318.00 FT <sup>2</sup> )
ALL FLOORS, TOTAL	633.51 M <sup>2</sup> (6819.00 FT <sup>2</sup> )	182.25 M <sup>2</sup> (1974.50 FT <sup>2</sup> )	182.25 M <sup>2</sup> (1974.50 FT <sup>2</sup> )	182.25 M <sup>2</sup> (1974.50 FT <sup>2</sup> )	182.25 M <sup>2</sup> (1974.50 FT <sup>2</sup> )
TOTAL FLOOR AREA	508.37 M <sup>2</sup> (5472.00 FT <sup>2</sup> )	121.65 M <sup>2</sup> (1318.00 FT <sup>2</sup> )	121.65 M <sup>2</sup> (1318.00 FT <sup>2</sup> )	121.65 M <sup>2</sup> (1318.00 FT <sup>2</sup> )	121.65 M <sup>2</sup> (1318.00 FT <sup>2</sup> )
FLOOR AREA RATIO	0.57	0.14	0.14	0.14	0.14
SITE COVERAGE	33.55 % (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	49.01 % (440.76 M <sup>2</sup> )				
PARKING	4 SPACES				

SFD #1 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade	Area (m <sup>2</sup> )
AB	12.07	11.47	11.77	10.06	118.41	432.33	26.15	11.754	
BC	11.47	11.58	11.53	5.18	59.70				
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	11.58	11.58	1.12	13.81				
F101	9.75	9.75	9.75	1.07	10.43				
GH	11.58	12.12	11.87	10.06	119.41				
HA	12.12	12.07	12.11	7.32	85.65				
TOTAL				36.80	432.33			SFD1	
								Avg. Grade	11.75

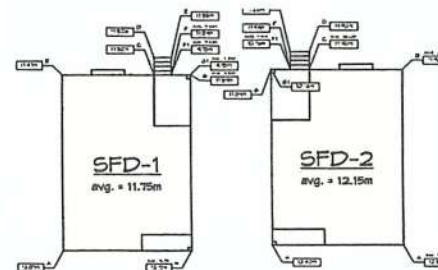
SFD #2 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade	Area (m <sup>2</sup> )
AB	12.56	11.58	12.07	10.06	123.44	447.24	26.15	12.153	
BC	11.58	11.58	11.58	5.18	62.05				
CD	11.58	11.52	11.55	1.02	12.19				
DE	11.52	11.56	11.54	1.07	12.74				
EF	11.56	11.58	11.58	1.12	13.15				
F101	10.16	10.16	10.16	1.07	10.87				
GH	11.58	12.43	12.18	10.06	122.33				
HA	12.43	12.56	12.50	7.32	81.48				
TOTAL				36.80	447.24			SFD2	
								Avg. Grade	12.15

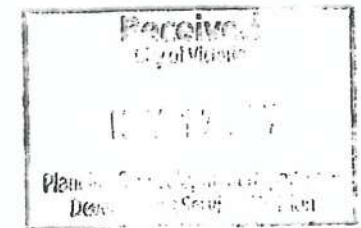
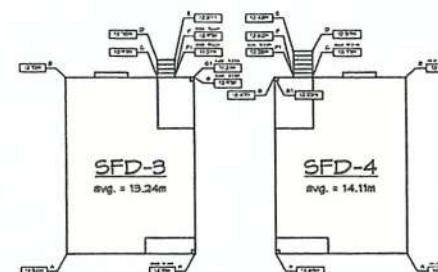
SFD #3 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade	Area (m <sup>2</sup> )
AB	13.15	12.73	12.94	10.06	132.24	487.32	26.15	13.242	
BC	12.73	12.97	12.85	5.18	66.56				
CD	12.97	12.78	12.88	1.02	13.12				
DE	12.78	12.81	12.80	1.07	13.69				
EF	12.81	12.97	12.92	1.12	13.15				
F101	11.21	11.21	11.21	1.07	12.10				
GH	12.97	13.99	13.48	10.06	135.61				
HA	13.99	13.56	13.78	7.32	124.63				
TOTAL				36.80	487.32			SFD3	
								Avg. Grade	13.24

SFD #4 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade	Area (m <sup>2</sup> )
AB	14.29	13.77	14.03	10.06	143.45	533.29	27.80	14.106	
BC	13.77	13.77	13.77	5.18	71.33				
CD	13.77	13.88	13.83	1.02	20.79				
DE	13.88	13.43	13.65	1.07	14.48				
EF	13.43	13.82	13.63	1.12	20.58				
F101	13.28	13.28	13.28	1.07	13.21				
GH	13.47	14.69	14.08	10.06	141.64				
HA	14.69	14.72	14.72	7.32	107.75				
TOTAL				37.80	533.29			SFD4	
								Avg. Grade	14.11



# AVERAGE GRADE KEY



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

ZEBRADESIGN

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E5  
Phone: (250) 360-2144  
Fax: (250) 360-2115  
C. COLLINS  
Drawn By: K. KOSMAN  
Date: Sept. 06, 2017  
Scale: AS NOTED  
Project:  
PROPOSED  
4 SFD'S @ 3103  
WASHINGTON AVE.

