

J. **BYLAWS**

J.1 **Bylaw for Rezoning, Development Permit with Variances No. 00582 and Heritage Alteration Permit with Variances Application No. 00007 for 224 Superior Street**

**Moved By** Councillor Lucas

**Seconded By** Councillor Coleman

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1141) No. 18-019

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

OPPOSED (1): Councillor Madoff

**CARRIED (8 to 1)**

**Moved By** Councillor Lucas

**Seconded By** Councillor Coleman

**Development Permit with Variance Application No. 00582**

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider this updated motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped April 23, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - viii. Reduce the side yard (west) setback from 2.40m to 1.50m to allow for two habitable rooms with windows.
3. That prior to issuance of the Development Permit with Variance, the City receive confirmation of registration of a Statutory Right-of-Way (SRW) of 2.41m on Superior Street, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

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

OPPOSED (1): Councillor Madoff

**CARRIED (8 to 1)**

**Moved By Councillor Lucas**  
**Seconded By Councillor Coleman**

**Heritage Alteration Permit with Variances Application No. 00007**

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider this updated motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing Heritage Designated house at 224 Superior Street, in accordance with:

1. Plans date stamped April 23, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - ix. Reduce the side yard setback from 3.65m to 1.20m
  - x. Reduce the rear yard setback from 4.0m to 1.36m
  - xi. Allow parking in the front yard
  - xii. Increase the site coverage from 30.0% to 35.09%
3. That prior to issuance of the Heritage Alteration Permit with Variances, the City receive confirmation of registration of a Statutory Right-of-Way (SRW) of 2.41m on Superior Street, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Lucas, Councillor Thornton-Joe, and Councillor Young  
OPPOSED (1): Councillor Madoff

**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:** **Update Report for Rezoning, Development Permit with Variance No. 00582 and Heritage Alteration Permit with Variances No. 00007 for 224 Superior Street**

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### **RECOMMENDATION**

#### **Rezoning Application No. 00582**

That Council give first and second reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1141) No. 18-019 for Rezoning Application No. 00582 for 224 Superior Street.

#### **Development Permit with Variance Application No. 00582**

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider this updated motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped April 23, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. Reduce the side yard (west) setback from 2.40m to 1.50m to allow for two habitable rooms with windows.
3. That prior to issuance of the Development Permit with Variance, the City receive confirmation of registration of a Statutory Right-of-Way (SRW) of 2.41m on Superior Street, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

#### **Heritage Alteration Permit with Variances Application No. 00007**

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider this updated motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances



No. 00007 for the existing Heritage Designated house at 224 Superior Street, in accordance with:

1. Plans date stamped April 23, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. Reduce the side yard setback from 3.65m to 1.20m
  - ii. Reduce the rear yard setback from 4.0m to 1.36m
  - iii. Allow parking in the front yard
  - iv. Increase the site coverage from 30.0% to 35.09%.
3. That prior to issuance of the Heritage Alteration Permit with Variances, the City receive confirmation of registration of a Statutory Right-of-Way (SRW) of 2.41m on Superior Street, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Heritage Alteration Permit lapsing two years from the date of this resolution.”

## EXECUTIVE SUMMARY

The purpose of this report is to update Council on the Rezoning, Development Permit with Variance and Heritage Alteration Permit with Variances applications for 224 Superior Street. The conditions set by Council on December 14, 2017 have been met. The Statutory Right-of-Way has been executed by the applicant, the Bylaws have been drafted, and the applicant has met with staff to explore alternate parking layouts and have corrected minor plan inconsistencies.

## BACKGROUND

The proposal is to subdivide the property at 224 Superior Street, retain the existing Heritage Designated house and rezone the new lot to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The existing house would be rezoned to a site-specific zone to allow four self-contained units. This application also requires a Development Permit with Variance for the small lot house and a Heritage Alteration Permit with Variances for the existing house.

### Parking

At Committee of the Whole on December 14, 2018, Council motioned that Staff explore the parking layout further to help reduce the impact of the front yard parking on the streetscape. Staff looked at alternative parking configurations with the applicant; however, the layout proposed at Committee of the Whole most closely met the *Zoning Regulations Bylaw*, *Highway Access Bylaw* and other bylaws, and retained the existing publicly owned boulevard trees.

Parking is proposed to be in front of the Heritage Designated house in an ‘L’ shape configuration. This would allow the driveway crossing to be as far from the existing boulevard tree as possible, while also providing space for vehicles to back up. While two vehicles would park directly in front of the house, the location does not obstruct views of the upper levels of the house which have more heritage significance than the lower level. Additionally, there is an existing mature hedge which would help reduce the visibility of the vehicles from the street.

Parking on the east side-yard or rear-yard would be challenging, and was not seen as an ideal option. Locating parking on the east side with parallel parking would impact the mature plum trees on site, and would require more paving and hard surface.

Note: the landscaping on site is not designated heritage, and the trees are not bylaw protected.

#### Plan Revision

Minor revisions to the plans were required for consistency between the drawings and the detail on the materials proposed. The plans have been revised and are included in the attachments. The motion for Council's consideration has been updated to reflect this.

#### Statutory Right-of-Way

A Statutory Right-of-Way of 2.41m on Superior Street has been executed; however, at the time of writing this report the agreement has not been registered with the Land Titles Office by the applicant. The motion for Council's consideration has been updated to reflect this.

#### **CONCLUSIONS**

As per Council's motion on December 14, 2017, the applicant has explored alternative parking layouts, revised the plans to fix minor inconsistencies, and executed a Statutory Right-of-Way. As the applicant has carried out the recommendations set forth by Council, Staff recommend that the application advance to a Public Hearing for further consideration.

