

BACKGROUND

Description of Proposal

This Rezoning Application proposes to subdivide the subject lot to create one small lot, while maintaining the existing heritage designated house and converting it into four strata units. Variances for the existing house would be required to facilitate this development and will be discussed in the concurrent Heritage Alteration Permit with Variances Application. There is also a Development Permit Application associated with the small lot house and it will discuss alignment with the *Design Guidelines for Small Lot Houses*.

Affordable Housing Impacts

The proposal would add one new single-family dwelling and would convert an existing bed and breakfast into four strata units, therefore increasing the overall supply of residential units in the area.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant is proposing to provide one Class 1 bicycle parking space on the small lot; and five Class 1 (long term) and three Class 2 (short term) bicycle parking spaces on the heritage house lot.

Public Realm Improvements

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

Land Use Context

The area is primarily characterized by single-family dwellings, duplexes, attached dwellings and multiple dwellings.

Existing Site Development and Development Potential

The site is presently a single-family dwelling that is operated as an eight bedroom bed & breakfast. The house is heritage designated.

Under the current T-15 Zone, Superior Street Accommodation District, the property could be developed as a single-family dwelling with secondary suite or garden suite, duplex, or transient accommodation.

Data Table

The following data table compares the proposed changes to the existing house with the existing T-15 Zone, Superior Street Accommodation District; the R1-B Zone, Single Family Dwelling District; and the House Conversion Regulations. It also compares the proposed small lot house with the standard R1-S2 Zone, Restricted Small Lot (Two Storey) District. An asterisk is used to identify where the proposal is less stringent than the existing zone, and two asterisks are used to identify legal non-conformities.

Zoning Criteria	Proposal (existing house)	Zone Standard (T-15)	Zone Standard (R1-B)	Proposal (small lot house)	Proposed Zone Standard (R1-S2)
Site area (m ²) - minimum	953.76*	1330.00	460.00	383.02	260.00
Lot width (m) - minimum	27.22*	35.00	15.00	12.91	10.00
Density (Floor Space Ratio) - maximum	0.49	n/a	n/a	0.53	0.6
1 st & 2 nd storey floor area (m ²) - maximum	470.10**	n/a	420.00	n/a	n/a
Combined floor area (m ²) - maximum	470.10**	n/a	420.00	182.69	190.00
Height (m) - maximum	7.60**	7.50	7.60	7.24	7.50
Storeys - maximum	2	2	2	2	2
Site coverage % - maximum	35.09*	30.00	40.00	30.25	40.00
Setbacks (m) – minimum:					
Front (SW)	11.19	7.50	7.50	8.71	6.00
Rear (NE)	1.36* (stairs)	4.00	4.00	10.18	6.00
Side (NW)	1.2* (stairs)	3.65	2.72	1.50	1.50
Side (SE)	7.65	3.00	3.00	1.50 (non-habitable) 2.40 (habitable)	1.50 (non-habitable) 2.40 (habitable)
Combined side yards	8.83	4.50	4.50	n/a	n/a
Parking – minimum	4	9 (transient accommodation)	3 (house conversion)	1	1
Parking – location	Front yard*	Rear or side yard	Rear or side yard	Internal	Rear or side yard
Bicycle parking stalls (minimum)	5 (Class 1) 3 (Class 2)	n/a	n/a	1 (Class 1) 0 (Class 2)	n/a
Schedule G – House Conversion Regulations					
	Proposal (existing house)	Schedule G			
Required floor area (m ²) - minimum	470.10	345.00			
Minimum unit area (m ²) - minimum	116.12	33.00			

Relevant History

The background related to the existing heritage house will be discussed in the accompanying Heritage Alteration with Variances report.

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.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 90% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan (OCP)* Urban Place Designation for the subject properties is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential – Small Lot. Additionally, the OCP encourages that new buildings and features be developed with a sense of place through sensitive responses to the existing heritage buildings, and retention and enhancement of heritage designated properties. The proposal is consistent with the objectives of the OCP to support sensitive infill in Traditional Residential neighbourhoods.

Neighbourhood Plan

The *James Bay Neighbourhood Plan* encourages conservation and rehabilitation of heritage buildings which contribute to the neighbourhood character, and promotes the continued economic life of heritage structures through land use controls such as density. The change of use would meet this goal by extending the life and renovating the existing heritage designated house.

In addition, the *Neighbourhood Plan* supports infill development, such as small lot single-family houses on large properties, provided there is visual harmony of form and scale between the new buildings and the adjacent units. The proposed small lot provides a sensitive transition between the adjacent duplex and the existing home.

Small Lot House Rezoning Policy

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits with the existing character of a neighbourhood. The proposed small lot exceeds the minimum lot size and lot width requirements of the Policy. Additionally, the Policy does not support demolition of the existing house to facilitate development of small lots. The proposal would reconfigure the heritage designated house to self contained units, and would only slightly alter the existing building's side façade to facilitate the development of a small lot house.

Tree Preservation Bylaw and Urban Forest Master Plan

Three large publicly owned trees will be impacted. The proposed driveways will be located as far away as possible from the boulevard trees. The Project Arborist will work with applicant and the City of Victoria Parks to retain the trees. An Arborist Report has been provided detailing mitigation and tree protection measures.

There are no bylaw protected trees on the property. A weeping willow on the north side of the property will be removed and three plum trees on the east side of the existing house are proposed for retention.

Regulatory Considerations

Changes to the current T-15 Zone, Superior Street Accommodation District, would be required to facilitate this proposal, including a reduction in the minimum site area, decrease in minimum lot width, and removing "transient accommodation" as a permitted use. Variances related to parking in the front yard, increasing site coverage, and reducing the side and rear yard setbacks are discussed in the Heritage Alteration with Variance Application. These variances are considered supportable. There are no variances required for the small lot.

Minimum Site Area & Minimum Lot Width

With this subdivision to create a small lot, the current T-15 Zone, Superior Street Accommodation District, would need to be amended. There would be a reduction in the required minimum site area and minimum lot width. This is supportable given the heritage house is being retained and a small lot house is being created.

Transient Accommodation

The current use is a bed and breakfast, which is considered transient accommodation. The proposed use is a four-unit strata conversion. To better reflect this proposed use, the amended zone would remove "transient accommodation" as a permitted use.

Statutory Right-of-Way

Superior Street has been identified as a Shared Greenway and a proposed bikeway in the Official Community Plan. The applicant is willing to grant the City a Statutory Right-of-Way (SRW) of 2.41m on Superior Street for future upgrades to the sidewalk and boulevard.

CONCLUSIONS

This proposal to rezone the subject property to create a small lot, and allow for a four-unit strata conversion is generally consistent with the *Official Community Plan* and *Small Lot Rezoning Policy*. As such, staff recommend that Council consider supporting this application.


ALTERNATE MOTION

That Council decline Application No. 00582 for the property located at 224 Superior Street.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Dec 7, 2017

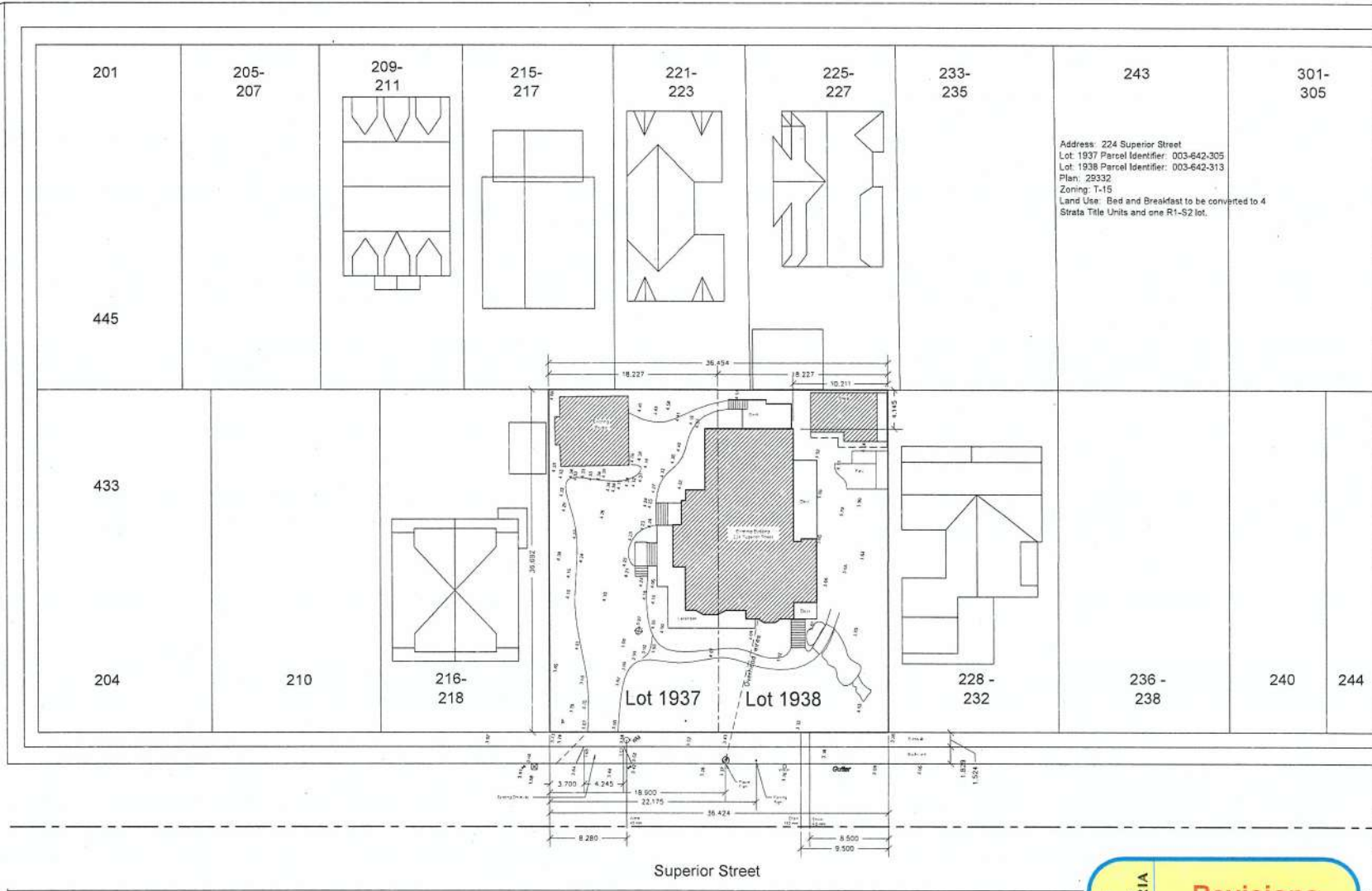
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 9, 2017
- Attachment D: Letter and Package from applicant to Mayor and Council dated November 9, 2017
- Attachment E: James Bay Community Association Land Use Committee Comments dated March 13, 2017 and November 10, 2017
- Attachment F: Small Lot House Rezoning Petition
- Attachment G: Parking Variance Petition
- Attachment H: Arborist Report dated August 18, 2017
- Attachment I: Correspondence (letters received from residents).



Kingston Street

Montreal Street



Merlin DESIGN
250 885 2207

224 Superior Street

Plan of Existing Site

Drawing Detail

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

Revisions
 Received Date:
 November 9, 2017

1

ATTACHMENT C

No.	Description
1	Height Recalculated
2	Average Grade Added
3	Style of Entry Door Changed
4	Style of Garage Door Changed
5	Drainage Added
6	Drainage Added
7	Drainage Added
8	Kitchen Reconfigured
9	Stained Glass Replaced with Clear Glass
10	Garage Reformed



1 East Elevation
Scale: 1:100



2 South Elevation
Scale: 1:100



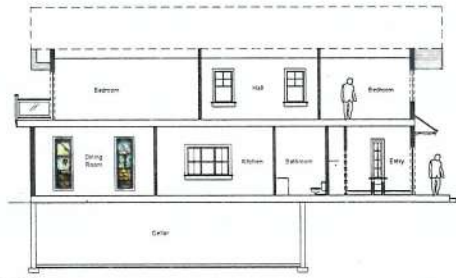
3 North Elevation
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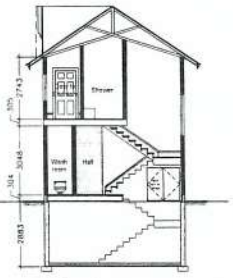
4 West Elevation
Scale: 1:100



5 Plan- Second Floor
Scale: 1:100



8 Section
Scale: 1:100



11 Section
Scale: 1:100

Special Separation- Fully Sprinklered Building

Building Use	Area of Building Use (sq m)		Area of Sprinklered Building (sq m)		Percentage Sprinklered
	Actual	Maximum	Actual	Maximum	
Residential	22,27	215	215	215	100%
Garage	182,22	1,175	1,175	1,175	100%
Garage Annex	2,54	82,79	8,19	13,71	200%
Garage Annex	28,42	15,79	4,71	13,48	200%