Title:  
SITE DATA &  
GRADE  
CALCULATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REMOVE BASINMENTS FROM SFD 1 & 2, ADJUST SITE DATA TO SUIT	SEP. 2017	REV. 1	DP
2	GRAB SITE DATA, ADJUST TO DATA TABLE, ADJUST OF PAVING STALLS REVERSED	NOV. 16/17	REV. 2	1.2
			REV. 3	ProjNo. TBD

# SITE DATA - 5103 WASHINGTON AVE, VICTORIA

LEGAL DESCRIPTION - LOT 6, SECTION 4, VICTORIA DISTRICT, PLAN 3214, EXCEPT EPP61125  
 EXISTING ZONING - R1-B  
 PROPOSED ZONING - SITE SPECIFIC

	PROPOSED - SITE	PROPOSED - SFD 1	PROPOSED - SFD 2	PROPOSED - SFD 3	PROPOSED - SFD 4
LOT AREA	899.41 M <sup>2</sup> (960.15 FT <sup>2</sup> )				
LOT WIDTH	22.30 M (73.16')				
LOT DEPTH (AVG.)	40.30 M (132.46')				
SETBACKS					
FRONT (NFU)	2.00 M (6.56') TO WD +	10.70 M (35.10') TO WD +	10.20 M (33.46') TO WD +	5.05 M (16.50') TO WD +	2.00 M (6.56') TO WD +
REAR (SE)	2.75 M (9.02') TO WD +	2.75 M (9.02') TO WD +	9.01 M (29.56') TO WD +	10.70 M (35.10') TO WD +	10.20 M (33.46') TO WD +
SIDE (NE)	1.50 M (4.92') TO WD +	1.50 M (4.92') TO WD +	4.57 M (15.00') TO WD +	4.57 M (15.00') TO WD +	4.57 M (15.00') TO WD +
SIDE (SW)	1.50 M (4.92') TO WD +	4.57 M (15.00') TO WD +	1.50 M (4.92') TO WD +	1.50 M (4.92') TO WD +	1.50 M (4.92') TO WD +
SIDE (COMBINED)	3.00 M (9.84')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')	6.07 M (19.92')
AVG. GRADE		11.75 M (38.55')	12.15 M (39.86')	13.24 M (43.44')	14.11 M (46.29')
BUILDING HEIGHT		7.18 M (23.56')	7.14 M (23.54')	7.25 M (23.79')	7.42 M (24.34')
STORIES		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	508.37 M <sup>2</sup> (5472.00 FT <sup>2</sup> )	121.04 M <sup>2</sup> (1306.00 FT <sup>2</sup> )	121.04 M <sup>2</sup> (1306.00 FT <sup>2</sup> )	121.04 M <sup>2</sup> (1306.00 FT <sup>2</sup> )	121.04 M <sup>2</sup> (1306.00 FT <sup>2</sup> )
ALL FLOORS, TOTAL	633.51 M <sup>2</sup> (6819.00 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	508.37 M <sup>2</sup> (5472.00 FT <sup>2</sup> )	121.04 M <sup>2</sup> (1306.00 FT <sup>2</sup> )	121.04 M <sup>2</sup> (1306.00 FT <sup>2</sup> )	121.04 M <sup>2</sup> (1306.00 FT <sup>2</sup> )	121.04 M <sup>2</sup> (1306.00 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> )	6.37 % (75.25 M <sup>2</sup> )	6.37 % (75.25 M <sup>2</sup> )	6.37 % (75.25 M <sup>2</sup> )	6.43 % (75.81 M <sup>2</sup> )
OPEN SITE SPACE	44.01 % (440.76 M <sup>2</sup> )				
PARKING	4 SPACES				

SFD #1 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet)	Average grade (meters)
AB	12.07	11.47	11.77	10.18	118.41	432.53	36.80	11.754	11.754
BC	11.47	11.58	11.53	5.18	59.70				
CD	11.58	11.53	11.55	1.07	11.78				
DE	11.53	11.56	11.54	1.07	12.25				
EF	11.56	11.59	11.58	1.12	11.81				
FG	11.59	11.55	11.57	1.07	10.43				
GH	11.55	12.15	11.85	10.06	119.41				
HA	12.15	12.07	12.11	7.32	82.65				
TOTAL					36.80	432.53		11.75	