Respectfully submitted,

Chelsea Medd  
Planner  
Development Services Division

Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager

  
Date: June 21, 2018

#### **List of Attachments:**

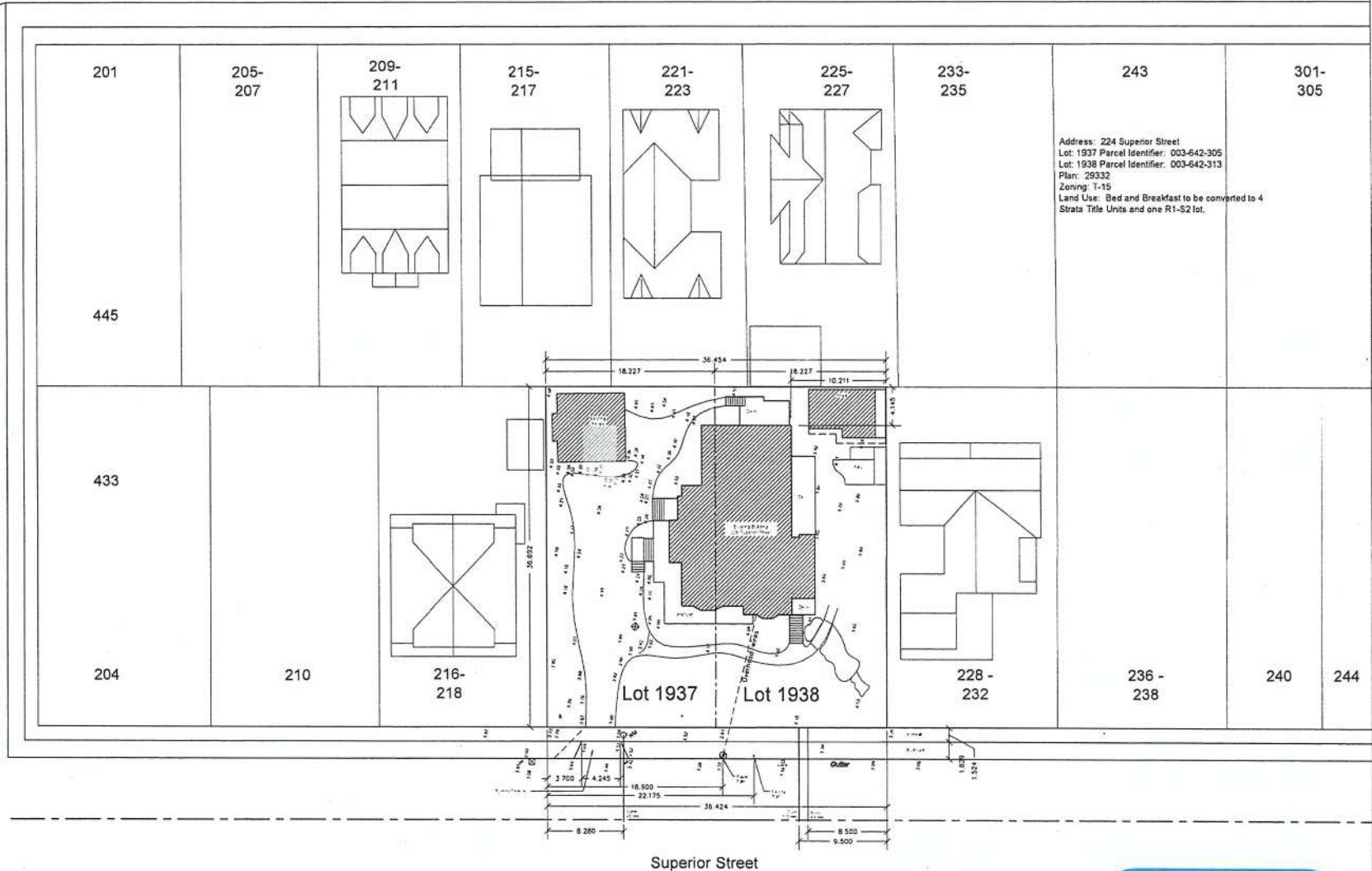
- Attachment A: Revised Plans date stamped April 13, 2018
- Attachment B: Council Motion from December 14, 2017.





Kingston Street

Montreal Street



Superior Street

Merlin  
DESIGN  
250 885 2207

224 Superior Street

Plan of Existing Site

Drawing Detail

Project

Drawn by  
D. Halton

Date  
Dec 20, 2016

Scale  
1:200

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1

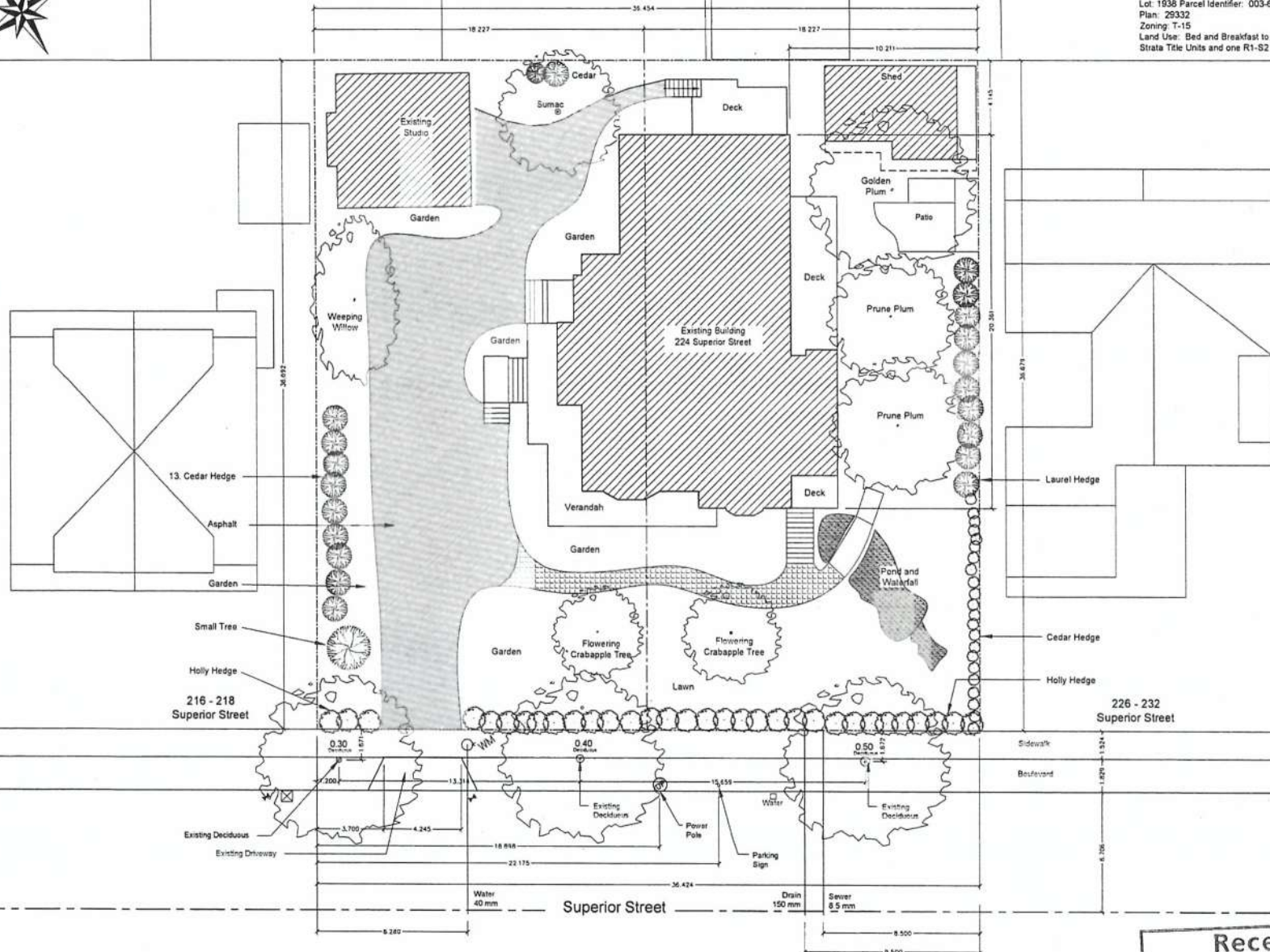


Revisions

Received Date:  
April 13, 2018



Address: 224 Superior Street  
Lot: 1937 Parcel Identifier: 003-642-305  
Lot: 1938 Parcel Identifier: 003-642-313  
Plan: 29332  
Zoning: T-15  
Land Use: Bed and Breakfast to be converted to 4  
Strata Title Units and one R1-S2 lot.



