

## REPORTS OF COMMITTEES

### **2. Committee of the Whole – December 14, 2017**

#### **13. Rezoning Application No. 00582, Development Permit Application No. 00582 & Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street**

##### **Motion:**

It was moved by Councillor Loveday, seconded by Councillor Lucas:

##### **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:
  - a. Reduce side yard setback from 3.65m to 1.20m
  - b. Reduce rear yard setback from 4.0m to 1.36m
  - c. Relaxation to allow parking in the front yard
  - d. 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."

**Carried**

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

## 5. LAND USE MATTERS

### 5.7 Rezoning Application No. 00582, Development Permit Application No. 00582 & Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street

Committee received reports dated November 30, 2017, from the Director of Sustainable Planning and Community Development regarding an application to subdivide the subject lot to create one small lot, while maintaining the existing heritage designated house and converting it into four strata units.

**Motion:**

It was moved by Councillor Lucas, seconded by Councillor Coleman:

**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
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:
  - a. Reduce side yard setback from 3.65m to 1.20m
  - b. Reduce rear yard setback from 4.0m to 1.36m
  - c. Relaxation to allow parking in the front yard
  - d. 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."

**Motion:** It was moved by Mayor Helps, seconded by Councillor Madoff, that the meeting be extended to 4:00 p.m.

CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- The architecture, siting of the R1S2 house, and the heritage significance of the building.

CARRIED 17/COTW

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

Against: Councillor Madoff





## Committee of the Whole Report

### For the Meeting of December 14, 2017

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**To:** Committee of the Whole **Date:** November 30, 2017

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

**Subject:** Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street

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### RECOMMENDATION

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:
  - a. Reduce side yard setback from 3.65m to 1.20m
  - b. Reduce rear yard setback from 4.0m to 1.36m
  - c. Relaxation to allow parking in the front yard
  - d. 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."

### LEGISLATIVE AUTHORITY

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.



## EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information, analysis and recommendations for a Heritage Alteration Permit Application with Variances for the property located at 224 Superior Street. The proposal is to undertake minor exterior alterations to the existing Heritage-Designated eight room bed and breakfast to facilitate its conversion to four self-contained strata units. The Application is concurrent with a rezoning application to subdivide the property for the creation of a small lot on the west portion of the property. Variances for the existing house would be required to facilitate the rezoning.

Variances associated with the proposal are:

- reducing the side yard setback from 3.65m to 1.20m
- reducing the rear yard setback from 4.0m to 1.36m
- increasing site coverage from 30% to 35.9%
- relaxing parking location to allow parking in the front yard.

The exterior alterations to facilitate the conversion to four strata units include the removal and replacement of non-original materials, and the installation of new stairs that do not impact the original fabric or character-defining elements of the Heritage-Designated house.

The following points were considered in assessing this Application:

- The proposal is consistent with relevant goals and objectives of the *Official Community Plan* and Development Permit Area 16: Form and Character for conserving heritage property and adapting existing building stock for diverse housing types.
- The proposal is consistent with the *James Bay Neighbourhood Plan* as it conserves the Heritage-Designated structure and encourages new economic use.
- The proposal is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* as the conversion is retained within the existing footprint and does not dramatically alter the exterior form.
- The proposal is consistent with *Schedule G - House Conversion Regulations* for the removal of the southeast corner stair that is not original to the house.
- The proposal is not consistent with *Schedule C - Off-Street Parking* as the parking is located in front of the front wall of the building.

The Application is generally consistent with City policy. The rear yard setback variance relates to an existing stair, and the side yard setback variance relates to the concurrent rezoning application to subdivide for the creation of a small lot on the west portion of the existing parcel. The proposed parking location is not consistent with City parking regulations; therefore, staff recommend for Council's consideration that the applicant work with staff to reconfigure the parking to reduce the overall impact that the current parking layout and over-supply of stalls has on the streetscape and public view of the Heritage-Designated house.

## BACKGROUND

### Description of Proposal

This Heritage Alteration Permit Application is concurrent with a rezoning application to subdivide the property to create a small lot on the west portion of the site, leaving the existing Heritage-Designated house for a conversion from an eight room bed and breakfast to four individual strata units.

Variances associated with the concurrent rezoning application and the conversion to four strata units involve a reduction in the side yard setback from 3.65m to 1.20m, a reduction in the rear yard setback from 4.0m to 1.36m, an increase in site coverage from 30% to 35.9%, and a relaxation to allow parking in the front yard. The exterior alterations to facilitate the conversion to four strata units include the following:

- removal of non-original stairs
- addition of new stairs
- replacement of a non-original window with a window in keeping with existing original windows
- replacement of a non-original door with a window
- replacement of a non-original window with a door.

The proposed exterior alterations were reviewed by staff and determined to be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and would have normally been approved through the “Delegated” Heritage Alteration Permit process.

### **Community Consultation**

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications, the applicant has consulted the James Bay CALUC at a Community Meeting held on March 8, 2017. Letters dated March 13, 2017 and November 10, 2017 are attached to this report.

### **ANALYSIS**

The following sections provide a summary of the Application's consistency with the relevant City policies.

#### **Official Community Plan**

The proposal is consistent with the relevant City policies within the *Official Community Plan* (OCP) because it is in accordance with the goal of protecting and celebrating Victoria's cultural and natural heritage resources, the objective of conserving heritage property as a resource with value for present and future generations, and the strategic neighbourhood directions that include maintaining a diversity of housing types and the adaptation and renewal of existing building stock.

#### **Development Permit Area**

The *Official Community Plan* (OCP) identifies this property within DPA 16: General Form and Character whose objectives are to integrate multi-unit residential buildings that complement the established heritage character of neighbourhoods with sensitive interventions. The conversion of the bed and breakfast to a multi-unit strata building achieves this.

#### **Local Area Plans**

The proposed conversion from an eight room bed and breakfast to four self-contained strata units is consistent with the goals, objectives, and policies of the *James Bay Neighbourhood Plan*, as it conserves the Heritage-Designated building and promotes continued economic life of heritage structures through creative parking provision solutions.



## Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* recommends accommodating new functions and services in non-character defining interior spaces as an alternative to constructing a new addition, and selecting a new use that suits the existing building form. The proposal is consistent with these recommendations as the conversion is contained within the existing footprint of the Heritage-Designated house, and the new use does not dramatically alter the exterior form.

### Schedule C - Off-Street Parking

The proposal is a conversion to multiple dwelling for a strata building, which requires a 0.8 parking space per dwelling unit for any building containing more than three dwelling units. This equates to a parking requirement of a minimum of 3.2 parking spaces which is rounded down to a requirement for three stalls, which are to be located behind the front wall of the building. The proposed parking location varies from this regulation, locating the parking in the front of the house. Staff are concerned that the location and over-supply of parking is detrimental to the streetscape as well as how the Heritage-Designated building will be viewed when the parking area is full. Therefore, the recommendation has been drafted to afford the opportunity to refine the layout and/or reduce the number of stalls to minimize its potential impact.

### Heritage Advisory Panel

The Application was not reviewed by the Heritage Advisory Panel as the alterations do not include additional floor area and are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, thus the alterations would normally be approved through the "Delegated" Heritage Alteration Permit application process.

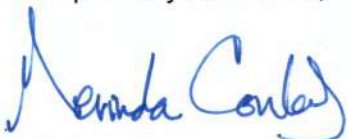

### CONCLUSIONS

The Application is generally consistent with City policy and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The rear yard setback variance relates to an existing stair, and the side yard setback variance relates to the concurrent rezoning application to subdivide for the creation of a small lot on the west portion of the existing parcel. It is recommended for Council's consideration that the Application be approved, with the condition that the applicant work with staff to reconfigure the parking.

### ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application with Variances No. 00007 for the property located at 224 Superior Street.

Respectfully submitted,

Merinda Conley  
Senior Heritage Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

*Jocelyn Senbyrs*

Date: *Dec 7, 2017*

**List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans, dated November 9, 2017
- Attachment D: Letter and Package from applicant to Mayor and Council date stamped November 9, 2017
- Attachment E: James Bay Community Association Land Use Committee Comments dated March 13, 2017 and November 10, 2017
- Attachment F: Correspondence (letters from residents).