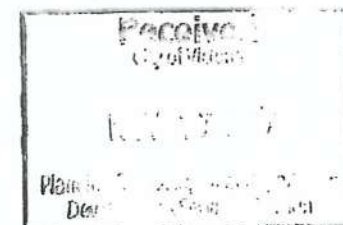
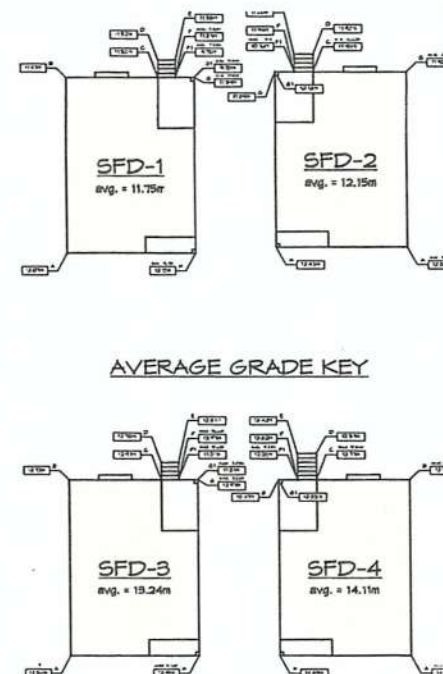
SFD #2 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet)	Average grade (meters)
AB	12.56	11.83	12.27	10.06	123.44	447.24	36.80	12.153	12.153
BC	11.83	11.58	11.71	5.18	60.06				
CD	11.58	11.53	11.56	1.07	12.19				
DE	11.53	11.56	11.54	1.07	12.24				
EF	11.56	11.59	11.58	1.12	12.10				
FG	11.59	11.55	11.57	1.07	10.87				
GH	11.55	12.15	11.85	10.06	122.71				
HA	12.15	12.07	12.11	7.32	81.48				
TOTAL					36.80	447.24		12.15	

SFD #3 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet)	Average grade (meters)
AB	13.56	12.73	13.15	10.06	131.24	487.32	36.80	13.242	13.242
BC	12.73	12.97	12.85	5.18	60.26				
CD	12.97	12.78	12.88	1.07	11.13				
DE	12.78	12.81	12.80	1.07	12.67				
EF	12.81	12.87	12.84	1.07	12.15				
FG	12.87	13.21	13.04	1.07	12.10				
GH	13.21	13.48	13.35	10.06	115.61				
HA	13.48	13.56	13.52	7.32	100.80				
TOTAL					36.80	487.32		13.24	

SFD #4 - Average Grade Calculation									
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (feet)	Average grade (meters)
AB	14.75	13.77	14.26	10.06	143.46	533.20	37.80	14.110	14.110
BC	13.77	13.77	13.77	5.18	21.33				
CD	13.77	13.59	13.68	1.12	20.79				
DE	13.59	13.48	13.54	1.07	14.46				
EF	13.48	13.62	13.55	1.12	20.56				
FG	13.62	13.25	13.44	1.07	13.21				
GH	13.25	14.09	13.67	10.06	141.64				
HA	14.09	14.75	14.42	7.32	107.75				
TOTAL					37.80	533.20		14.11	



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 REZONING 4 DP  
 NOV. 16, 2011

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Drawn By: K. ROSEMAN  
 Date: Sept. 06, 2017

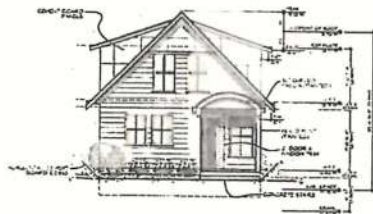
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 PROPOSED  
 4 SFD'S @ 5103  
 WASHINGTON AVE.

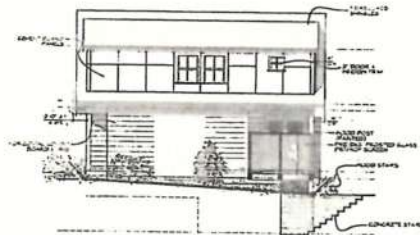
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 SITE DATA &  
 GRADE  
 CALCULATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	ADJUST BENCHMARKS FROM SFD 1 & 2 ADJUST SITE DATA TO SUT	SEP. 2017	REV. 1 SEP. 2017	DP 1.2
2	OPEN 1 & 2 SUT IS ADDED TO DATA TABLE, NUMBER OF PARKING SPACES REVISED	NOV. 2017	REV. 2 NOV. 2017	Proj No. TBD

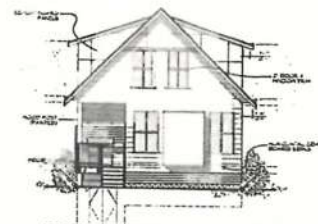




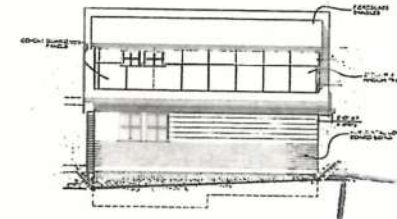
SFD1 - Front (NW) Elevation  
Scale: 1:100