NUMBER	DESCRIPTION	WIDTH	HEIGHT
1	Living Room	3400	2400
2	Entry or Screen Garage	815	2035
3	Living Room	3200	2175
4	Living Room	1800	2175
5	Entry or Screen Garage	867	2120
6	Living Room	1830	2120
7	Living Room	1800	2120
8	Living Room	1800	2120
9	Living Room	1800	2120
10	Living Room	1800	2120
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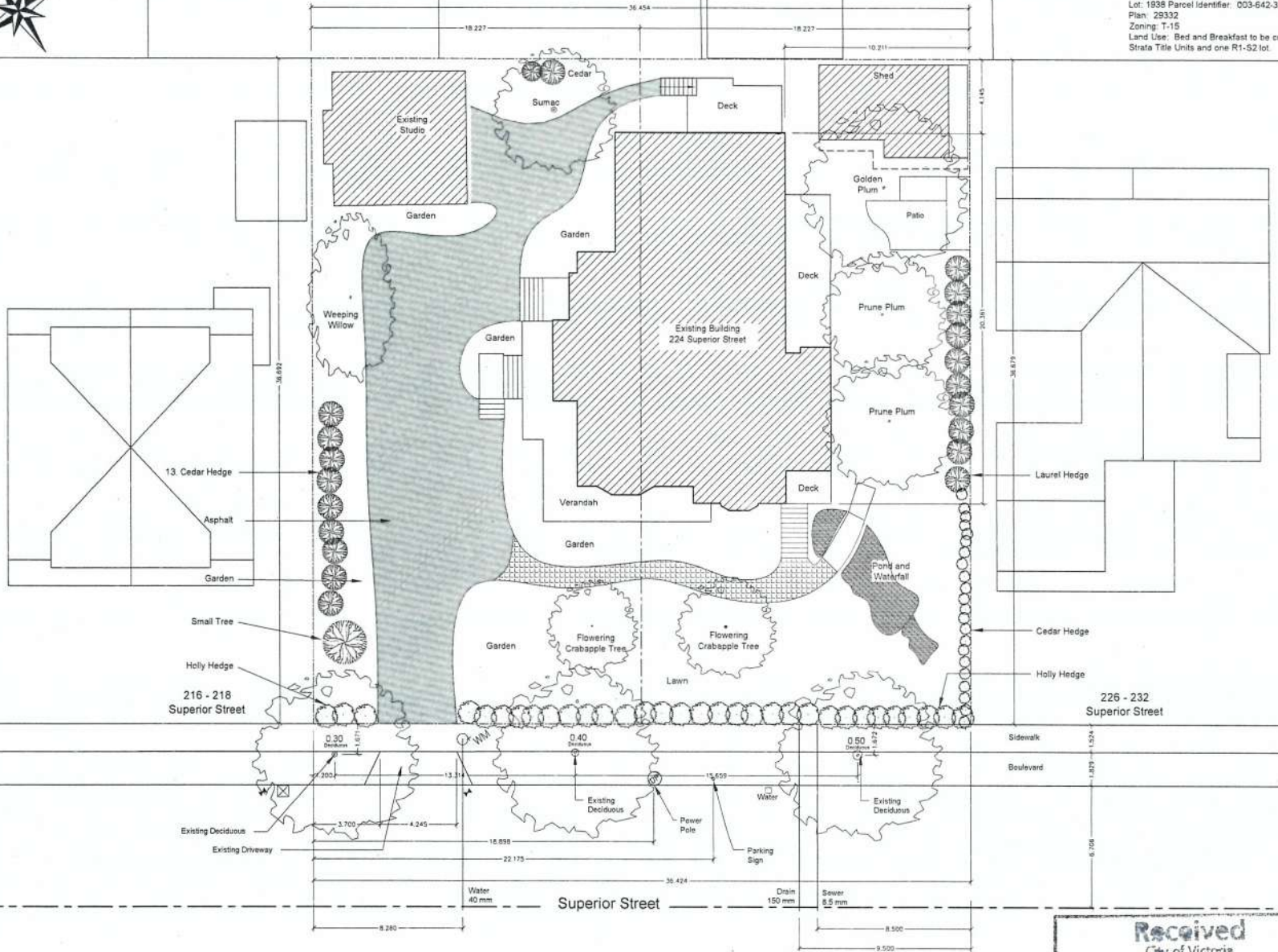
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179	Living Room	1800	2120
180	Living Room	1800	2120

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



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224 Superior Street

Existing Landscape Plan

Drawing Detail

Project

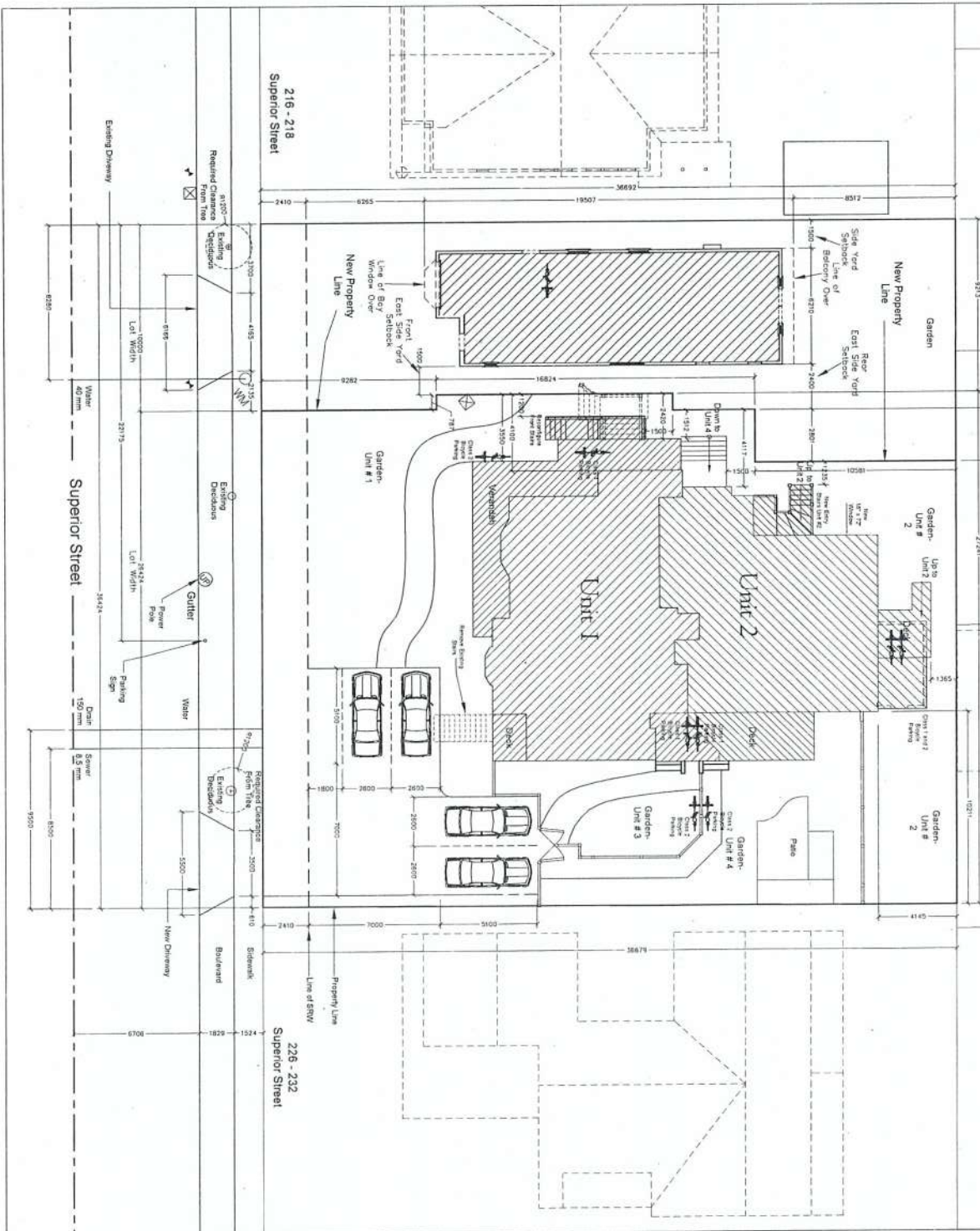
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Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-306
 Lot: 1938 Parcel Identifier: 003-642-313
 Plan: 269332
 Zoning: R-1S
 Area: See, Bird and Binshead to be converted to 4
 Strata 1/6 Units and one R1/32 lot.

PROJECT INFORMATION TABLE
 Parcel/Existing Parcel Remainder
 224 Superior Street

Zone (existing)	Zone (proposed)
Residential Single Detached (R-1S)	R-1S
Total floor area (sq. meters)	948.4
Commercial floor area	470.10
Home space area	478.30
Site coverage %	0.51, 1.1
Site coverage %	35.09%
Number of buildings (proposed)	5, 488
Number of floors	2
Parking ratio (number) on site	4
Required parking (number) on site	4
Required parking (ratio) on site	0.16
a. Front yard	12.174
b. Rear yard	1.365
c. Side yard (west)	1.2
d. Side yard (east)	7.444
e. Side yard (north)	6.867
Residential Use Details	
a. Total number of units	4
b. Unit type	2 Bed room
c. Maximum number of units per lot	116.30
d. Maximum number of units per lot	489.20
e. Total residential floor area (m ²)	

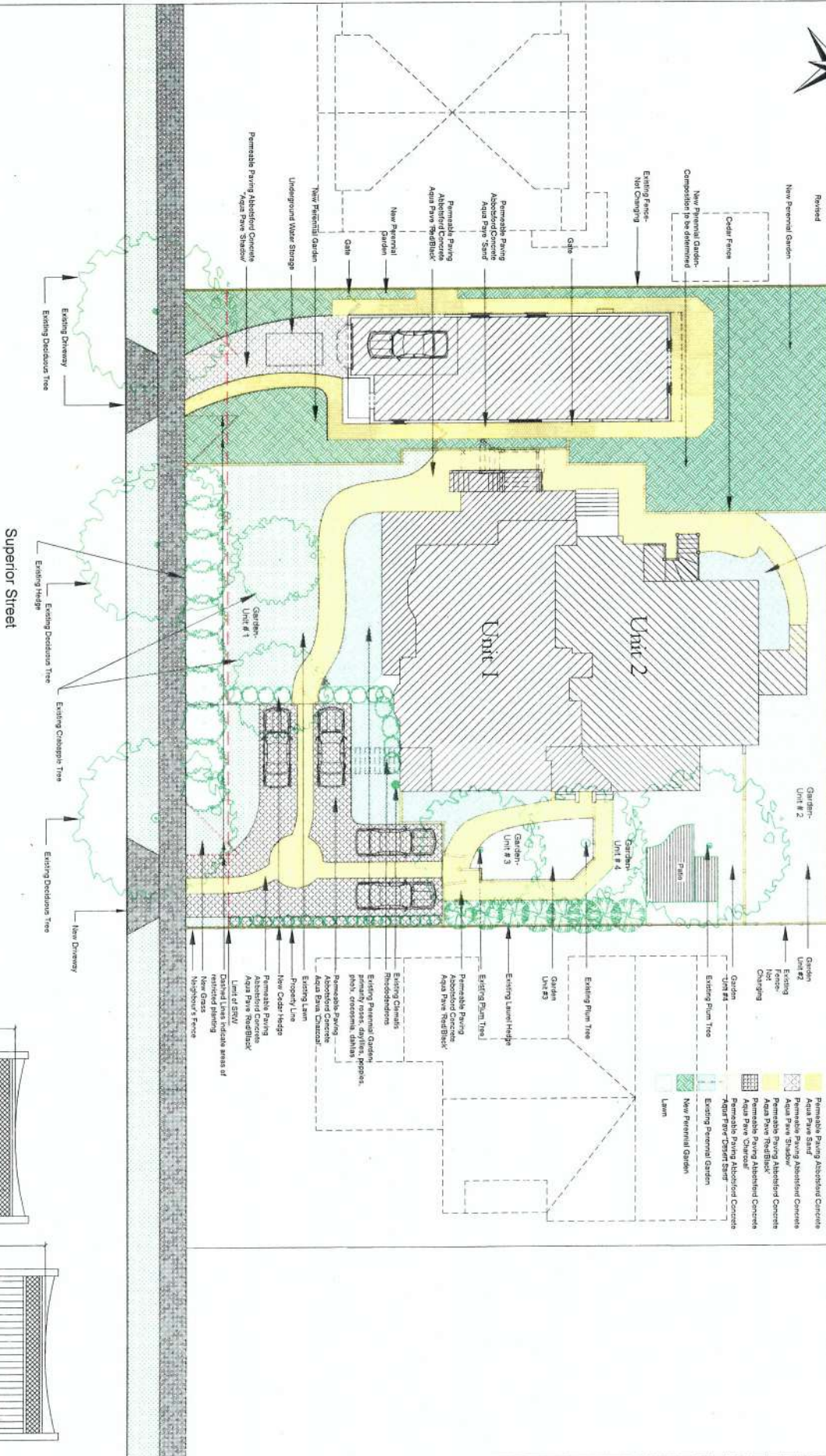
MOBILITY INFORMATION TABLE
 224 Superior Street

Zone	Speed Limit	Zone	Speed Limit
Residential Single Detached (R-1S)	81.3	Residential Single Detached (R-1S)	81.3
Site area (sq. meters)	381.02	Site area (sq. meters)	381.02
Site area (sq. ft.)	4176	Site area (sq. ft.)	4176
Total floor area (sq. meters)	948.4	Total floor area (sq. meters)	948.4
Total floor area (sq. ft.)	10213	Total floor area (sq. ft.)	10213
Height of building (meters)	0.72	Height of building (meters)	0.72
Number of stories	2	Number of stories	2
Building setbacks (m)		Building setbacks (m)	
Front yard	4.205	Front yard	4.205
Side yard (west)	1.1	Side yard (west)	1.1
Side yard (east)	1.5	Side yard (east)	1.5
Overhead cover %	83.38%	Overhead cover %	83.38%
Per U/V on (sq. meter) on site	0	Per U/V on (sq. meter) on site	0
Per U/V on (sq. ft.) on site	0	Per U/V on (sq. ft.) on site	0

Driveway Slope Calculation

222 Driveway	224 East
Height at the sidewalk	3.67
Height at the house	3.65
Height difference	0.02
Length of driveway	9.28
Slope	2.047%

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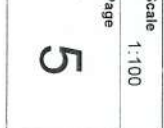


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 FENCE ELEVATIONS

Project
 224 Superior Street
 Proposed Site Plan

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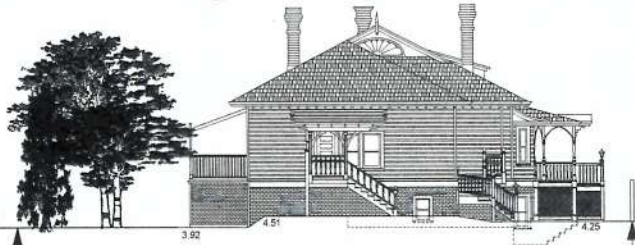
Revision	Amend 4, 2017
2	Drawings
1	Legend Added
2	Location of New Fence
Change	See Page 3 for Details
3	Storage Proposed
4	New Parking Layout



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1 West Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100

For Details See 3 A1



3 East Elevation
Scale: 1:100



For Details See 2 A1

4 South Elevation- Streetscape
Scale: 1:100

Revisions: July 20, 2017

No.	Description
1	Outline Showing Total Floor Area Dimmed
2	Total Floor Area Added
3	Storage Removed