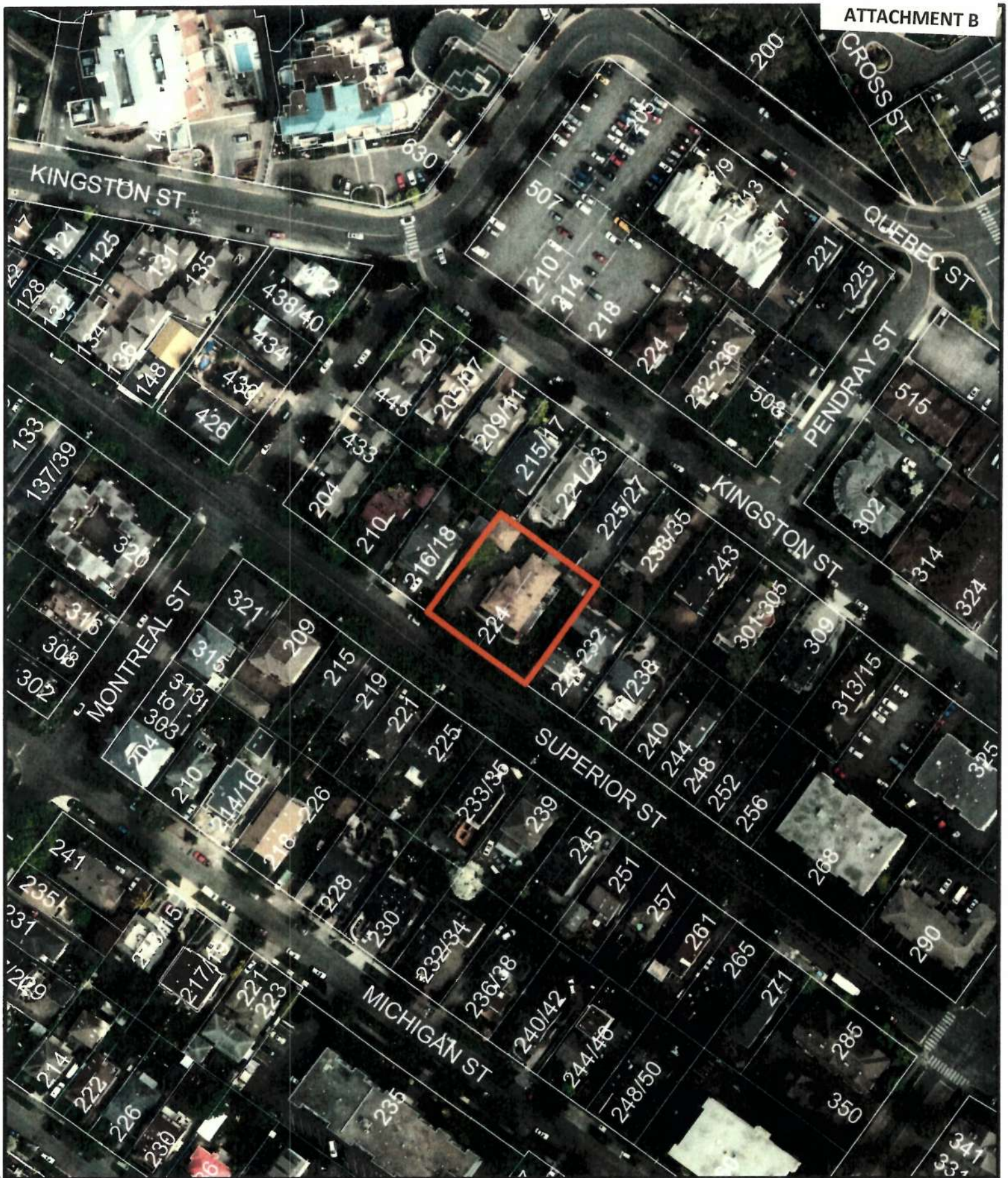


Designated

Registered







224 Superior Street

Heritage Alteration Permit with Variance #00007



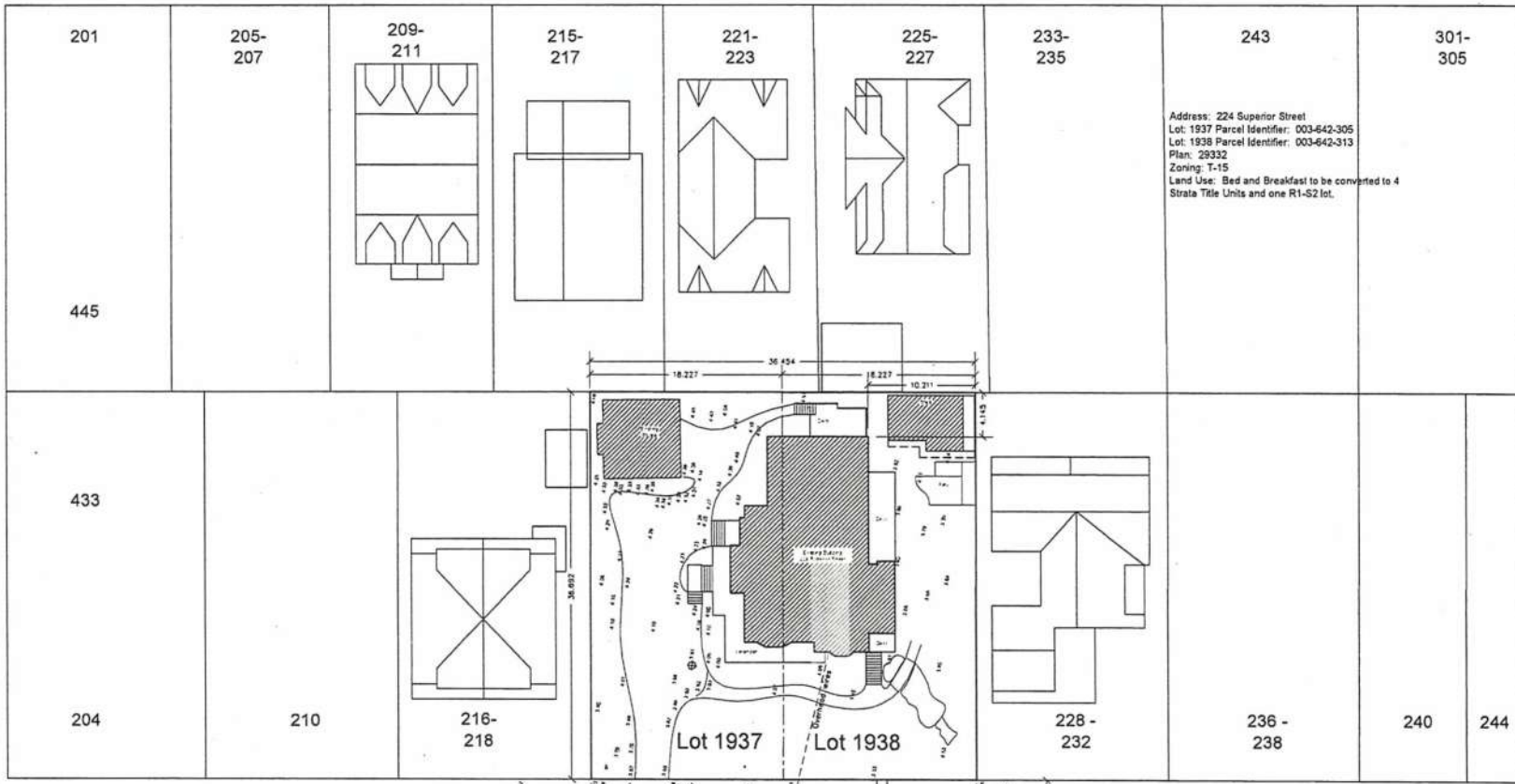


# ATTACHMENT C



Kingston Street

Montreal Street



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.

Merlin  
 DESIGN  
 250 885 2207

224 Superior Street

Plan of Existing Site

Drawing Detail

Project

Drawn by  
 D. Halton

Date  
 Dec 20, 2016

Scale  
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Page

1

Superior Street

**Revisions**

Received Date:  
 November 9, 2017

321

209

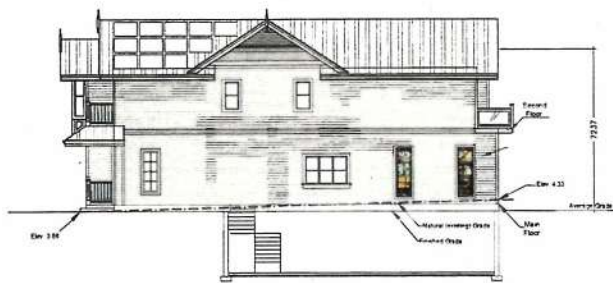
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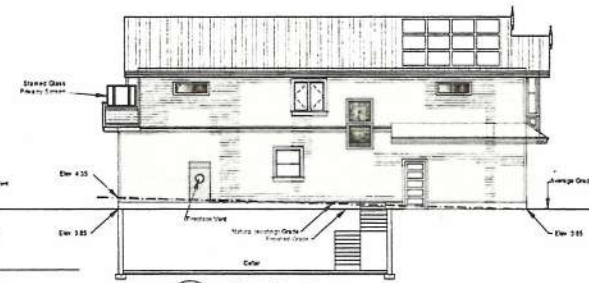
1 East Elevation  
Scale: 1:100



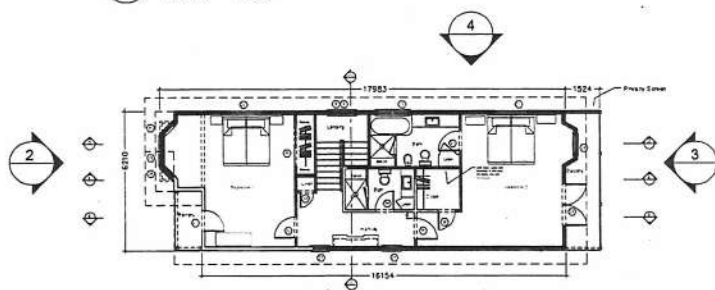
2 South Elevation  
Scale: 1:100



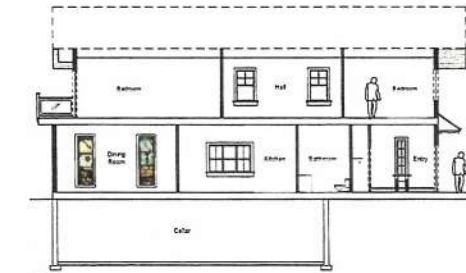
3 North Elevation  
Scale: 1:100



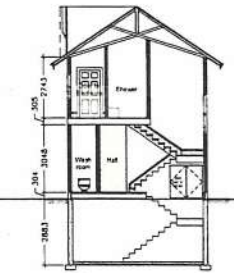
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Scale: 1:100



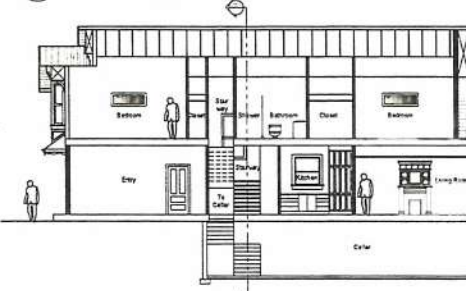
5 Plan-Second Floor  
Scale: 1:100



8 Section  
Scale: 1:100



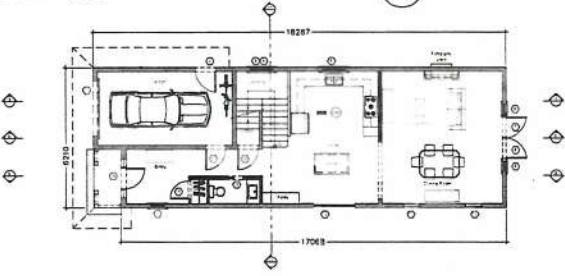
11 Section  
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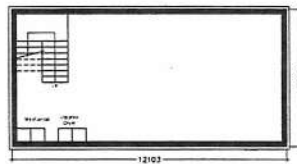
9 Section  
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10 Section  
Scale: 1:100



6 Plan-Main Floor  
Scale: 1:100



7 Plan-Cellar  
Scale: 1:100

Special Separation-Fully Sprinklered Building

Building Use	Area of Building (sq. ft.)	Building Volume (cu. ft.)	Number of Occupants	Fire Load (sq. ft.)	Fire Load (cu. ft.)	Fire Load (sq. ft.)	Fire Load (cu. ft.)
Residential	11,111	11,111	11,111	11,111	11,111	11,111	11,111
Commercial	11,111	11,111	11,111	11,111	11,111	11,111	11,111
Industrial	11,111	11,111	11,111	11,111	11,111	11,111	11,111
Public	11,111	11,111	11,111	11,111	11,111	11,111	11,111
Warehouse	11,111	11,111	11,111	11,111	11,111	11,111	11,111
Auto Shop	11,111	11,111	11,111	11,111	11,111	11,111	11,111

ALSO SEE DESCRIPTION	WIDTH	HEIGHT
1. Garage	24.00	10.00
2. Entry	11.11	11.11
3. Living Room	11.11	11.11
4. Dining Room	11.11	11.11
5. Kitchen	11.11	11.11
6. Bathroom	11.11	11.11
7. Bedroom	11.11	11.11
8. Bedroom	11.11	11.11
9. Bedroom	11.11	11.11
10. Bedroom	11.11	11.11
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94. Bedroom	11.11	11.11
95. Bedroom	11.11	11.11
96. Bedroom	11.11	11.11
97. Bedroom	11.11	11.11
98. Bedroom	11.11	11.11
99. Bedroom	11.11	11.11
100. Bedroom	11.11	11.11

Revised: August 4, 2017

- No. Description
1. Height Reduced
  2. Average Grade Added
  3. Style of Entry Door Changed
  4. Style of Garage Door Changed
  5. Description Added
  6. Description Added
  7. Description Added
  8. Kitchen Reconfigured
  9. Scaled Glass Replaced with Clear Glass
  10. Materials Removed

Merlin DESIGN  
250 885 2207

222 Superior Street

Elevations, Plans and Sections

Project

Drawn by  
D. Halton

Date  
Dec. 20, 2016

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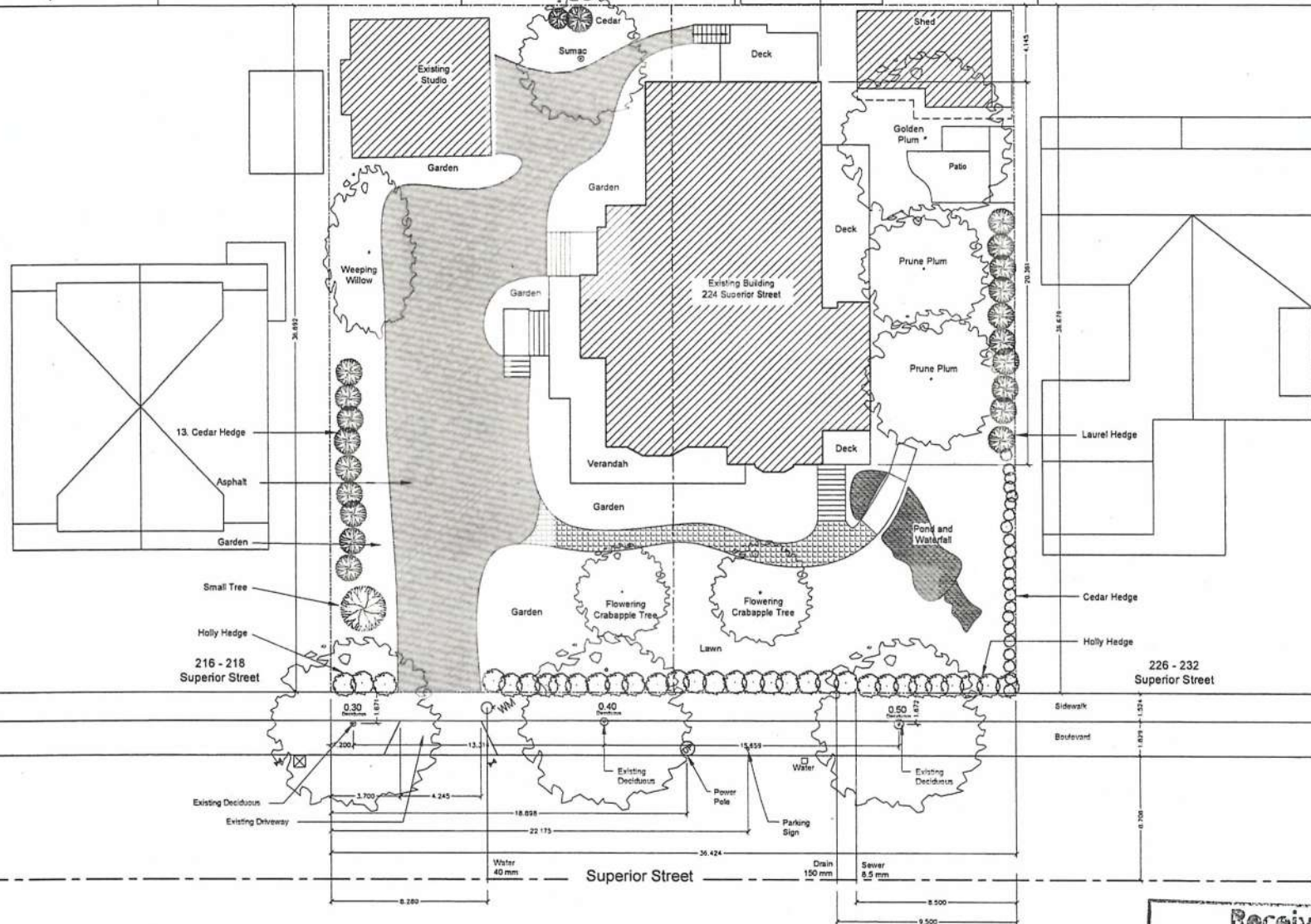
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Planning & Development Department  
Development Services Division





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.



