

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the May 17, 2018 COTW Meeting

I.1.a.g 672 Niagara Street - Rezoning Application No. 00609 & Development Permit with Variances Application No. 00029

Moved By Councillor Coleman

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00609

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00609 for 672 Niagara Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.
2. That final adoption of the Bylaws be considered subject to:
 - a. registration of a 2.38m Statutory Right-of-Way over the Niagara Street frontage on title of the lands

Development Permit with Variances Application No. 00029

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00609, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00029 for 672 Niagara Street, in accordance with:

1. Plans date stamped February 16, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce required number of parking stalls from six to four
 - ii. reduce the flanking street side yard setback from 1.5m to 0.72m
 - iii. reduce the internal side yard setback from 3.00m to 1.03
 - iv. reduce the front yard setback from 5.0m to 4.38
 - v. increase the maximum site coverage from 40% to 46%.
3. The Development Permit lapsing two years from the date of this resolution.
4. Request the applicant reconsider the use of the slate grey veneer on the lower floor of the building.

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 672 Niagara Street - Rezoning Application No. 00609 & Development Permit with Variances Application No. 00029 (James Bay)

Committee received reports dated May 1, 2018, from the Director of Sustainable Planning and Community Development regarding an application to construct a three-storey, multi-family building.

Moved By Councillor Loveday

Seconded By Councillor Thornton-Joe

That Committee allow the applicant to address Council.

CARRIED UNANIMOUSLY

Moved By Councillor Lucas

Seconded By Councillor Alto

Committee discussed:

- *Plans for the tenants in the existing rental.*

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

Amendment:

Moved By Councillor Madoff

Seconded By Councillor Lucas

That the motion be amended to include the following point:

4. Request the applicant reconsider the use of the slate grey veneer on the lower floor of the building.

CARRIED UNANIMOUSLY

Main motion as amended:

Rezoning Application No. 00609

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00609 for 672 Niagara Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.
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CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of May 17, 2018

To: Committee of the Whole

Date: May 1, 2018

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

Subject: Rezoning Application No.00609 for 672 Niagara Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00609 for 672 Niagara Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 672 Niagara Street. The proposal is to rezone from the current R3-2 Zone, Multiple Dwelling District, to a site specific zone in order to construct a three-storey multi-family dwelling. The proposal is to increase the density at this location.

The following points were considered in assessing this application:

- the application is consistent with the *Official Community Plan*, 2012 (OCP) in terms of anticipating mid-rise and multi-unit development up to three-storeys and with floor space ratios up to 1.2 to 1 at this location
- the application is consistent with the *James Bay Neighbourhood Plan* in terms of providing infill development that encourages a visual harmony with the streetscape.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the density from a floor space ratio (FSR) of 0.9:1 to 1.04:1. This proposal includes the reuse and addition to an existing house located on the subject property. The following differences from the current zone are being proposed and would be accommodated in the new zone:

- increasing the permitted FSR from 0.9:1 to 1.04:1
- reducing the minimum site area from 920.00m² to 550m²

Affordable Housing Impacts

The applicant proposes the creation of four new market residential units which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The applicant has identified a number of active transportation features which will be reviewed in association with the concurrent Development Permit Application for this property.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

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

Land Use Context

The area is characterized by a mix of three-and-a-half to four-storey, mid-century apartments in close proximity to Beacon Hill Park, and a mix of heritage-designated and heritage-registered single-family houses as you move west along Niagara Street.

Existing Site Development and Development Potential

The site is presently occupied with a single-family dwelling. Under the current zone, a single-family dwelling with a secondary suite or garden suite could be constructed.

Data Table

The following data table compares the proposal with the current R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing R3-2 Zone, Multiple Dwellings District
Site area (m ²) - minimum	551.00*	920.00
Density (Floor Space Ratio) - maximum	1.04*	0.9
Height (m) - maximum	10.00	18.50
Site coverage % - maximum	45.60*	30.00
Open site space % - minimum	35.75	30.00
Setbacks (m) – minimum:		
Front (Niagara St.)	4.38*	9.00
Rear	12.88	5.00
Side (west)	1.03*	5.00
Side – flanking street (Thetis)	0.72*	5.00
Parking - minimum	4*	6
Visitor parking (minimum) included in the overall units	0*	1
Bicycle parking stalls (minimum) Class 1	6	4
Bicycle parking stalls (minimum) Class 2	6	6

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 December 13, 2017. A letter dated January 9, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan, 2012* (OCP) identifies this property within the Urban Residential Urban Place Designation. This designation envisions a wide range of detached and attached building forms, including townhouses and row-houses, and low to mid-rise apartments with residential character. Buildings up to three-storeys with total floor space ratios (FSR) up to 1.2:1 are anticipated. The application proposes a three-storey building with a FSR of 1.04:1.

James Bay Neighbourhood Plan

The *James Bay Neighbourhood Plan, 1993*, seeks to retain the residential character of this area and encourages new development to respect the established street-scape. While this area of James Bay is defined by a highly contrasting mix of heritage homes and mid-century

apartments, this application complements, and is cohesive with the scale, siting and form of the heritage and single-family residential portions of Niagara Street.

The application's consistency with the applicable design guidelines is discussed with the concurrent Development Permit with Variances Application (No. 00029). Additionally, the application includes a reduced parking supply and a number of variances that are discussed within the concurrent Development Permit Application report in order to avoid entrenching these reduced requirements within the proposed zone.

CONCLUSIONS

The proposal to construct a four-unit, multi-family dwelling at 672 Niagara Street is consistent with the density and scale of development envisioned in the OCP and the relevant sections of the *James Bay Neighbourhood Plan*. On this basis, staff recommend for Council's consideration that the application be supported.

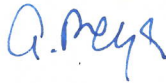
ALTERNATE MOTION

That Council decline Rezoning Application No. 00539 for the property located at 672 Niagara Street.

Respectfully submitted,



Miko Betanzo, Senior Planner – Urban Design
Sustainable Planning and Community
Development



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

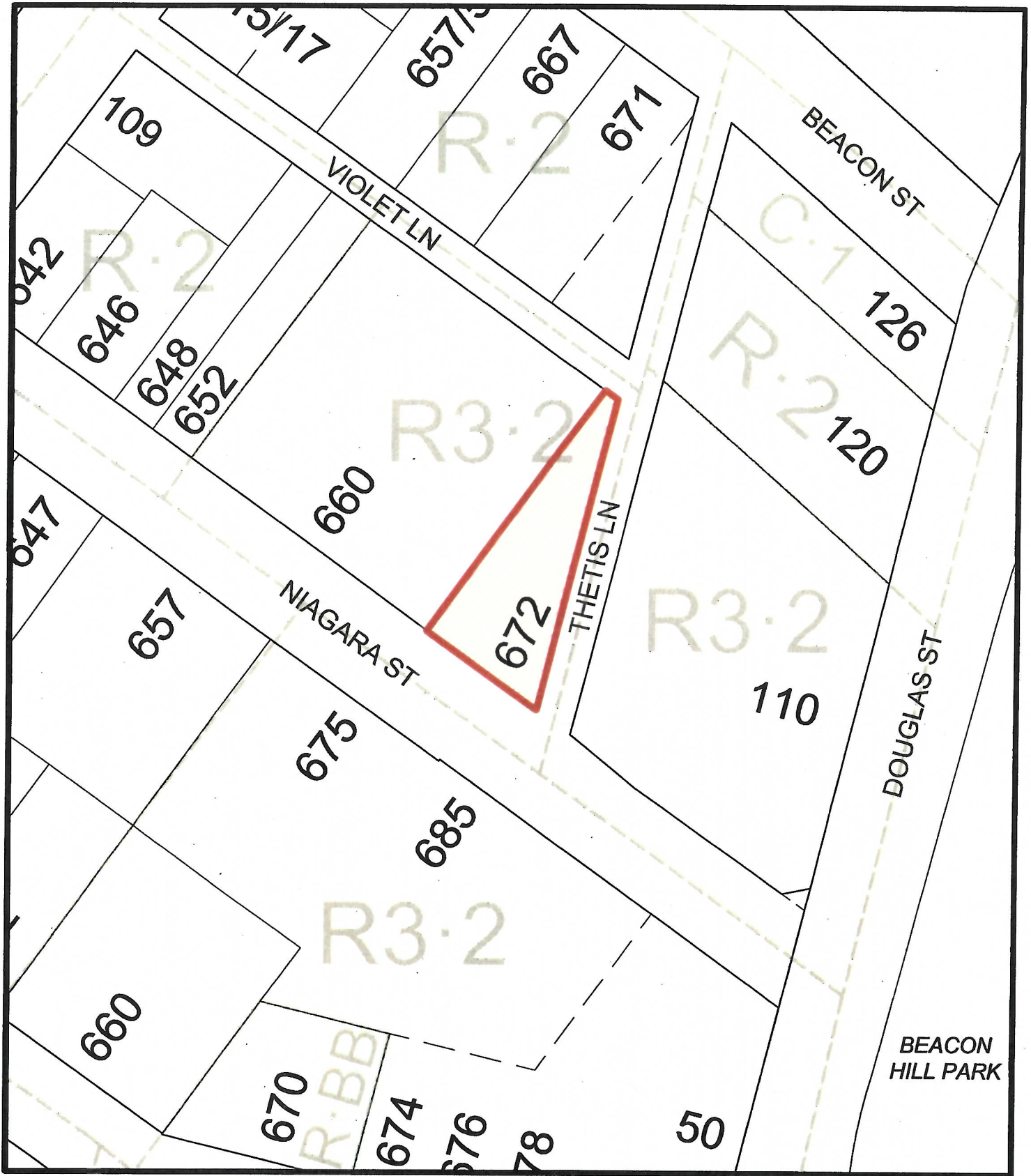


Date:

May 9, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 16, 2018
- Attachment D: Letter from applicant to Mayor and Council dated February 16, 2018
- Attachment E: Community Association Land Use Committee Comments dated January 9, 2018



672 Niagara Street
Rezoning Application REZ00609





672 Niagara Street
Rezoning Application REZ00609



Received
City of Victoria

FEB 16 2018

Planning & Development Department
Development Services Division

NIAGARA MEWS PROPOSED 4 PLEX

672 NIAGARA STREET
VICTORIA BC
PROJECT NUMBER 16062
FEBRUARY 15 2018

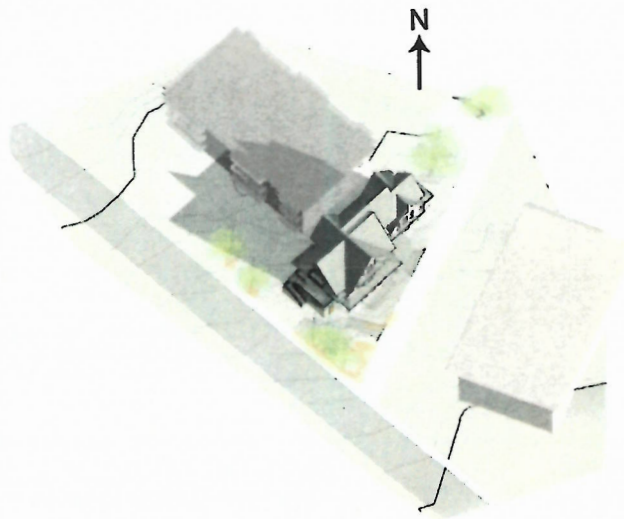


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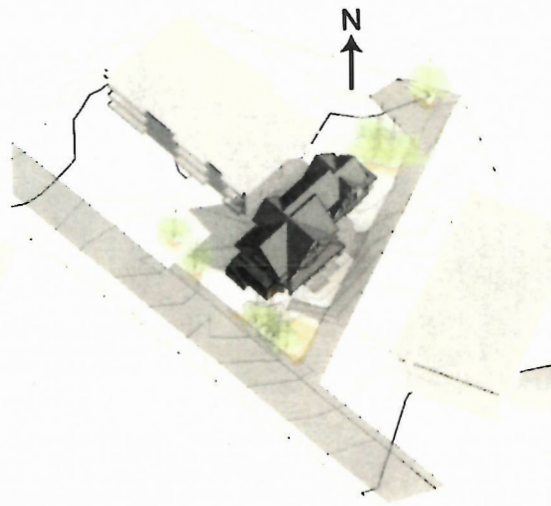
NIAGARA MEWS PROPOSED 4 PLEX
672 NIAGARA STREET
VICTORIA BC
ISSUED FOR CITY REVIEW
PROJECT NUMBER 1062