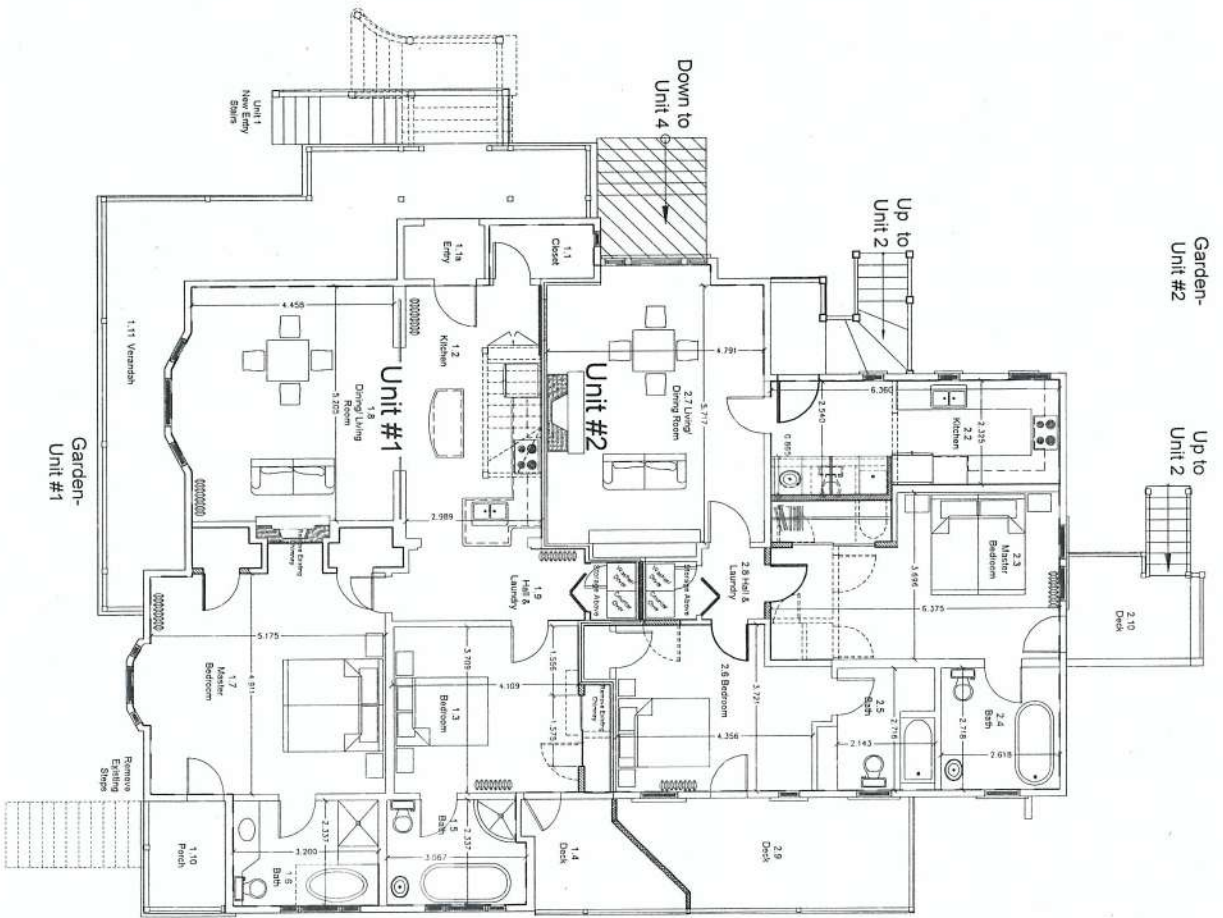
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224 Superior Street

Elevations

Drawing Detail

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Page



Garden-
Unit #2

Up to
Unit 2

Garden-
Unit #1

Garden-
Unit #2

Garden-
Unit #4

Garden-
Unit #3

Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-205
 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 R-152 lot.

Key to Symbols

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

Total Square Footage
Main Floor: 227,695.94M

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Revision: August 4, 2017

- 1 Outdoor Stairway First Floor Area Demolished
- 2 Total Floor Area Added
- 3 Storage Rerouted

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224 Superior Street

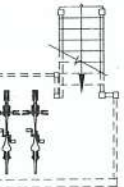
Plan Details- Upper Floor of Strata

Project
 Drawing Detail

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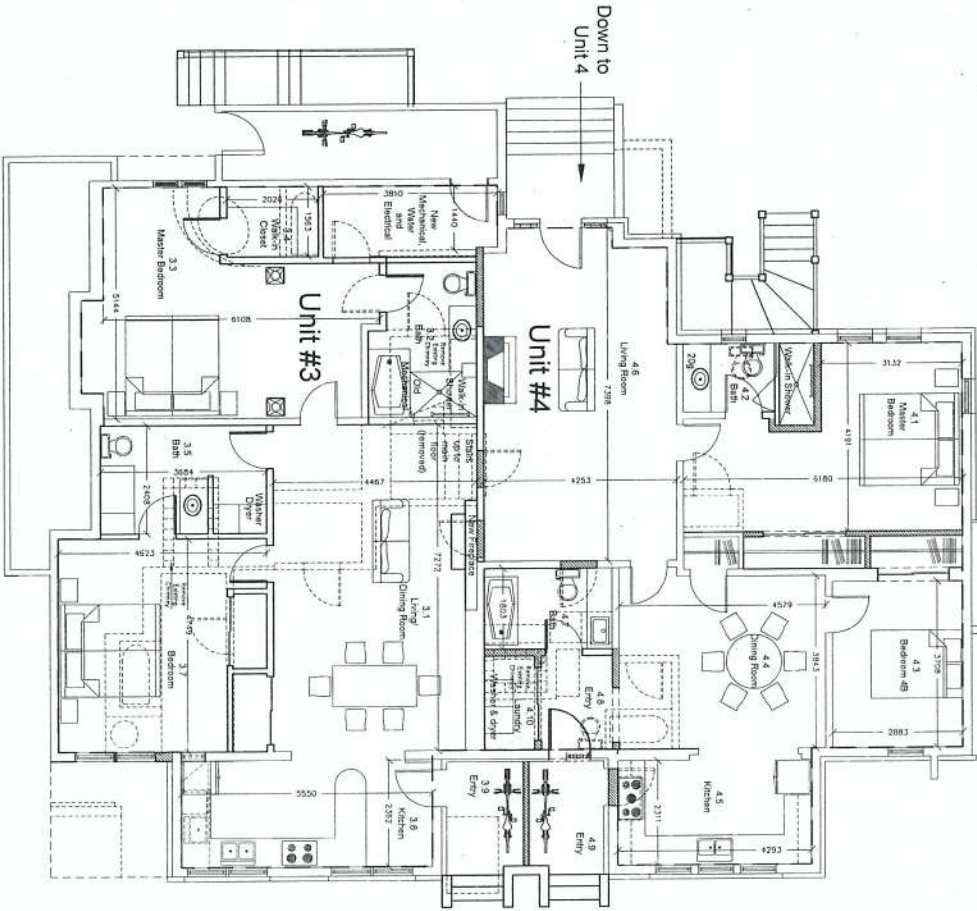


Garden-
Unit #2



Garden-
Unit #2

Garden-
Unit #4



Garden-
Unit #1

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 a Strata. The Units and one 01-52-05.

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: 242,255 sq. ft.

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No.	Description
1	Square Footage Area Drawn
2	Square Footage Calculated
3	Method Used to Calculate
4	Area Reconciled
5	Room Revisions Noted
6	Errors Corrected

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224 Superior Street

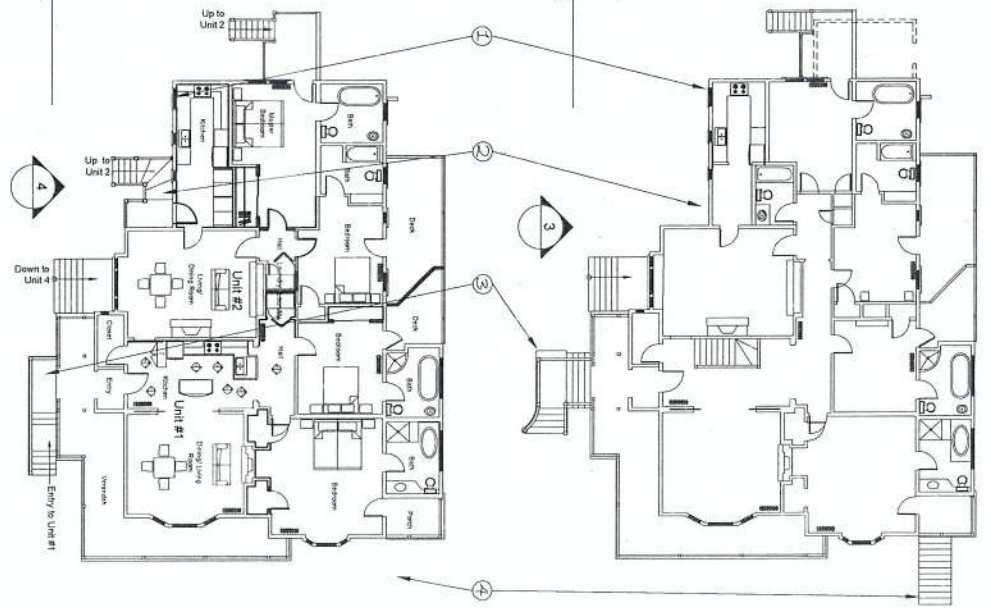
Plan- Lower Floor of Strata

Project
 Drawing Detail

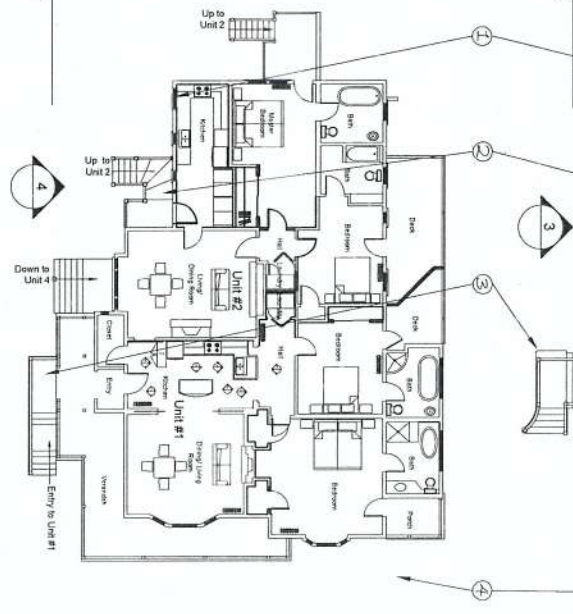
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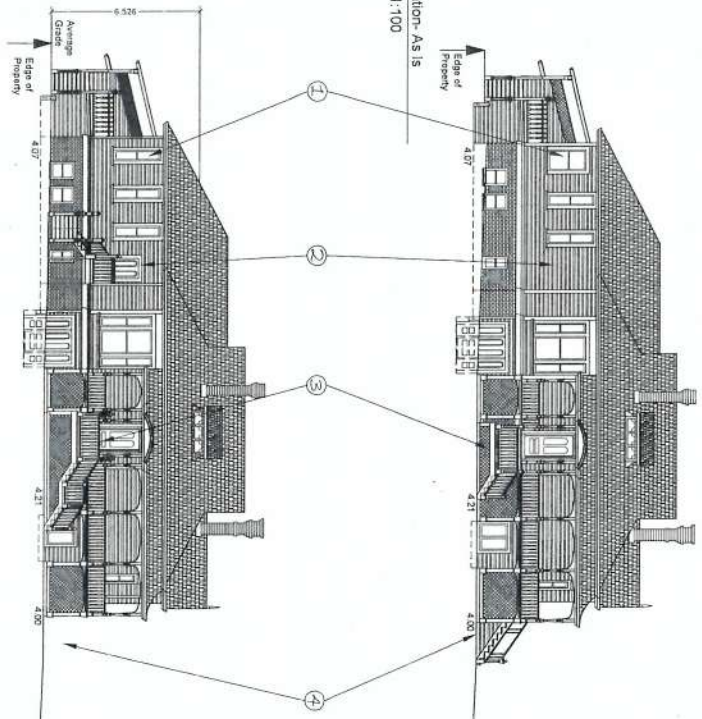
1 Plan- As Is
Scale: 1:100



2 Plan- Proposed
Scale: 1:100



3 West Elevation- As Is
Scale: 1:100



4 West Elevation- Proposed
Scale: 1:100

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Planning & Development Department
Development Services Division

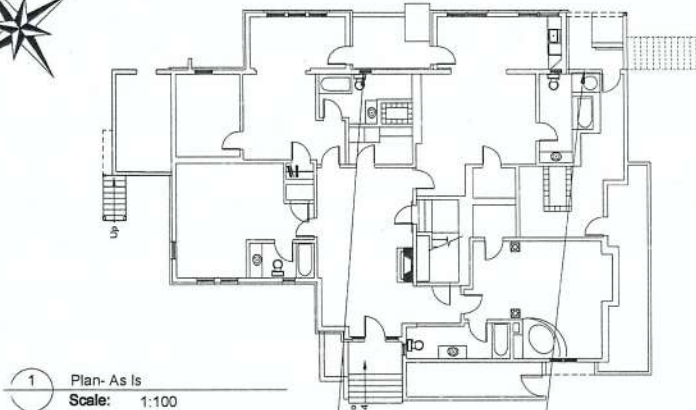
1. The window indicated in (1) is not original to the house. It was a door. In the renovation of 1890, the door was converted to a window. We would like to change this window to one that matches the original window.
2. Add a new door and entry stairs. This will become the entry to Unit #2.
3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist will be maintained. The new stairs would be added to the existing stairs. The new stairs would maintain the original design but would be configured as shown in Drawing (3). The new stairs would maintain the original design but would be configured as shown in Drawing (3).
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.