Merlin  
DESIGN  
250 885 2207

# 224 Superior Street

Existing Landscape Plan

Drawing Detail

Project

Drawn by  
D. Halton

Date  
Dec 20, 2016

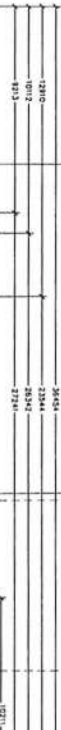
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Received  
City of Victoria

NOV 09 2017

Planning & Development Department  
Development Services Division



PROJECT INFORMATION TABLE	
Parent: 324 Superior Street	
Zone (feeling)	1-15
Site size (sq. meters)	948.41
Cost (estimated, in dollars)	470.10
Construction materials	4,701.10
Heater capacity (tons)	0.31.1
Site coverage %	35.09%
Open site area %	48.99%
Number of floors	1
Number of stories	1
Paving (path, numbers) on site	2
Number of parking spaces (storage and exit)	4
Number of parking spaces (storage and exit)	17.354
a. From yard	12.354
b. Rear yard	1.855
c. Side yard (front)	1.12
d. Side yard (rear)	1.12
e. Combined side yards	2.24
f. Total number of units	1,841
g. Total number of units	4
h. Total number of units	2
i. Grounded-venterless units	2
j. Minimum unit floor area (sq. ft.)	116.31
k. Total residential floor area (sq. ft.)	489.20

**PRODUCT INFORMATION TABLE**  
222 S. 6th Street

[illegible]

Overway Slope Calculation	
222 Driveway	
Height at the SideWalk	3.67
Height at the House	3.86
Difference	0.19
Length of Driveway	9.38
Slope	2.047%

224 East	
Height at the SideWalk	3.33
Height at the House	3.55
Difference	0.22
Length of Driveway	12.19
Slope	2.624%

City of Victoria

NOV 09 2017

Planning & Development Department  
Development Services Division

Received August 4, 2017

15	Source Removed
14	Childrens Added
13	Figure 1 Added
12	Figure 1 Added
11	Deleting Configuration "C:\..."
10	Deleting Steps Added
9	Deleting Steps Added
8	Document Changed
7	Document Changed
6	Document Changed
5	Document Changed
4	Document Changed
3	Document Changed
2	Document Added
1	Document Added
0	Document Added

**Merlin**  
DESIGN  
250 885 2207

224 Superior Street

Proposed Site Plan (with Upper Floor of Strata)

Project
Drawing

Drawn by  
D. Halton

Date  
Dec 20, 2016

Scale

Page

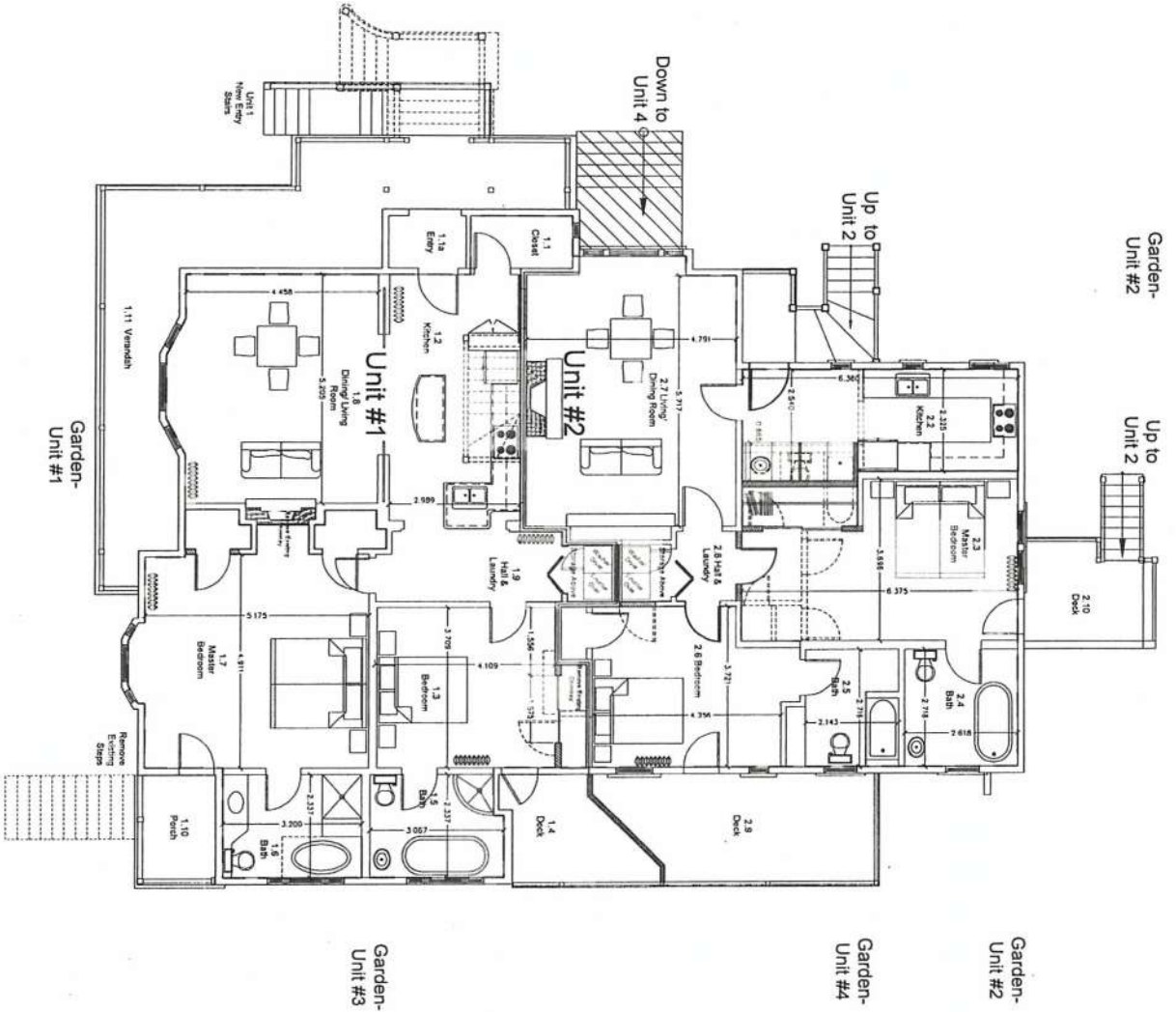
ω





Revised  
City of Victoria





Address: 224 Superior Street  
Lot: 1937 Parcel Identifier: 003-642-305  
Lot: 1938 Parcel Identifier: 003-642-313  
Plan: 25332  
Zoning: T-15  
Land Use: Bed and Breakfast to be converted to 4  
Store Trade Units and one RT-52 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: 272,651 sq. ft.

Received  
City of Victoria  
NOV 09 2017  
Planning & Development Department  
Development Services Division

Revisions: August 4, 2017

NO Description

1. Architect's Drawing - Total Floor

2. Architect's Drawing - Total Floor

3. Total Floor Area Mapped

3. Young Removal

Merlin  
DESIGN  
250 885 2207

# 224 Superior Street

Plan Details- Upper Floor of Strata

Project

Drawing Detail

Drawn by  
D. Halton

Date  
Dec 20, 2016

Scale  
1:50

Page

7

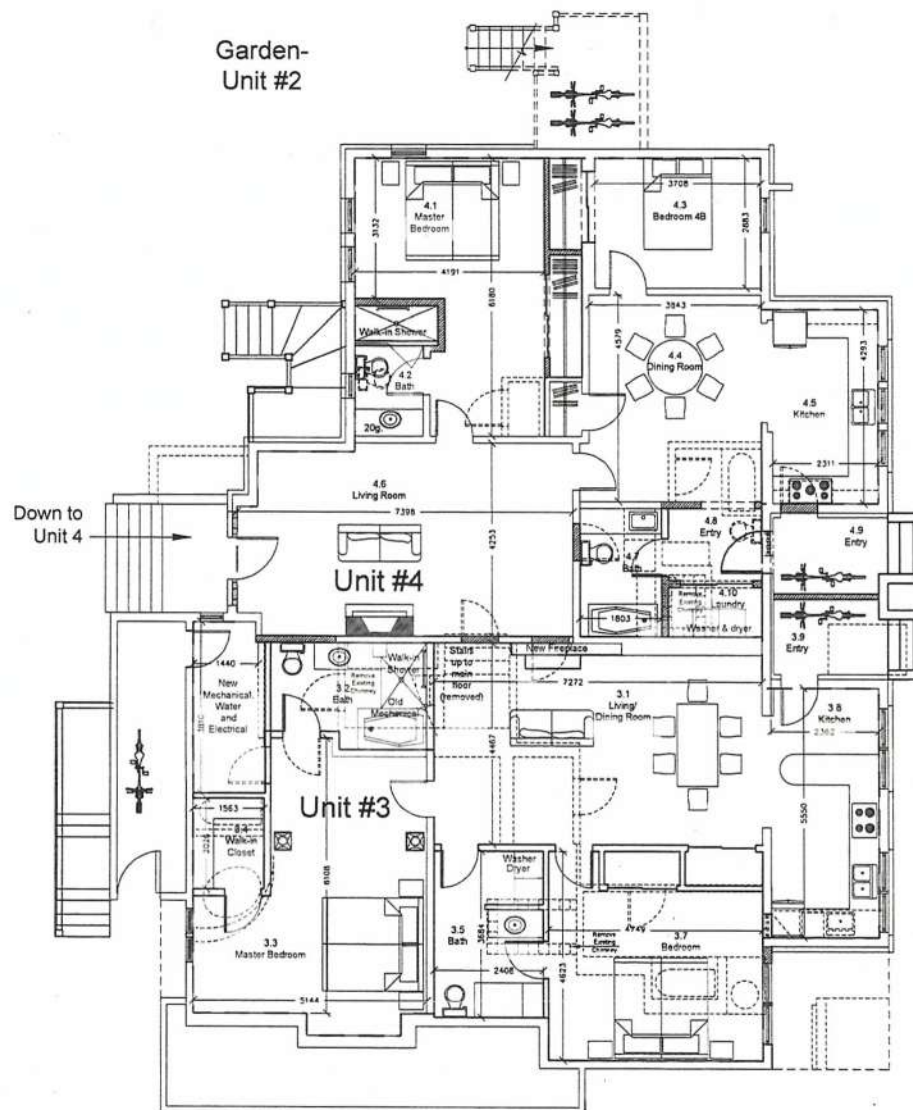


Garden-  
Unit #2

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  
 Lower Floor: 242.25 sq. ft.