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

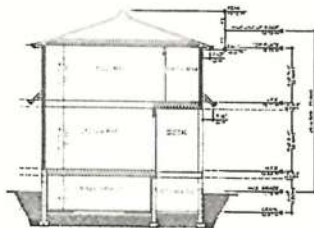


SFD1 - Rear (SE) Elevation  
Scale: 1:100

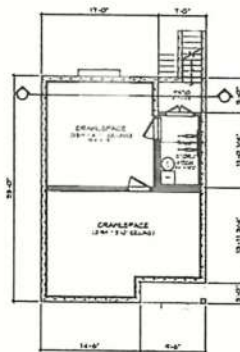


SFD1 - Side (NE) Elevation  
Scale: 1:100

EXISTING AREA (SQ. FT.)	SF	%
Front	17.21	5.28
Side	74.25	22.7
Back	79.33	23.7
Total	170.79	51.75
Area (Sq. Ft.)	7.51	2.29
Side	68.41	20.4
Back	61.36	18.3
Total	136.78	41.1
Area (Sq. Ft.)	11.91	3.58
Side	518.34	15.6
Back	65.69	1.9
Total	584.03	17.5
Area (Sq. Ft.)	4.72	1.22
Side	68.41	20.4
Back	77.87	23.3
Total	146.28	43.7
Area (Sq. Ft.)	8.00	2.39



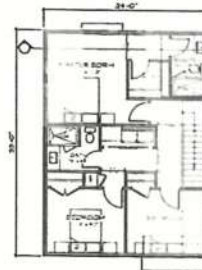
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Scale: 1:100



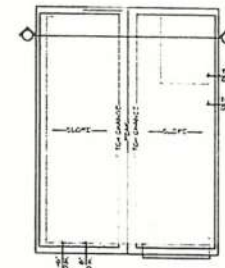
SFD1 - Basement Floor Plan  
Scale: 1:100



SFD1 - Main Floor Plan  
Scale: 1:100



SFD1 - Upper Floor Plan  
Scale: 1:100



SFD1 - Roof Plan  
Scale: 1:100

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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

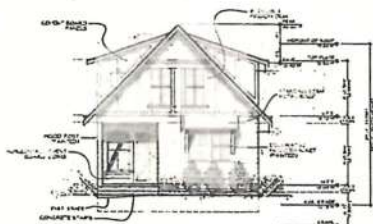
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Title:

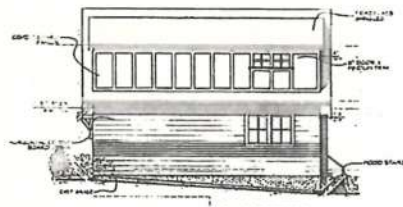
SFD-1 PLANS &

ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	REVISION: BASEMENT FLOOR PLAN & ADJUST BASEMENT ELEVATIONS & GLAZING CALCULATIONS TO SFD	SEP. 20/17	REV. 1 SEP. 20/17	DP 2.1
2	REVISION: NORTH EAST UPPER FLOOR BED ROOM REMOVED, KITCHEN & NORTH EAST MASTER BED ROOM REMOVED, GLAZING CALCULATION REVISED TO SFD	NOV. 16/17	REV. 2 NOV. 16/17	Proj. No. TBD



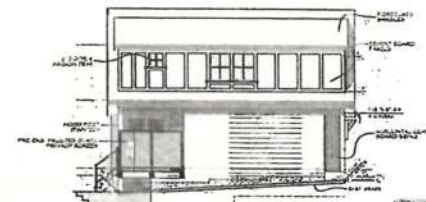
SFD2 - Front (NW) Elevation  
Scale: 1:100



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

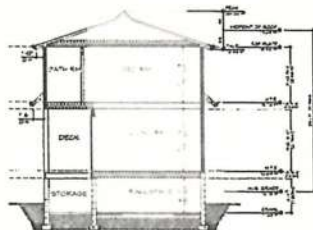
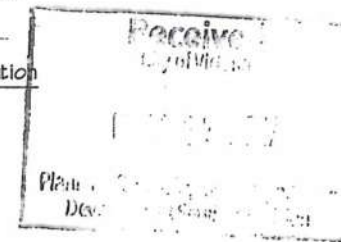


SFD2 - Rear (SE) Elevation  
Scale: 1:100

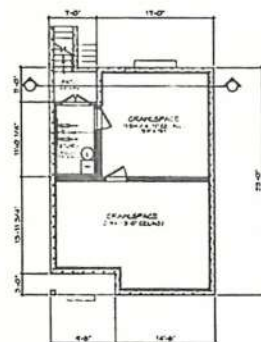


SFD2 - Side (NE) Elevation  
Scale: 1:100

Overall Area Calc.	SF	M2
Footprint	151.23	5.85
including floor area	474.25	21.54
glazing area	79.33	7.17
percentage	16.73%	
max allowed	14.97%	
Roof (Pitch)	SF	M2
including floor area	4.44	1.53
including floor area	883.49	42.22
glazing area	28.12	7.61
percentage	4.11%	
max allowed	8.05%	
Roof (Flat)	SF	M2
including floor area	1.12	4.00
including floor area	519.62	48.35
percentage	1.61%	
max allowed	18.00%	
Roof (Flat)	SF	M2
including floor area	1.12	2.28
including floor area	883.49	43.50
percentage	1.21%	
max allowed	10.31%	