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# 224 Superior Street

Existing Landscape Plan

Drawing Detail

Project

Drawn by  
D. Halton

Date  
Dec 20, 2016

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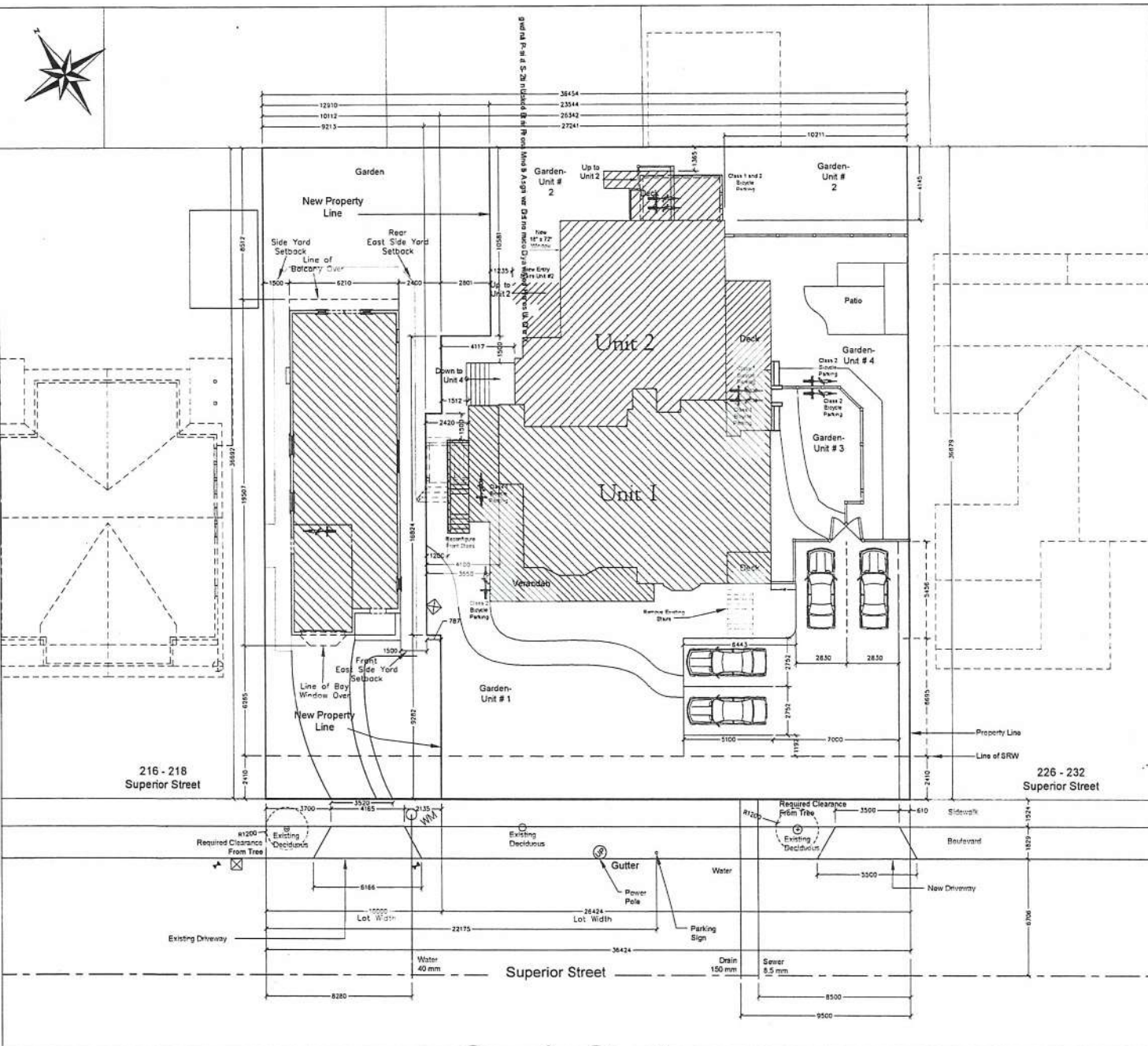
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Received  
City of Victoria

APR 13 2018

Planning & Development Department  
Development Services Division





Address: 224 Superior Street  
Lot: 1937 Parcel Identifier: 003-642-305  
Lot: 1936 Parcel Identifier: 003-642-313  
Plan: 29332  
Zoning: T-15  
Land Use: Bed and Breakfast to be converted to 4  
Strata Title Units and one R1-S2 lot.

**PROJECT INFORMATION TABLE**  
Parent / Existing Parcel Boundary  
224 Superior Street

Zone (existing)	T-15
Site area (sq. meters) including SRW	953.76
Area of SRW	97.79
Site area without SRW	855.98
Total floor area (sq. meters)	470.10
Commercial floor area	none
Floor space ratio	0.511
Site coverage %	34.89%
Open site space %	49.31%
Height of building (meters)	5.548
Number of stories	2
Parking stalls (number) on site	4
Storage parking number (storage and racks) in each unit	
Building setbacks (m)	
a. Front yard	12.374
b. Rear yard	1.165
c. Side yard (west)	4.254
d. Side yard (east)	7.541
e. Combined side yard	11.895
Residential Use Details	
a. Total number of units	4
b. Unit type	2 bedroom
c. Ground orientated units	4
d. Above and floor area (m <sup>2</sup> )	116.11
e. Total residential floor area (m <sup>2</sup> )	469.20

**PROJECT INFORMATION TABLE**  
222 Superior Street

Zone	Small Lot	Small Lot	Calculate	Zone
Site area (sq. meters)	R1-S2	R1-S2	none	
Site coverage %	10.15%	20.00%	none	
Total floor area (sq. meters)	181.09	150	none	
Floor space ratio	0.475	0.5	none	
Height of building (meters)	7.2	7.5	none	
Number of stories	2	2	none	
Building setbacks (m)				
a. Front yard	6.365	6	none	
b. Rear yard	8.312	6	none	
c. Side yard (west)	1.5	1.5	none	
d. Side yard (east)	1.5-2.4	1.5	none	
Open site space %	61.26%		none	
Parking area (sq. meters) on site	1	0	none	
Storage parking number in the garage				

**Driveway Slope Calculation**  
222 Driveway

Height at the Sidewalk	3.67
Height at the House	3.86
Difference	0.19
Length of Driveway	9.28
Slope	2.047%

**224 East**

Height at the Sidewalk	3.33
Height at the House	3.65
Difference	0.32
Length of Driveway	12.19
Slope	2.624%

No.	Description
1	Dimension Added
2	Dimension Added
3	House Moved Back
4	Dimension Changed
5	Dimension Changed
6	Dimension Changed
7	Property Line Reconfigured
8	Dimension Changed
9	Driveway Slope Added
10	Driveway Slope Added
11	Driveway Configuration Changed
12	Figures Updated
13	Figures Updated
14	Calculation Added
15	Keypage Reversed

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250 885 2207

224 Superior Street

Proposed Site Plan (with Upper Floor of Strata)

Project  
Drawing Detail  
Drawn by  
D. Halton  
Date  
Dec 20, 2016  
Scale  
1:100  
Page

3

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City of Victoria

APR 13 2018

Planning & Development Department  
Development Services Division



1 FENCE-ELEVATIONS  
5 Scale: 1:25

Revision: July 20, 2017	
No.	Description
1	Outline Showing Total Floor Area Denoted
2	Total Floor Area Added
3	Storage Removed