Revisions - August 4, 2017	
No.	Description
1	Square Footage Area Deleted
2	Square Footage Calculation
3	Mechanical Room Relocated
4	Area Relocated
5	Room Extension Removed
6	Storage Removed

Merlin  
 DESIGN  
 250 885 2207

224 Superior Street  
 Plan- Lower Floor of Strata  
 Drawing Detail

Project  
 Drawn by  
 D. Halton  
 Date  
 Dec. 20, 2016  
 Scale  
 1:50  
 Page

8

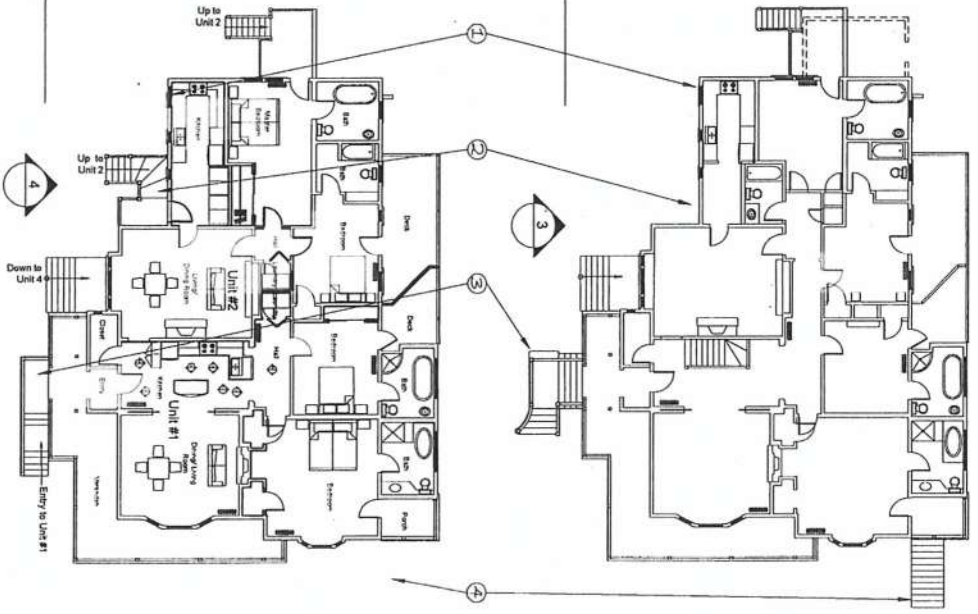
Received  
 City of Victoria  
 NOV 09 2017  
 Planning & Development Department  
 Development Services Division





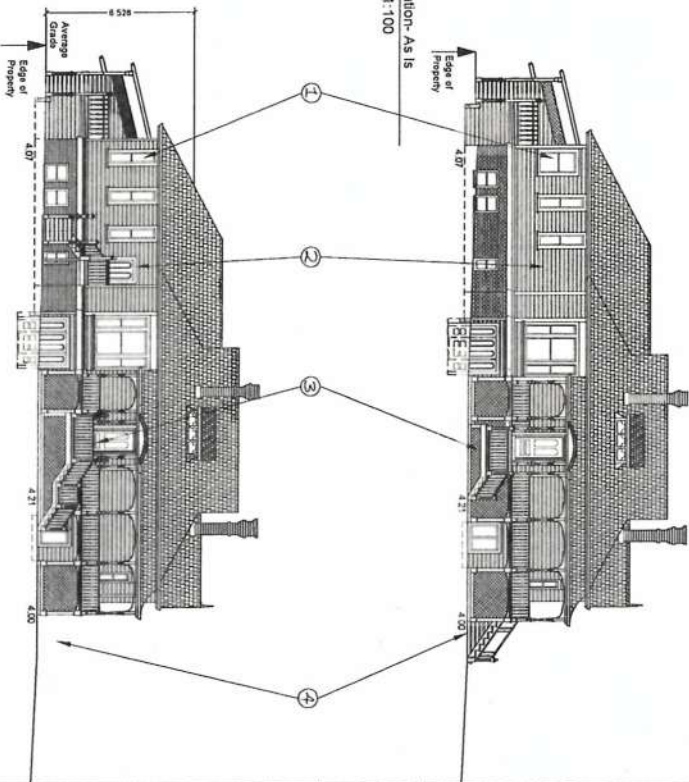
1 Plan- As Is  
Scale: 1:100

2 Plan- Proposed  
Scale: 1:100



3 West Elevation- As Is  
Scale: 1:100

4 West Elevation- Proposed  
Scale: 1:100



**Received**  
City of Victoria  
NOV 09 2017  
Planning & Development Department  
Development Services Division

1. The window indicated in ① is not original to the house's west side. 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 windows.
2. Add a new door 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.

**Merlin**  
DESIGN  
250.885.2207

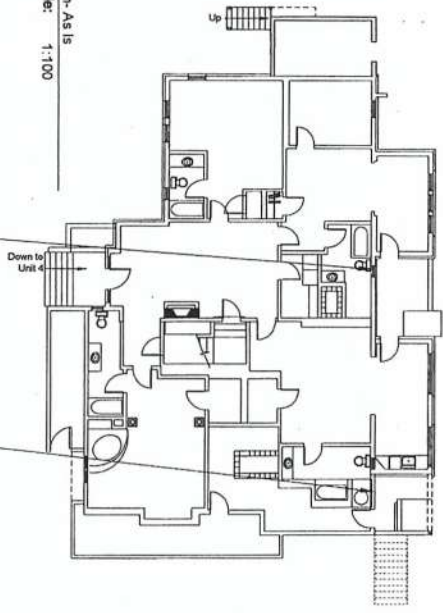
# 224 Superior Street

Project  
Drawing Detail  
Proposed Changes to the Exterior- West Elevation

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



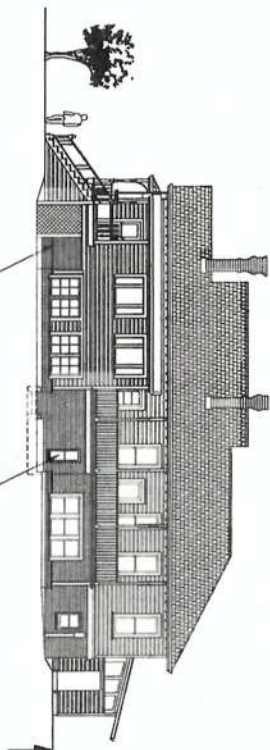
1 Plan- As Is  
Scale: 1:100



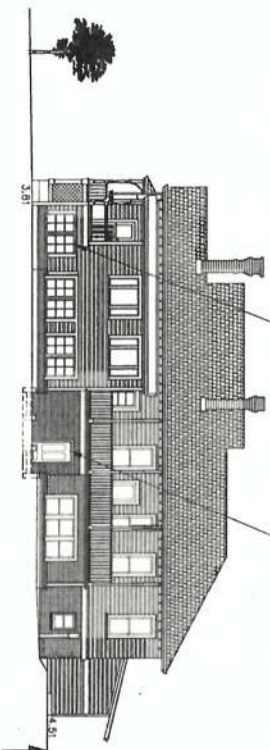
2 Plan- With Proposed Changes  
Scale: 1:100



3 East Elevation- As Is  
Scale: 1:100



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



Received  
City of Victoria  
NOV 09 2017  
Planning & Development Department  
Development Services Division

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 access 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.



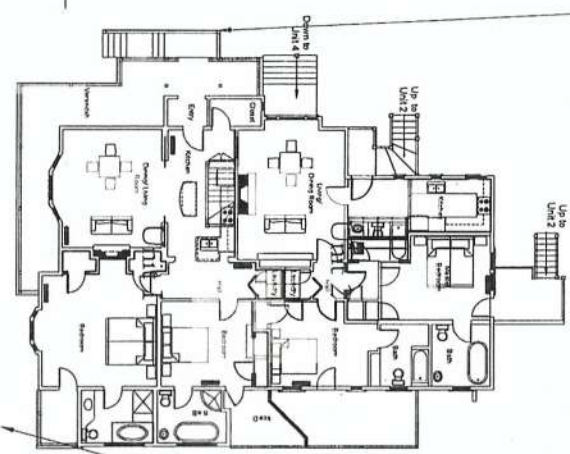


1 Plan- As Is  
Scale: 1:100

3

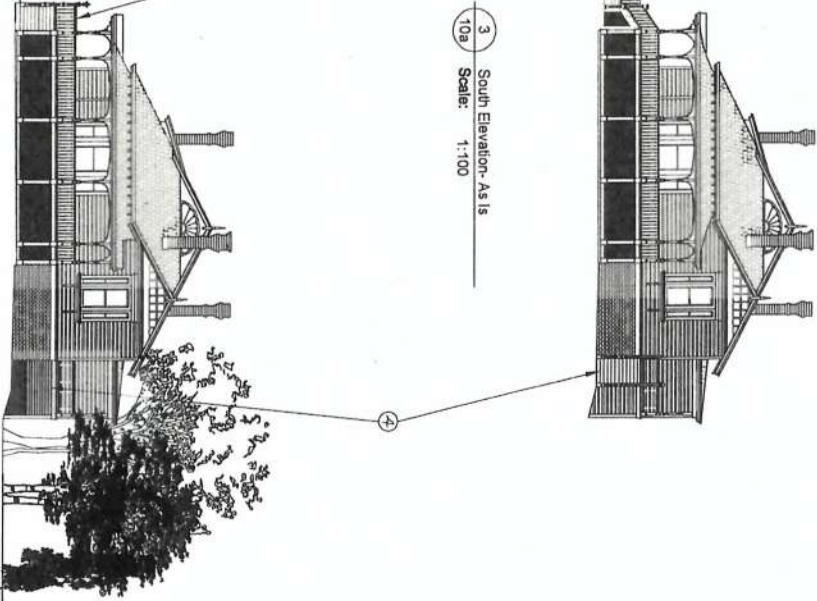
4

2 Plan- Proposed  
Scale: 1:100



3 South Elevation- As Is  
Scale: 1:100

4 South Elevation- Proposed  
Scale: 1:100



3. Reconfigured the existing entry stairs. This will be the approach to Unit #1. The configuration of this entry is not original to the house but was changed in the 1990 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. When the new interior configuration, these stairs would give access from Unit 1 to the garden of Unit #2. Therefore, these stairs would be removed.

Received  
City of Victoria  
NOV 09 2017  
Planning & Development Department  
Development Services Division

Merlin  
DESIGN  
250 885 2207

# 224 Superior Street

Project  
Drawing Detail Proposed Changes to the Exterior- South Elevation

Drawn by  
D. Helton  
Date  
July 20, 2017  
Scale  
1:100  
Page  
11

October 31, 2017

Honorable Mayor Lisa Helps and Victoria City Council  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps and Council Members:

**Re: Heritage Alteration Permit (with variances) for 224 Superior Street**

The attached detailed proposal comprises our plans for the redevelopment of our home and business at 224 Superior Street. We are proposing to convert the existing heritage house into 4 strata units.

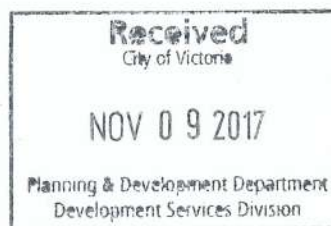
We have been working with City of Victoria staff for the past several months in order to prepare this document. During that time we have had several consultations with CALUC and, since the property is a designated heritage property, we have been in contact with the Heritage Planner as well.

The vast majority of our neighbours (92.3%) support our plan and feel the change will enhance our area of James Bay. The project meets the objectives of the City of Victoria Official Community Plan and the James Bay Neighbourhood Plan.

We are requesting site specific zoning for the 4 strata units in the heritage property.