FEB 16 2018

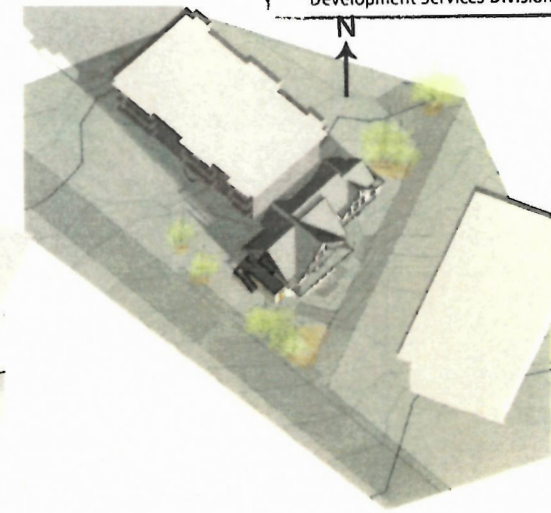
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Development Services Division



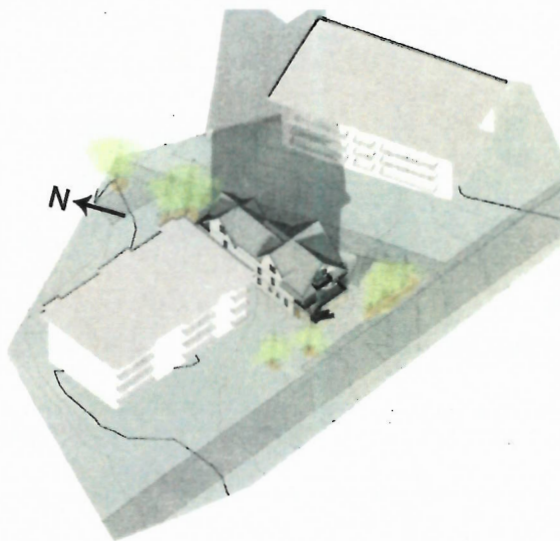
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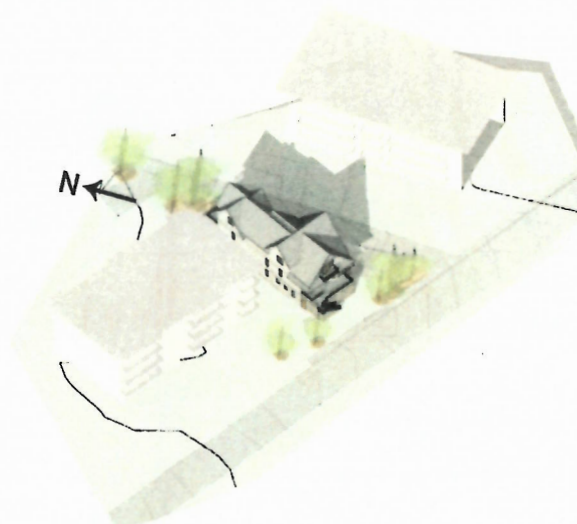
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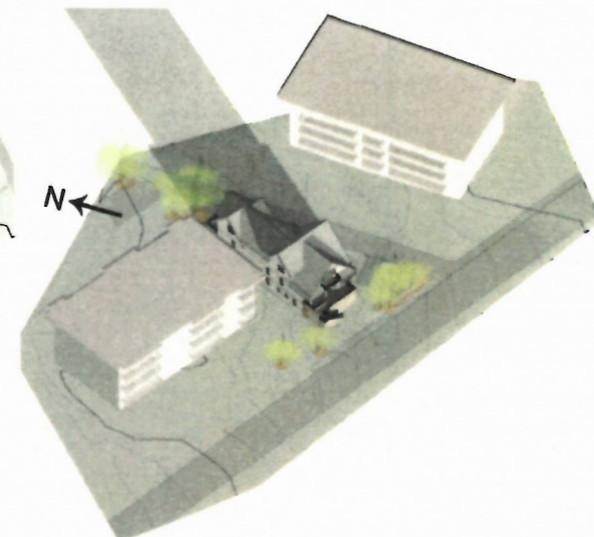
3 Winter Barn



4. Spring 530pm



5 Summer 530pm



Winter Barn

4	FEB 15 2016	RE ISSUED FOR CITY REVIEW
3	OCT 16 2015	RE ISSUED FOR CITY REVIEW
2	SEPT 05 2015	RE ISSUED FOR CITY REVIEW
1.0	April 27 2012	RE ISSUE TO CITY COUNCIL
Yes	Date	Remarks
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NIAGRA MEWS PROPOSED 4 PLEX

672 Maple Street
Victoria, BC

Shadow Study

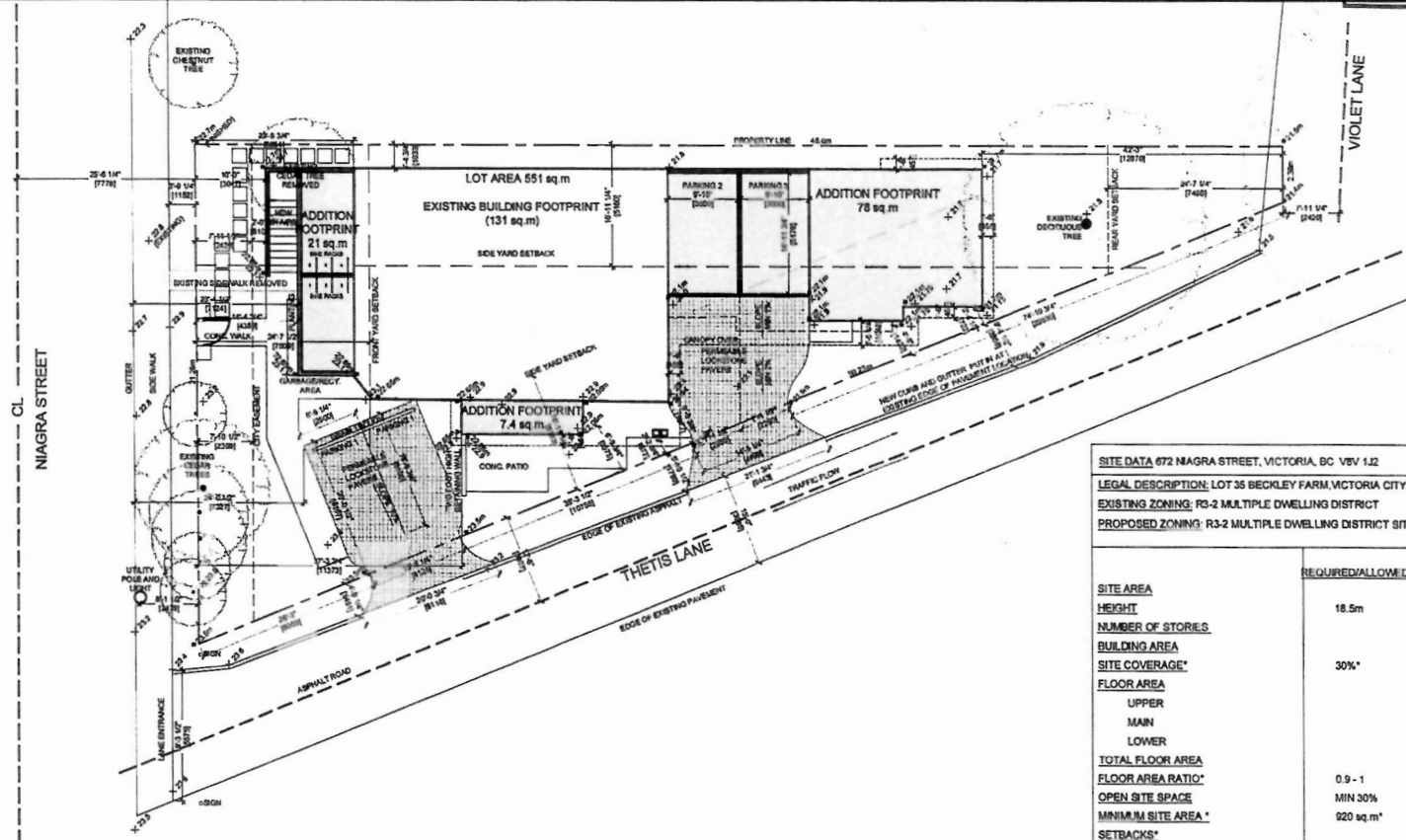
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FEB 16 2018

Planning & Development Department
Development Services Division



1 SITE PLAN
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ARCHITECTURAL

- A100 SITE PLAN
- A100-1 AREAS AND GRADE CALCULATIONS
- A100-1 FLOOR AREA CALCULATION DIAGRAMS
- A100-3 SITE SERVICING PLAN
- A101 LOWER FLOOR PLAN
- A102 MAIN FLOOR PLAN
- A103 UPPER FLOOR PLAN
- A104 ROOF PLAN
- A200 EXISTING NORTH AND SOUTH ELEVATION
- A201 EXISTING WEST AND EAST ELEVATION
- A202 NEW NORTH AND SOUTH ELEVATION
- A203 NEW WEST ELEVATION
- A204 NEW EAST ELEVATION
- A300 BUILDING SECTIONS
- A301 BUILDING SECTIONS

LANDSCAPE

- P1 LANDSCAPE PLAN

* VARIANCE

SITE DATA 672 NIAGARA STREET, VICTORIA, BC V8V 1J2		
LEGAL DESCRIPTION: LOT 36 BECKLEY FARM, VICTORIA CITY, PLAN 231		
EXISTING ZONING: R3-2 MULTIPLE DWELLING DISTRICT		
PROPOSED ZONING: R3-2 MULTIPLE DWELLING DISTRICT SITE SPECIFIC ZONE		
	REQUIRED/ALLOWED	PROPOSED
SITE AREA		551 sq.m (5934 sq.ft)
HEIGHT	18.5m	10.0m
NUMBER OF STORES		3
BUILDING AREA		240 sq.m (2583 sq.ft)
SITE COVERAGE*	30%*	45.6% (251 sq.m)*
FLOOR AREA		
UPPER		176 sq.m (1900 sq.ft)
MAIN		191 sq.m (2057 sq.ft)
LOWER		205 sq.m (2209 sq.ft)
TOTAL FLOOR AREA		573 sq.m (6166 sq.ft)
FLOOR AREA RATIO*	0.9 - 1	1.04
OPEN SITE SPACE	MIN 30%	35.79% (197 sq.m)
MINIMUM SITE AREA*	920 sq.m*	551 sq.m*
SETBACKS*		
SITE SETBACK		
NIAGARA*	7.5m	7.78m
THETIS*	7.5m	3.81m
VIOLET*	7.5m	2.42m
STREET BOUNDARY*	9m	7.12m
CANOPY/STEPS*	3.05m	4.5m
FRONT YARD*	7.5m*	4.39m*
SIDE YARD (THETIS)*	5.16m*	0.72m*
SIDE YARD (WEST)*	5.16m*	1.03m* (ORIGINAL LOCATION)
REAR YARD	7.5m	12.68m
PARKING*	7 (8 STALLS 1 VISITOR)	4 STALLS*
SETBACKS - STREET BOUNDARY	9m	7.3m
SETBACKS - BUILDING	6m	0m
BICYCLE PARKING	4 CLASS 1 SPACES 6 CLASS 2 SPACES*	6 SPACES NA
TOTAL NUMBER OF UNITS		4 UNITS 3BR, 2BR, 2BR, 2BR
UNIT TYPE		2 UNITS
GROUND ORIENTATED UNITS		101 sq.m (1091 sq.ft)
MINIMUM UNIT FLOOR AREA	33sq.m	

8	FEB 15 2018	ISSUED FOR CITY
7	OCT 18 2017	RECEIVED FOR CITY
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5	APR 27 2017	RECEIVED FOR CITY
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3	JAN 17 2017	RECEIVED FOR CITY REVIEW
2	NOV 10 2016	RECEIVED FOR CITY REVIEW
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No.	Date	Revision

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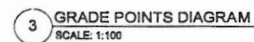
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NIAGARA MEWS
PROPOSED 4 PLEX