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224 Superior Street

Elevations

### Drawing Detail

Project

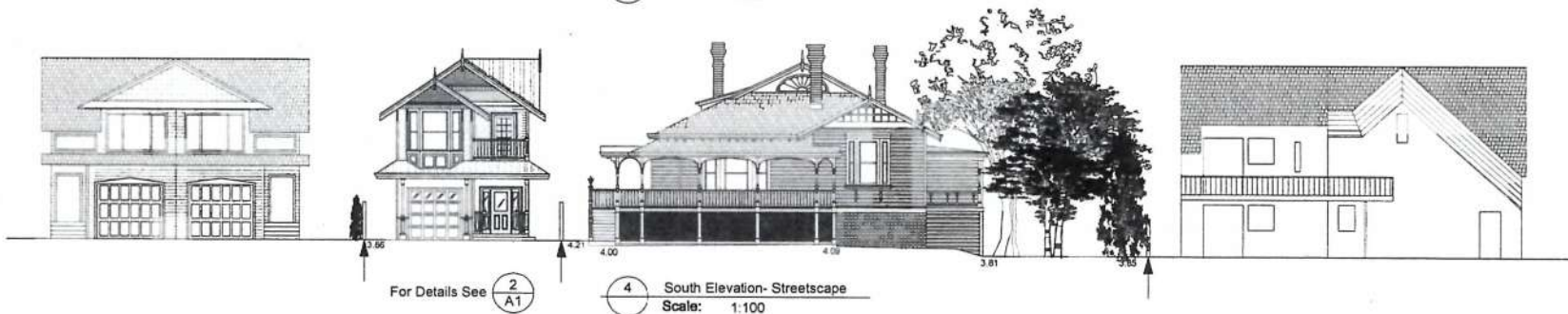
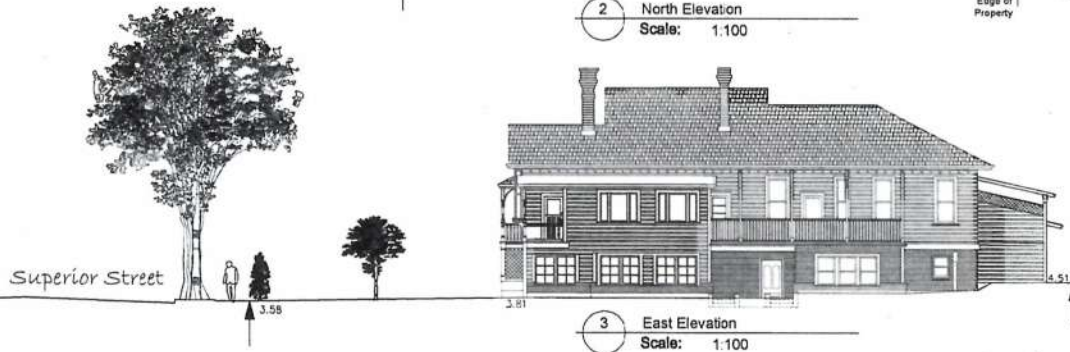
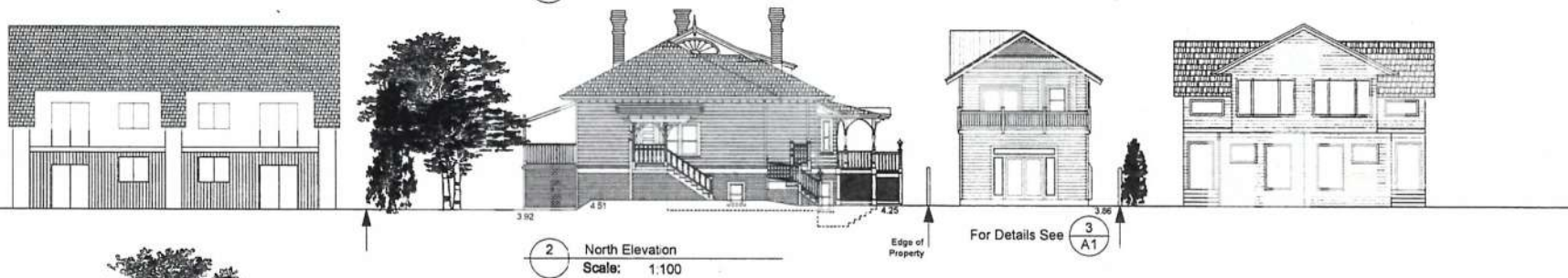
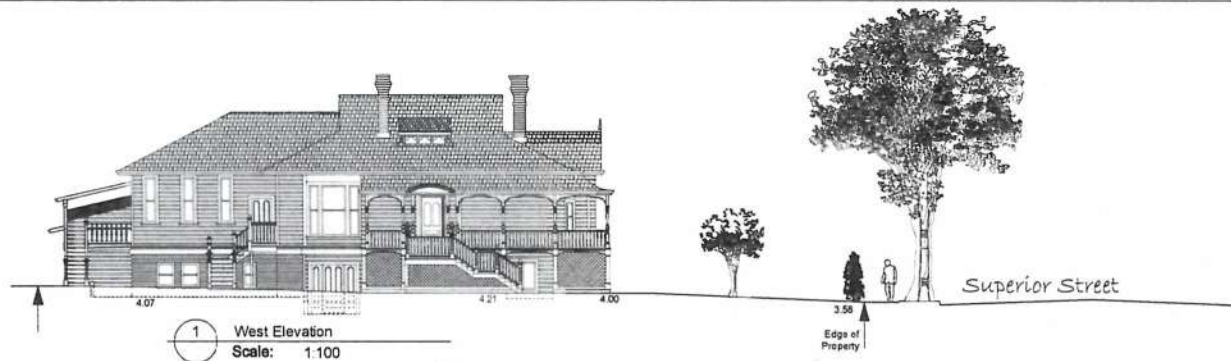
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D. Halton

Date  
Dec. 20, 2016

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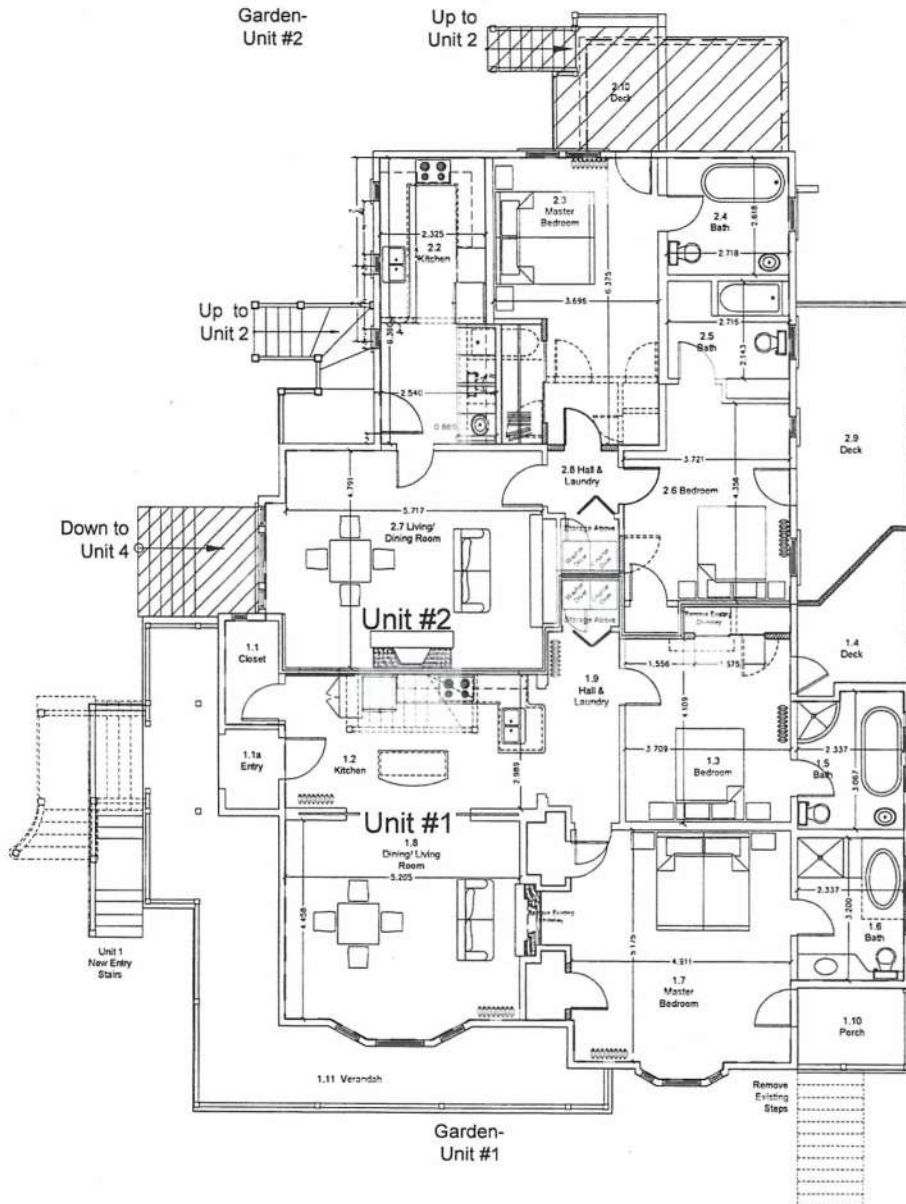