Respectfully submitted,

Don Halton and Fernando García  
224 Superior Street  
Victoria, BC, V8V 1T3  
(250) 885-2207  
[ferndon22@gmail.com](mailto:ferndon22@gmail.com)





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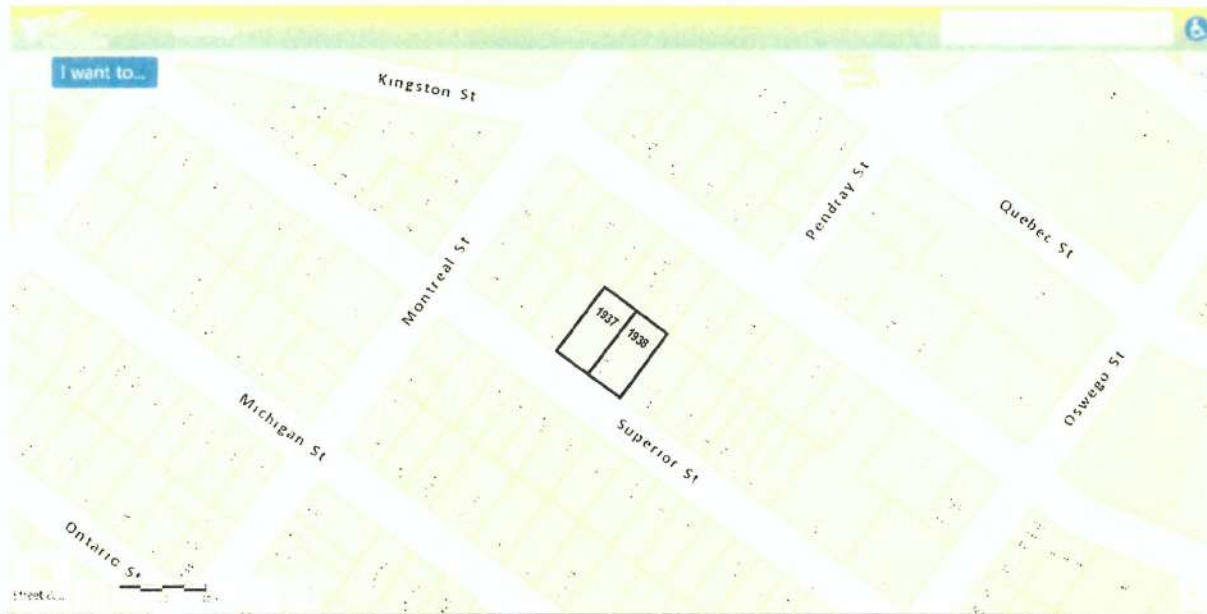




## **The Project in Summary**



## 1. Description of the Proposal



- Currently:
  - T15 zone allowing R-2, Two Family Dwelling and Transient Accommodation
  - Registered heritage house operating as a bed and breakfast
- Proposal:
  - Convert the bed and breakfast into 4 strata homes with private gardens
  - Each strata unit will be 2 bedroom and 2 bath

## 2. Variances

- 3 variances only are being requested
  - Location of the parking for the strata conversion. City bylaws require that parking be behind the front face of the house. We could do this but it would require cutting down 3 trees, and adding twice as much paving as is required by our proposed parking which is in the front of the lot. Please see details on Page 20.
  - Side yard setback on west side. The required setback for the side yard is 2.7 meters. We are requesting a variance to reduce this to 1.2 meters. This measurement of 1.2 meters is from the property line to the edge of the stairs leading up to the house. The measurement from the property

line to the verandah is 2.4 meters and from the property line to the house itself is 4.1 meters well above the required setback. Please see the illustrations below on Pages 11 and 25.

- Rear yard setback of the strata conversion. The set back to the existing stairs is 1.36 meters.

### 3. Government Policies

- The proposal aligns perfectly with City of Victoria Official Community Plan, specifically Section 21.16 which states the City's desire to
  - support sensitive infill
  - enable adaptation and renewal of the existing building stock
  - maintain a variety of housing types and tenures for a range of age groups and incomes
  - maintain an interesting diversity of land uses, housing types and character areas
- Proposal aligns with the James Bay Neighbourhood Plan
- Proposal received enthusiastic support from the executive of the James Bay Community Association Land Use Committee
- The project meets the 'Goals and Objectives' as outlined by the City in the 'Small Lot House Rezoning Policy', specifically:
  - Support growth through small, adaptive and gradual change
  - Revitalize neighbourhoods by allowing new infill construction
  - Make (optimal) use of neighbourhood infrastructure (schools, water and sewer)
  - Increase the quantity of detached dwelling lots while providing other options
  - Meet changing needs, wants and values of existing and future residents throughout the life cycle (e.g., the need for ground-oriented housing for families with children, the desire for smaller houses and yards for seniors, couples, empty nesters or singles)



## 4. Project Benefits and Amenities

### A. ECONOMIC BENEFITS

- 4 new ground level homes in James Bay
- 4 off-street parking spaces
- \$1.5 million investment in building and local construction industry
- Increase in property taxes to the City
- Uniqueness of the strata units is attractive to an important demographic in Victoria's economic development

### B. ENVIRONMENTAL BENEFITS

- 4 new housing units within walking or cycling distance to the City Centre

### C. SOCIAL BENEFITS

- High quality housing inventory added to community
- Convert transient accommodation units into permanent housing units

## 5. Need and Demand

- OCP estimates that an additional 2,700 ground-oriented units will be required in the City by 2041
- There is consistent demand for housing in the City
- Victoria Real Estate Board describes the Victoria market as 'very active'
- 2017 house sales lower than 2016 but still at historically record levels

## 6. Heritage

- Only 6 changes will be made to the exterior of the heritage house.
- None of the proposed changes affect any of the significant architectural elements of the heritage house in any way
- All changes have been discussed with Merinda Conley, Heritage Planner
- All changes have been approved in principle by her
- The alterations to the heritage property are detailed on Page 18 below

## 7. Neighbourhood Survey

- 92.3% of neighbours support the redevelopment and are in favour of the parking variance; see Page 19

## 8. Project Design

- Heritage House:
  - Remains unchanged in any significant way
  - Please see details on page 18

## 9. Revisions Made After Planning Department Input

- Added SRW
- Reconfigured the parking in the front of the lot as a result of the SRW
- Added Class 1 and Class 2 bike parking

## 10. In Summary

- Project meets the goals of the Victoria Official Community Plan
- Project meets the goals of the James Bay Neighbourhood Plan
- Project supported by CALUC executive
- Project supported by 92.3% of neighbours





## 11. View from Across the Street



Figure 1: View from Across the Street





## **The Project in Detail**





## 12. Description of the Proposal

The house at 224 Superior Street is currently a bed and breakfast and has been operating as such for about 30 years. We have owned the property for 11 ½ years. The property consists of 2 lots, numbers 1937 and 1938 of Plan 29332. Each of the two lots is 18.2 x 36.7 meters (60' x 120') and each, as a single entity, would be considered a large lot in reference to the R2 zoning. The house sits right on the dividing line of the 2 lots.

Our proposal is to convert the bed and breakfast into 4 strata townhouse units with site-specific zoning.

Each of the 4 new townhouses will be a 2 bedroom and 2 bath unit varying in size from 116 to 121 square meters (1290 to 1680 sq. ft.).

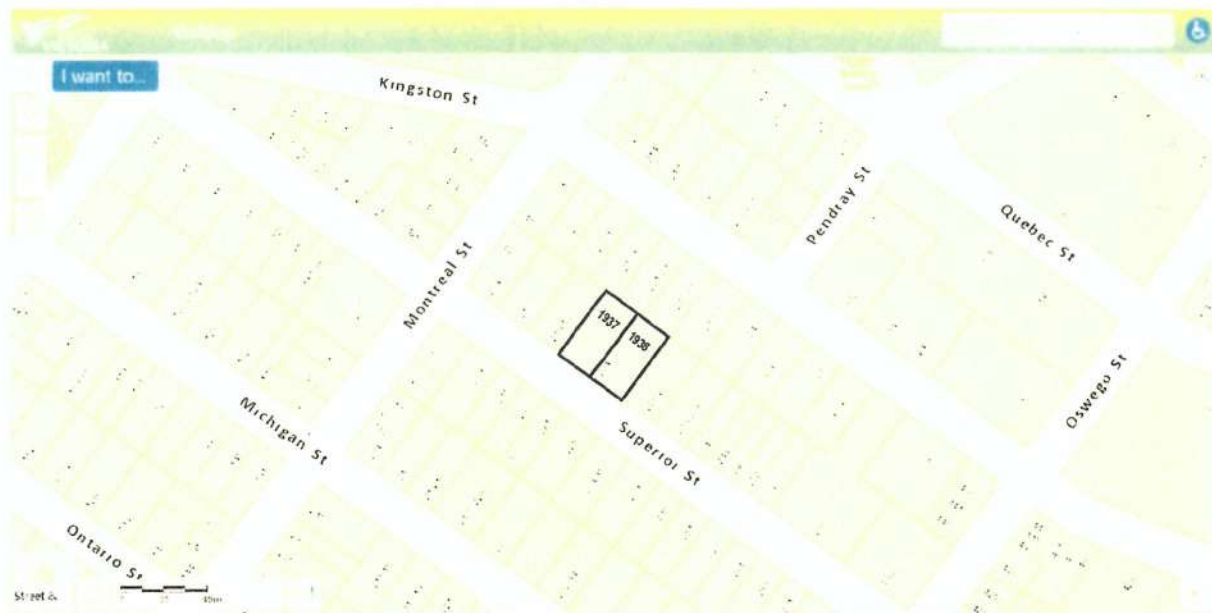


Figure 2: Site Location- 224 Superior Street



### 13. Variances

We are requesting 2 variances only, one for 224 Superior street relating to the location of the parking, and one for west side yard setback

- Location of the parking for the strata conversion. City bylaws require that parking be behind the front face of the house. We could do this but it would require cutting down 3 large trees, removing a lot of hedge and adding twice as much paving as is required by our proposed parking which is to have the parking in the front of the lot. Please see details on Page 22 and 23.

The parking variance we are requesting is supported by over 92% of the neighbours. Please see the Neighbourhood Survey Results on page 19.

- Side yard setback on west side. The required setback for the side yard is 2.7 meters. We are requesting a variance to reduce this to 1.2 meters. This measurement (1.2 meters) is from the property line to the edge of the stairs leading up to the house. The measurement from the property line to the verandah is 2.4 meters and from the property line to the house itself is 4.1 meters well above the required setback. Please see the illustrations on Pages 11 and 25.

### 14. Government Policies

We have reviewed the City of Victoria Official Community Plan and the James Bay Neighbourhood Plan and believe that this proposal aligns perfectly with the goals outlined in those plans, specifically the City's desire to

- maintain a variety of housing types and tenures for a range of age groups and incomes
- maintain an interesting diversity of land uses, housing types and character areas
- enable adaptation and renewal of the existing building stock and
- support sensitive infill.

In this area of James Bay, there are a number of apartments, townhouses, duplexes and single family homes. Immediately beside the subject property, to the west, is a new duplex (the bungalow was replaced in 2010), then a single family home (zoned duplex) and then another duplex. To the east, adjacent to the property is a 4 unit townhouse complex, followed by a duplex and then 4 single family homes on small lots.

A large heritage home is difficult and expensive to maintain. In the time that we have owned the building, we have done a considerable amount of work repairing and upgrading the exterior. While we consider the building to be in excellent shape at this time, on-going maintenance is

required. With the multi-family conversion of the current residence, the at times significant cost of upkeep of the heritage house becomes shared among four strata owners.

With this project, we are supporting the City in all of these goals and objectives.

## 15. Project Benefits and Amenities

In direct line with the aims of the Official Community Plan, the principal benefit of the development will be the addition of new dwelling units in James Bay. Pressure for residential housing in the City continues to grow. Each of the strata townhouse units will be 2 bedrooms with a private garden. While we cannot determine in advance who may purchase the units, they would be perfect for families, something for which the James Bay Community Association Executive expressed their enthusiasm and support.

In terms of income to the City, the 4 new strata townhouses will generate a significant increase in property taxes over those currently generated by the existing bed and breakfast.

## 16. Need and Demand

The City's 'Victoria Housing Strategy 2016- 2025' report estimates that an additional 2,700 ground-oriented units will be required in the City by 2041. This project will add 5 new housing units in James Bay. We aren't suggesting that our 5 units make a significant contribution to achieving this goal, but every bit helps.

With each unit being reasonably sized and with a private garden, we hope to attract middle class buyers, small families, professionals or retired people. With access to Beacon Hill Park, Fisherman's Wharf and downtown, and being within easy walking distance of shopping and local schools, we think there will be a great appeal for these units. In addition, the unique heritage qualities of the building, both exterior and interior, make them very attractive and unique in today's marketplace.



## 17. Heritage

The house at 224 Superior Street is a registered heritage property. Over the past 11 years, we have done a considerable amount of work restoring many of the heritage features that were in desperate need of repair. In this proposal, we are requesting permission to make some changes to the exterior of the building but none that affect the unique heritage features in any way. The interior of the building will remain largely unchanged: we have only fire rated the party walls.

The house has a fire suppression system installed.

There are 6 changes that we would like to make to the exterior of the heritage building. These are fully detailed in the drawings:

1. The window on the west side of the house at the north end, (please see Drawing Page 9) is not original to the house. It was a door. In the renovation of 1996, the door was converted to a window. We would like to change this window to one that matches the style of the original windows.
2. Also on the west side of the house at the north end, we would like to add a new door and entry stairs. This will become the entry to Unit #2. (Please see Drawing Page 9.)
3. The existing entry stairs are not original to the house. The configuration as they exist now is not original to the house but was changed in the 1996 renovation. The curve at the bottom was added in 2012. We would like to reconfigure the stairs to streamline them to allow an adequate setback along the new property line. The new stairs would maintain the original design but be configured as shown on Page 9 of the drawings.
4. The stairs on the south side of the house are also not original. Historical photos show them in several different configurations. With the new interior configuration of the strata units, these stairs would give access from a bedroom in Unit 1 to the proposed new parking area. For this reason, we would like to remove these stairs completely.
5. On the east side of the house, there is a recess under the existing deck with a door. We would like to convert the door to a window matching the existing windows on the east side. This window is for a bedroom in Unit #3.
6. In an alcove under the deck farther along the east side, is a small window. We would like to replace the existing window with a new door as entry to Unit #4.