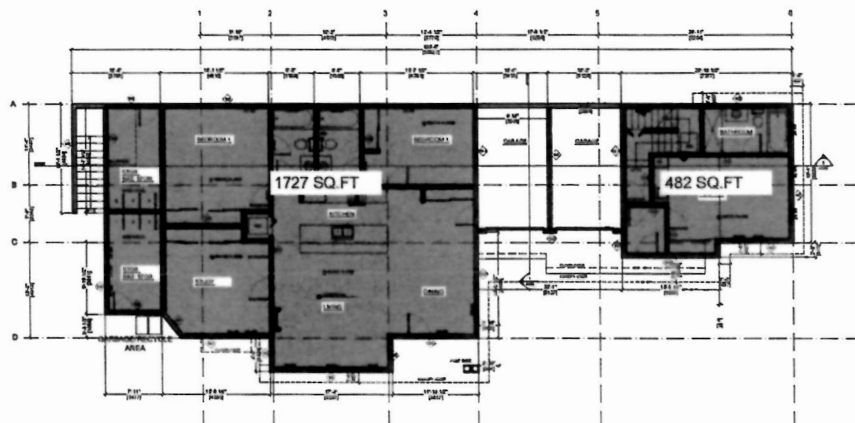
672 NIAGARA STREET
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SITE PLAN			
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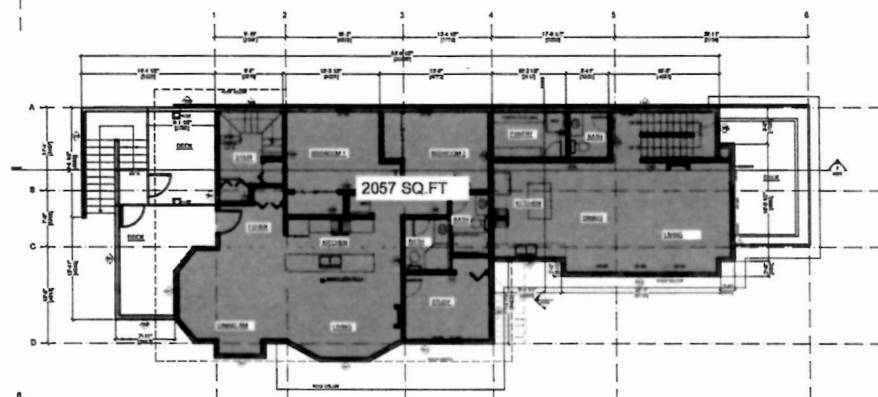


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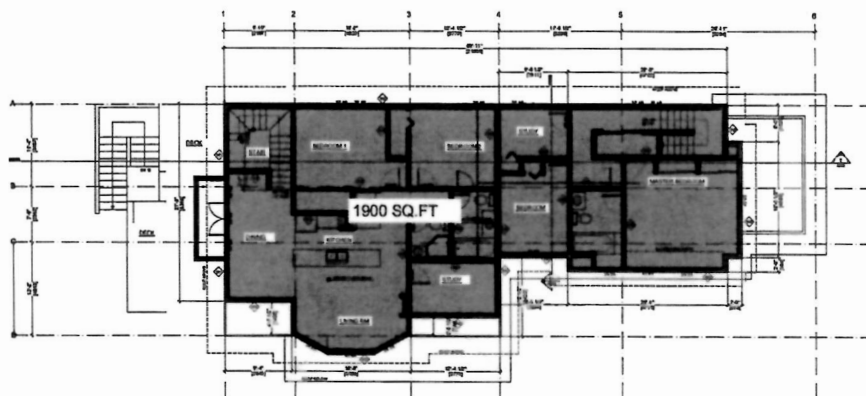
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1 LOWER FLOOR AREA CALCULATION
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3 UPPER FLOOR AREA CALCULATION
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FEB 16 2018

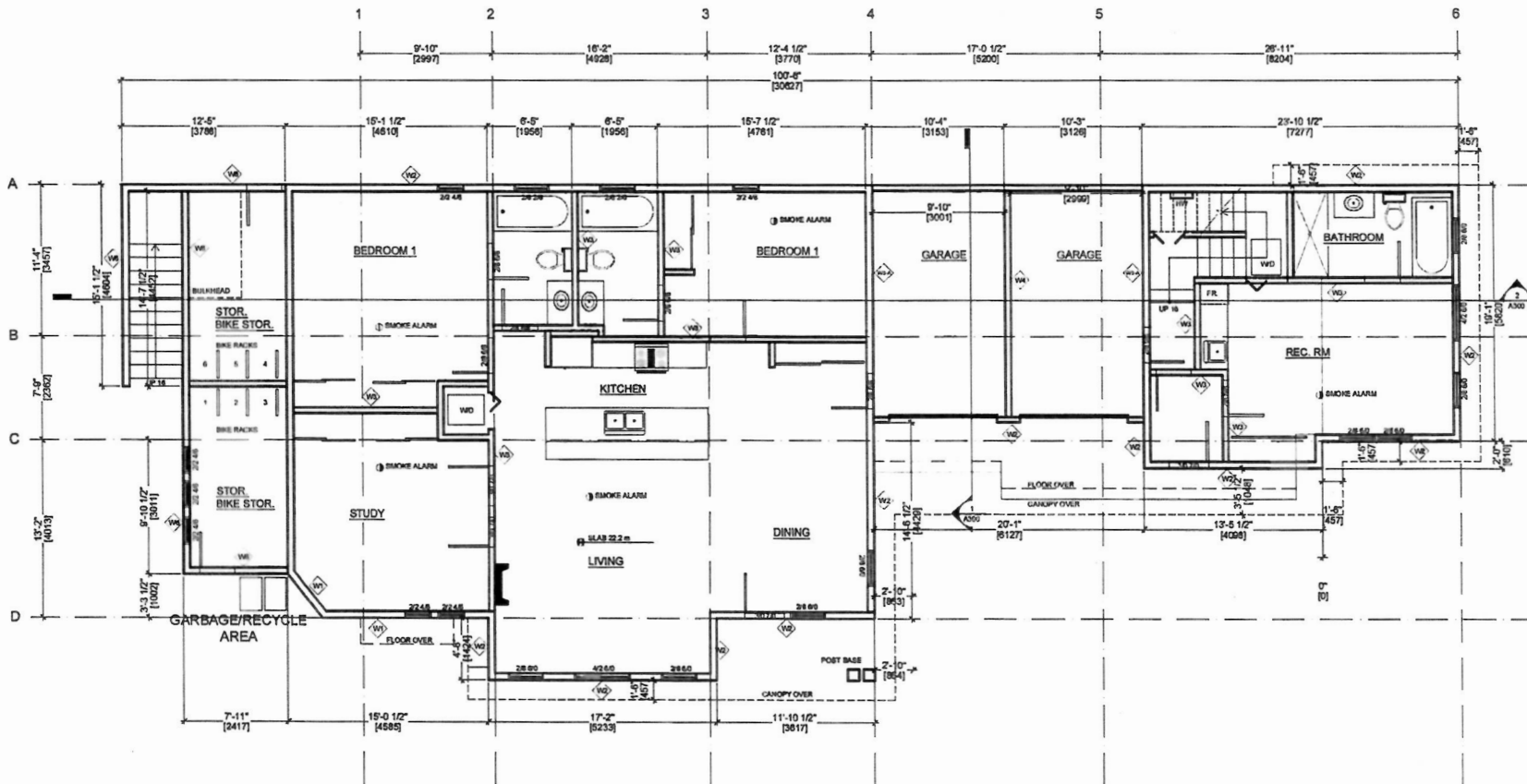
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<p>PROJECT</p> <p>NIAGARA MEWS PROPOSED 4 PLEX</p> <p>672 NIAGARA STREET VICTORIA BC</p>	
<p>ISSUE</p> <p>FLOOR AREA CALCULATION DIAGRAMS</p>	
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1 LOWER FLOOR PLAN
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7	FEB 15 2018	REVIEW FOR CITY
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10	AUG 03 2017	REVIEW FOR CITY
11	APR 27 2017	REVIEW FOR CITY
12	MAR 6 2017	ISSUED FROM CITY REVIEW
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14	JAN 10 2017	ADDITIONAL
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NIAGARA MEWS PROPOSED 4 PLEX

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Drawing Title

LOWER FLOOR PLAN

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City of Victoria

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Development Services Division

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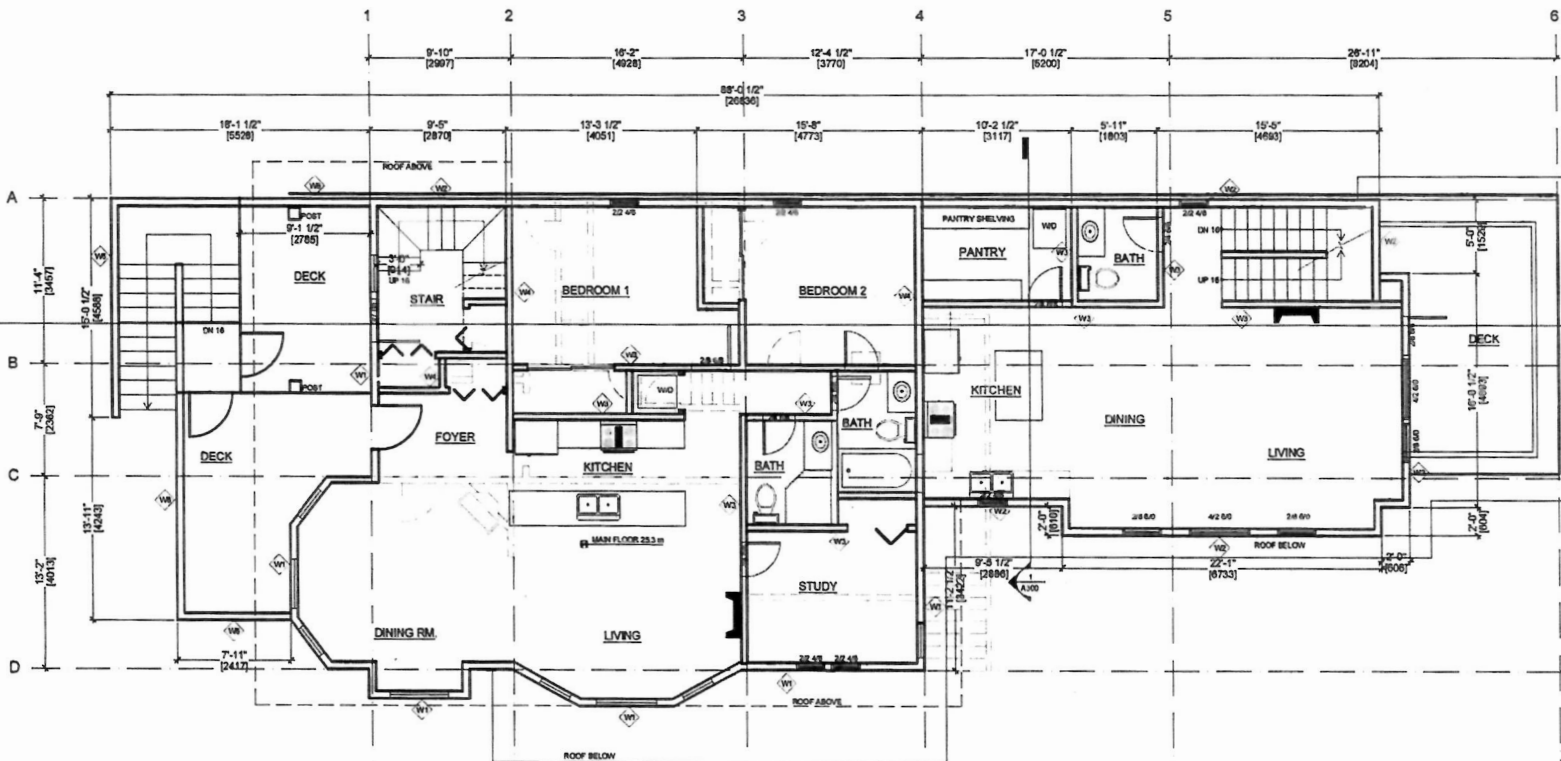
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NIAGARA MEWS
PROPOSED 4 PLEX

672 NIAGARA
STREET
VICTORIA BC

Drawing Title			
MAIN FLOOR PLAN			
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Project No.	16062		
Date	OCT 2017	Plan No.	A102