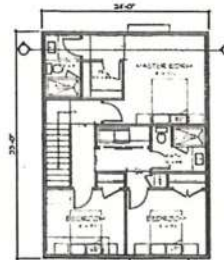
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Scale: 1:100



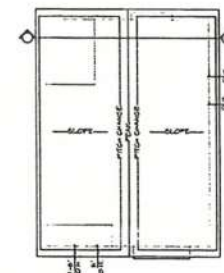
SFD2 - Basement Floor Plan  
Scale: 1:100



SFD2 - Main Floor Plan  
Scale: 1:100



SFD2 - Upper Floor Plan  
Scale: 1:100



SFD2 - Roof Plan  
Scale: 1:100

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NOV. 16, 2017



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Date: Sept. 06, 2011

Scale: AS NOTED

Project:

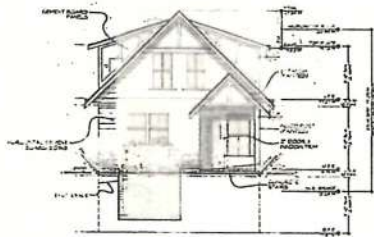
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4 SFD'S @ 3103  
WASHINGTON AVE.

Title:  
SFD-2 PLANS &  
ELEVATIONS

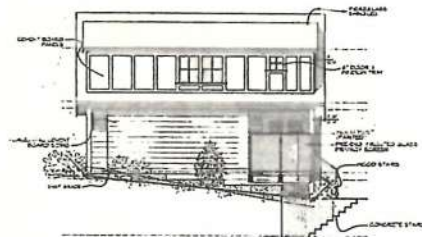
REV. NO.	DESCRIPTION	DATE	Revised On:	Sheet:
1	REMOVE SHEDS FROM SFD 2. ALL 26' BED ROOMS REMOVED. BLANK CALCULATIONS TO SUIT	SEP. 2011	1ST REVISION SEP. 2011	DP
2	REMOVE BED ROOMS FROM SFD 2. ALL 26' BED ROOMS REMOVED. BLANK CALCULATIONS TO SUIT	NOV. 2011	REV. 2 NOV. 2011	2.2

ProjNo. TBO

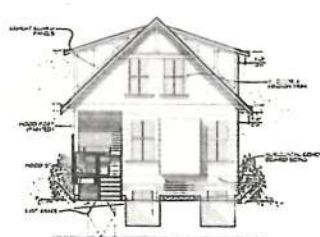




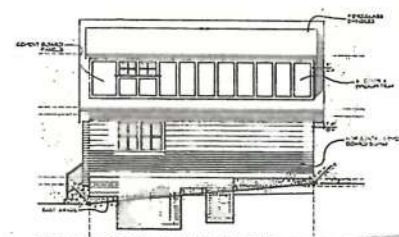
○ SFD3 - Front (NW) Elevation  
Scale: 1:100



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



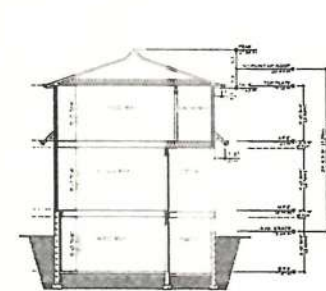
○ SFD3 - Rear (SE) Elevation  
Scale: 1:100



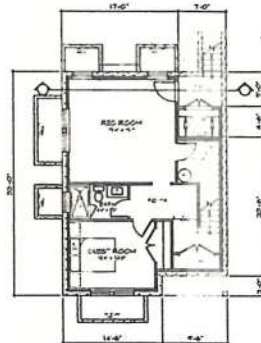
○ SFD3 - Side (NE) Elevation  
Scale: 1:100

GENERAL AREA DATA		F03
Site Area	1.22	1.22
Building Footprint		
Shading Area		
Permitted Area		
Area Allowed		
Ratio (%)	SP	H2
Building Footprint	2.11	2.15
Shading Area	671.56	671.56
Permitted Area	63.36	63.36
Area Allowed	9.41	9.41
Ratio (%)	10.31%	10.31%
Ratio (%)	SP	H2
Building Footprint	14.23	14.23
Shading Area	524.57	524.57
Permitted Area	67.27	67.27
Area Allowed	17.82%	17.82%
Ratio (%)	54.97%	54.97%
Ratio (%)	SP	H2
Building Footprint	4.32	4.32
Shading Area	671.56	671.56
Permitted Area	27.62	27.62
Area Allowed	1.11%	1.11%
Ratio (%)	8.00%	8.00%