## 18. Neighbourhood Surveys

### D. DEVELOPMENT AND PARKING VARIANCE PETITION

We consulted with the neighbours about the redevelopment and also we asked for their opinions on the parking variance that we are requesting. The overwhelming majority were in favour of the redevelopment and supported the parking variance.

The signed petitions have been submitted to the Planning Department. Please note that as of October 1, 2017, the neighbours at 218 Superior have indicated verbally that they are no longer opposed to the project. We have not as yet received updated petitions from them however.

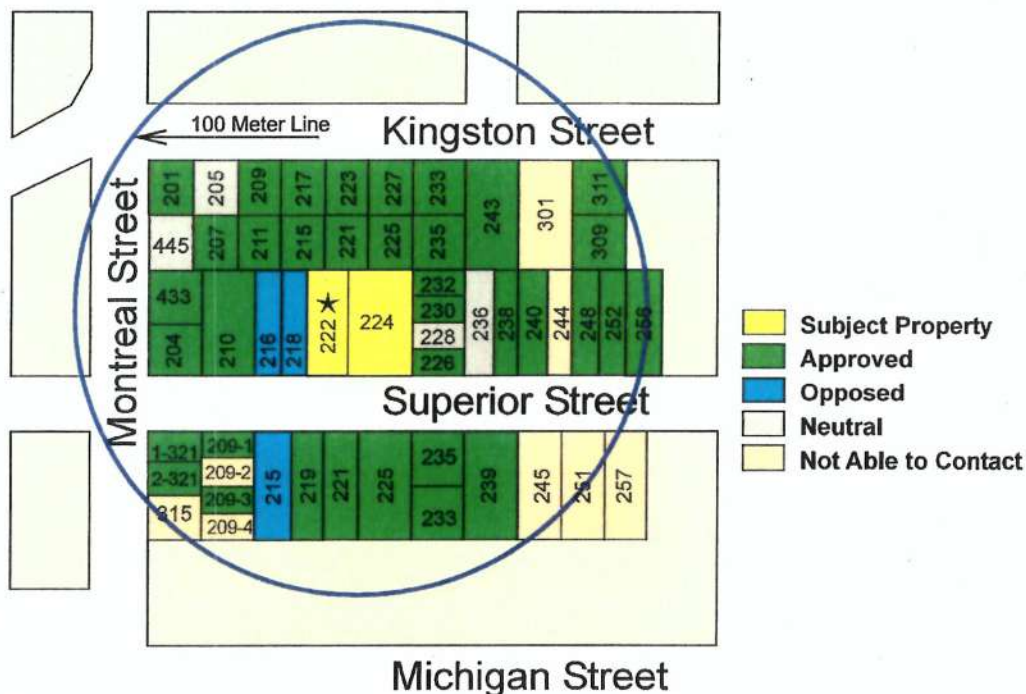


Figure 3: Illustration Showing Results of the Survey

### RESULTS OF THE SURVEY

Total Number of Respondents-	39	
Total in Favour	36	92.3%
Total Opposed	3	7.7% (please see note above)

As you can see, there is **significant support** from the home owners in the neighbourhood for the redevelopment and for the parking variance that we are requesting.

## 19. Parking

We have included one parking space for each of the townhouse units. The City's bylaws require that parking be behind the front face of the house. If we comply with this requirement, it would require that all of the vegetation, trees, hedges and gardens etc. on the east side be removed and that the entire east side of the heritage house be paved to create the parking area.

After extensive consideration, and consultation with the neighbours, we are requesting that this requirement be waived and that parking be allowed in the front of the lot. 92.3% of the neighbours are in favour of our proposed parking. Please see details of the Parking Variance Survey on Page 19.

The surface of the parking area will be permeable paving. The variance we are requesting requires 1334 square feet less paving than the required parking which represents a 54% reduction. Or, to put it another way, by allowing the parking in the front of the lot, there will be an additional 1334 square feet of gardens, lawns, trees and shrubs in our 'Garden City'.

In addition, by allowing parking in front of the building, we are able to configure the remainder of the property in such a way as to provide a private garden for each of the 4 townhouses. These private gardens provide very desirable green space for each home and will allow space for bicycle parking as well.

Please see the images on the following 3 page.

#### E. ILLUSTRATIONS SHOWING THE PROPOSED PARKING



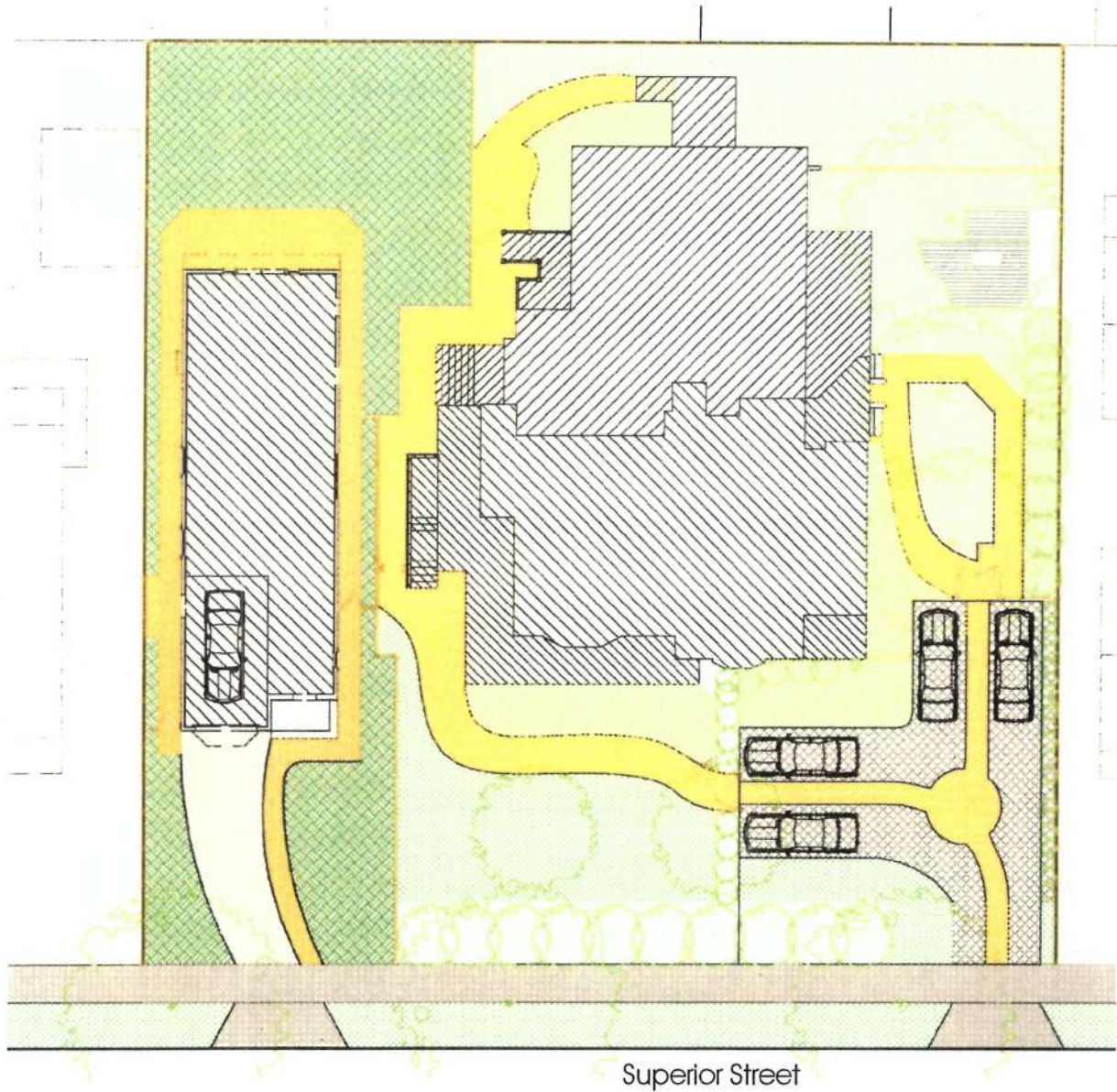
Figure 4: View from Street Level



Figure 5: Higher View of the Parking.  
Boulevard trees not shown



F. PLAN OF THE PROPOSED PARKING



Superior Street

Figure 6: Layout showing the Proposed Parking

G. PLAN OF THE PARKING AS PER BYLAWS

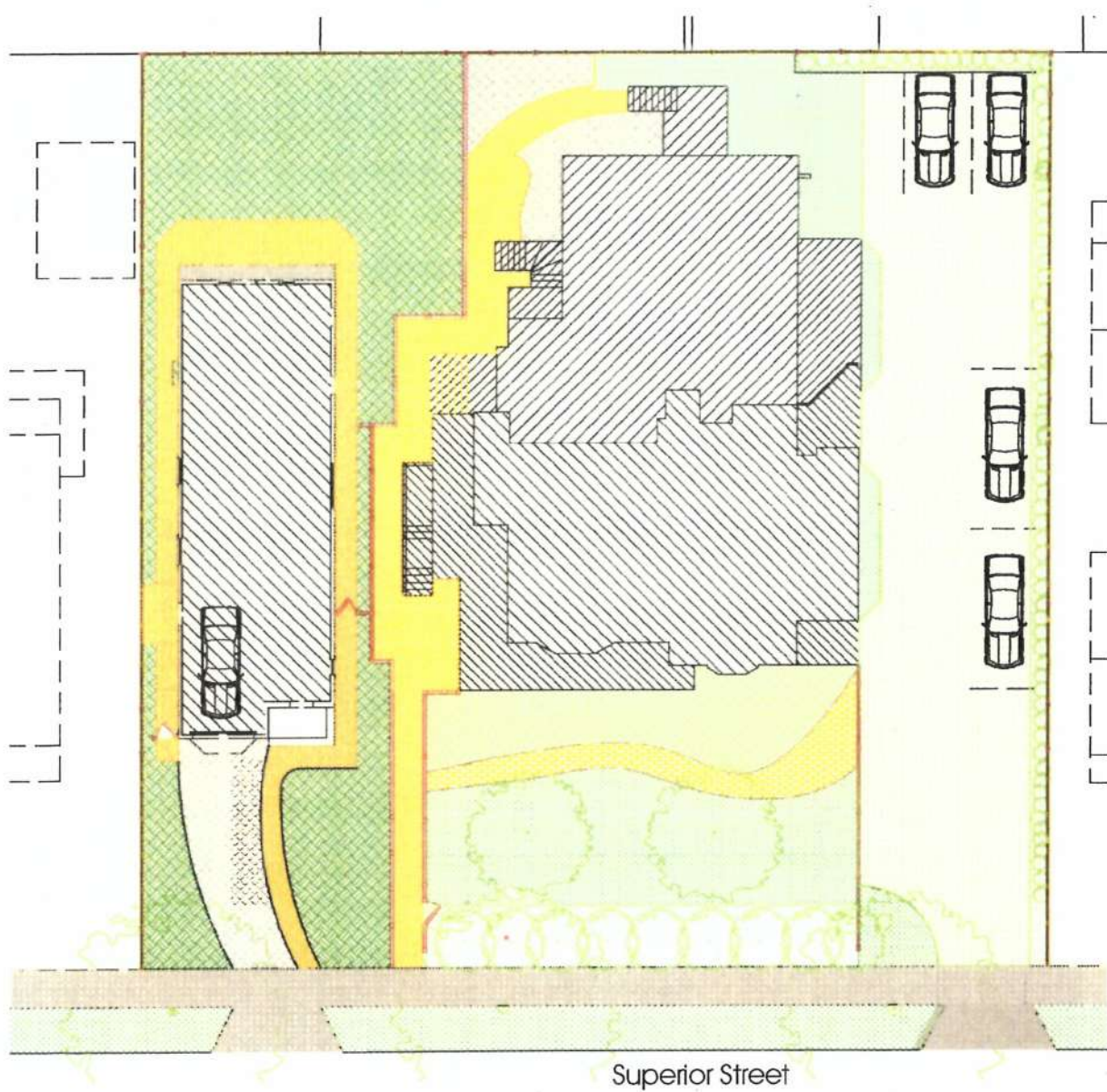


Figure 7: Layout showing the Parking as per Bylaws





H. VIEW WITH THE PARKING



Figure 8: Illustration: Street View with the Proposed Parking  
One boulevard tree not shown for clarity



## I. PRIVACY

### i. Window Location Study: Lower Floor

A study showing the relationship of the windows on the lower floor

- between 218 and 222 and
- between 222 and 224.