1 MAIN FLOOR PLAN
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1	DATE	6/2/16

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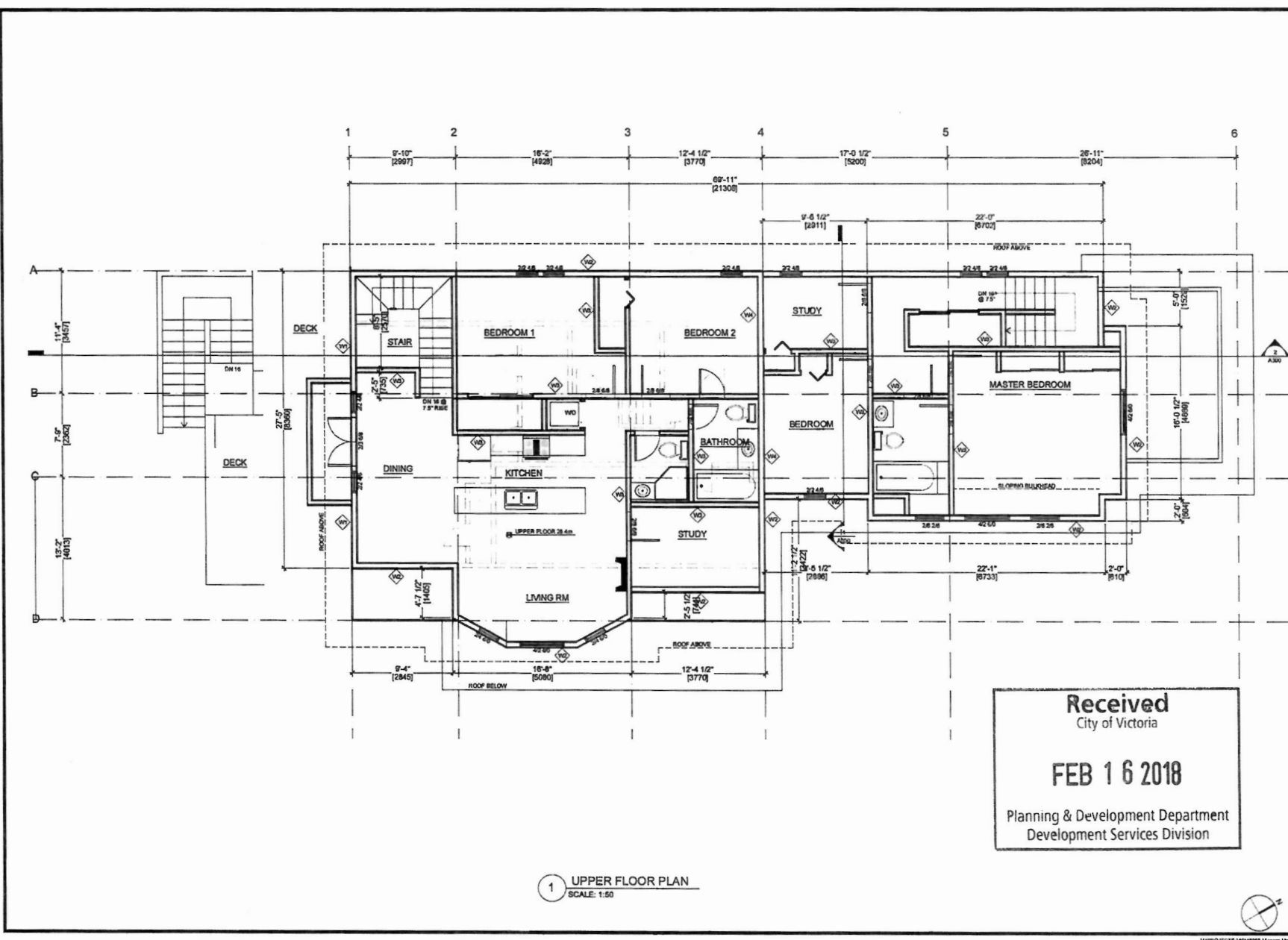
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PROPOSED 4 PLEX
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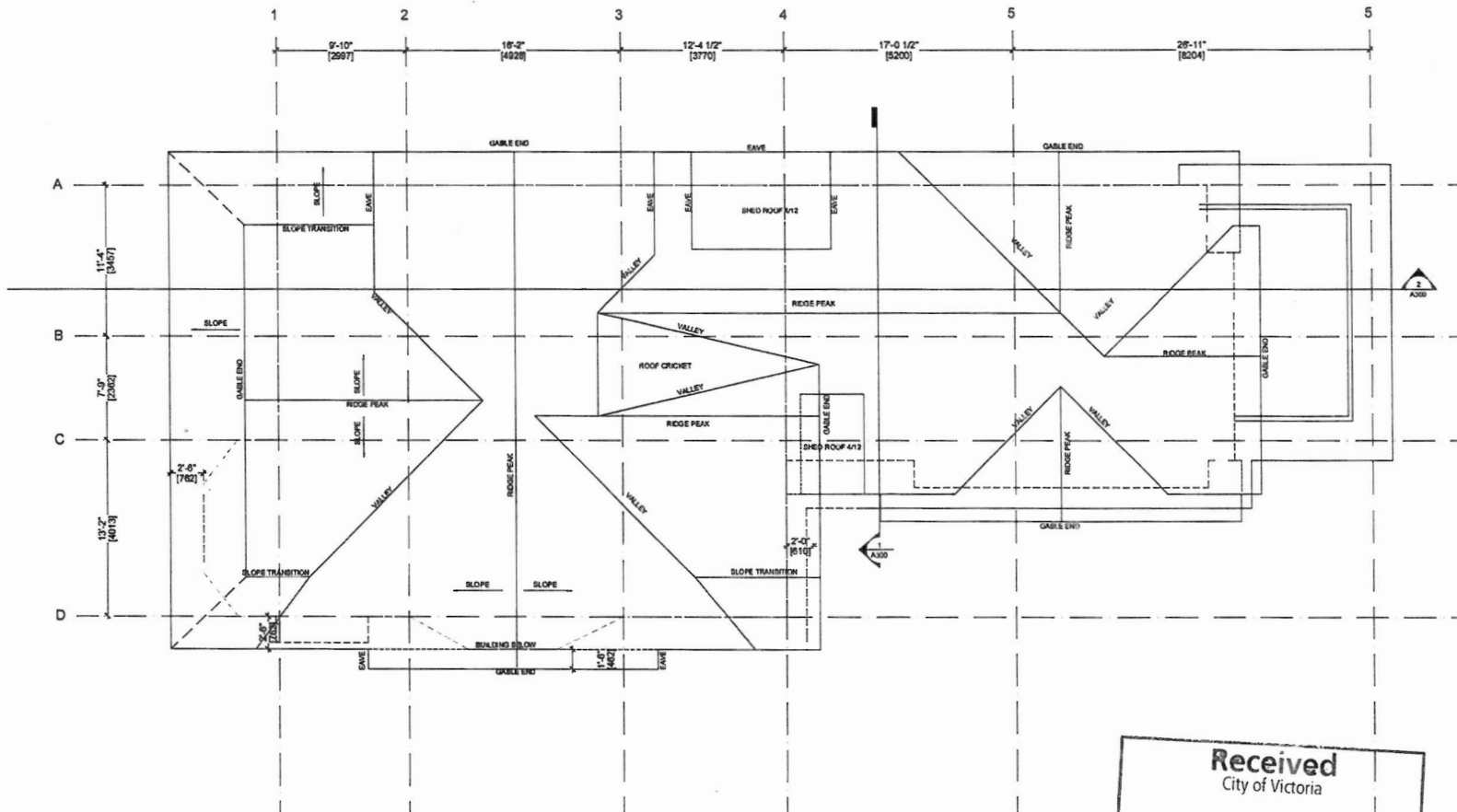
Upper Floor Plan

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Project No.	16062
Date	OCT 2017
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Received
City of Victoria

FEB 16 2018
Planning & Development Department
Development Services Division



1 ROOF PLAN
SCALE: 1:50

Received
City of Victoria

FEB 16 2018
Planning & Development Department
Development Services Division

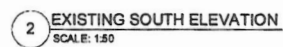
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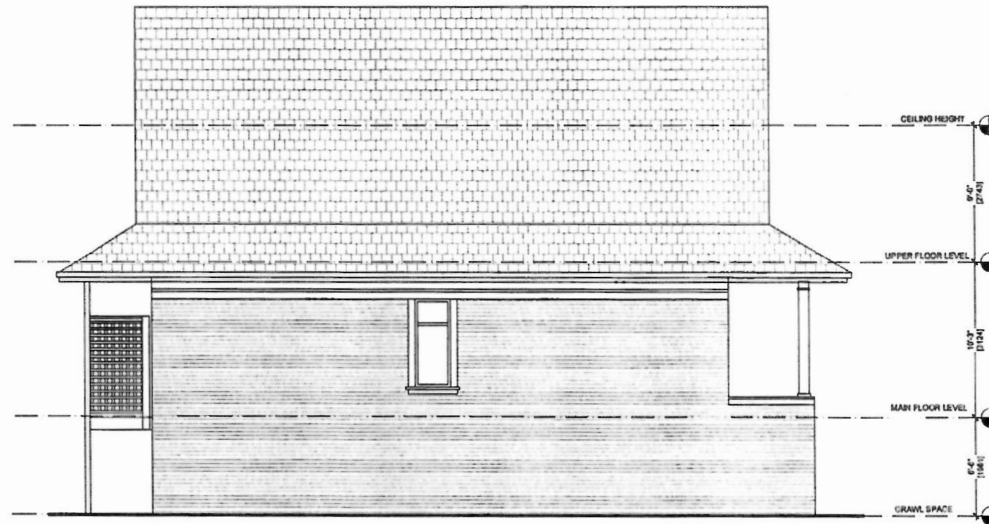
NIAGARA MEWS
PROPOSED 4 PLEX
672 NIAGARA
STREET
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Project No.	16062
Date	OCT 2017
Plan No.	A104

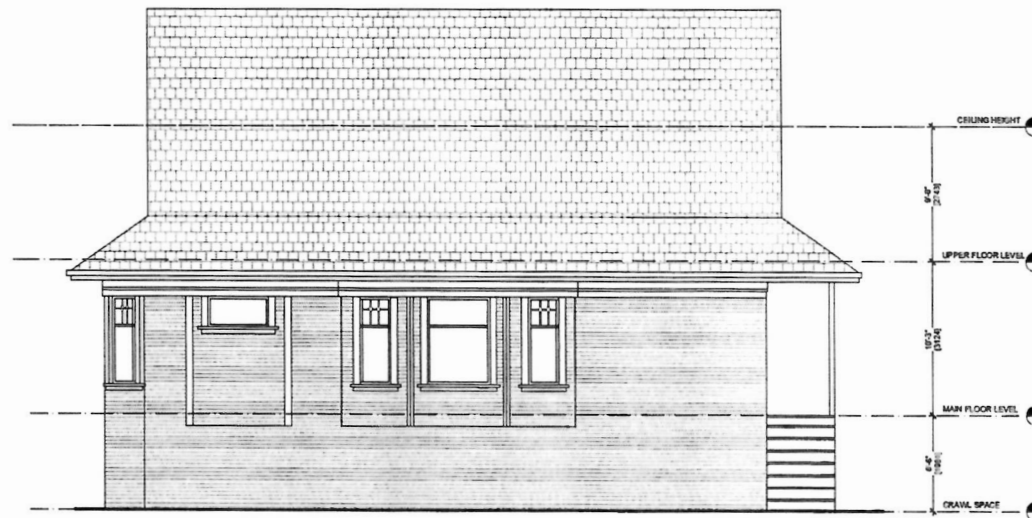


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Development Services Division