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City of Victoria

APR 13 2018

Planning & Development Department  
Development Services Division





Garden-  
Unit #2

Garden-  
Unit #4

Garden-  
Unit #3

Address: 224 Superior Street  
 Lot: 1937 Parcel Identifier: 003-642-305  
 Lot: 1938 Parcel Identifier: 003-642-313  
 Plan: 29332  
 Zoning: T-15  
 Land Use: Bed and Breakfast to be converted to 4  
 Strata Title Units and one R1-S2 lot.

#### Key to Symbols

- HEAVY LINE  
indicates a wall that needs  
refinishing or repair.
- HEAVY LINE  
with HATCHING  
indicates a new wall.
- - - DASHED LINE  
indicates a wall or element  
that is to be removed.

Total Square Footage:  
Main Floor - 227.65 Sq.M



Project August 4, 2017

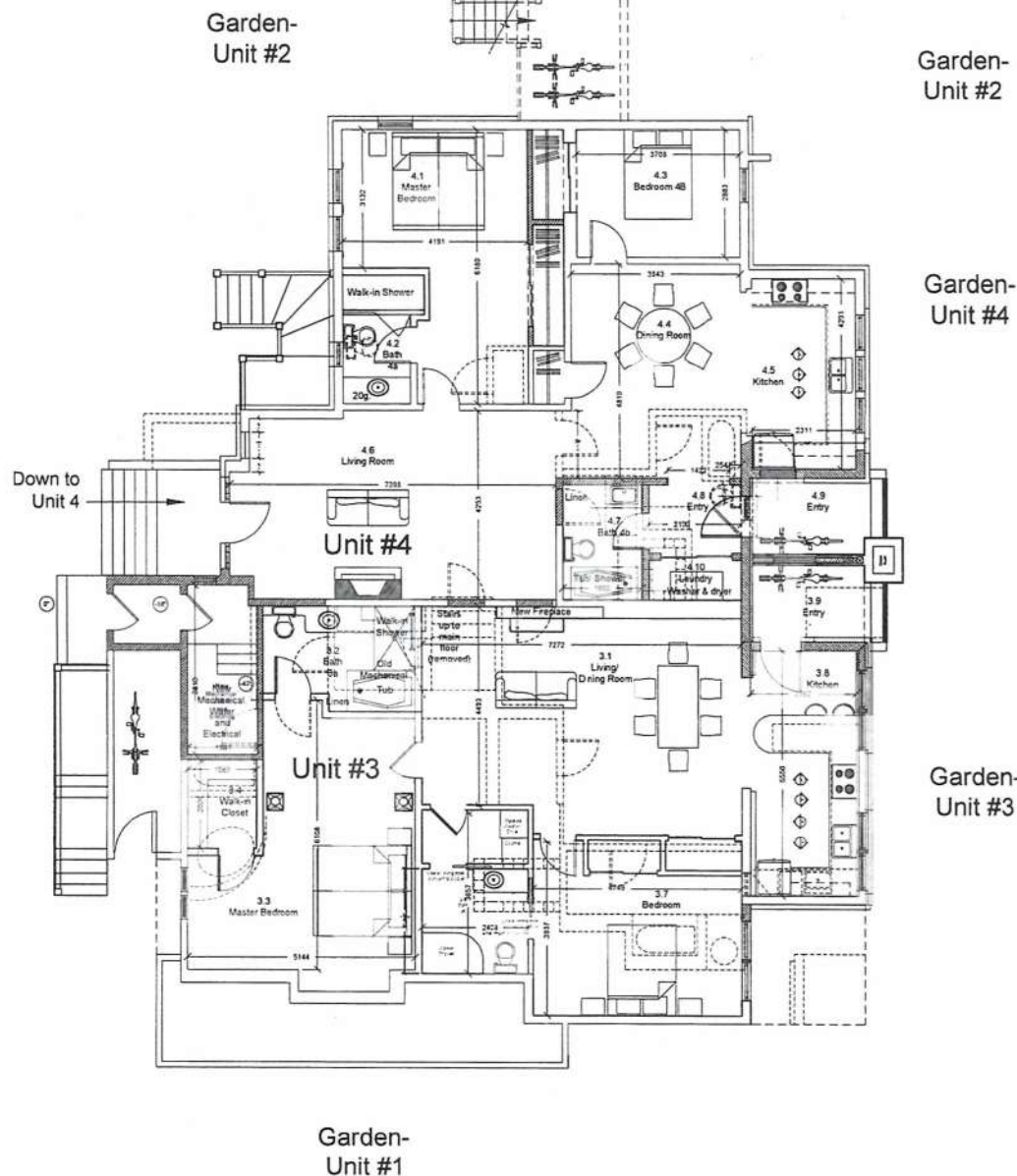
No. Description

1 Outline Showing Total Floor

Area Deleted

2 Total Floor Area Added

3 Storage Removed



Address: 224 Superior Street  
 Lot: 1937 Parcel Identifier: 003-642-305  
 Lot: 1938 Parcel Identifier: 003-642-313  
 Plan: 29332  
 Zoning: T-15  
 Land Use: Bed and Breakfast to be converted to 4  
 Strata Title Units and one R1-S2 lot.

#### Key to Symbols

- HEAVY LINE  
indicates a wall that needs  
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with HATCHING  
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- DASHED LINE  
indicates a wall or element  
that is to be removed.

Total Square Footage  
 Lower Floor: 242.25 sq. M.