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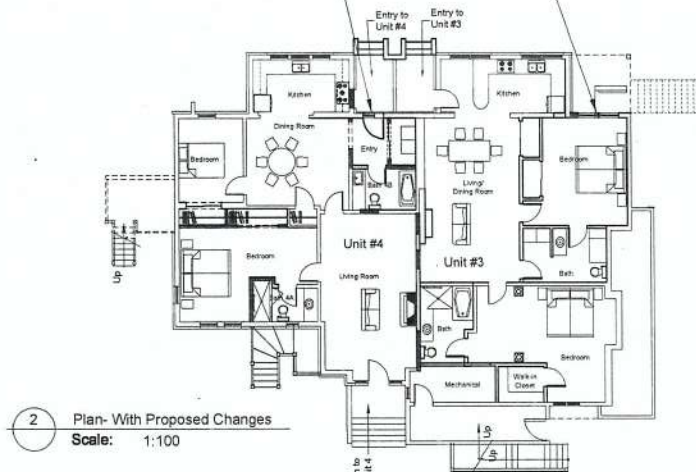
224 Superior Street

Project
Drawing Detail
Proposed Changes to the Exterior- West Elevation

Drawn by
D. Halton
Date
Dec. 20, 2016
Scale
1:100
Page
9



1 Plan- As Is
Scale: 1:100



2 Plan- With Proposed Changes
Scale: 1:100

Received
 City of Victoria

NOV 09 2017
 Planning & Development Department
 Development Services Division



3 East Elevation- As Is
Scale: 1:100



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

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

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

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

Revisions - August 4, 2017

No.	Description
1	New Window Removed
2	Location of Window Changed

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Project 224 Superior Street

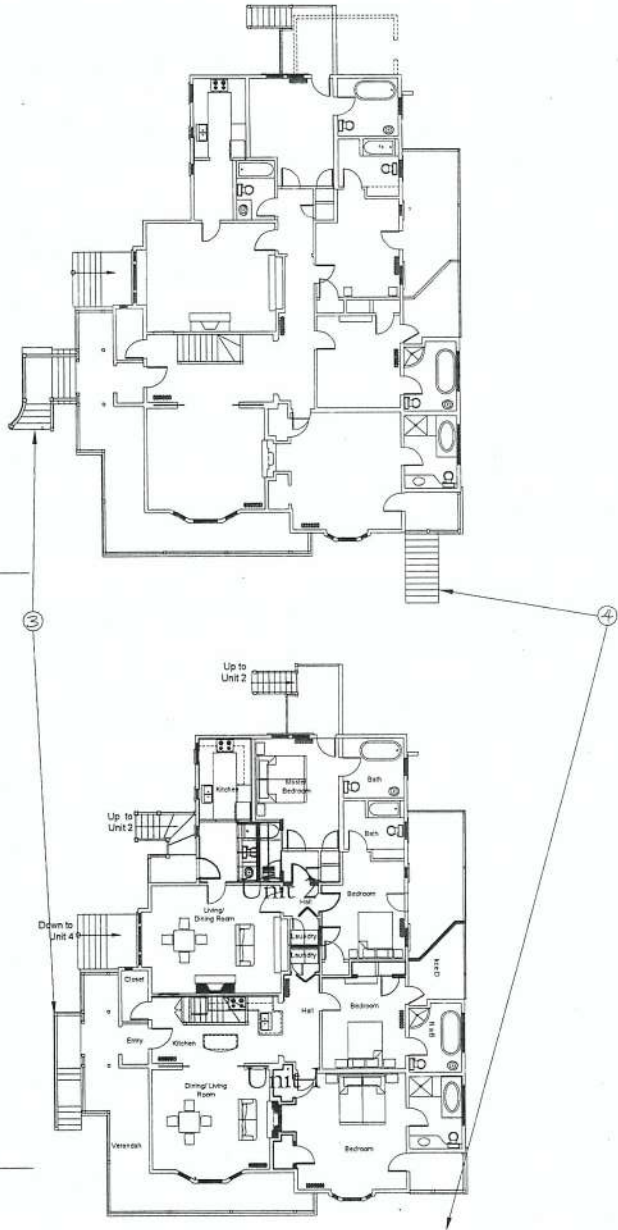
Drawing Detail Proposed Changes to the Exterior- East Elevation

Drawn by
D. Halton

Date
Dec. 20, 2016

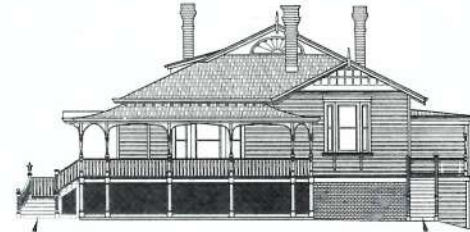
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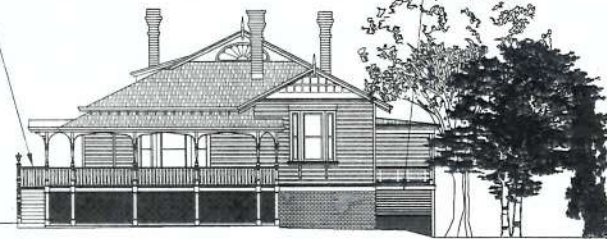


1 Plan- As Is
11 Scale: 1:100

2 Plan- Proposed
11 Scale: 1:100

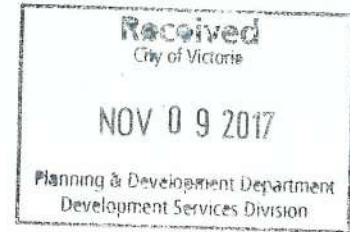


3 South Elevation- As Is
10a Scale: 1:100



4 South Elevation- Proposed
10a Scale: 1:100

- 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 1950 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. With the new interior configuration, these stairs would give access from Unit 1 to the garden of Unit #3. Therefore, these stairs would be removed.



Revisions: July 20, 2017
No. Description
1 New Page Added

Merlin
DESIGN
250 885 2207

224 Superior Street

Proposed Changes to the Exterior- South Elevation
Drawing Detail

Project	224 Superior Street
Drawn by	D. Halton
Date	July 20, 2017
Scale	1:100
Page	11

LEGEND

This plan is for design and permitting purposes only.
 Elevations were derived from control monument 8-394 (Elev -2.91m) and control monument 8-38 (Elev -4.71m).
 Elevations shown are based upon geospatial datum.
 Property line offsets shown are to exterior house siding.
 P.I.D. 003-642-305 LOT 1937
 P.I.D. 003-642-313 LOT 1938

LEGEND

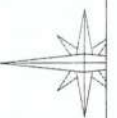
- ☒ Denotes catch basin
- Denotes water meter
- (with flag) Denotes approximate tree location, diameter and species
- (with 'x') Denotes ground elevation
- (with 'u') Denotes utility pole
- (with 'v') Denotes water valve

Field survey dated this 30th day of November, 2016
 Field survey for building heights dated this 23rd day of February, 2017.



File: 8-ALBIONMANOR-SP3
 Date: February 24, 2017
 Island Land Surveying Ltd.
 #117 - 693 Hickman Avenue
 Victoria B.C. V9B 4X1
 TEL: 250 475 1515 FAX: 250 475 1518
 www.islandsurveying.ca
 PBD

© 2017 Island Land Surveying Ltd



Revision: August 4, 2017	<p>Merlin DESIGN 250 885 2207</p>	Project	224 Superior Street					
<table border="1"> <tr><td>No. Description</td><td></td></tr> <tr><td>1. Work Drawing Revised</td><td></td></tr> <tr><td>2. New Page Number</td><td></td></tr> </table>		No. Description		1. Work Drawing Revised		2. New Page Number		Drawing Detail
No. Description								
1. Work Drawing Revised								
2. New Page Number								
Drawn by	DJH	Date	August 4, 2017					
Scale	1:200	Page	12					

November 9, 2017

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

Dear Mayor Helps and Council Members:

Re: Application for rezoning and redevelopment of 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 and rezone the existing parking area to create a small lot with a new single family house.

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 (90%) support our plan for a small house rezoning and the strata development and we feel the change will enhance our area of James Bay. The project meets the objectives of the City of Victoria Official Community Plan, the James Bay Neighbourhood Plan and all of the requirements of the Small Lot House Rezoning Policy.

We are requesting R1S2 zoning for the new single family house where we will live, and 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



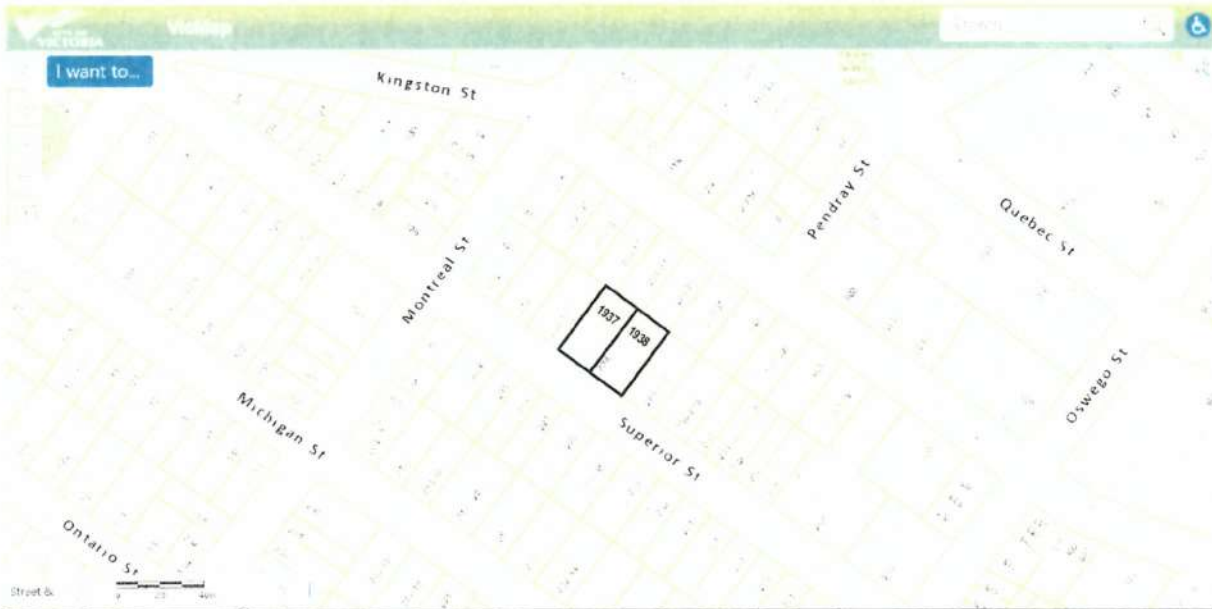
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**Note: This document replaces
the Letters to Mayor and Council
dated April 19, 2017, April 21, 2017 and August 4, 2017.
Amended November 9, 2017**

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
 - Two 60 foot x 120 foot lots
 - West side of site is a large parking area
- Proposal:
 - Convert the bed and breakfast into 4 strata homes with private gardens
 - Each strata unit will be 2 bedroom and 2 bath
 - Subdivide existing west parking area into a small lot with a single family home
 - New home will be 2 bedroom

2. Variances

- 4 variances only are being requested, 3 for the strata conversion and one for the new small lot house:
 - 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 24
 - Side yard setback on west side of the strata conversion. 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 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 is 4.1 meters.

- Rear yard setback of the strata conversion. The set back to the existing stairs is 1.36 meters.
 - Side yard setback required because of 2 piano windows in the new small lot house. The setback required for a habitable room is 2.4 meters. There are 2 long, narrow, piano windows above the beds on the second floor of the new house. We are requesting a setback of 1.5 meters
- The new small lot house rezoning meets **all** of the other requirements as specified in the City's Small Lot House Rezoning Policy as detailed on Page 15

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. Neighbourhood Survey

- 90% of neighbours within the inclusion zone support the project; see Page 20
- 94.7% of neighbours within the 100 meter zone support the project; see Page 21
- 92.3% of neighbours support the parking variance; see Page 23

5. Project Benefits and Amenities

A. ECONOMIC BENEFITS

- 5 new ground level homes in James Bay
- 5 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

- 5 new housing units within walking or cycling distance to the City Centre
- Onsite rainwater management
- Infill development of under-utilized site
- Convert existing parking area into family home

C. SOCIAL BENEFITS

- High quality housing inventory added to community
- Convert existing parking area into family home
- Convert transient accommodation units into permanent housing units

6. 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

7. 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

8. Neighbourhood

- Site is 2 large lots, each 60' x 120'
- West side of site is a large parking area
- Lot is currently under-utilized in terms of its size
- Existing parking area perfectly suits conversion to small lot and single family home
- James Bay has many different forms of accommodation
- Highest density next to downtown
- Neighbouring buildings are a mix of townhouses, duplexes and single family houses
- Proposal is sensitive to the characteristics of the existing area

9. Project Design

- Heritage House:
 - Remains unchanged in any significant way
 - Please see details on page 18
- New Small Lot House:
 - Roof-
 - lower than neighbours on either side
 - lower than by-law allows
 - roof slope matches both neighbours
 - Massing and Proportion-
 - front façade articulated with gables, bay window
 - main entrance is stepped back
 - fits well with neighbours
 - see illustration on Page 33
 - Entryway-
 - emphasized with the addition of set of antique stained glass with sidelights
 - Windows-
 - located to ensure neighbour's privacy
 - please see Page 52
 - Garage Door-
 - visually interesting with natural wood finish and glass upper panels
 - flanked by pilasters to give visual interest
 - Finishes and Materials-

- siding matches both neighbours
- roof finish is different for environmental considerations
- Ornamentation-
 - intended not to compete with heritage house
 - brackets in the gables
- Colour-
 - compliments but does not compete with the heritage house
 - selected with input from Heritage Planner
 - details on Page 32

10. Revisions Made After Planning Department Input

- Moved the house 1.8 meters to the rear of the property to open the street view to the heritage house
- Redesigned the front entrance of the new house
- Removed some of the proposed stained glass in the new house
- Removed the gargoyle from the plans of the new house
- Redesigned the garage door for the new house
- Changed the paint scheme for the new house
- Added a front verandah on the new house
- Added a balcony on the front of the new house
- Added SRW
- Reconfigured the parking in the front of the lot
- Added bike parking

11. In Summary

- Project meets the goals of the Victoria Official Community Plan
- Project meets the goals of the James Bay Neighbourhood Plan
- Project meets the goals outlined in the City's Small Lot Rezoning Policy
- Project supported by CALUC executive
- Project supported by 90% of neighbours within the inclusion zone
- Project supported by 94.7% of neighbours within the 100 meter zone
- Project supported by 92.3% of neighbours for the parking variance
- New house design is sensitive to heritage house on the east side and to neighbours on the west side

12. View from Across the Street



Figure 1: View of the New House from Across the Street

The Project in Detail

13. 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 move the property line of lots 1937 and 1938 to create a separate lot in the parking area on the west side of the bed and breakfast (an R1S2 zone under the Small Lot House Rezoning Policy, 2002) with a single family home and to convert the bed and breakfast into 4 strata townhouse units (we are asking for site-specific zoning). With the four townhouses and the new house on the separate lot, we will be creating in total 5 new dwelling units.

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.). The new infill house will be 183 square meters (1966 sq. ft.) with 2 bedroom and 2 ½ baths.