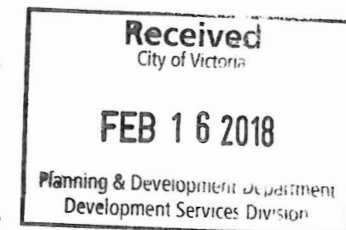
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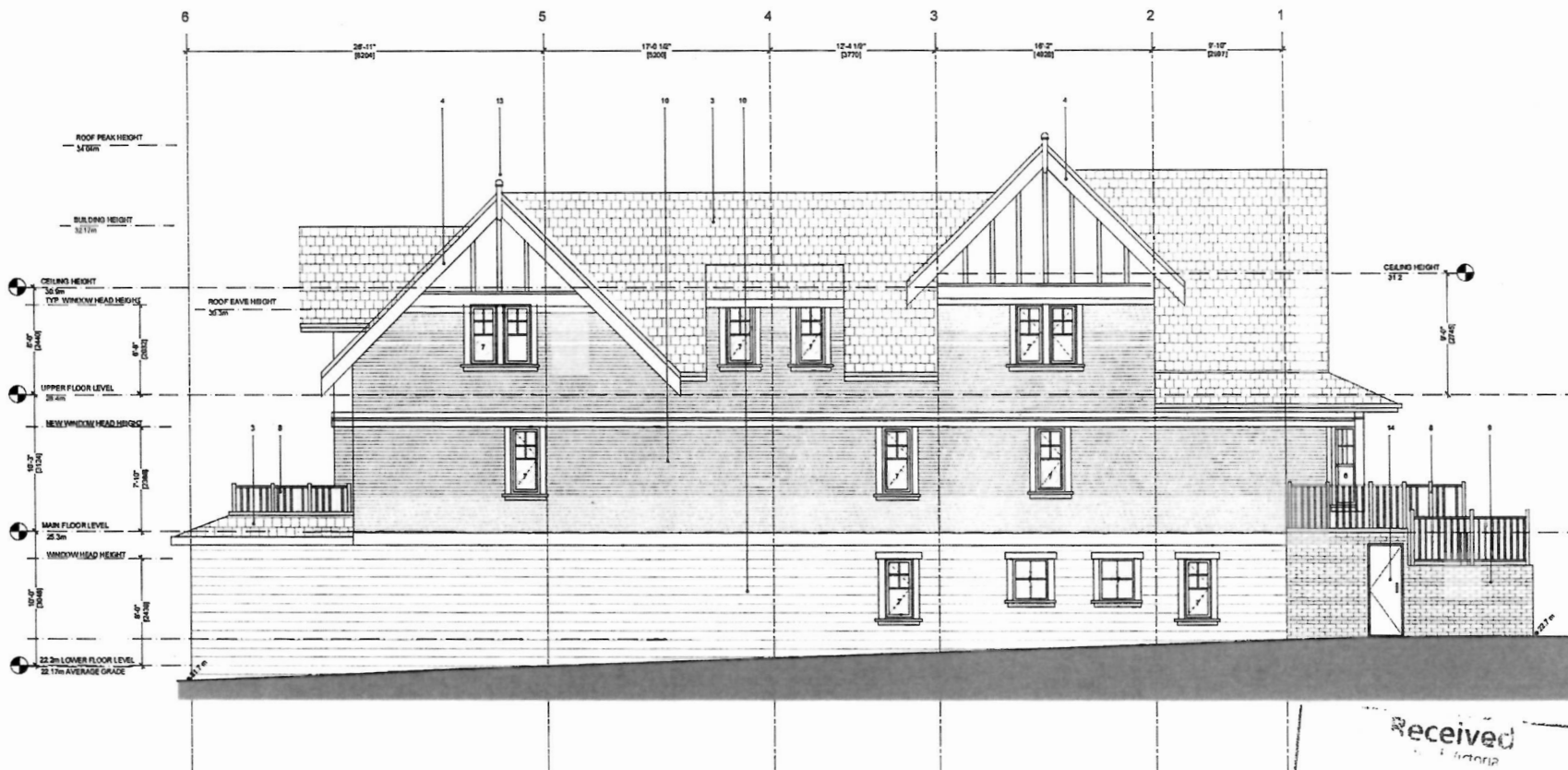
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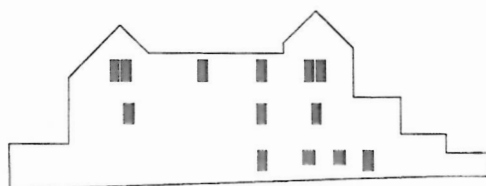
2 EXISTING EAST ELEVATION
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4.0 SEPT 8 2017	REVISION
5.0 APR 27 2017	REVISION
6.0 NOV 10 2016	REVISION
7.0 AUG 23 2016	REVISION
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<p>NIAGARA MEWS PROPOSED 4 PLEX</p> <p>672 NIAGARA STREET VICTORIA BC</p>	
<p>EXISTING WEST ELEVATION EXISTING EAST ELEVATION</p>	
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Project No: 18062	Sheet No: A201
Date: APR 2017	Revision: 1



1 WEST ELEVATION
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GLAZING CALCULATION

DISTANCE TO PROPERTY LINE 1.1m (3.6ft)
EXPOSED BUILDING FACE AREA 202 sq.m (2188 sq.ft)
GLAZING AREA 10.8 sq.m (116 sq.ft)
PERCENTAGE 5.3% (ALLOWED = 6.4%)

EXTERIOR LEGEND

- ① EXISTING SIDING
- ② FIBER CEMENT PANEL WITH TUTOR TRIM
- ③ ASPHALT SHINGLES
- ④ 2x6 ON 2x14 COMB FACED FACIA
- ⑤ STAINED WOOD GARAGE DOORS
- ⑥ EXISTING WOOD SHUTTER
- ⑦ NEW WOOD WINDOW
- ⑧ BLACK ALUMINUM PICKET RAILING
- ⑨ STONE VENEER
- ⑩ LAPPED FIBER CEMENT BOARD
- ⑪ CONCRETE STAIRS
- ⑫ NOT IN USE
- ⑬ WOOD FINISH
- ⑭ SKUD FIR DOOR
- ⑮ 8x8 WOOD COLUMN WITH 10" SQUARE BASE



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3	SEPT 2017	RECEIVED FOR CITY
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5	MAR 8 2017	RECEIVED FOR CITY
6	NOV 10 2016	RECEIVED FOR CITY
7	AUG 22 2016	RECEIVED FOR CITY

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WEST ELEVATION

NIAGARA MEWS
PROPOSED 4 PLEX
872 NIAGARA STREET
VICTORIA BC

Scale	1:50
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Project No.	16062
Date	APR 2017
Sheet No.	A203



1 EAST ELEVATION
SCALE: 1:50

GLAZING CALCULATION FACE 1

DISTANCE TO CENTERLINE OF LANE 0.5m (20 ft)
EXPOSED BUILDING FACE AREA 100 sq m (1178 sq ft)
GLAZING AREA 15.8 sq m (170 sq ft)
PERCENTAGE 17.3% (ALLOWED = 20%)

GLAZING CALCULATION FACE 2

DISTANCE TO CENTERLINE OF LANE 0.5m (20 ft)
EXPOSED BUILDING FACE AREA 100 sq m (1178 sq ft)
GLAZING AREA 13.7 sq m (148 sq ft)
PERCENTAGE 13.7% (ALLOWED = 20%)

EXTERIOR FINISHES

- | | |
|--------------------------------------|--|
| ① EXISTING SIDING | ⑧ BLACK ALUMINUM PICKET RAILING |
| ② FIBER CEMENT PANEL WITH TUTOR TRIM | ⑨ STONE VENEER |
| ③ ASPHALT SHINGLES | ⑩ LAPPED FIBER CEMENT BOARD |
| ④ 2X6 ON 16" O.C. CONCRETE FASIA | ⑪ CONCRETE STAIRS |
| ⑤ STAINED WOOD GARAGE DOORS | ⑫ HOT IN USE |
| ⑥ EXISTING WOODEN DOOR | ⑬ WOOD FINISH |
| ⑦ NEW WOOD VENEER | ⑭ SOLID FIBER DOOR |
| | ⑮ 8X8 WOOD COLUMN WITH 12" SQUARE BASE |

7	FEB 15 2018	SUBMITTED FOR CITY
6	OCT 18 2017	REVIEWED FOR CITY
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4	APR 27 2017	REVIEWED FOR CITY
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NIAGARA MEWS
PROPOSED 4 PLEX
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Date
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Project No.
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Sheet No.
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16 February 2018

richard@iredale.ca

The Mayor and Council
City of Victoria
Victoria City Hall
Centennial Square, Victoria

**Re: 672 Niagara
Development Permit Application: Design Rationale**

Please find attached a revised Rezoning Application for 672 Niagara Street, Victoria BC. to convert an existing single family dwelling to a fourplex.

This proposal retains the existing house in its current location and lifts it by four feet to allow construction of two ground-level units. The existing main and upper floors are divided into separate units. This maintains the existing "look and feel" of the property while allowing infill of three additional dwelling units.

Technical analyses:

This proposal conforms to the existing R3-2 multi-family zoning with respect to use, height, unit size, and number of units. However the triangular site is "small" at 551 square metres, "non-conforming" to the required 920 m2 minimum site size and presents set-back challenges.

A floor area ratio of 1.04 is proposed – slightly over the 1.0 allowed by the existing R3-2 zoning.

Site coverage of 45.6% is proposed, over the 30% under R3-2 zoning, but the area of open site space is more than required: (35.75% versus 30%) required, which maintains the existing trees and hedges and the overall "green" feeling of the neighborhood.

Three parking stalls are required (for a "multiple conversion" dwelling such as this) and four are provided (to meet a request from the James Bay Neighborhood Association).

Setbacks on the front and back conform to the R3-2 norm, but the side setbacks (which are existing) require relaxing.

Technically, this rezoning relaxes the following R3-2 norms:

- 1 The minimum lot size is reduced from 920 to 551 square metres (this is an existing condition)
- 2 The allowable floor area ratio is increased from 1 to 1.04
- 3 The east side setback is reduced from 7.5M to 2.42M (existing condition)
- 4 The west side setback is reduced from 5.16M to 0.72m (existing condition)

This proposal includes covered bike storage for 6 bikes as well as 4 co-op car memberships to reduce the requirement for car ownership.

The design has been favorably reviewed by the James Bay Neighborhood Association Land Use committee and by a public meetings held on October 12th 2016 and November 25 2017 at the New Horizons Community center.
Sincerely,



Richard Iredale Architect AIBC P.Eng. LEED ap MRAIC



James Bay Neighbourhood Association

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

www.jbna.org

January 9th, 2018

Mayor and Council,
City of Victoria

Dear Mayor Helps and Councilors,

Re: CALUC Community Meeting - 672 Niagara St

The second community meeting to consider the Niagara Mews proposal at 672 Niagara was held on December 13th (45 attendees). Attached please find an excerpt of the General Meeting minutes regarding the proposal (Attachment "A").

Meeting participants expressed both positive and negative comments with concerns focused on the "new" rendering. Residents were struck by the difference between the 2016 and 2017 proposals with the 2017 proposal being larger in scale, providing fewer parking spots (yet more surface area dedicated to parking as garages had been introduced), and an overall higher structure, particularly on the north part of the property (fsr increasing from 0.79 to 1.04 with an increase floor area of 140 m². In 2016, 4 parking spots, one for each residential unit were proposed.

We ask that while considering this proposal that you also review the JBNA October 21, 2016 letter re October 12th, 2016 CALUC, and the JBNA November 14, 2017 letter re need to convene a second CALUC review.


From a January 3rd, 2018 e-mail exchange between the proponent and CoV Planning staff, we now understand that 4 parking spots are again being proposed. We hope that this parking allotment not again be reduced.

Two sentiments capture the essence of the comments of the meeting:

- ~ Residents were surprised and disappointed that City staff had rejected 4 parking spots and requested a reduction to 3 parking units (as per proponent's response to rationale for reduction in parking spots).
- ~ Residents generally preferred the look and character of the 2016 structure over the 2017. Attachment "B", depicting the 2016 and 2017 renderings, is the first slide presented by Richard Iredale at the December 13, 2016 JBNA CALUC meeting. A resident captured the group sentiment when she said *"The 2016 rendering is a 21 Century home which reflects the values of the 19 Century while the 2017 rendering is a 20 century structure"*.

Also attached, please find comments from a near-by neighbour who was unable to attend the CALUC meeting.

For your consideration,


Marg Gardiner
President, JBNA

Cc: JBNA Board
Miko Betanzo, CoV Senior Planner
Richard Iredale, Iredale Group

ATTACHMENT "A": Excerpt from Minutes of December 13, 2017 CALUC meeting

1. CALUC: 672 Niagara - Niagara Mews: REZ 00609 Richard Iredale, Iredale Group

Marg Gardiner reported on the project from September, 2016 to November, 2017. Niagara Mews was considered at a JBNA Development Review Committee (DRC) on September 19, 2016 and at the October 12, 2016 CALUC community meeting. Comments were forwarded to the City on October 21st, 2016.