Revised: August 4, 2017

Not to Scale

1. Remove Existing Area Demolished

2. Existing Footage Calculations

3. Mechanical Room Relocated

4. Area Reconfigured

5. Room Entrance Removed

6. Storage Room

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224 Superior Street

Plan- Lower Floor of Strata

Project

Drawn by  
 D. Halton

Date  
 Dec. 20, 2016

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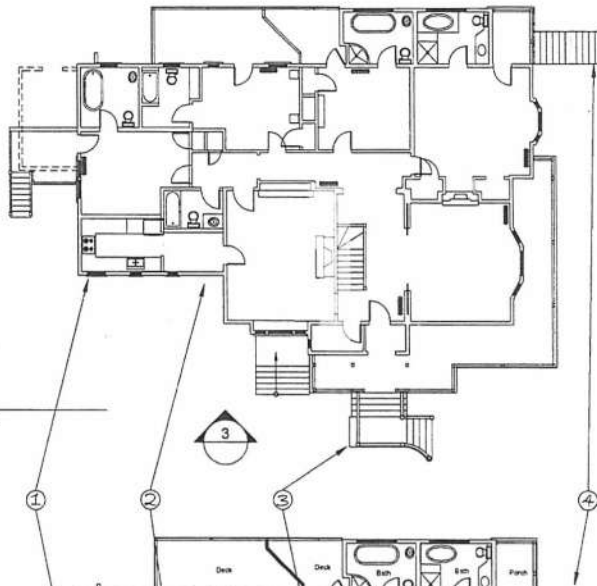
APR 13 2018

Planning & Development Department  
 Development Services Division

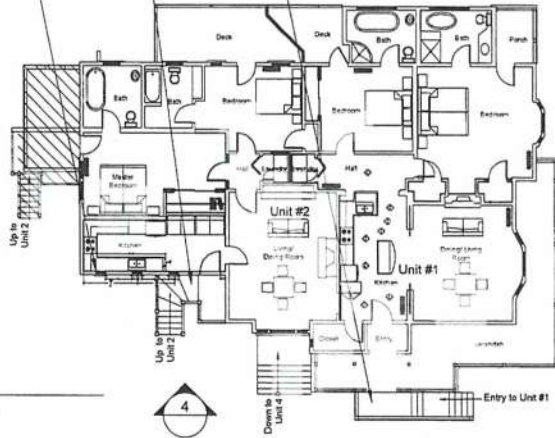




1 Plan- As Is  
Scale: 1:100



2 Plan- Proposed  
Scale: 1:100



3 West Elevation- As Is  
Scale: 1:100



4 West Elevation- Proposed  
Scale: 1:100



1. The window indicated in ① is not original to the house: it was a door. In the renovation of 1990, the door was converted to a window. We would like to change this window to one that matches the original window.
2. Add a new deck and entry stairs. This will become the entry to Unit #2.
3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1990 renovation. The curve at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing ④.
4. These stairs are not original to the house. With the new interior configuration, these stairs would give access from Unit 1 to the parking area. Therefore, these stairs would be removed.

Project: August 4, 2017

No Discussion

1 Discussion Corrected

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250 885 2207

224 Superior Street  
Proposed Changes to the Exterior- West Elevation  
Drawing Detail

Project

Drawn by  
D. Halton

Date  
Dec. 20, 2016

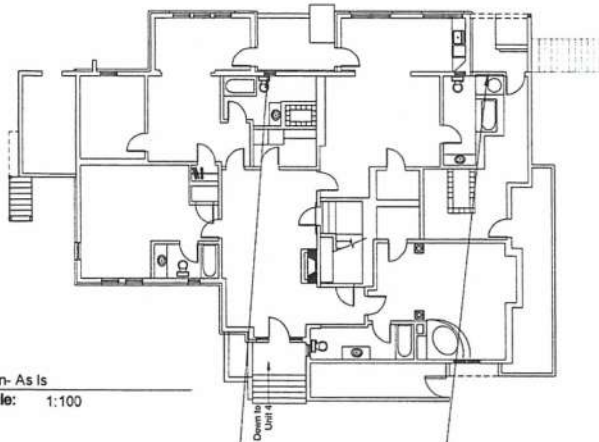
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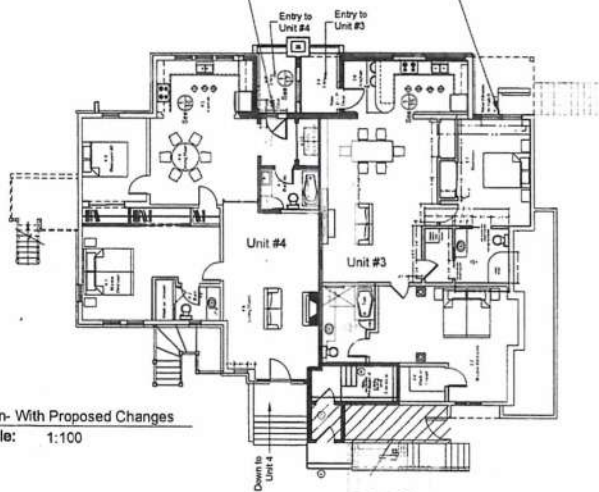
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1 Plan- As Is  
Scale: 1:100



2 Plan- With Proposed Changes  
Scale: 1:100



3 East Elevation- As Is  
Scale: 1:100



4 East Elevation- With Proposed Changes  
Scale: 1:100



All of these changes are on the East Side of the house and would not impact on the Heritage qualities of the house in any meaningful way.

5. The existing door in the recess under the upper deck will be replaced with a window. This window is for the bedroom in Unit #3.

6. This window is recessed under the deck above. Replace the existing window with a new door as entry to Unit #4.

Revised:	August 4, 2017
By:	Designer
1:	New Window Removal
2:	Location of Window Change
3:	Facade Reconfiguration

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250 885 2207

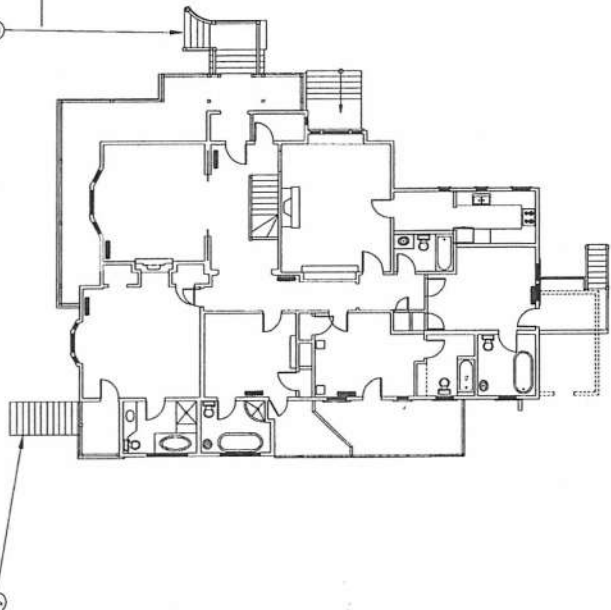
Project  
224 Superior Street  
Drawing Detail  
Proposed Changes to the Exterior- East Elevation

Drawn by  
D. Halton  
Date  
Dec. 20, 2016  
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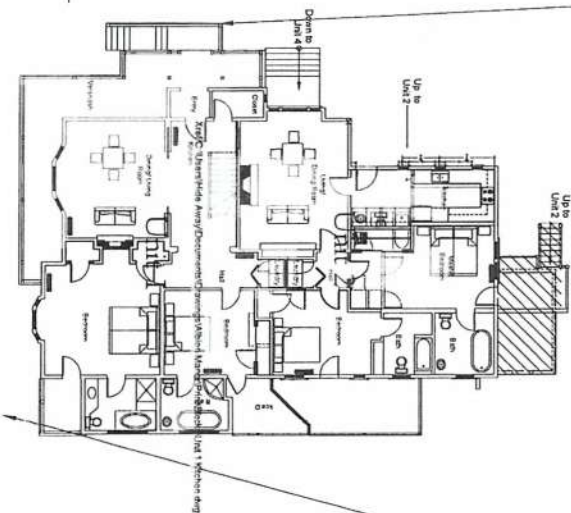