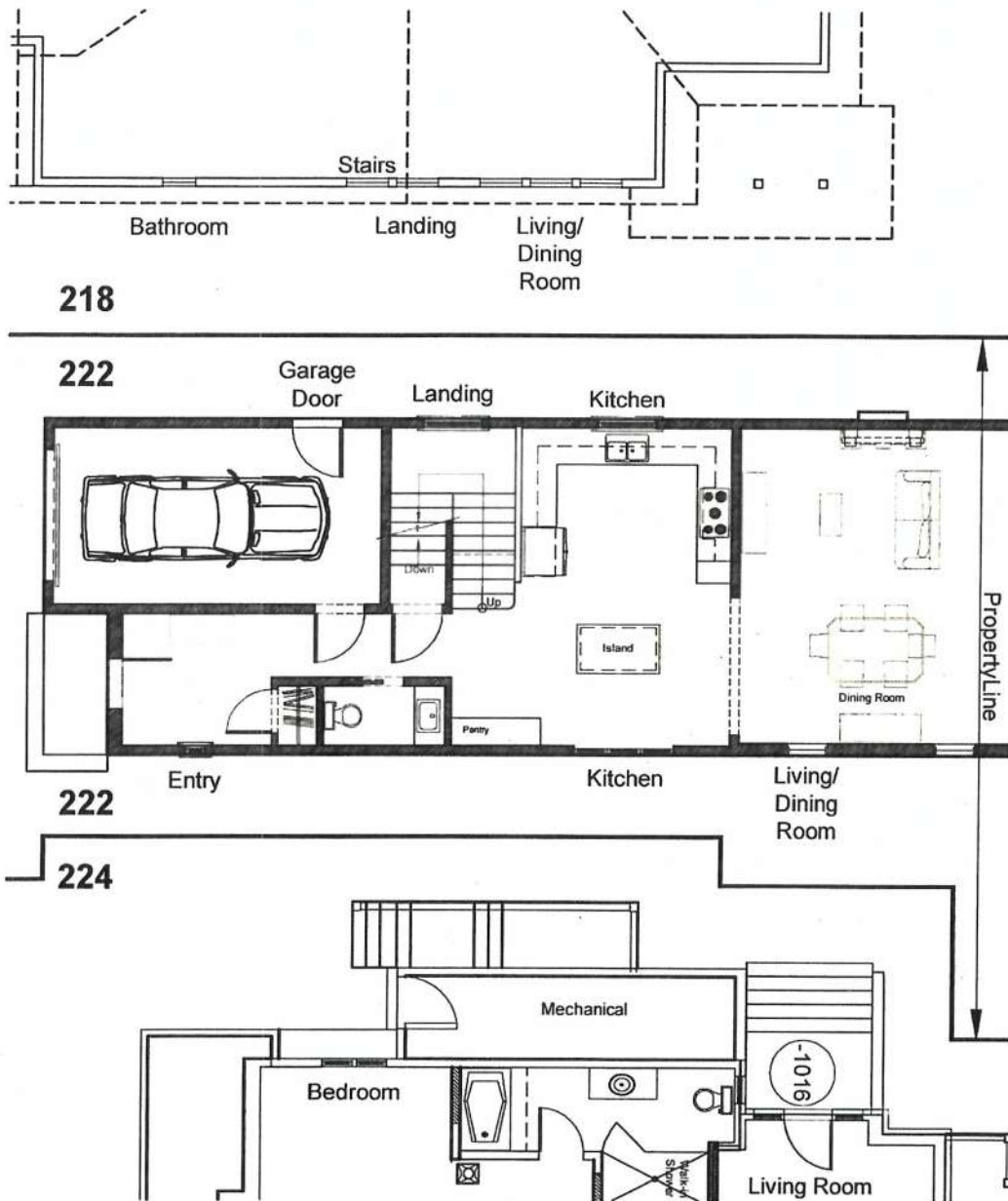


Figure 9: Window Study- Lower Floor



### Window Location Study: Upper Floor

A study showing the relationship of the windows on the upper floor

- between 218 and 222 and
- between 222 and 224

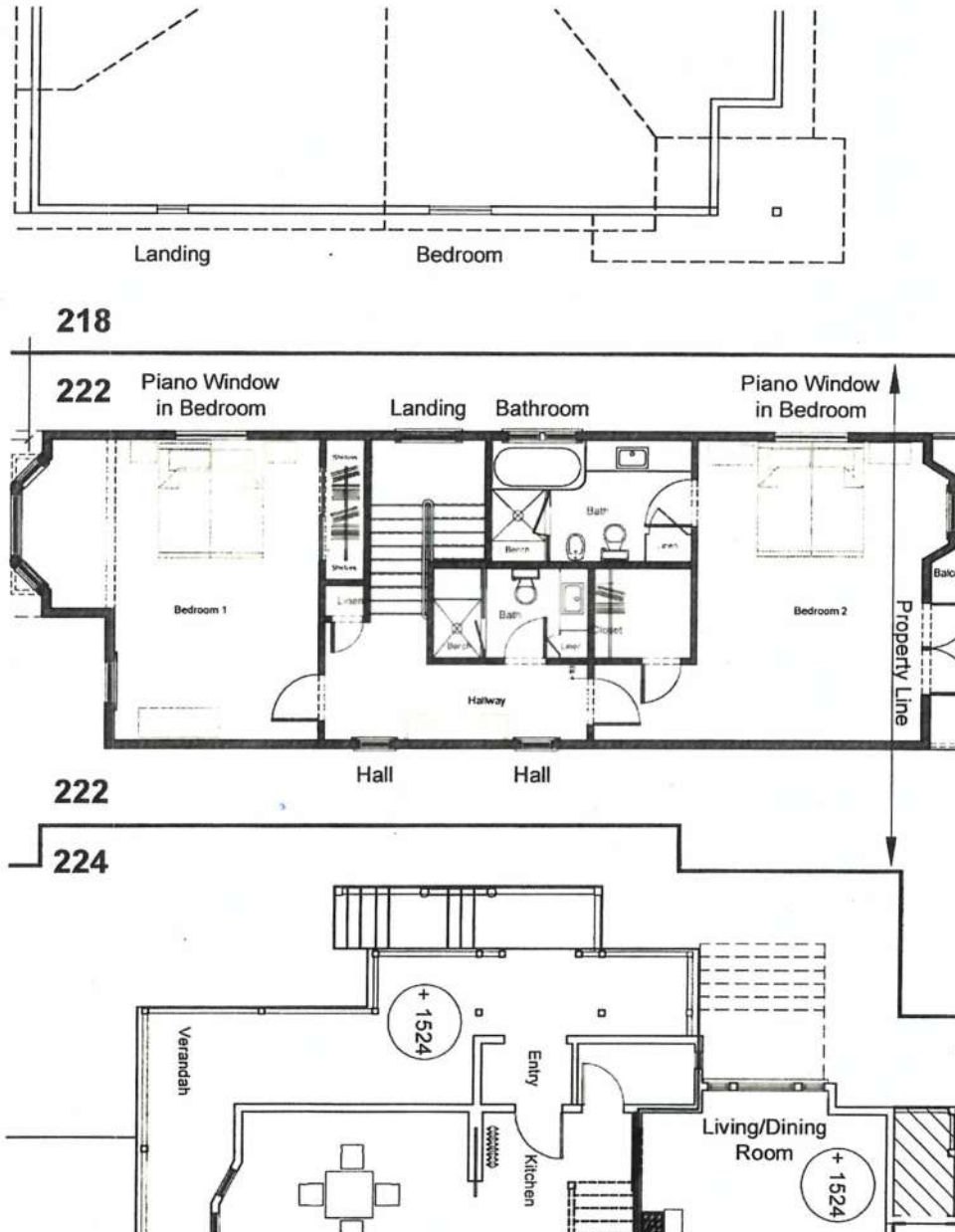


Figure 10: Window Study- Upper Floor

## J. LANDSCAPING

The new house will be built in what is now the parking area of the current bed and breakfast. There is landscaping along the west side of the parking area consisting of a cedar hedge, small bushes, a flower gardens and one large tree. This will have to be removed. The large tree that will have to be removed is a weeping willow.

Any new landscaping will be designed to beautify the properties and enhance the ambiance of the house and the local environment. We will use hedging as appropriate for screening and privacy; the driveway, walkways and patios will comply with the City's new storm water guidelines.

Many of the bushes that will have to be moved to create parking for the strata units will be moved into the private gardens of the strata units or into either the front or rear of the new residence.

Some of the large rocks from the existing pond will be moved to the front and rear yards of the new residence.

## 20. Revisions Made After Planning Department Input

- Moved the house 1.8 meters to the rear of the property to open up the view to the heritage house  
The new house was originally in line with the house to the west. At the request of the heritage planner, the new house was moved back in the lot a distance halfway between the house at 216/218 and the heritage house at 224.
- Added SRW
- Reconfigured the parking in the front of the lot to allow for the requirements of the SRW
- Added Class 1 and Class 2 bike parking



## 21. Curriculum Vitae

### A. DON HALTON, DESIGNER

Theatre Designer, 25 years, many productions  
 Creative Director, Futures Theatre, Expo 86, Vancouver  
 Designer, British Columbia Pavilion, Expo 88, Brisbane, Australia  
 Creative Director, Expo 92, Seville, Spain  
 Creative Director, Expo 93, Taejon, Korea  
 Art Director, Film and Television, worked with Morgan Freeman, Kevin Spacey, Justin Timberlake, Eric Stoltz, Felicity Huffman, Richard Gere  
 Art Director, the very first Lotto 6/49 commercial, and hundreds of other commercials

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## James Bay Neighbourhood Association

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

[www.jbna.org](http://www.jbna.org)

March 13<sup>th</sup>, 2017

Mayor and Council,  
City of Victoria

**Re: 224 Superior – Albion Manor**

Dear Mayor and Councilors,

A proposal for a lot division, Albion Manor conversion from a B&B to a stratified complex, and the construction of a small lot single family dwelling was heard at the March 8<sup>th</sup>, 2017 JBNA Community Meeting.

There are 3 distinct types of considerations with regards to this proposal:

- 1) The lot division and construction of a small lot single family dwelling:  
Pro: additional housing on a large lot. Con: shadowing of neighbour to the west.
- 2) The creation of 4 strata housing units, either with
  - a. 4 green space garden areas and parking on the front of the property, or
  - b. side/rear parking without 4 garden lots.
- 3) The creation of 2 or 3 driveways for the single family dwelling and 4 strata properties.

Following is the excerpt from the minute for the meeting. Two residents also submitted their statements in writing.

Residents were split in opinion of the proposal, with nearby residents concerned about the proposed parking/driveways and others showing preference for the more family oriented homes with greenspace.

For your consideration,

Marg Gardiner  
President, JBNA

**No index entries found.**

Cc: JBNA Board, Jim Handy, Planning  
Mark Imhoff, Mark Imhoff Group, Don Halton, Owner

Attach: Excerpt from March 8<sup>th</sup>, 2017, JBNA General Meeting  
Appendix: Resident submissions



For the new SFD to be built – a small jog in the lot line is provided to increase yard space for the small lot. The front yard setback aligns with the house next door to the west. No variances to R1-S2 are being sought. The plan is in conformance with the concepts outlined in the City's James Bay Neighbourhood Plan. There are at least 5 small-lot developments on Superior Street already. Shadowing effects on West neighbour were considered; all shadowing effects should be cleared by about 10 am all year, with 1 hour 22 minutes of shading in winter and 3 hours 30 minutes shading in summer.

Landscaping – separate gardens for all four suites and for the new SFD. One willow tree in the rear and one tree on the boulevard would need to be removed. The option to provide parking in the side/rear yard without variances was also presented. A variance to allow parking in the front yard is being sought to maximize greenspace.

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

C: Neighbour directly west of the SFD proposed. We are most affected. Primary concern is subdivision of property with 2-storey SF 5 feet from property line. Our primary source of sunlight is through windows on the East side. We reviewed the shading graph and became very concerned about the effect on sunlight. The 10-foot main floor and 9-foot second floor are major causes of our shading concerns. City guidelines indicate neighbours need to be considered with regards to shading.

Q: Neighbour, East of subject property. Thus far, we've been shown the proposed parking with variances. I am concerned that people will support what is shown, and that the design won't be built. I support the variance request to put parking in the front yard.

Q: Representing my mother - 3 houses East. Our concern is parking for a total of 5 units, which implies 10 cars. Street parking here is very tight.