A second proposal, somewhat different from the one presented at the October meeting, was submitted to the city. In November, 2017, JBNA was advised of a third proposal, which the JBNA DRC considered to be significantly different from the first proposal. On November 14, 2017, JBNA wrote to the city, requesting that the proposal come back to the committee for review. Wayne Shillington reported on the DRC meeting held November 22, 2017 attended by Trevor Moat, Marg Gardiner, Wayne Shillington, and Janice Mayfield and proponent, Richard Iredale.

Key Issue: PARKING

- 3 parking spaces are proposed in the current plan as opposed to 4 included in the 2016 plan. Current plan includes 2 garages for 2 of the vehicles (which adds more pavement to the development) and 1 parking space off Violet Lane.
- Builder says the City will not allow him to have a fourth spot as initially planned towards the south of the lane entrance.
- This house conversion, while not currently intended as a strata development, is being built to allow strata without major renovation.
- There is no rental covenant on this property (unencumbered) and therefore should be following the parking guidelines for condos/multi-family, however it was clarified that different parking ratios are applicable to house conversion as opposed to new rental.
- There is to be bike parking and intends to purchase car share membership for each of the 4 units.
- Developer is willing to share communication about reducing the parking to 3 that he received from the City (not received as of December 13).
- JBNA board requests that the Developer follow Schedule C in James Bay.

Key Issue: AESTHETICS

The schematic shows a significant stone wall at the south of the development. Suggestions had been made to soften it by breaking it up through side treatment and/or plantings.

COMMUNITY MEETING PRESENTATION:

Richard Iredale described the proposal with the assistance of several schematics. The existing house would be lifted 4 ft permitting the building of a new lower floor. With an addition to the north side, 4 rental units would be created. Originally made application to the city as a development permit however current city planner requires a rezoning of the property. It was the floor area ratio that changed the application from a DP to rezoning. 3 parking stalls will be provided as required by CoV. The builder has offered to purchase car sharing memberships for the purchasers and will provided 6 parking for bikes.

Questions/comments:

Q/A all those who live within 100m of 672 Niagara

Q: Feels a larger structure than proposed in Oct 2016. Questions about the difference between the two proposals with regard to height at rear (north) end of building.

A: Height is as originally proposed. Structure addition on north side is higher than first proposed and is 10.31m. Current structure 9.3m

C: feels originally proposal received positive reviews but the new proposal has not been a readily accepted. Feels it is higher and denser than what was originally shown – feels building is “heavy”. Greater shading of apartments to the east.

C: Parking is a huge concern thinks 4 parking stalls should be allowed.

Q: Are any units wheelchair accessible?

A: Two lower units will be wheelchair accessible.

C: Supportive of higher density, alternate transportation, feels the number of parking spots would have been appropriate for the proposal. Feels the city's demands don't make sense.

C: Thinks it is odd to reduce parking spaces when developer is prepared to provide 4 (1 per unit), 2016 proposal is more attractive than current proposal.

Q: The 2016 was outlined as a rental. The new proposal indicates it is strata as per the city website. Will it be rental? The 1.8 parking indicates the units will be rental. Will you impose a covenant on the property that it will remain rental? Yes or no?

No answer

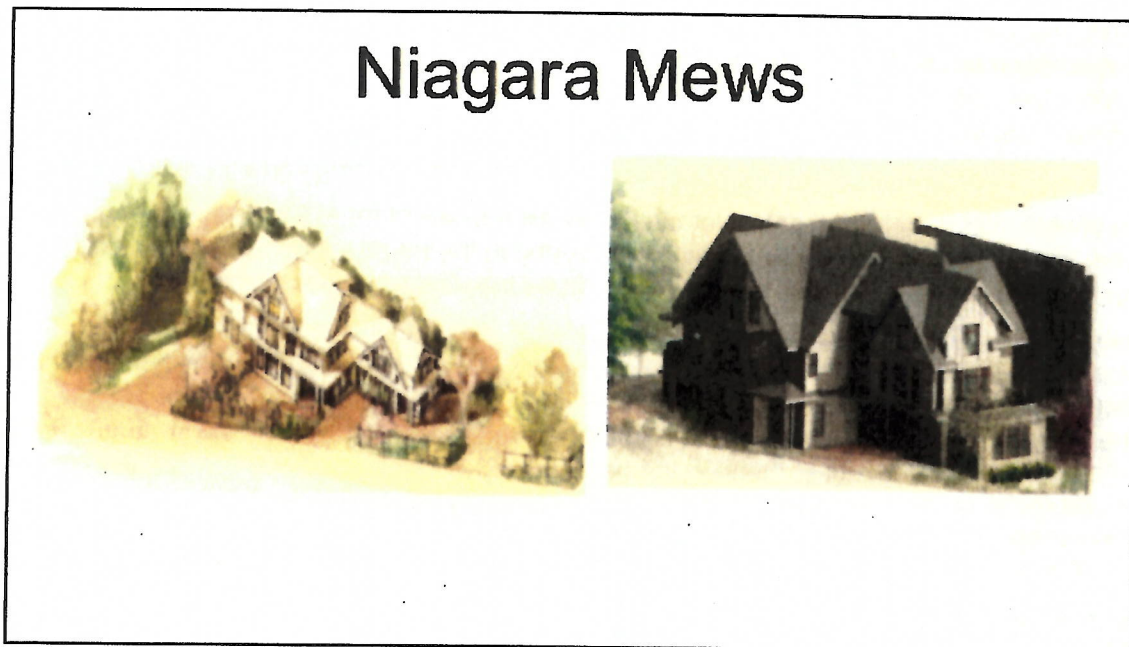
C: Clarify that the parking requirements are not for rental, but the 1.8 parking comes about due to the conversion of a house conversion to a multi units.

C: Concern that the city doesn't take into consideration affordable housing. What will be the rate of the rental units or sale units?

A: Wants to rent, but can't guarantee what future owners will do. Won't be placing a covenant on building. Plan to rent. Rents will be market rents.

C: Likes design, unfortunate the city has demanded parking stalls be garages and one surface. At the end of the day the cars will sit outside of the garages not inside of them.

ATTACHMENT “B”: *Slide referred to in several resident comments*



ATTACHMENT "C": E-mails from near-by resident

Subject: RE: 672 Niagara

Date: December 19, 2017 10:57:01 AM PST

Hello Marg,

Please include my email correspondence with your letter to council. As I was leaving for work this morning, I called the city to report 4 more vehicles outside my house that should not be parking in residential zones. One I know is a nurse at Trillium.

The Trillium Douglas Care Home at 657 Niagara St is a major contributor to the issue due to the amount of people that visit this building, i.e. doctors, nurses, and families visiting the folks in care. It is like living across from a hospital, except the visitors here feel entitled to park in residential zones in front of my house and neighbouring houses. I can see the argument for visiting families, because the seniors are living there. However, in my conversations with City bylaw officers I understand that, since this is a commercially run care home, (at least) the employees should not be parking in residential zones.

The bottom line I would like council to hear is that on-street parking is a significant issue for residents on this block. The developer had 4 parking spaces drawn in the plans that were submitted in 2016. It seems reasonable to me to expect that number of parking spaces be expected in the final plans.

Once day earlier this year, when I had to park around the corner on St. Andrews Street, a neighbour two houses down didn't recognize my car and left a note on my windshield warning that I would be ticketed. So I know I am not the only resident on the street that is dealing with this parking issue on a regular basis.

If I may direct a comment to the developer, off-street parking is extremely valuable in this area. So it is probably in the developers best interest to include at least one parking space for each unit, because it will most likely help sell the units more quickly and at a higher sale price.

Thank you,
Dean

Subject: Re: Minutes from Dec 13th JBNA meeting

From: jbna@vcn.bc.ca

Date: Mon, December 18, 2017 6:03 pm

To: "Dean Rysstad"

Hello,

Can you please inform me of the details of the proposed development at 672 Niagara, regarding variances, esp. parking are? If these details are included in the minutes of the December 13th JBNA meeting, then I would be interested to know when those minutes will be available.

I live very close (<100m) to the proposed development at 672 Niagara, and I am concerned about the request for parking variance. On-street parking is already a daily struggle for my family and I due to the high density apartment buildings and seniors living homes (and unlicensed "James Bay Boarding House" (run by Cedars at Cobble Hill) for recovering addicts that has never been compliant with city bylaws for parking, not to mention the noise issues at night), so visitors and employees of these buildings fill up the street. For example, today at lunchtime I had to park down the road and across the street, then walk back to my house carrying my 1.5 year old daughter, diaper bag, and hot soup. We call bylaw officers regularly to ticket unfamiliar cars (as I did today).

I had a family emergency last Wednesday, so I could not hear what the details are of the parking variance, nor voice my concerns for parking on the upper-600 block of the street. Any information regarding the process for moving ahead with this development would be much appreciated. I am not familiar with civic process for these types of things.

Thank you,
Dean Rysstad, XXX Niagara Street



James Bay Neighbourhood Association

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

www.jbna.org

November 14th, 2017

Mayor and Council,
City of Victoria

Dear Mayor Helps and Councilors,

JBNA has received correspondence from CoV Planning staff regarding revisions to the development proposal for 672 Niagara Street, **REZ No. 00609**.

Planner Miko Betanzo provided a helpful comparison summary of two submissions made to the City. Upon review of the presentation slides to the community at the JBNA CALUC public meeting of October 12th, 2016, we believe that there have been three distinct proposals, with several significant differences between the three proposals: the proposal placed before the October 12, 2016 JBNA community meeting, the proposal submitted to the City later in 2016, and the proposal submitted in November, 2017.

As a point of reference, in correspondence from planning, it was suggested that the original rezoning application was for 3 parking spots. However, that was not what was presented at the October 12, 2016, JBNA CALUC meeting with **four parking spots** identified for the **rental housing** structure. See following excerpt from the proponent's October 12th, 2016 presentation at the community meeting.

Excerpt from Iredale slide presented at October 12th, 2016 CALUC community meeting:

NIAGARA MEWS

Niagara Mews, located at 672 Niagara Street is currently a two story wood framed single family dwelling with a six foot unheated crawl space situated in an R3-2 zone- Multiple Dwelling District. Our proposal consists of raising the building by four feet to accommodate a third story, adding a two story addition to the back (north side) of the building and adding a small build out at the lower floor level on the east side of the building. The proposed building will have 4 rental suites in it. The garden floor level will be divided into two suites, and the main and upper floor level units will have one suite per floor.

The proposal conforms to the current zoning bylaws with the following exceptions: minimum site area, front and side yard setbacks, and minimum number of parking stalls. The R3-2 minimum site area requirement for a multiple dwelling is 920 sq.m, the property at 672 Niagara Street is 551 sq.m. The parking by-law requires five parking stalls, we are proposing 4 parking stalls, one of which will be outside of the front yard parking setback. The existing building currently does not sit within the front and side yard setback, therefore nor does the proposed additions. The following page outlines the required and proposed zoning and bylaw regulations along with the proposed variances.

...2

The CoV Planning summary identified some of the significant changes between the 2016 and 2017 submissions made to the city. There are also additional significant changes when the detail, provided at the October 12, CALUC presentation, was examined. The October 12th specifications and the comparison table are attached, as are schematics from the October 12, 2016 presentation and the recent 2017 submission.

- Allowable site coverage is 30%. Site coverage has increased in the 2017 iteration and is proposed to be 45.6%.
- The design requires 7 parking spaces (6 stalls & 1 visitor), however, only 3 are proposed which is less than the 4 stalls in the 2016 proposal (note: new Schedule C).
- The overall height of the new proposal is higher than initially designed. The rear addition is higher and extends further into the property.
- Significant reductions in setback are noted.
- The streetscape of Niagara Street has been changed significantly.

Reasons for increasing site coverage and greatly diminishing setbacks are not provided. At the October 12, 2016 JBNA CALUC meeting, residents also commented on the need for guest parking, having understood that there would be minimal parking of one parking stall/tenant.

In summary, on October 12th, 2016 the community commented on a proposal, but not the proposal that was submitted in 2017: a very different proposal regarding parking, site-lines, set-backs and streetscape.

As a result, we believe that this proposal must return to CALUC so that our community is provided an opportunity to see the revisions and to make comment.

If the Iredale Group would like to present its revisions to the JBNA general meeting on December 13, 2017, the DRC will meet with them as soon as possible in order that the obligations for the CALUC process are fulfilled.