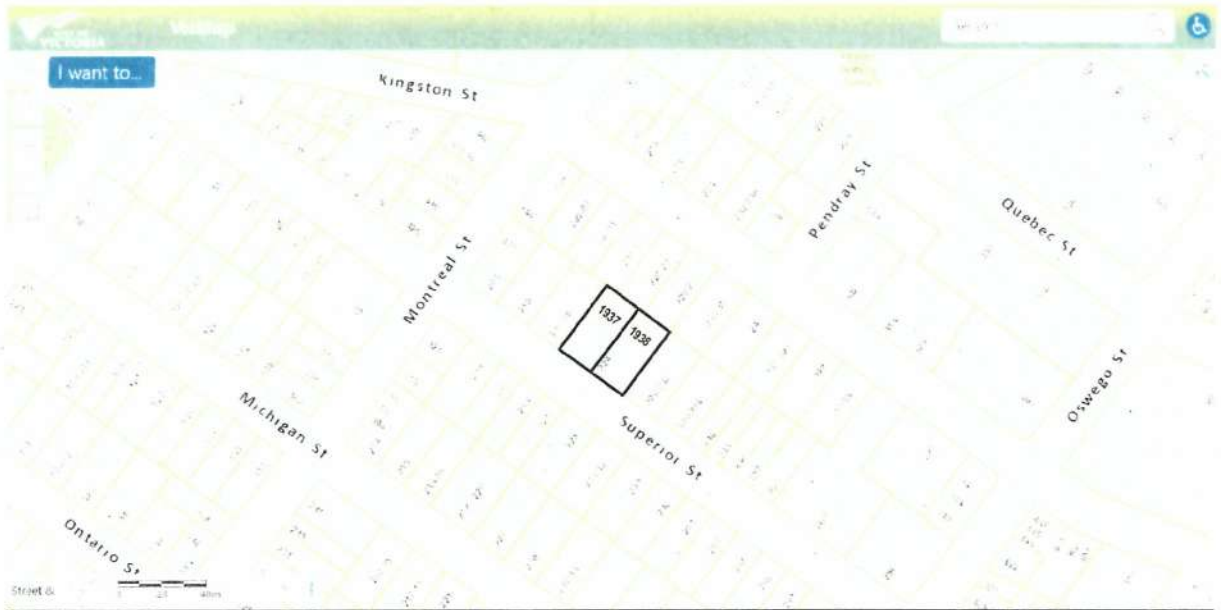


Figure 2: Site Location- 224 Superior Street

14. Variances

We are requesting 3 variances only, two for 224 Superior Street and one for 222 Superior Street.

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 26 and 27. The parking variance we are requesting is supported by over 92% of the neighbours. Please see the Neighbourhood Survey Results on page 23.

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 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 is 4.1 meters.

Side yard setback required because of 2 piano windows. The setback required for a habitable room is 2.4 meters. There are 2 piano windows, located in the west wall, above the beds on the second floor of the new house. We are requesting a reduction of the setback to 1.5 meters.

As can be seen from the following table, this is the only variance we are requesting for the new house.

PROJECT INFORMATION TABLE

222 Superior Street

	Small Lot	Zoning Standard for the Small Lot	Calculate Variance
Zone	R1-S2	R1-S2	None
Site area (sq. meters)	383.02	260.00	None
Site coverage %	30.15%	40.0%	None
Total floor area (sq. meters)	182.96	190	None
Floor space ratio	0.47:1	0.6:1	None
Height of building (meters)	7.2	7.5	None
Number of storeys	2	2	None
Building Setbacks (m)			
Front yard	6.265	6	None
Rear yard	8.512	6	None
Side yard (west)	1.5-2.4	1.5-2.4	.9 m
Side yard (east)	1.5- 2.4	1.5- 2.4	None
Open site space %	61.28%		None
Parking stalls (number) on site	1	0	None
Bicycle parking number	in the garage		None

15. 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.

In our design of the R1S2 single family home, we have respected both the difference of eras with the heritage house and the variety of designs of single family homes on small lots that line the street.

In its SMALL LOT HOUSE REZONING POLICY the City states the following Goals and Objectives

- 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).

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

16. 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 5 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 and the new single family home will generate a significant increase in property taxes over those currently generated by the existing bed and breakfast.

17. 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.

18. 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 to fire rate 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.

19. Neighbourhood

As mentioned, the bed and breakfast sits on two 18.2 x 36.7 meter (60' x 120') lots. Even with the subdivision of the small lot, the remaining lot will have an Open Site Space of 49.11% which has allowed us to design the lot in such a way as to provide a private garden for each of the 4 new units.

Accommodation in James Bay is available in many different forms from rental to high end properties. It has the highest density of residents among communities next to downtown. This is one reason why we have seen a steady growth in uniquely refurbished and newly built small residential properties. James Bay has steered away from high-rise developments in favour of attached residential dwellings (townhomes, duplexes) or small lot infill and multi-family conversions. We believe that our proposal is sensitive to the characteristics of the existing area while being innovative at the same time. We would like to create a beautiful residential feeling on a lot that is currently under-utilized in terms of its size. In terms of affordability, this type of densification is mid-stream for the unit size in an area where land values are relatively high.

The neighbouring buildings are a mix of townhouses, duplexes and single family homes. With this mix of architectural designs adjacent to the property and with the existing heritage building to remain, our proposed R1S2 lot fits the streetscape very well. With the growing number of contemporary designs along the street, we elected to use a more traditional single family home design to compliment the heritage house. This design will not stand out from other properties but will complement and blend in with the neighbouring buildings. We have shown the design for the new house to many of the neighbours within the 100 meter radius of the house and they have been unanimously in favour of the design.

20. Neighbourhood Surveys

A. SMALL LOT HOUSE REZONING PETITION

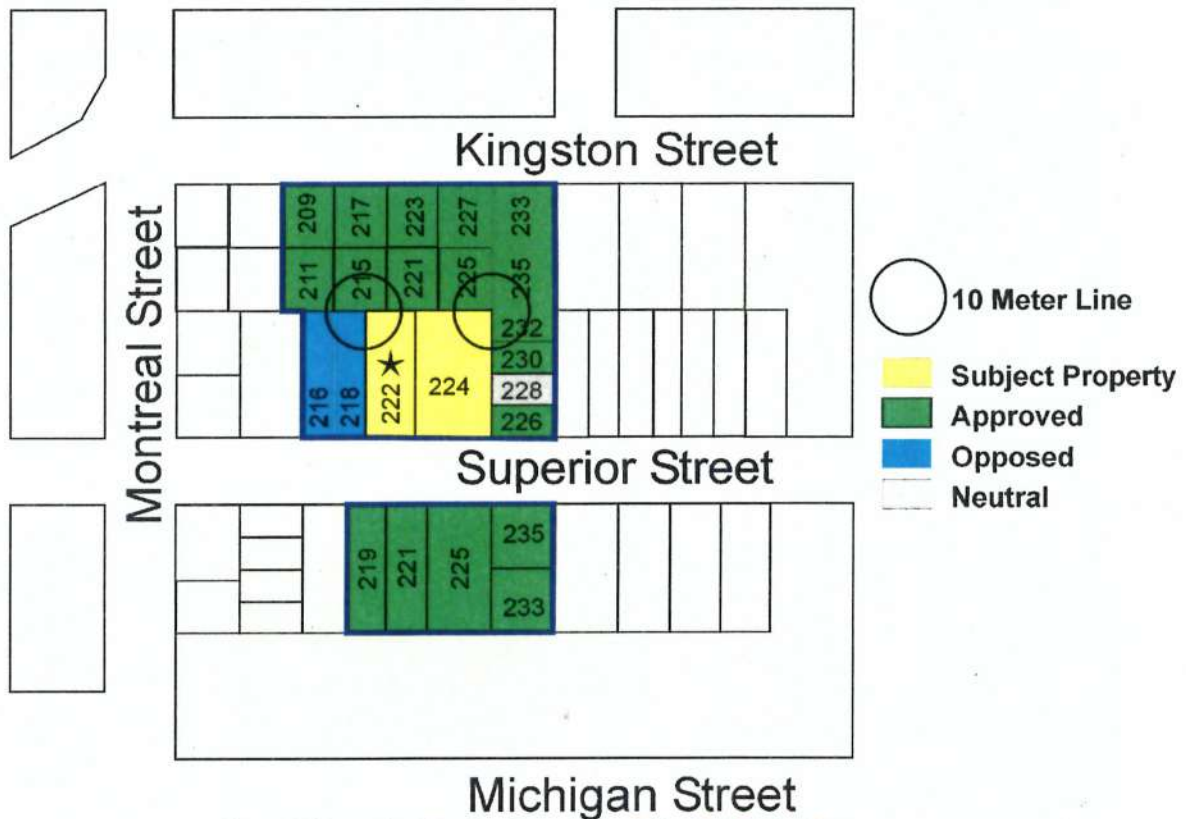


Figure 3: Illustration Showing Properties within the Inclusion Zone

RESULTS OF THE SMALL LOT REZONING PETITION

The 21 properties bordering the proposed rezoning were approached as per the City's Small Lot House Rezoning Regulations. Of those, one was neutral. Of the remaining 20 properties, 18 were in favour of the subdivision. Only 2 were opposed. 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 received new petitions from them however.

Total Properties	21	
In Favour	18	90%
Opposed	2	10%
Neutral	1	

The City requires that we have 75% support for the re-zoning. At 90% approval, we have demonstrated **significant community support** for the small lot rezoning.

B. 100 METER REDEVELOPMENT PETITION

In addition to the neighbours who were approached for the Small Lot House Rezoning Petition, we consulted with neighbours in the immediate vicinity within the 100 meter inclusion zone as indicated by the graphic below for their opinions on the overall development including the subdivision and conversion.

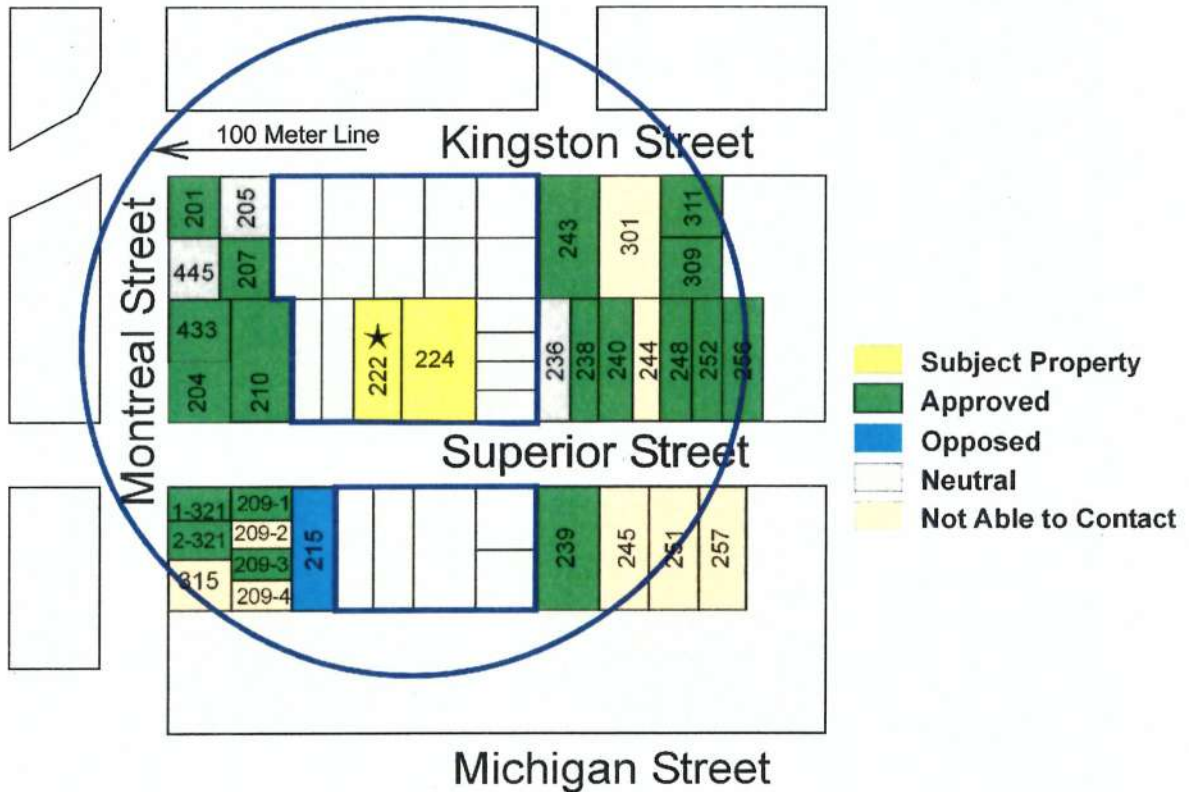


Figure 4: Illustration Showing Properties within the 100 Meter Zone

RESULTS OF THE REDEVELOPMENT SURVEY- 100 METER ZONE

This survey does not include the owners petitioned for the Small Lot Rezoning. 19 owners within the 100 meter inclusion zone responded to our petition regarding the rezoning and redevelopment. Of those, 18 supported the conversion to 4 strata units and the Small Lot Rezoning. Only 1 was opposed.

Total Petitions	19	
In Support	18	94.7%
Opposed	1	5.3%



If the Small Lot Rezoning petitions are included with the petitions in this survey, the results for the rezoning and redevelopment are as follows:

Total Petitions	39	
In Support	36	92.3%
Opposed	3	7.7%

From the numbers it is clear that there is significant support for the small lot rezoning and for the strata development.

G. PARKING VARIANCE PETITION

While consulting with the neighbours about the redevelopment in general, we also asked for their opinions on the parking variance that we are requesting. The overwhelming majority were in favour of the variance.

The signed petitions have been submitted to the Planning Department.