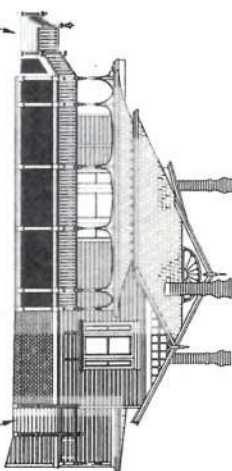
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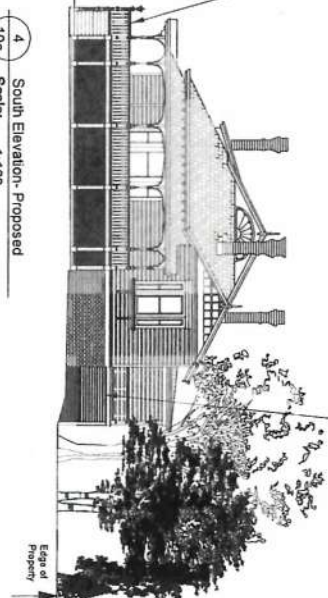
2 Plan- Proposed  
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3 South Elevation- As Is  
Scale: 1:100



4 South Elevation- Proposed  
Scale: 1:100



3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist was not original to the house but was changed in the 1960 renovation. The stairs at the bottom were added in 2012. The new stairs would maintain the original design but would be configured as shown in drawing 4.
4. With the new interior configuration, these stairs would give access from Unit 1 to the garden of Unit #3. Therefore, these stairs would be removed.

Merlin  
DESIGN  
250 885 2207

# 224 Superior Street

Drawing Detail Proposed Changes to the Exterior- South Elevation

Project

Drawn by  
D. Halton

Date  
July 20 2017

Scale  
1:100

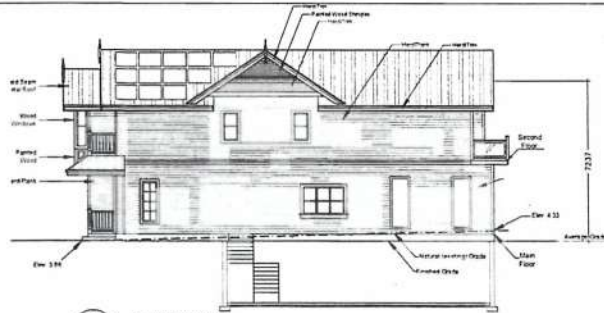
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City of Victoria  
APR 13 2018

Planning & Development Department  
Development Services Unit

Revised: July 25, 2017  
No Description  
1 New Page Added



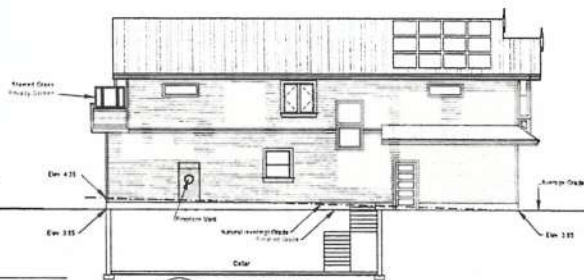
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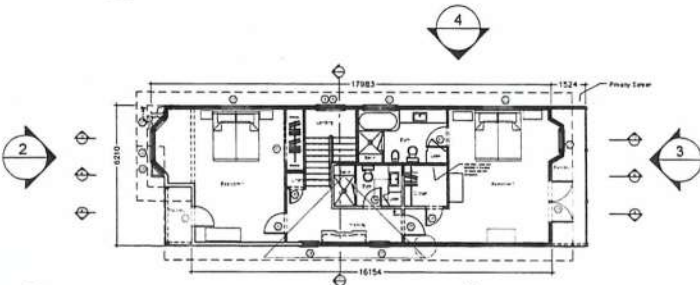
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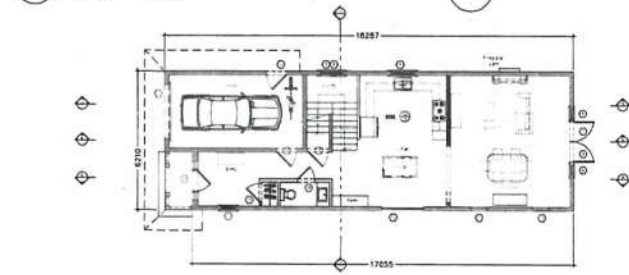
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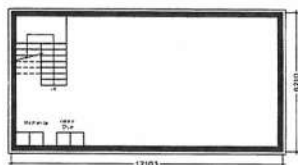
4 West Elevation  
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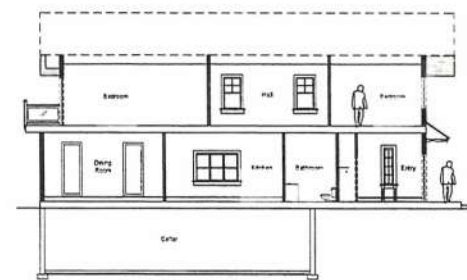
5 Plan-Second Floor  
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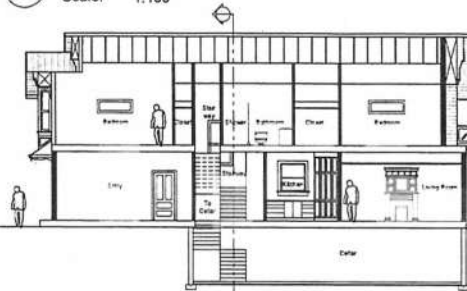
6 Plan-Main Floor  
Scale: 1:100



7 Plan-Cellar  
Scale: 1:100



8 Section  
Scale: 1:100



9 Section  
Scale: 1:100



10 Section  
Scale: 1:100

Spatial Separation-Fully Sprinklered Building

Building Type	Area of Building (sq. ft.)	Existing Occupancy (sq. ft.)	Existing Occupancy (sq. ft.)	Existing Occupancy (sq. ft.)	Existing Occupancy (sq. ft.)	Existing Occupancy (sq. ft.)	Existing Occupancy (sq. ft.)	Existing Occupancy (sq. ft.)	Existing Occupancy (sq. ft.)
Bedroom	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5
Bath	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5
Kitchen	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5
Dining Room	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5
Entry	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5

NUMBER	DESCRIPTION	WIDTH	HEIGHT
1	Garage Door	2400	4100
2	Living Room	1100	2100
3	Dining Room	1100	2100
4	Kitchen	1100	2100
5	Bedroom	1100	2100
6	Bath	1100	2100
7	Entry	1100	2100
8	Staircase	1100	2100
9	Garage	1100	2100
10	Living Room	1100	2100
11	Dining Room	1100	2100
12	Kitchen	1100	2100
13	Bedroom	1100	2100
14	Bath	1100	2100
15	Entry	1100	2100
16	Staircase	1100	2100
17	Garage	1100	2100
18	Living Room	1100	2100
19	Dining Room	1100	2100
20	Kitchen	1100	2100
21	Bedroom	1100	2100
22	Bath	1100	2100
23	Entry	1100	2100
24	Staircase	1100	2100
25	Garage	1100	2100
26	Living Room	1100	2100
27	Dining Room	1100	2100
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227	Dining Room	1100	2100
228	Kitchen	1100	2100
229	Bedroom	1100	2100
230	Bath	1100	2100
231	Entry	1100	2100
232	Staircase	1100	2100
233	Garage	1100	2100
234	Living Room	1100	2100
235	Dining Room	1100	2100



**224 Superior Street****Rezoning, Development Permit with Variance and Heritage Alteration Permit with Variances****Council Motion - December 14, 2017:****Rezoning Application No. 00582**

That Council instruct staff to prepare the necessary Zoning Regulation bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00582 for 224 Superior Street, that first and second reading of the Zoning Regulation bylaw amendments be considered by Council and a Public Hearing date be set, subject to receipt of an executed Statutory Right-of-Way (SRW) of 2.41m on Superior Street.