Yours truly



Marg Gardiner
President, JBNA

Cc: JBNA Board
Miko Betanzo, CoV Senior Planner
Richard Iredale, Iredale Group

Proponent's summary as provided at the October 12, 2016 JBNA CALUC Public Meeting:

	Required/Allowed	Proposed
Minimum site area	920 sq. m	551 sq. m*
Building Height	18.5m	9.7m
Site coverage 30%	30%	30% (306 sq. m)
Floor area Upper Main Lower		98.5 sq. m 153 sq. m 167 sq. m
Total floor area		418.5 sq. m
Floor Area Ratio	0.9-1	0.76
Open site space	Min 30%	50%
Setbacks Front Side Side Rear yard	7.5m 4.8m 4.8m 7.5m	6.8 (existing location)* 1.1 (existing location)* 1.8* 20.8
Parking	5 stalls	4 stalls*

City Planning (Miko Betanzo) comparison summary of submitted proposals:

Metric	2016 Rezoning Application	2017 rezoning Application
Total Floor Area m2	435	573
FSR	0.79	1.04
Unit Floor Area m2	94.6	101
Height m	10.10	10.31
Storeys	3	3
Front setback (Niagara)	4.42	4.38
Rear Set back (Violet)	17.18	12.88
Open Site Space (% lot)	40	39.20

October 12, 2016, as presented at JBNA CALUC Community Meeting



October 18, 2017



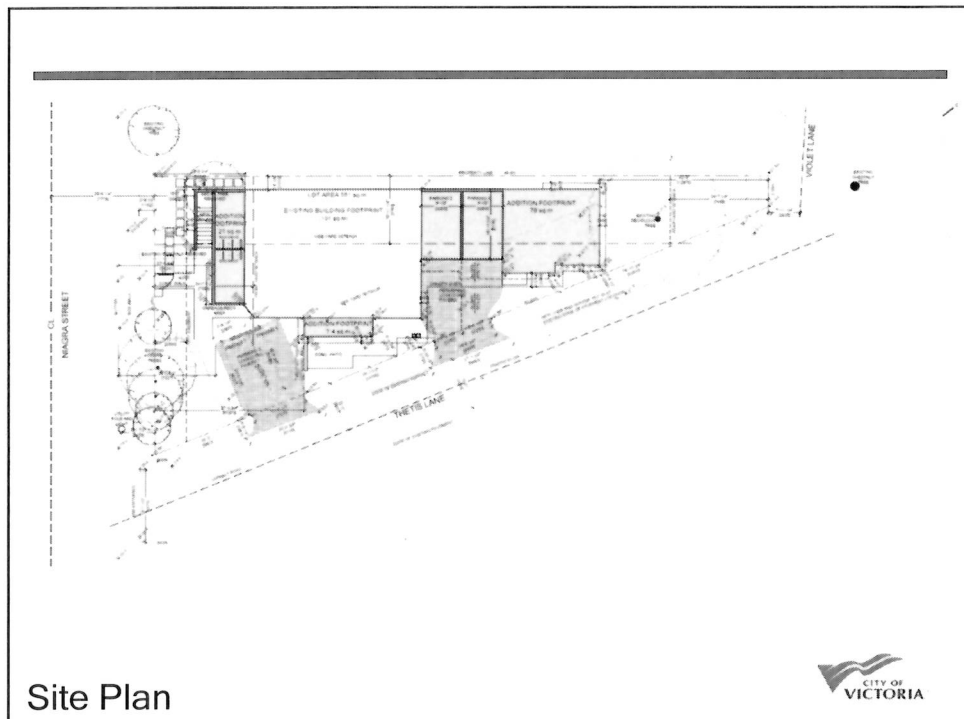
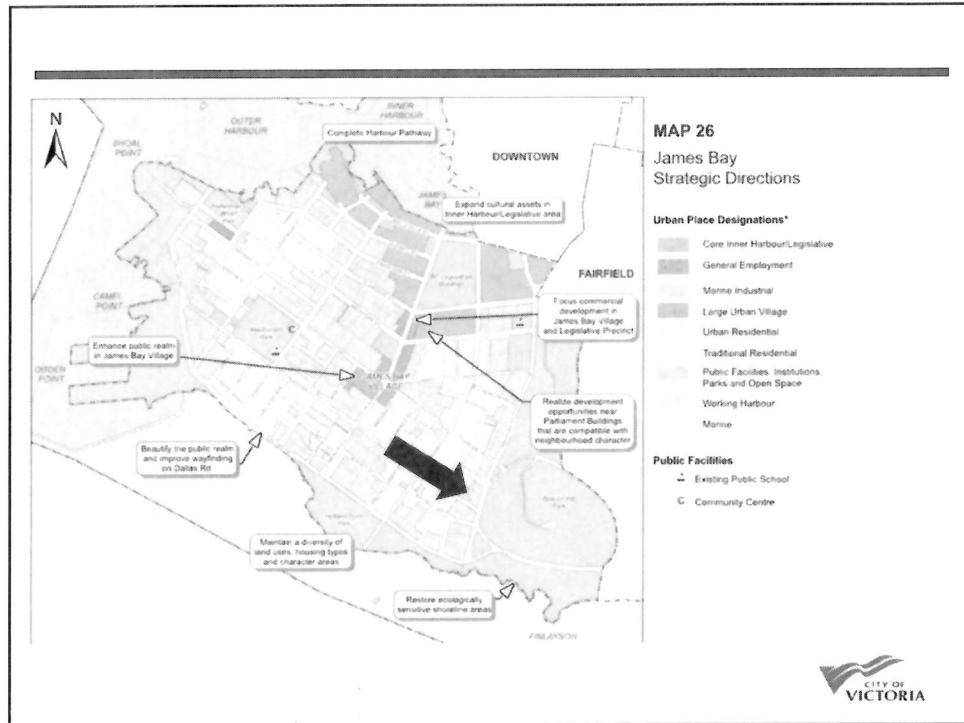
JBNA ~ honouring our history, building our future

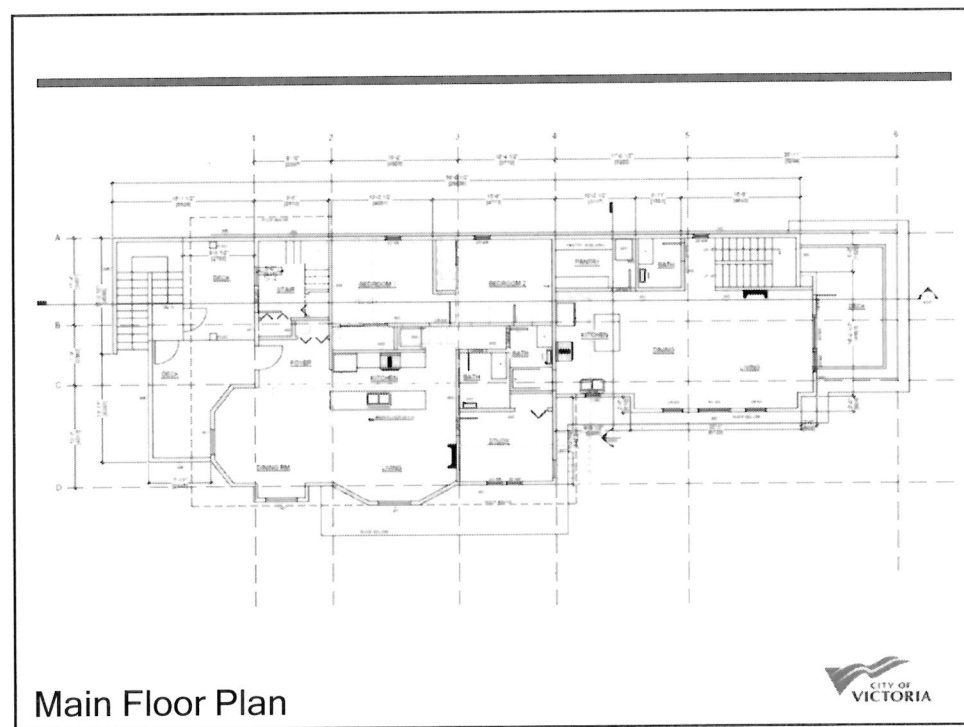
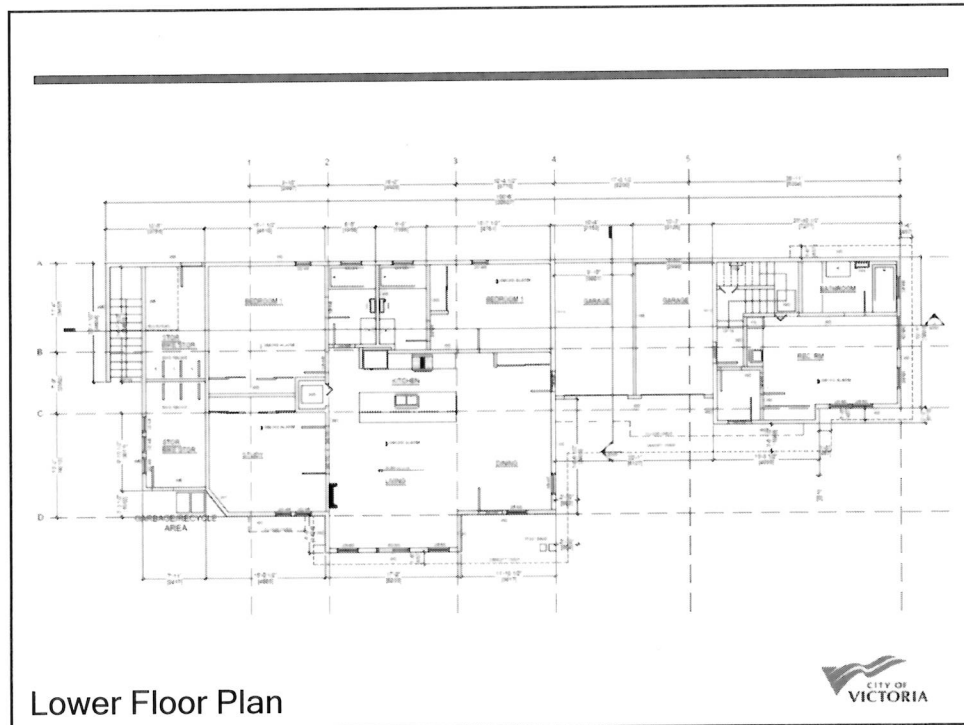
Rezoning and Development Permit with Variances Application for 672 Niagara Street