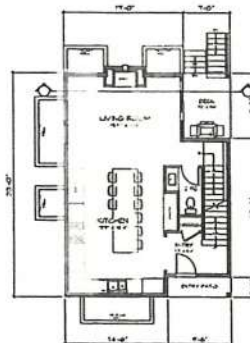
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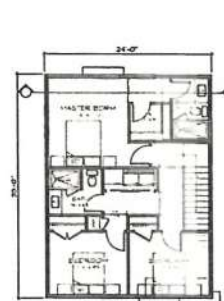
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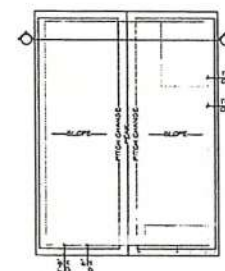
○ SFD3 - Basement Floor Plan  
Scale: 1:100



○ 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, 2011

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Date: Sept. 06, 2011

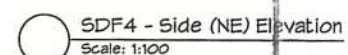
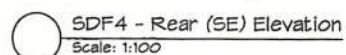
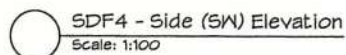
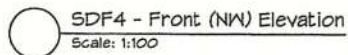
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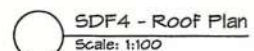
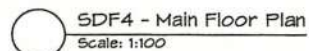
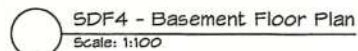
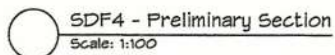
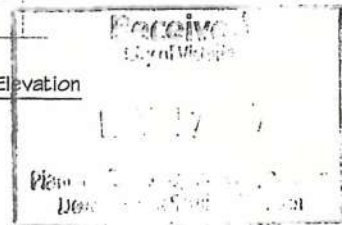
PROPOSED  
4 SFD'S @ 3103  
WASHINGTON AVE.

Title:  
SFD-3 PLANS &  
ELEVATIONS

REV. NO.	DESCRIPTION	DATE	Revision:	Sheet:
1	NO CHANGES	SEP. 2011	1st SET 2011	DP
2	CHANGES IN NORTH EAST UPPER FLOOR ELEVATION REMOVED REVISION IN NORTH EAST MASTER BED ROOM REDUCED GLASS CALCULATION REMOVED 10 SF	NOV. 16/11	REV. 1 NOV. 2011 REV. 2 NOV. 16/11	2.3
				Proj No. TBD



Variable	Mean	SD
Age (yr)	24.2	2.50
Height (cm)	170.5	6.51
Weight (kg)	70.5	10.2
Heart rate (b/min)	75.1	12.29
Stroke volume (L/min)	70.5	6.51
Cardiac output (L/min)	6.0	1.3
Stroke work (J/min)	70.5	10.2
Stroke power (W/min)	70.5	10.2
Stroke volume index (L/min/m <sup>2</sup> )	70.5	10.2
Cardiac output index (L/min/m <sup>2</sup> )	6.0	1.3
Stroke work index (J/min/m <sup>2</sup> )	70.5	10.2
Stroke power index (W/min/m <sup>2</sup> )	70.5	10.2
Stroke volume index (L/min/m <sup>2</sup> )	70.5	10.2
Cardiac output index (L/min/m <sup>2</sup> )	6.0	1.3
Stroke work index (J/min/m <sup>2</sup> )	70.5	10.2
Stroke power index (W/min/m <sup>2</sup> )	70.5	10.2



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NOV. 16, 2017

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Drain Bu: C COLLINS/  
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Date: Sept. 06, 2017

Scale: AS NOTED

Project:

PROPOSED  
4 SFD'S @ 3103

WASHINGTON AVE.

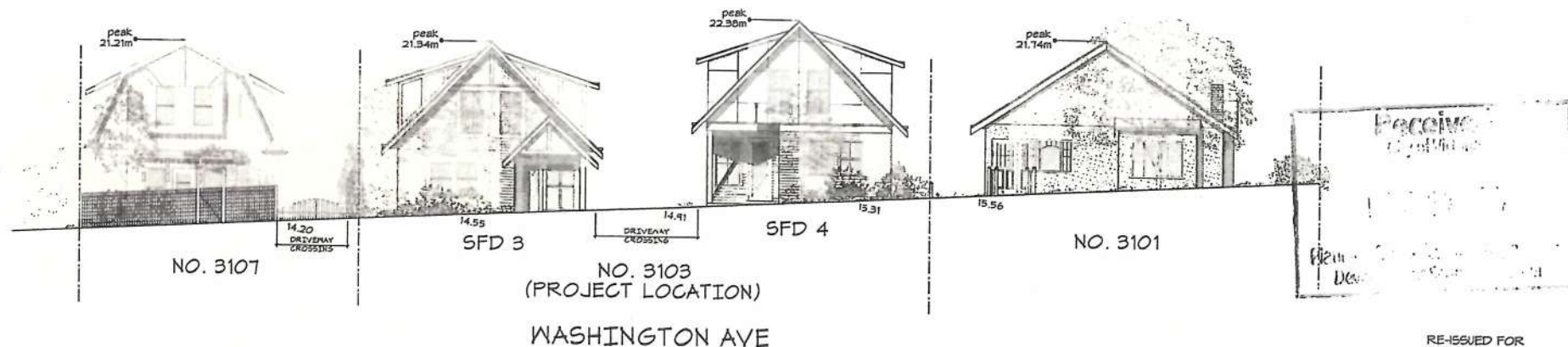
Title:

SFD-4 PLANS &  
FIELD NOTES

ELEVATIONS

REV. NO	DESCRIPTION	DATE	Revision:	Sheet:
1	NO CHANGES	SEP 20/13	1/1 100% 1/2 100% 1/3 100%	DP 2.4
2	POUNCE 1.50/1M2 NET UPPER FLOOR BOLD RUGEN REDUCED. RESIDUES NET MASTER BED ROOMS REDUCED BLAINS CALCULATION REVISED TO 1/2T	NOV. 16/13	REF 100% NOV 30/13 NOV 16/13	
			Proj.No. TBD	





NO. 3103  
(PROJECT LOCATION)

WASHINGTON AVE

Streetscape  
Scale: 1:75

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

ZEBRADESIGN



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-3144  
Fax: (250) 360-2115

Drawn By: J. COLEMAN

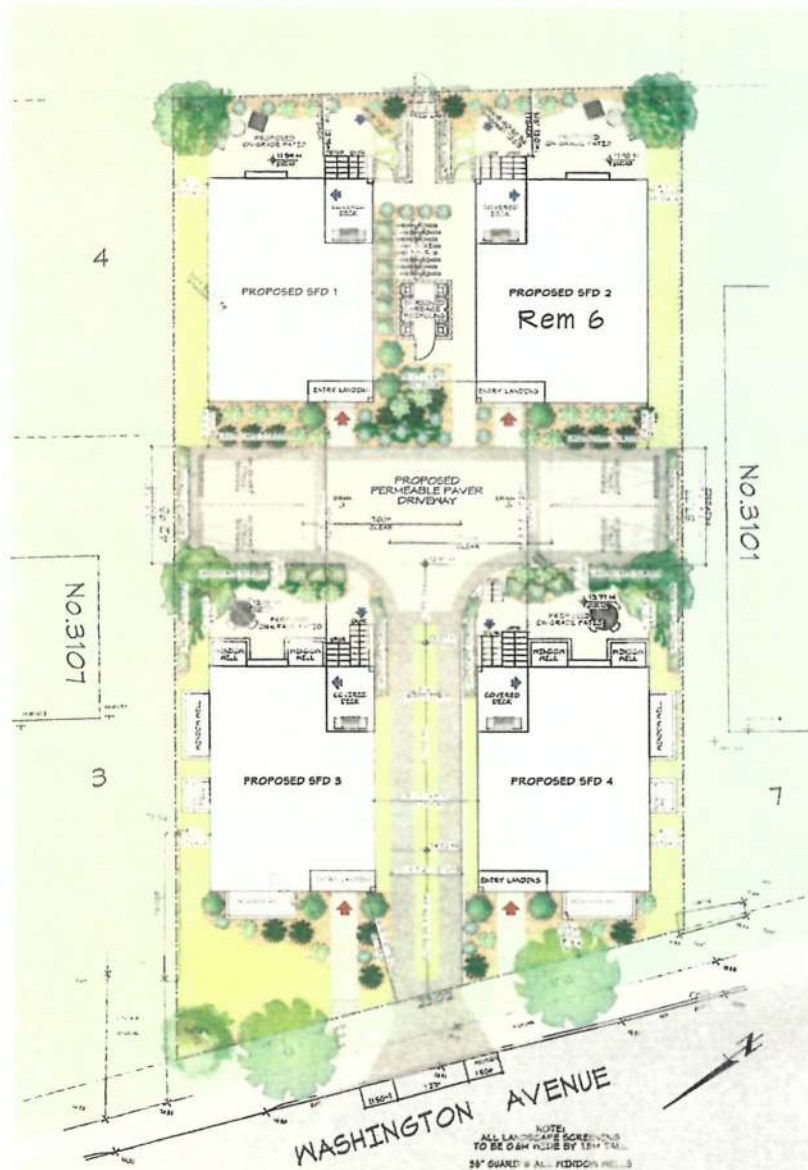
Date: Sept. 06, 2017

Scale: AS NOTED

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

Title:  
STREETSCAPE

REV. NO.	DESCRIPTION	DATE	REVISION:	SHEET:
1	NO CHANGES	SEP. 2017	1ST SUBMITTAL SEP. 2017	DP
2	NO CHANGES	NOV. 16/17	REV. 2 NOV. 16/17	3.1
				Proj No. TBD