**Development Permit Application No. 00582**

That Council after giving notice and allowing for an Opportunity for Public Comment at a meeting of Council and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped November 9, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. reduce the side yard (west) setback from 2.40m to 1.50m to allow for two habitable rooms with windows
3. The Development Permit lapsing two years from the date of this resolution."

**Heritage Alteration Permit Application with Variances No. 00007**

That subject to the correction of minor plan inconsistencies and the applicant exploring alternate parking layouts with staff to reduce the impact on the streetscape to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice, and allowing an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing Heritage-Designated house at 224 Superior Street, in accordance with:

1. Plans, date stamped November 9, 2017
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. Reduce side yard setback from 3.65m to 1.20m
  - ii. Reduce rear yard setback from 4.0m to 1.36m

- iii. Relaxation to allow parking in the front yard
  - iv. Increase the site coverage from 30.0% to 35.09%
3. Final plans as amended in accordance with this motion to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development
  4. Heritage Alteration Permit lapsing two years from the date of this resolution."



COPY



## NOTICE OF PUBLIC HEARING

### APPLICATION FOR REZONING OF PROPERTY KNOWN AS 224 SUPERIOR STREET:

#### ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1141) - No. 18-019:

The purposes of this Bylaw are to rezone the property with the civic address of 224 Superior Street so that:

- the western portion of the property is rezoned to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, in order to permit the land being used for a small lot house; and
- the eastern portion of the property is rezoned to the R2-56 Zone, Superior Street Conversion District, in order to permit the land being used for a four-unit multiple dwelling.

New Zones: R1-S2 Zone, Restricted Small Lot (Two Storey) District; and  
R2-56 Zone, Superior Street Conversion District

Legal descriptions: Lot 1937, Victoria City; and  
Lot 1938, Victoria City

Existing Zone: T-15 Zone, Superior Street Transient Accommodation District

The Bylaw will also repeal the bylaw (90-81) that created the T-15 Zone, Superior Street Transient Accommodation District.

#### DEVELOPMENT PERMIT WITH VARIANCE APPLICATION

The Council of the City of Victoria will also consider issuing a Development Permit with a variance for a portion of the land known as 224 Superior Street (in Development Permit Area 15A: Intensive Residential – Small Lot) for the purposes of reducing the side yard (west) setback from 2.40m to 1.50m to allow for two habitable rooms with windows, and approving the exterior design and finishes for the proposed small lot house, as well as, landscaping.

#### HERITAGE ALTERATION PERMIT WITH VARIANCES APPLICATION

The Council of the City of Victoria will also consider issuing a Heritage Alteration Permit with variances for the land known as 224 Superior Street, for the purposes of approving the exterior alterations to the existing heritage designated building. Variances on the R2-56 Zone, Superior Street Conversion District, are required as follows:

- Reduce west side yard setback from 3.65m to 1.20m
- Reduce rear yard setback from 4.0m to 1.36m
- Allow parking in the front yard
- Increase the site coverage from 30.0% to 35.09%.

Members of the public interested in this matter will be given an opportunity to be heard by City Council at a Public Hearing to be held in the Council Chamber, City Hall, #1 Centennial Square, Victoria, B.C., V8W 1P6, on Thursday, \_\_\_\_\_, 2018, at 6:30 p.m.

Correspondence can be submitted for inclusion in the meeting agenda via mail to the address noted above, or by email at: [publichearings@victoria.ca](mailto:publichearings@victoria.ca). Correspondence should be received by 11:00 a.m. the day before the Council meeting.

Copies of the proposed Bylaw and other relevant documents and information may be inspected at City Hall, #1 Centennial Square, Victoria, B.C. from the date of this Notice to and including the date of the Public Hearing, from 8:00 a.m. to 4:30 p.m., from Monday to Friday both inclusive, excluding public holidays.

Please note that all correspondence submitted to the City of Victoria in response to this Notice will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.





NO. 18-019

## A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by:

- Creating the R2-56 Zone, Superior Street Conversion District;
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone, Superior Street Accommodation District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District;
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone, Superior Street Accommodation District, to the R2-56 Zone, Superior Street Conversion District;
- Repeal Bylaw 90-81 creating the T-15 Zone, Superior Street Transient Accommodation District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

**Title**

1. This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1141)".

**Rezoning**

2. Bylaw No. 80-109, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 2 – Attached Dwelling Zones by adding the following words:

"2.147                      R2-56 Superior Street Conversion District"

3. The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.146 the provisions contained in Schedule 1 of this Bylaw.
4. The land known as 224 Superior Street, legally described as Lot 1937, Victoria City, and Lot 1938, Victoria City and shown hatched on the attached map, is removed from the T-15 Zone, Superior Street Accommodation District, and:
  - (a) that portion of the lot marked "R2-56" on the attached map is placed in the R2-56, Superior Street Conversion District; and
  - (b) that portion of the lot marked "R1-S2" on the attached map is placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

**Repeal**

5. Bylaw No. 90-81, the Zoning Regulation Bylaw, Amendment Bylaw (No. 293) is repealed.
6. Bylaw No. 80-109, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 5 – Transient Accommodation Zones by deleting the following words:

"5.15                      T-15 Superior Street Transient Accommodation"

READ A FIRST TIME the	day of	2018
READ A SECOND TIME the	day of	2018
Public hearing held on the	day of	2018
READ A THIRD TIME the	day of	2018
ADOPTED on the	day of	2018

CITY CLERK

MAYOR



Schedule 1

**PART 2.147 – R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT**

**2.147.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Multiple dwelling created through a house conversion of a building constructed prior to 1900, with no more than four self-contained dwelling units
- c. Home occupation subject to the regulations in Schedule "D"

**2.147.2 Lot Area**

- a. Lot area (minimum) 945m<sup>2</sup>

**2.147.3 Floor Space Ratio**

- a. Floor space ratio (maximum) 0.5:1

**2.147.4 Height, Storeys**

- a. Principal building height (maximum) 7.6m
- b. Storeys (maximum) 2

**2.147.5 Setbacks, Projections**

- a. Front yard setback (minimum) 11m  
Except for the following maximum projections into the setback:
  - Steps less than 1.7m in height 2.5m
  - porch 2.5m
- b. Rear yard setback (minimum) 4.0m
- c. Side yard setback - west (minimum) 3.65m
- d. Side yard setback - east (minimum) 3.00m

**2.147.6 Site Coverage, Open Site Space**

- a. Site Coverage (maximum) 30%

Schedule 1

**PART 2.147 – R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT**

**2.147.7 Vehicle and Bicycle Parking**

- |                                                         |                                                                                                      |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| a. <u>Vehicle and bicycle parking</u> (minimum)         | Subject to the regulations in Schedule "C" except as otherwise specified by regulations in this Part |
| b. <u>Multiple dwelling</u> (vehicle parking - minimum) | 1 per unit                                                                                           |