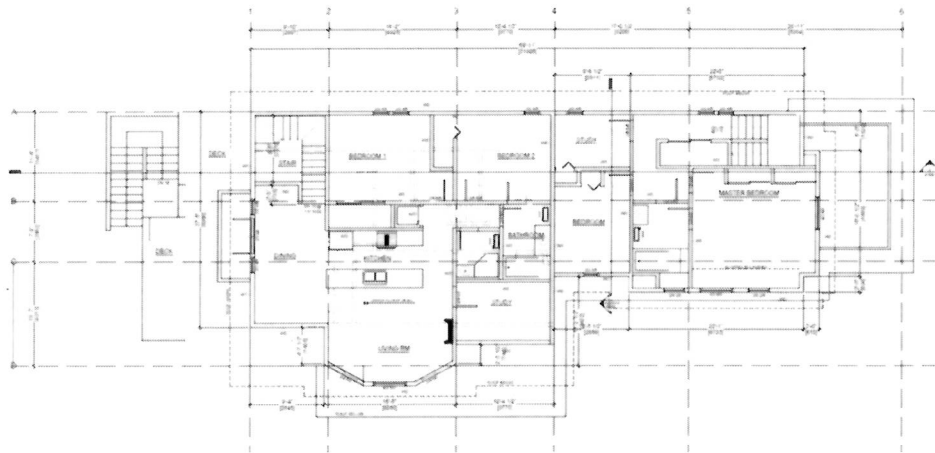


Subject Site

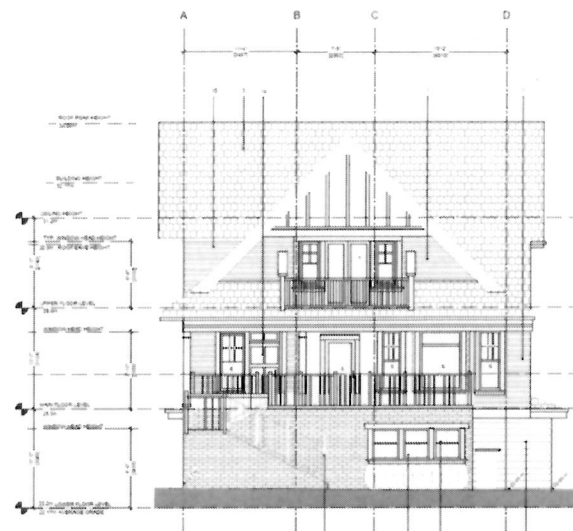




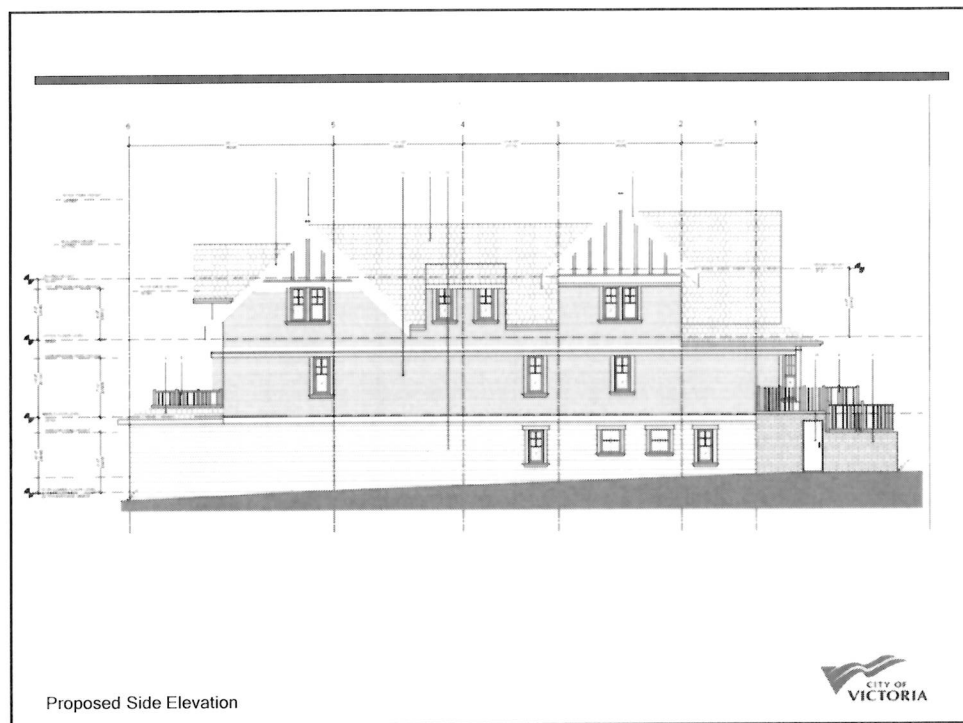
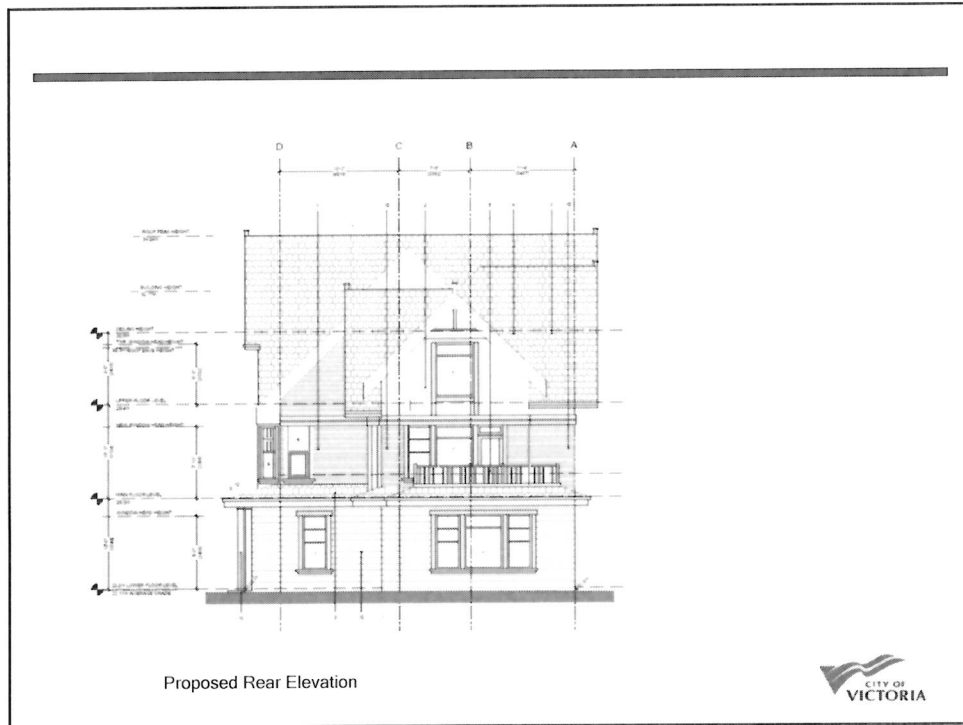


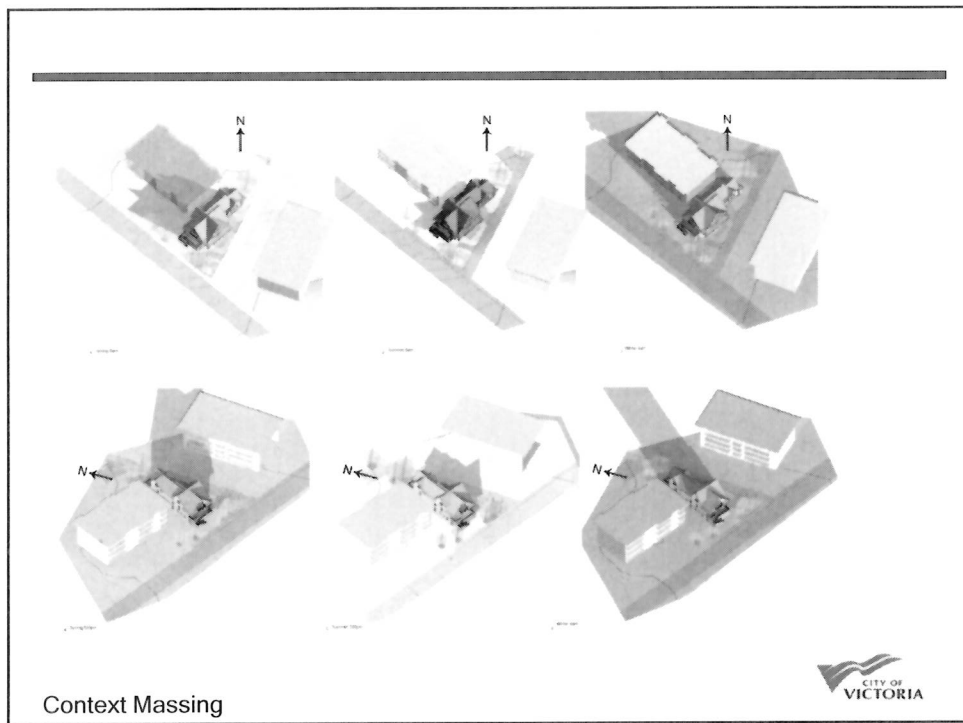
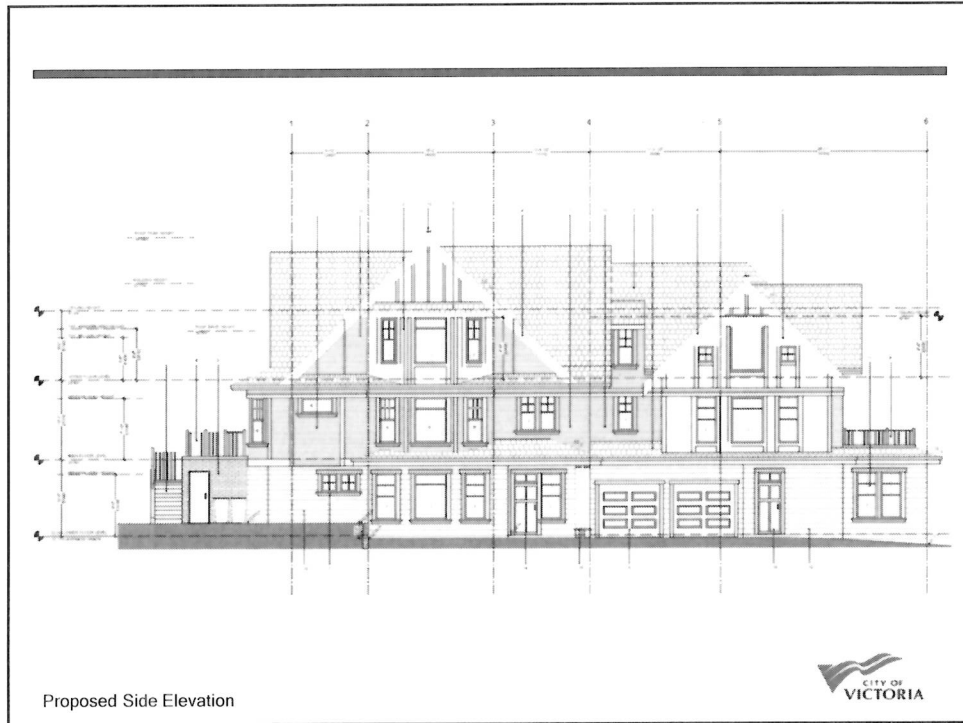


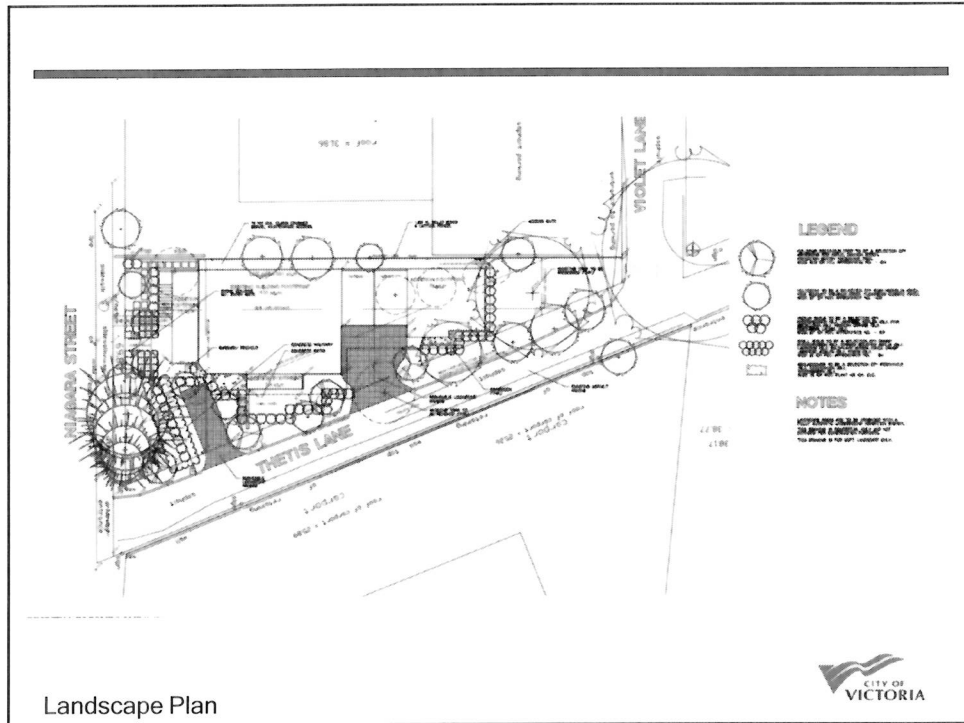
Upper Floor Plan



Proposed Front Elevation







Landscape Plan

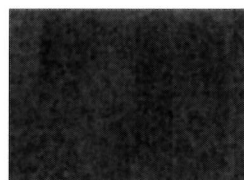




Fiber Cement panels and
Siding



Grey Asphalt Shingles



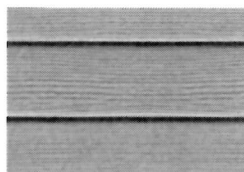
Black Doors, Window
Frames, Railings



Slate Grey Stone
Veneer



Cream Trim and Facias



Grey Fiber Cement
Siding