Q: Neighbour across the street. I am glad they are maintaining the building. My concern is the number of parking spaces in the front yard. I would like to see parking down the side of the house, and be behind the front of the property line. It takes away parking from the street with 2 additional driveways.

C: Neighbour across the street. We would support this application without the parking variances. The non-variance drawing looks exaggerated. Our preference is the confirming model, with different landscape options.

C: Neighbour across the street. I think the project is great. I am concerned about how narrow the new home is; that it will detract from the heritage home.

C: Neighbour townhouse next door. I am concerned about parking; would prefer parking at the side. Could the tall hedge be removed?

C: Neighbour to the West again – very unhappy with how little we were consulted during this process. We're losing our sunlight.

**Q/A with residents beyond the 100 meter notification area.**

Q: San Jose. I am sympathetic to privacy and shading issues. Would the new house be able to be moved back to reduce shading for the neighbour?



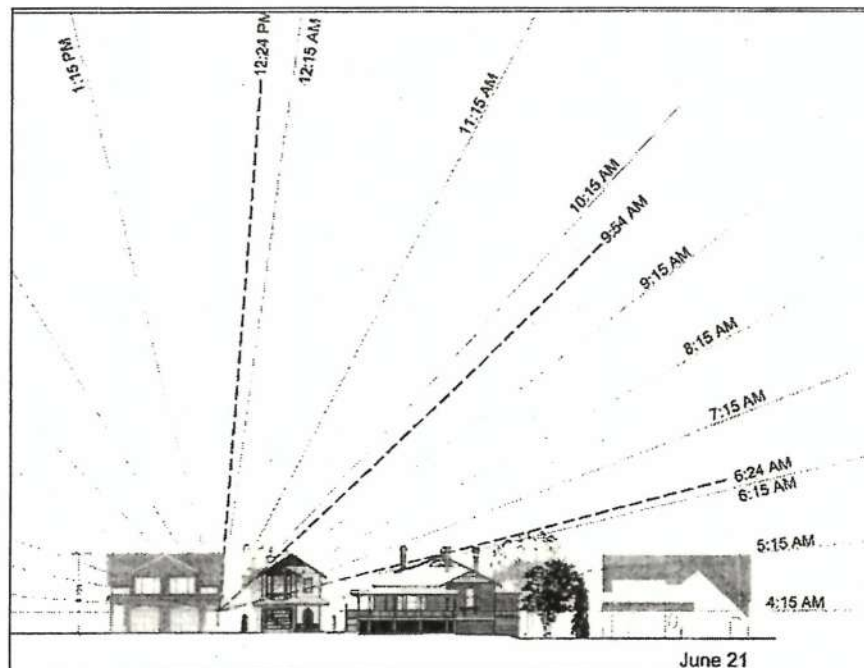
## Appendix submitted with JBNA letter to CoV:

**From:** RAY WILLIS  
**Subject:** Digital Presentation from March 8 meeting  
**Date:** March 9, 2017 2:39:20 PM PST  
**To:** Marg Gardiner, JBNA <marg.jbna@shaw.ca>

Hello Marg

Let us begin by thanking you again for giving us the opportunity to raise our concerns about the proposed small lot and house development at 224 Superior. Attached as requested are digital copies of the information that was submitted last evening. In addition we would like to clarify some statements made by Mark Immhoff to the audience. The shading graph slide he presented appears to be different from the graph he presented to us on March 2 in which significantly more hours of shading are indicated. Also he told the group that he had left us a message to call him back in regards to discussing changes to the plan. Unless he has an incorrect number for us and left a message at some other residence we received no such message. We will be addressing both of these issues with Mark and once again ask him if Don is willing to make any changes (in particular ceiling heights) to address our shading and privacy concerns. It was gratifying to hear complete strangers offer their support to us both during and after the meeting. An example of the wonderful neighbourhood in which we live and the good work of yourself and the JBNA in bringing community members together to engage in meaningful dialogue. If you can offer any other advice in regards to the process we would appreciate hearing from you.

Take Care  
Ray and Brenda Willis





## James Bay Neighbourhood Association

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

[www.jbna.org](http://www.jbna.org)

November 10<sup>th</sup>, 2017

Miko Betanzo, Senior Planner  
City of Victoria

Dear Miko,

**Re: Albion, 224 Superior, REZ 00528.**

Tim VanAlstine, Linda Carlson, and I, representing the JBNA Development Review Committee, meet today with Don Halton, owner of 224 Superior.


Mr Halton had asked for a meeting as he had been advised by City Planning to enquire as to whether JBNA DRC thought that the revised proposal should come again to the community for comment.

Upon review of the schematics (see attached schematic) we do not think that the changes would change impacts of the development on the community. For this reason, the changes do not warrant a second community meeting.

For your consideration,

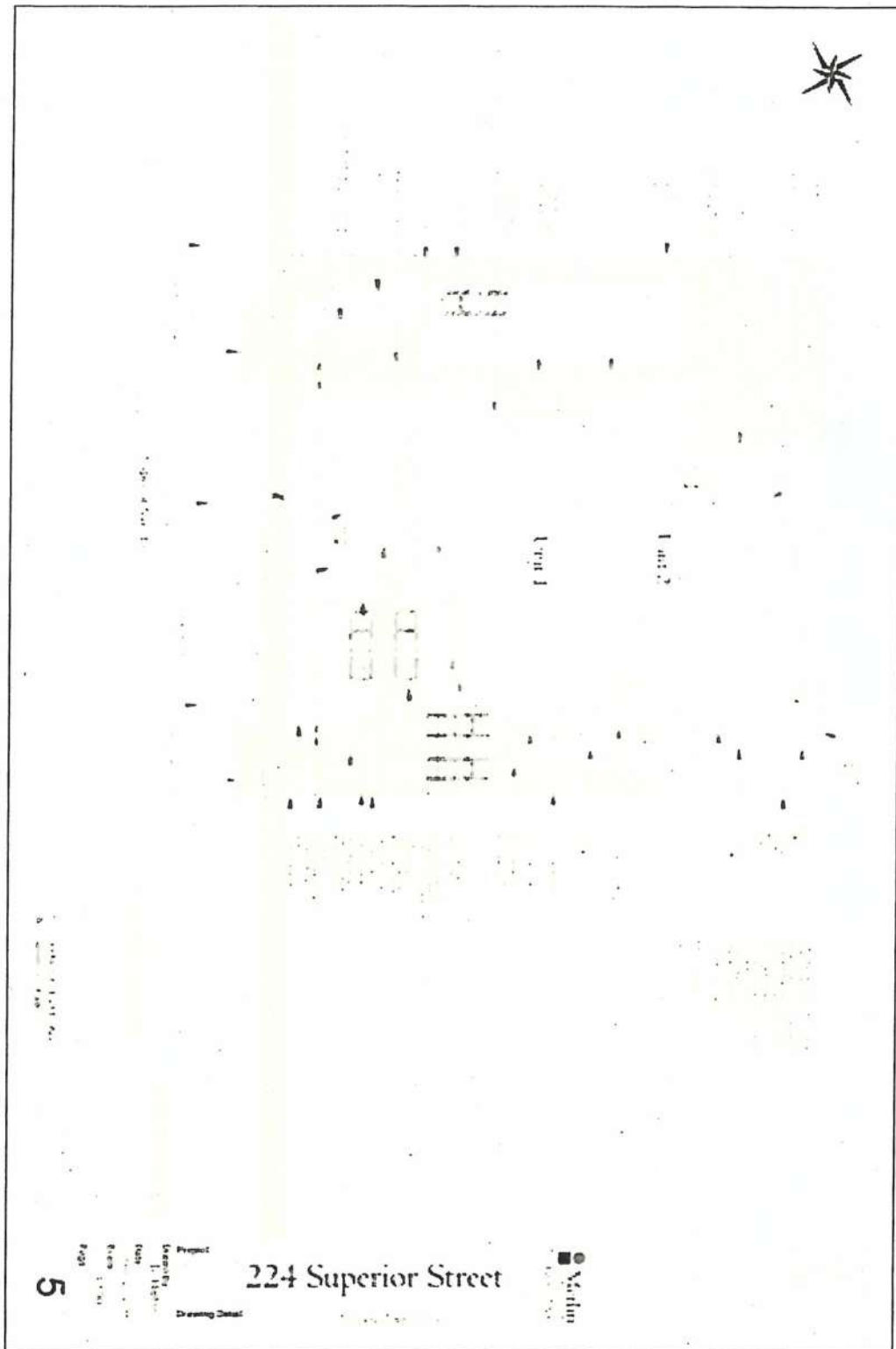
Yours truly,

  
Marg Gardiner  
JBNA CALUC Co-Chair

  
Cc: JBNA Board  
Don Halton  
Chelsea Medd, Co

Attachment: *Footprint schematic of proposal reviewed November 10, 2017.*

*Footprint schematic of proposal reviewed November 10, 2017*





March 21 2017  
 Ray and Brenda Willis  
 218 Superior Street  
 Victoria V8V 1T3  
 Phone [REDACTED]  
 Cell [REDACTED]

Dear Mayor Helps  
 Victoria City Councillors  
 City of Victoria Planning Department

We are Ray and Brenda Willis owners since March 2010 of a duplex unit at 218 Superior Street. We are writing to you about concerns we have regarding the negative impact the proposed redevelopment of the heritage property at 224 Superior Street (Albion Manor B&B) will have; a) on the immediate neighbourhood, b) on the state of James Bay's most beautiful heritage property, and C) on our home.

**a) Impact on the immediate neighbourhood: Three Driveways on Superior Street**

The proposed redevelopment with the inclusion of a small lot calls for two additional driveways off of Superior Street. This action would eliminate all current residential parking in front of 224 pushing parking in front of other properties on the street. Also the additional driveways require the removal of a mature tree from the boulevard in front of the property. Three driveways in such a small area will create increased congestion entering and exiting Superior Street one of the main arterial streets in the area.

**b) Impact on the Heritage Property**

The heritage property at 224 Superior is the last fully in tact heritage property in James Bay, and, as such, it is an iconic heritage property. It is a beautiful heritage home surrounded by lovely gardens. The property is a favourite photography stop for cruise ship passengers and other visitors to Victoria. It embodies the grand era of Victoria. The proposed redevelopment plan calls for subdividing the property to create a small lot with a two story house. Creation of the small lot significantly reduces the overall size of the property leaving a heritage house (minus the grand entrance stairway) crowded by a two story skinny house. In addition the plan eliminates the majority of the front gardens in order to create unit parking. The end result turns what now is heritage grandeur into just another big old house with a paved yard.

**c) Impact on Our Home**

The proposed small lot will have a two story house built 5 feet from our property line. The design of the house calls for 10 foot main floor, 9 foot second floor ceilings and a second floor balcony across the entire rear of the house. The house as planned will have a significant impact on our access to direct sunlight, as well as, the privacy of our back yard. Due to the direction and configuration of our duplex 80 per cent of our direct sunlight comes through east facing windows. The shading factor on our windows and yard will be significant. The City of Victoria Small Lot Policy highlights proposals should use "good neighbour design relative to privacy and sunlight." In addition, it states that applicants "should consider the shadowing, privacy, and sunlight impact of any new building." As of March 21 2017 our multiple requests for discussions and considerations regarding modifications (such as lower interior ceilings) to the design of the house have been ignored by the owner of 224 Mr. Halton and his developer Mr. Imhoff.

**Final Points**

We understand Mr. Halton's financial rationale for redeveloping the heritage house into 4 condos. We know there is a housing shortage in Victoria, although at the suggested price of 700,000.00+ for the condos and 900,000.00+ for the skinny house this plan will not assist the need for affordable housing in the city. Therefore given the concerns highlighted the question we put forward to city council is this – does the end justify the means? A plausible and win win alternative for redeveloping the heritage property at 224 could be achieved by eliminating the small lot. Without subdividing the property, the heritage house can still be developed into 4 (and it has been suggested by Mr. Imhoff into 5) condos giving the city additional housing in the area. As important, without the small lot the need for two additional driveways is eliminated, the street parking is not affected, the boulevard tree remains, the gardens remain intact, and the outside of the house is not affected as the grand staircase could remain. Owner and guest parking can be easily accommodated on the west side

of the property where the small lot is being proposed. Of course, there is always a downside, by eliminating the creation of the small lot the current owner of 224 does not get to profit from the creation of a small lot and house and will invariably argue he has no place to live. The owner could still remain in his heritage house by residing in one of the condos to be developed in his current residence.  
Thank you for your consideration of our input.

Ray and Brenda Willis