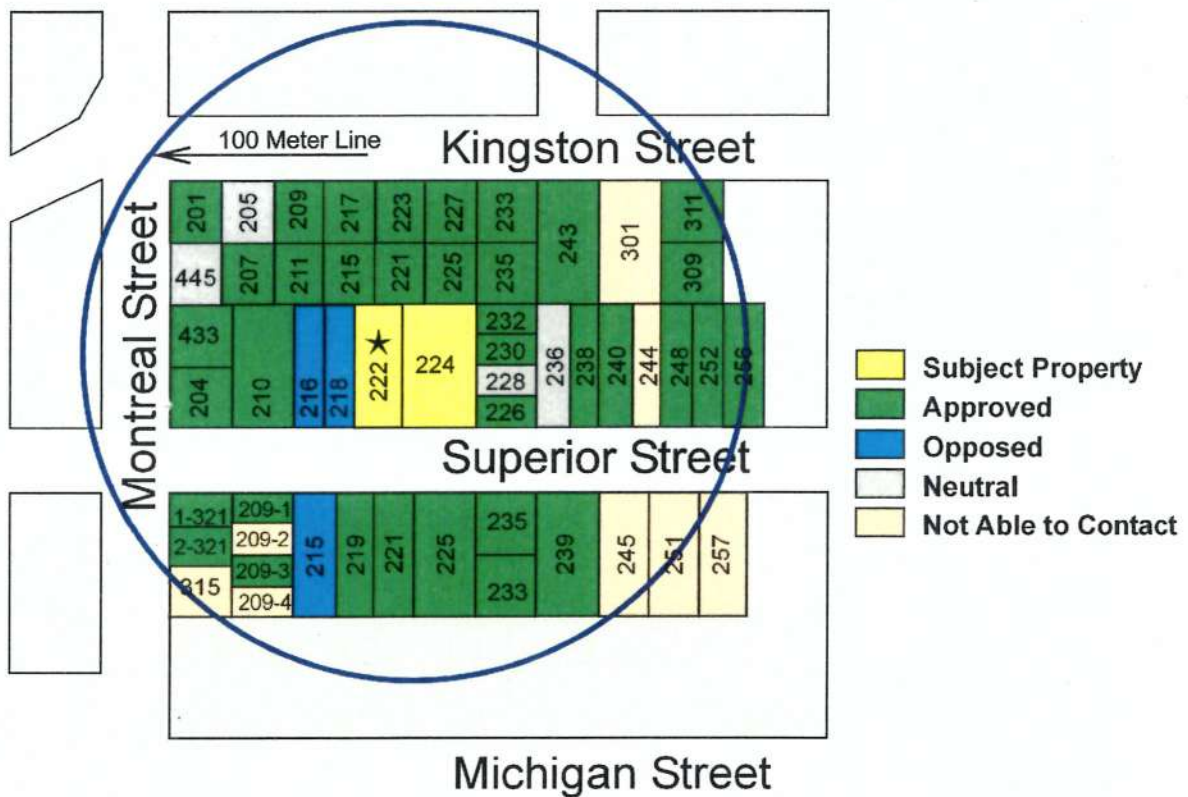


Figure 5: Illustration Showing Results of the Parking Survey

RESULTS OF THE PARKING VARIANCE SURVEY

Total Number of Respondents-	39	
Total in Favour	36	92.3%
Total Opposed	3	7.7%

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

21. Parking

We have included one parking space for each of the townhouse units and an enclosed single car garage for the new house. Regarding the new townhouses in the heritage house, 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 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 23.

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.

i. Illustrations Showing the Proposed Parking

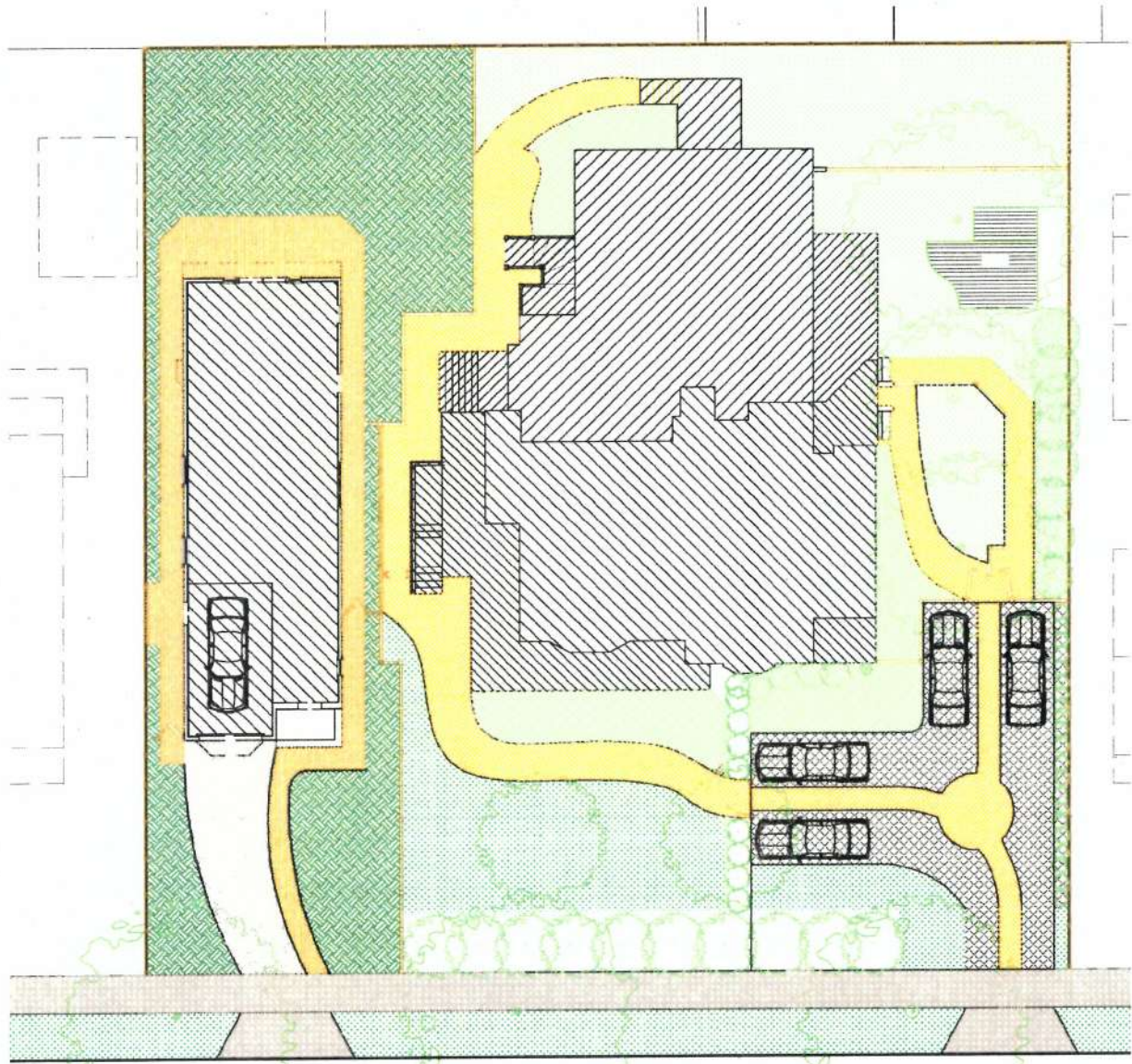


Figure 6: View from Street Level



Figure 7: Higher View of the Parking.
Boulevard trees not shown

ii. *Plan of the Proposed Parking*



Superior Street

Figure 8: Layout showing the Proposed Parking

iii. Plan of the Parking as per Bylaws



Figure 9: Layout showing the Parking as per Bylaws

22. Project Design- The New Single Family House

A. GENERAL

The new house will sit between a heritage home built in 1892 and a modern duplex built in 2010. Our challenge in creating a design for a new house with proximity to both was to enhance both without competing with or detracting from the heritage house. With the assumption that 2 well dressed people standing side by side don't detract from each other, we have opted for what might be considered a 'Victorian' theme in our design.

B. ROOF

There is no dominant roof form on the existing streetscape. The existing roofs consist of a great variety of slopes and overhangs. Some slopes face the street; some face the side of the property; some are flat. The only consistent element is the material: most of them are asphalt shingles.

In the design of the roof line of the new house, which we are calling 222 Superior Street, we considered several options but were constrained by our desire not to compete with the heritage house. In the end we chose a very simple roof, a straight slope on either side with a single dormer. Out of consideration of shading on the neighbours on the west side, we eliminated the dormer on the west side.

The house on the west, at 216- 218 Superior, was built within the guidelines of the bylaw for Zone R2 which restricts the roof height to a maximum of 7.5 meters. The roof at 216- 218 Superior is 7.260 meters high.



Figure 10: Illustration showing the relative rooflines of the adjacent houses
Boulevard trees not shown



The new house at 222 Superior falls within the guidelines of the bylaw for Zone R1S2 which also restricts the roof height to a maximum of 7.5 meters. The roof of the new house at 222 Superior will be 7.237 meters high.

The 2 gables on the front of the new house reflect the gables on both 216- 218 Superior and 224 Superior. In addition, the horizontal line of the east dormer on the new house reflects the horizontal line of the peak of the house at 216- 218 and the horizontal line just below the peak on the house at 224 Superior.

The material for the roof will be a standing seam metal. This option is the best for the environment in that standing seam roofs are known for their exceptional durability and longevity. Because we also intend to install underground tanks for rainwater collection, a metal roof is essential.

Another advantage of a standing seam metal roof is that solar photovoltaic panels can be easily incorporated into the installation if and when desired.

C. MASSING AND PROPORTION

In keeping with the constraints of a narrow lot, the massing of the new house is, as is to be expected, tall and narrow. As noted above, we have maintained the peak of the roof at the same approximate height as the neighbouring buildings and within the City's maximum of 7.5 meters.

The main floor will be only 12 inches above grade in order to keep the height of the peak of the roof as low as possible while maintaining a slope on the roof which is appropriate to the houses on either side.



Figure 11: Front View of the House

To add variety and visual interest, we have added a bay window on the upper floor with a smaller, lower gable; added a balcony; stepped back the east side of the front façade; added a main entry with stained glass; added pilasters flanking the garage door and added a small roof along the middle of the façade.

By keeping the main floor just above grade, we are able to anticipate any future mobility concerns that may arise which make stairs difficult for the occupants: a ramp can easily be installed for access to the main floor.

D. ENTRYWAY



Figure 12: Illustration of Front Door

Entry to the new house will be via a small path of interlocking permeable paving stones to the right of the driveway. The entry itself is raised one foot from the ground and is accessed by 2 low steps. The entryway is set back in the façade by 4 feet and covered by a small overhanging roof. The door itself is oak with accents of 19th century English stained glass featuring birds with Spanish brass ‘clavos’ (large headed nails) added as accents. The door and panels will be natural wood finish.

E. FINISHES AND MATERIALS

The choice of materials for the exterior of the house must be a balance between aesthetics, maintenance and environmental sustainability. For the walls of the building, we have opted for a combination of Hardie Plank, Hardie Shingles and natural wood. The roof will be standing seam metal.

F. COLOUR

The majority of homes built today tend to rely on a palette of somber, dark colours. For the exterior colour scheme of the new house, we have endeavoured to express a hint of old Victorian enthusiasm without bowing too deeply to the exuberance of that era. We worked closely with Merinda Conley, Heritage Planner for the City of Victoria. She has looked at a number of different colour schemes that we provided. Considerable effort went into ensuring that the colours balanced well with the heritage house.

In the end, we opted for True Colours by Benjamin Moore, a line developed by them and the Vancouver Heritage Foundation. The colours chosen will be Edwardian Buff, Strathcona Red, Edwardian Porch Grey, Black and natural wood.

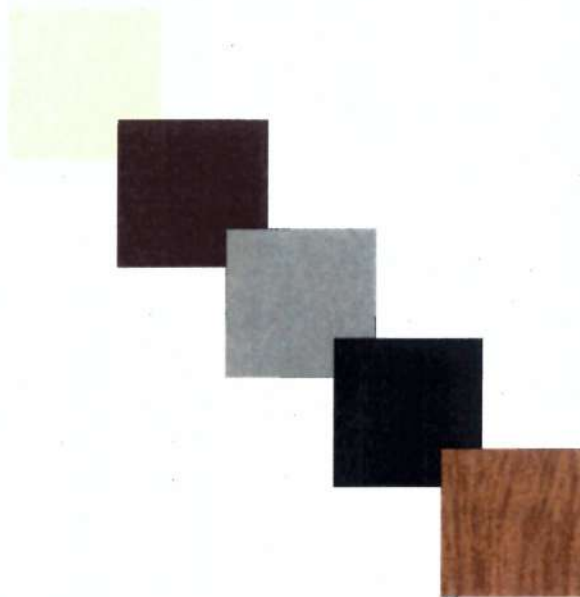


Figure 13: Colour palette for the new house

i. View of the new house at 222 Superior



Figure 14: Illustration: Street View of 222 Superior Street

ii. Another View from the Street



Figure 15: Illustration: Another View of 222 Superior

One boulevard tree not shown for clarity

iii. View with the Parking



Figure 16: Illustration: Street View with the Proposed Parking
One boulevard tree not shown for clarity



G. SHADOWING

A considerable amount of thought has gone into shadowing, privacy, sunlight and air space. However, a new house is going to create some shadowing. Building the new home's main floor at grade creates the least amount of shadowing for the residential properties that may be affected. We have also incorporated a roofline that enhances the look yet minimizes the height as much as possible to reduce shadowing. In addition, we eliminated the dormer on the west side of the roof to reduce shadowing to the west.

Note: *During April, May, June, July and August, the new house will cast minimal shadows on the neighbour's backyard and garden.*

Note: *In their comments to the James Bay Neighbourhood Association meeting on March 8, 2017, the neighbours on the west side of the proposed development stated that they receive 80% of their light from windows on the east side of their house. This information was repeated in the CALUC report to City Council. It was repeated again on their Small Lot Rezoning petition.*

A detailed examination of the architectural drawings of the house shows that the windows at 216/218 Superior Street are distributed as follows:

- **36.0% on the east side**
- **49.4% on the north side**
- **14.6% on the south side.**

H. DETAILED HOURLY SHADOW STUDY

Because the shadowing will affect principally the neighbours to the west, we have included below a detailed month-to-month shadow study. We have focussed on the morning hours, the hours between 9 am and 12 pm but additional hours have been included for April, May, June and July and August. The studies show the shadows on the 21st of each month.