NOTES:  
ALL LANDSCAPE SCREENINGS  
TO BE 0.8M HIGH BY 1.5M TALL  
55" GUARD @ ALL PERIMETER FENCES

# LANDSCAPE PLAN LEGEND

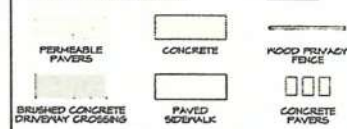
## TREES/SHRUBS



## GROUND COVER



## HARD LANDSCAPING

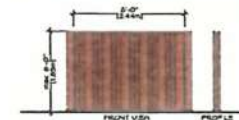


## OTHER



## NOTES:

1. LANDSCAPES INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO OBTAIN UTILITIES PROVIDED THROUGH UNDERGROUND PAVING AND AVOID CONFLICT FOR EXCAVATIONS.
3. ALL LANDSCAPES SHALL BE PERFORMED TO BCMA, BCMA STANDARDS.
4. ALL EXISTING TREES TO REMAIN, UNLESS NOTED OTHERWISE.
5. WOOD FENCE TO BE MAX HEIGHT OF 1.20M (4'-0") BETWEEN FRONT PROPERTY LINE AND FRONT OF BUILDING 1.80M (6'-0") BETWEEN FRONT OF BUILDING AND REAR PROPERTY LINE.



Fence Design  
Scale: 1:50

Landscape Plan  
Scale: 1:100

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

ZEBRADESIGN

1161 NEWPORT AVE  
Victoria, B.C. V8S 9E6  
Phone: (250) 860-2144  
Fax: (250) 360-2115

DESIGNED BY  
DRAWN BY: K. KOSHYAN

Date: Sept. 06, 2017

Scale: AS NOTED

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

Title:  
LANDSCAPE PLAN

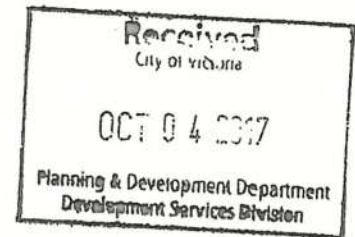
REV. NO.	DESCRIPTION	DATE	Revised On:	Sheet:
1	REMOVE BANDS FROM SFD 1 & 2. ADJUST LANDSCAPE PLAN TO REFLECT DELETED TREES TO BE REMOVED AND THE EXISTING EXISTING TREES TO BE REMOVED. REVISED STANDARDS ON SITE PLAN TO REFLECT DELETED TREES TO BE REMOVED. REVISED STANDARDS ON SITE PLAN TO REFLECT DELETED TREES TO BE REMOVED. REVISED STANDARDS ON SITE PLAN TO REFLECT DELETED TREES TO BE REMOVED.	SEP. 2017	1st Revision SEP. 2017	DP 4.1
2	ADJUST LANDSCAPE PLAN TO REFLECT DELETED TREES TO BE REMOVED AND THE EXISTING EXISTING TREES TO BE REMOVED. REVISED STANDARDS ON SITE PLAN TO REFLECT DELETED TREES TO BE REMOVED. REVISED STANDARDS ON SITE PLAN TO REFLECT DELETED TREES TO BE REMOVED. REVISED STANDARDS ON SITE PLAN TO REFLECT DELETED TREES TO BE REMOVED.	NOV. 16/17	REV. 2 NOV. 16/17	Proj No. TBD





September 20, 2017

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



Re: 3103 Washington Avenue, Rezoning application and Development Permit

Dear Mayor Helps and City Victoria Council Members,

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

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

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

With this information in mind we developed a preliminary proposal for four small detached homes, which we presented on September 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/Cecilia 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 : 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,



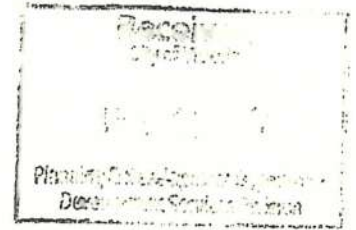
Rus Collins

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 3/4" wide parking in this configuration, for two vehicles side by side, resulting in much less paving overall.

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

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

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

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

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

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

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

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

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

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

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

Thank you for your time in reviewing the submission.


Sincerely,



Rus Collins  
Zebra Design & Interiors Group Inc.







# Burnside Gorge Community Association

September 25, 2017

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

## **CALUC Community Meeting Rezoning Re-Application for 3103 Washington Avenue**

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

Rus Collins of Zebra Group presented.

The proposal is for a Strata complex of 4 single family houses. The existing house on the lot is to be demolished. The proposed buildings are 2 storeys, plus possible basements. The homes are 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



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