Shown from the Rear of the Property- Standard Time



January 21 at 9:00 am



January 21 at 10:00 am



January 21 at 11:00 am



January 21 at 12:00 pm

Figure 17: Hourly Shadow Study- January 21- 9 am to 12 pm

Shown from the Rear of the Property- Standard Time



February 21 at 9:00 am



February 21 at 10:00 am



February 21 at 11:00 am



February 21 at 12:00 pm

Figure 18: Hourly Shadow Study- February 21- 9 am to 12 pm

Shown from the Rear of the Property- Daylight Saving Time

Figure 19: Hourly Shadow Study- March 21 and September 21- 9 am to 12 pm



March 21 at 9:00 am
September 21 at 9:00 am



March 21 at 10:00 am
September 21 at 10:00 am



March 21 at 11:00 am
September 21 at 11:00 am



March 21 at 12:00 pm
September 21 at 12:00 pm

Shown from the Rear of the Property- Daylight Saving Time



April 21 at 9:00 am
August 21 at 9:00 am



April 21 at 10:00 am
August 21 at 10:00 am



April 21 at 11:00 am
August 21 at 11:00 am



April 21 at 12:00 pm
August 21 at 12:00 pm

Figure 20: Hourly Shadow Study- April 21 and August 21- 9 am to 12 pm

Shown from the Rear of the Property- Daylight Saving Time



April 21 at 1:00 pm
August 21 at 1:00 pm



April 21 at 2:00 pm
August 21 at 2:00 pm

Figure 21: Hourly Shadow Study- April 21 and August 21- 1 pm to 2 pm

Shown from the Rear of the Property- Daylight Saving Time

Figure 22: Hourly Shadow Study- May 21 and July 21- 8 am to 11 am



May 21 at 8:00 am
July 21 at 8:00 am



May 21 at 9:00 am
July 21 at 9:00 am



May 21 at 10:00 am
July 21 at 10:00 am



May 21 at 11:00 pm
July 21 at 11:00 pm

Shown from the Rear of the Property- Daylight Saving Time



May 21 at 12:00 pm
July 21 at 12:00 pm



May 21 at 1:00 pm
July 21 at 1:00 pm



May 21 at 2:00 pm
July 21 at 2:00 pm

Figure 23: Hourly Shadow Study- May 21 and July 21- 12 pm to 2 pm

Shown from the Rear of the Property- Daylight Saving Time



June 21 at 8:00 am



June 21 at 9:00 am



June 21 at 10:00 am



June 21 at 11:00 pm

Figure 24: Hourly Shadow Study- June 21- 8 am to 11 am

Shown from the Rear of the Property- Daylight Saving Time



June 21 at 12:00 pm



June 21 at 1:00 pm



June 21 at 2:00 pm



June 21 at 3:00 pm

Figure 25: Hourly Shadow Study- June 21- 12 pm to 3 pm

Shown from the Rear of the Property- Daylight Saving Time



October 21 at 9:00 am



October 21 at 10:00 am



October 21 at 11:00 am



October 21 at 12:00 pm

Figure 26: Hourly Shadow Study-October 21- 9 am to 12 pm

Shown from the Rear of the Property- Standard Time



November 21 at 9:00 am



November 21 at 10:00 am



November 21 at 11:00 am



November 21 at 12:00 pm

Figure 27: Hourly Shadow Study- November 21- 9 am to 12 pm

Shown from the Rear of the Property- Standard Time



December 21 at 9:00 am



December 21 at 10:00 am



December 21 at 11:00 am



December 21 at 12:00 pm

Figure 28: Hourly Shadow Study – December 21- 9 am to 12 pm

I. PRIVACY

Only one window on the west side of the new house will be clear glass. That is the kitchen window. All the rest will be either frosted or stained glass. We have designed a privacy screen for the west side of the balcony on the rear of the house to further ensure the neighbour's privacy.

The drawings on the following 2 pages are studies of the location of the windows showing the upper floor and the lower floor between 218 and 222 Superior, and between 222 and 224 Superior.

The only location where there is a possible privacy issue is the kitchen window in 222 Superior, but there is a 6 foot high fence and a tall hedge on the neighbour's property which will mitigate any privacy issues.

Figure 29: View towards 218 Superior from the kitchen window of 222 Superior



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.

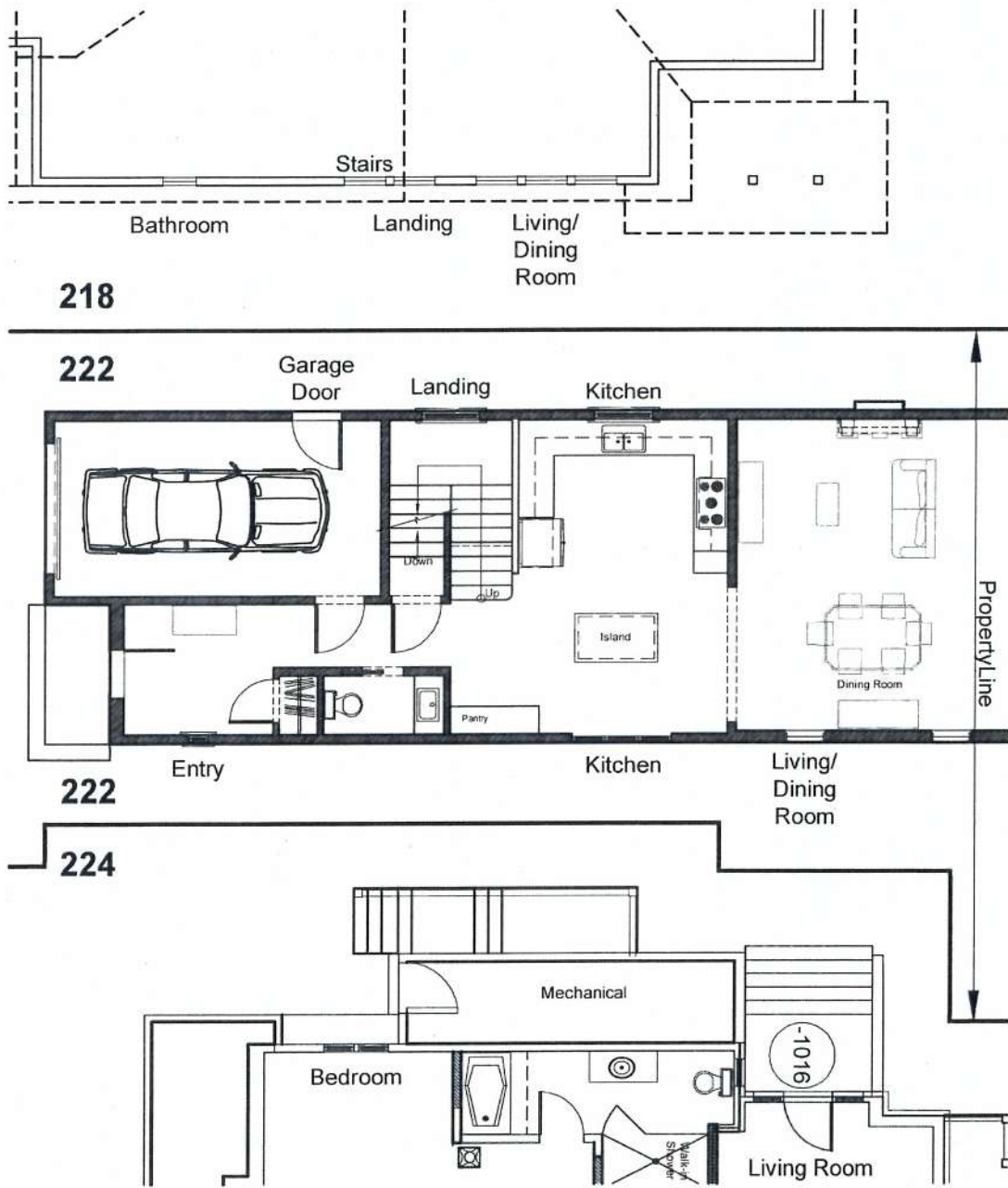


Figure 30: Window Study- Lower Floor

ii. 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

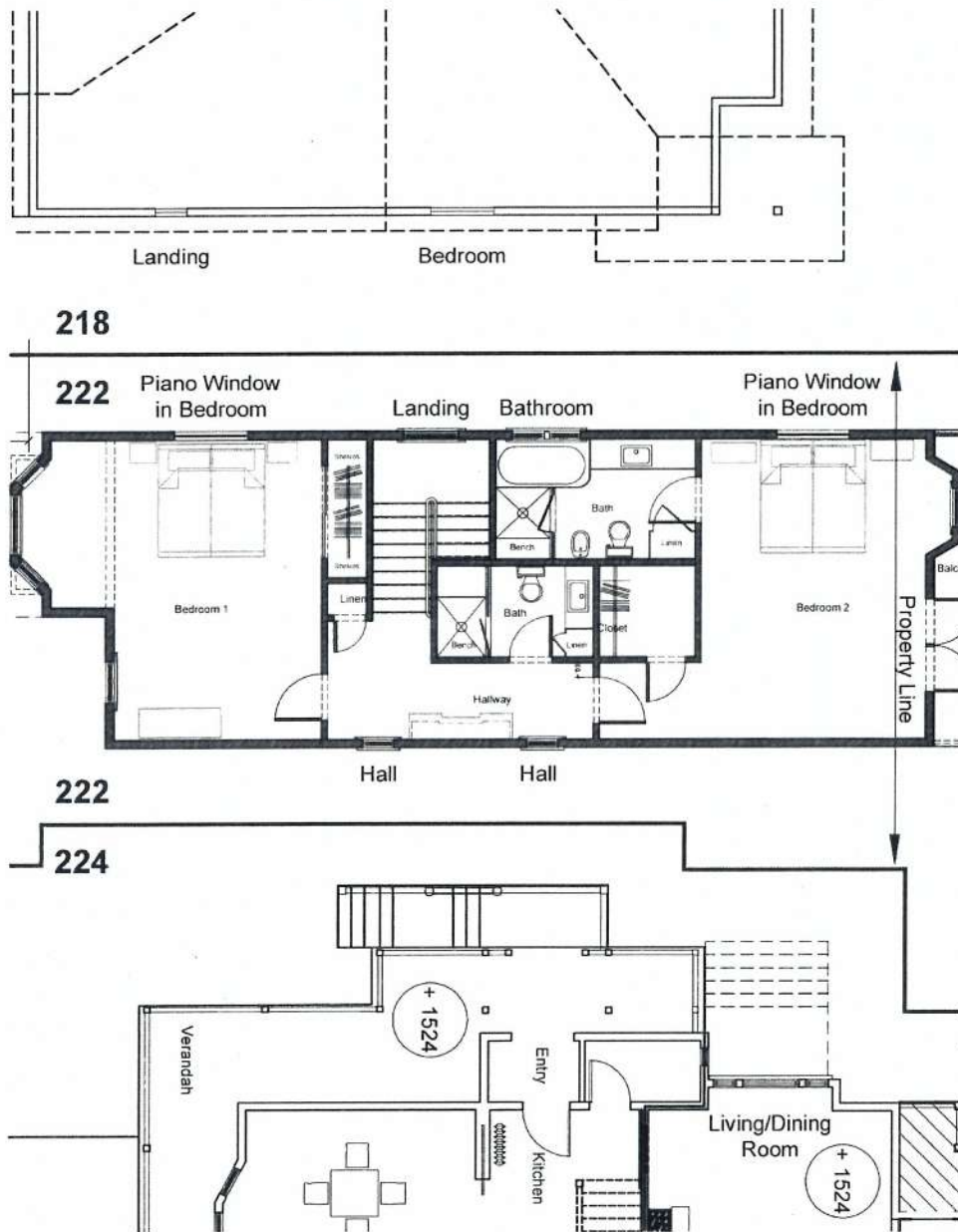


Figure 31: Window Study- Upper Floor



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.

23. 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.
- Redesigned the front entrance of the new house
The original design featured a neo- gothic style front entrance. This has been changed to a more traditional, somewhat Victorian design.
- Eliminated some of the stained glass in the new house
2 large stained glass windows have been removed from the east side of the house and the stained glass has been removed from the privacy panel on the balcony.
- Removed the proposed gargoyle from the new house
- Redesigned the garage door for the new house
- Change the proposed paint scheme for the new house
Details of the new colour scheme for the new house are on page 32.
- Added a front verandah on the new house
- Added a balcony on the front of the new house
- 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



24. Green Building Features

We seriously considered the construction of a Certified Passive Solar house for 222 Superior Street. Certainly there are other certified homes being built, but our research has shown that the cost of a Certified Passive Solar house can be as much as 50% higher than other, 'conventional' methods of construction. For a 2000 square foot house, this can represent an additional cost of \$200,000. In our case, that makes it cost prohibitive at this time.

However, we are targeting the following green features:

- underground storage tanks for rainwater
- a photo-voltaic array on the roof
- high efficiency windows and doors
- heat recovery system
- on-demand hot water system
- low maintenance materials for the interior
- low maintenance siding
- standing seam metal roof
- permeable paving
- construction by a 'Built Green' builder

25. Infrastructure

The development requires the installation of one new driveway for the strata property and the modification of the existing driveway for the new house. Other than that, the necessary infrastructure for the project is already in place although work will be required to bring services to the new house and to update the services to the strata properties.

26. 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

March 13th, 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 8th, 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 8th, 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?

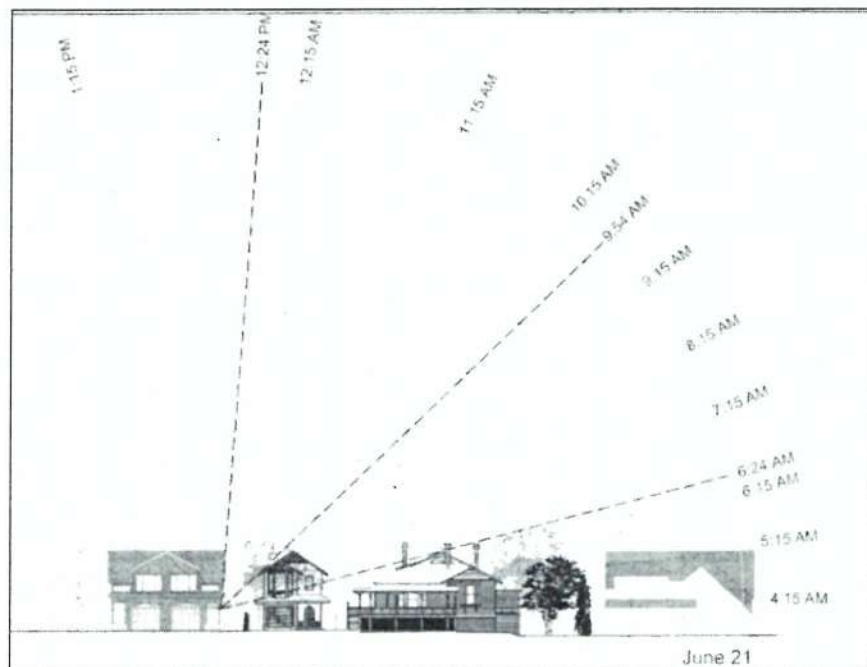
Appendix submitted with JBNA letter to CoV:

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

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

www.jbna.org

November 10th, 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



**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, Donald James Halton, have petitioned the adjacent neighbours* in compliance with
(applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 222 Superior Street,
(location of proposed house)

Victoria, BC and the petitions submitted are those collected by August 4, 2017.**
(date)

Address	In Favour √	Opposed √	Neutral (30-day time expired) √
216 Superior Street		√	
218 Superior Street		√	
219 Superior Street	√		
221 Superior Street	√		
225 Superior Street	√		
226 Superior Street	√		
228 Superior Street			√
230 Superior Street	√		
232 Superior Street	√		
233 Superior Street	√		
235 Superior Street	√		

SUMMARY	Number	%
IN FAVOUR	See Previous Page	
OPPOSED		
TOTAL RESPONSES		100%

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, Donald James Halton, have petitioned the adjacent neighbours* in compliance with
(applicant)
the *Small Lot House Rezoning Policies* for a small lot house to be located at 222 Superior Street,
(location of proposed house)
Victoria, BC and the petitions submitted are those collected by August 4, 2017.**
(date)

Address	In Favour √	Opposed √	Neutral (30-day time expired) √
209 Kingston Street	✓		
211 Kingston Street	✓		
215 Kingston Street	✓		
217 Kingston Street	✓		
221 Kingston Street	✓		
223 Kingston Street	✓		
225 Kingston Street	✓		
227 Kingston Street	✓		
233 Kingston Street	✓		
235 Kingston Street	✓		

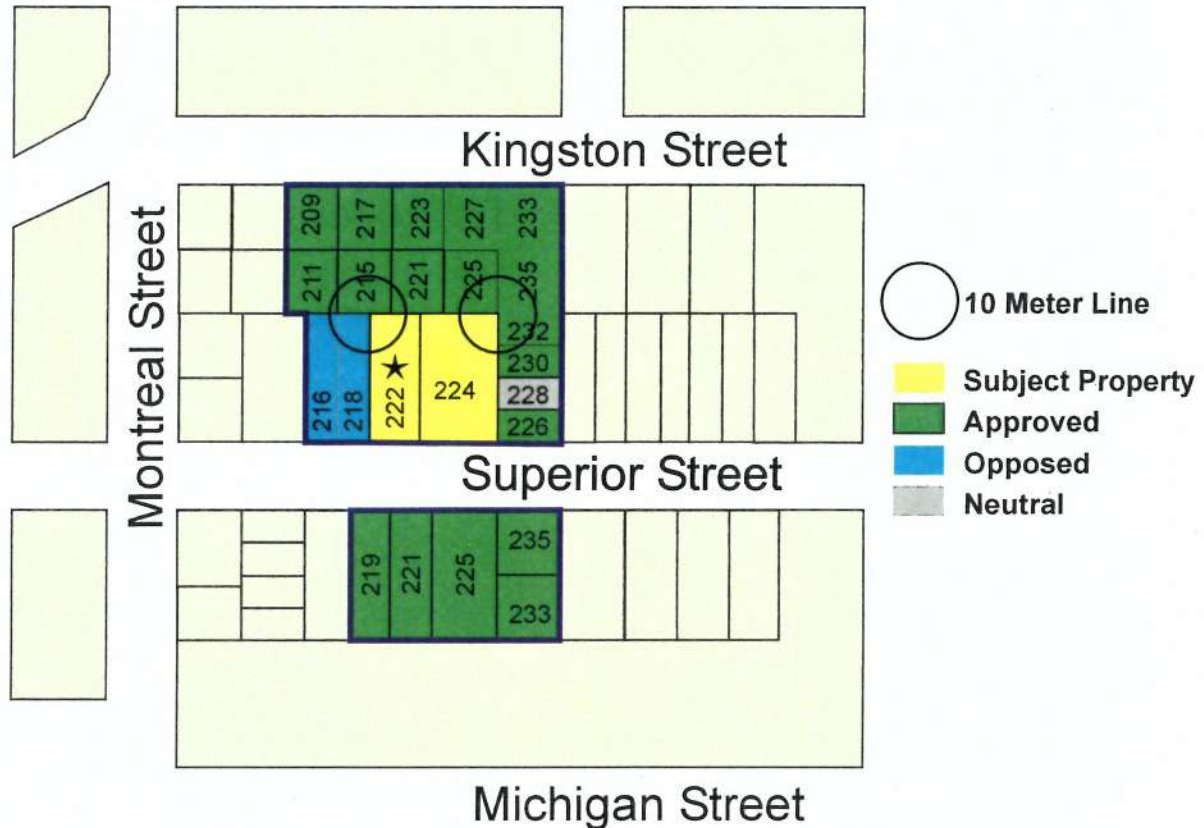
SUMMARY	Number	%
IN FAVOUR	18	90%
OPPOSED	2	10
TOTAL RESPONSES	20	100%

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

Small Lot Rezoning Petition

Except as noted below, the petitions were included in the original submission.



Number of Properties	21	
Properties supporting the application	18	<u>90%</u>
Properties opposed to the application	2	10%
Neutral	1	

75% is the amount which the Small Lot Rezoning Package says is 'satisfactory'. The petitions show **considerable community support** for the rezoning.

Note:

- The neighbour at 228 Superior received the petition in February at which time he indicated his support for the proposal. He reiterated his support at the James Bay Community Association Meeting in March. However, he has not returned his signed petition and for that reason we have had to consider him neutral.
- We did not receive the petition from the neighbour at 232 Superior until May 26 so it was not included in the original submission. It is attached here.
- The petition from 226 Superior was not received until June 24. It too is attached here.

- The owner at 221 Superior Street has changed his mind. His signed petition in favour of the project is attached.

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Halton, am conducting the petition requirements for the
(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) _____ (see note above)

ADDRESS: 225 SUPERIOR ST.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Feb 12 / 17
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Halton, am conducting the petition requirements for the
(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) JESSE NUTTER (see note above)

ADDRESS: 233 SUPERIOR ST.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Feb. 12th, 2017
Date

Jesse Nutter
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Halton, am conducting the petition requirements for the
(print name)

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to the following Small Lot Zone: 4 Strata units plus one R1S2 Lot

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Please review the plans and indicate the following:

NAME: (please print) PETER TODESCO / JAN GODFERD (see note above)

ADDRESS: 221 SUPERIOR SE

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

PROVIDED THERE IS ONLY ONE ADDITIONAL
DRIVEWAY ADDED AND ITS LOCATION AND
THAT OF THE PARKING PAD IS AS SHOWN
IN THE REVISED DRAWING PRESENTED
TO US JULY 25/17

JULY 25, 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Halton, am conducting the petition requirements for the
(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) GOTTROD + TOXESCO (see note above)

ADDRESS: 221 SUPERIOR ST

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application. PROVIDED THERE IS NO FRONT YARD PARKING VARIANCE.
- I am opposed to the application.

Comments:

FEB 15 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) BLAISE L. NELSON (see note above)

ADDRESS: 226 SUPERIOR STREET VICTORIA.

Are you the registered owner? Yes No


I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

24 JUNE 2017
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

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(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) HOLLY BOETTCHER (see note above)

ADDRESS: 232 SUPERIOR ST

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

May 26/17
Date

Holly Boettcher
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

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(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) Ray and Brenda Willis (see note above)

ADDRESS: 218 Superior Street

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Rezoning to include a small lot and two story house creates significant shading and privacy issues for our home. All of our east facing windows (80% of our total windows) will be shaded from sunrise to noon negating any direct sunlight from entering our home. As well the location and design of the house will impact our privacy in our yard.

March 2 2017
Date

R. Willis Bluebellis
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

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(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) MARTIN MURENBELD (see note above)

ADDRESS: 216 SUPERIOR ST

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

LOSS OF MORNING SUNLIGHT

LOSS OF PRIVACY FROM 2-STOREY HOUSE

TOO MUCH CONDO DEVELOPMENT ALREADY

MORE STRESS ON PARKING BY VISITORS

March 1 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

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(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) D GRAHAM BARNARD (see note above)

ADDRESS: 285 SUPERIOR ST.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

I consider this project an improvement to our street.

Feb 12/2017
Date

D Graham Barnard
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Halton, am conducting the petition requirements for the
(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) SEAN GEMMILL (see note above)

ADDRESS: 219 SUPERIOR ST.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

FEB 27, 2017
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

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(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) KATIE SOBIE (see note above)

ADDRESS: 219 SUPERIOR STREET

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Feb 12 2017
Date

Katie Sobie
Signature

SMALL LOT HOUSE REZONING PETITION

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property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) CARMEN POPESCU (see note above)

ADDRESS: 230 SUPERIOR ST.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
 I am opposed to the application.

Comments:

19 Feb, 2017
Date

Carmen Popescu
Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 Lot

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Please review the plans and indicate the following:

NAME: (please print) CARMEN POPESCU (see note above)

ADDRESS: 230 SUPERIOR ST.

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

7 Oct. 17

Date

C Popescu

Signature



SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) KIM BERKH (see note above)

ADDRESS: 233 KINGSTON STREET, VICTORIA, BC.

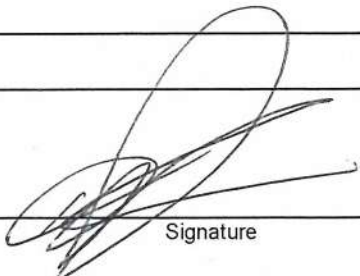
Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

21 FEB 2017
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

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Please review the plans and indicate the following:

NAME: (please print) _____ (see note above)

ADDRESS: 211 Kingston St

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Apr 13 / 17
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

property located at 224 Superior Street

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Please review the plans and indicate the following:

NAME: (please print) Lisa Abram (see note above)

ADDRESS: 209 Kingston Street

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Feb 25/17
Date

Lisa Abram
Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

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to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) J. D. EDGAR (see note above)

ADDRESS: 217 Kingstons St

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Feb 12 17
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) _____ (see note above)

ADDRESS: 221 KINGSTON ST

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

FEB 12 2017
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Halton, am conducting the petition requirements for the
(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) RICHARD NEWSON (see note above)

ADDRESS: 223 KINGSTON STREET

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

Feb. 12, 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Halton, am conducting the petition requirements for the
(print name)

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) Scott Hopkins (see note above)

ADDRESS: 225 Kingston Street

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Feb 12 / 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Halton, am conducting the petition requirements for the
(print name)

property located at 224 Superior Street

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Please review the plans and indicate the following:

NAME: (please print) Scott Hopkins (see note above)

ADDRESS: 227 Kingston Street

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Feb 19 / 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

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to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) Don Friesen + JEANNINE FRIESEN (see note above)

ADDRESS: 216 Kingston St (OWNERS)

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

10 Feb 2017
Date

Jeannine B. Friesen
Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

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to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

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Please review the plans and indicate the following:

NAME: (please print) Fabio Del Collette (see note above)

ADDRESS: 215 Kingston St


Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

12/02/17
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

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Please review the plans and indicate the following:

NAME: (please print) KIM BERGH (see note above)

ADDRESS: 233 KINGSTON ST, VICTORIA, BC

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

I PREVIOUSLY HAD CONCERNS RE THE AMOUNT OF DRIVEWAY ENTRANCE SPACE - THIS APPEARS TO HAVE BEEN MITIGATED IN THE NEW PLAN AND LOOKS GOOD.

24 JULY 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata units plus one R1S2 lot

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) PAUL HOVEY (see note above)

ADDRESS: 235 KIMLINGTON ST. VICTORIA, B.C.

Are you the registered owner? Yes No

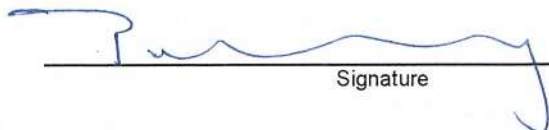
I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

FEB 14, 2017
Date


Signature

Parking Variance Petition

The only variance we are seeking for the project regards parking. We would like to have parking in the front of the lot. While speaking to the neighbours about the redevelopment in general, we asked also for their opinions on the parking variance. The overwhelming majority were in favour of the variance. The signed petitions are attached.

Total Number of Respondents-	33	
Total in Favour	27	81.8%
Total Opposed	6	18.2%

PARKING VARIANCE PETITION

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The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) ANNA VANDERHORST

ADDRESS: 210 SUPERIOR ST.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

The plans look great having the parking at both sides of property allowing 4 condo owners to have their own garden space!

13 Feb 2017
Date

AVanderhorst
Signature

PARKING VARIANCE PETITION

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NAME: (please print) John Strawbridge

ADDRESS: 1-209 Superior St. Victoria, BC V8V 1T4

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Feb. 13, 2017

Date



Signature

PARKING VARIANCE PETITION

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NAME: (please print) EMERSON BLAIS

ADDRESS: 3-209 SUPERIOR STREET, VICTORIA

I have reviewed the plans for both options.

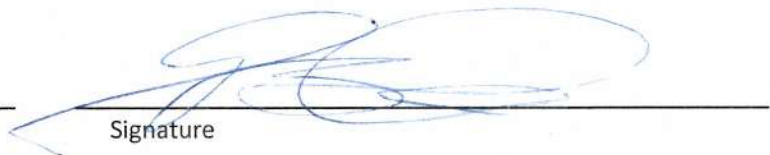
- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Date

12/02/17

Signature



PARKING VARIANCE PETITION

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NAME: (please print) SEAN GEMMILL

ADDRESS: 219 SUPERIOR ST (OWNER)

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

FEB 27, 2017
Date

SJL
Signature

PARKING VARIANCE PETITION

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NAME: (please print) KATIE SOBIE

ADDRESS: 219 SUPERIOR STREET

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Feb 12 2017
Date

Katie Sobie
Signature

PARKING VARIANCE PETITION

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The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) _____


ADDRESS: 225 SUPERIOR ST.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Feb 12/17.
Date


Signature

PARKING VARIANCE PETITION

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NAME: (please print)

JESSE NUTTER

ADDRESS:

233 SUPERIOR ST.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

FEB. 13TH 2017

Date

Jesse Nutter

Signature

PARKING VARIANCE PETITION

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NAME: (please print)

B CRAHAM FERNANDO

ADDRESS:

235 SUPERIOR ST. V8V 1T4.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

The parking plan will improve the look of this property.

Date

Feb 12/2017

Signature

B Crahan Fernando

PARKING VARIANCE PETITION

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NAME: (please print) MARKETA PETERICA

ADDRESS: 239 SUPERIOR ST VICTORIA

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

FEB 13 / 17
Date


Signature

PARKING VARIANCE PETITION

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NAME: (please print) BRIAN PISOCAVET

ADDRESS: 321 MONTREAL

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

FEB 13 / 2017
Date

BRIAN PISOCAVET
Signature

PARKING VARIANCE PETITION

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NAME: (please print) Jessica Tyson-Lewen

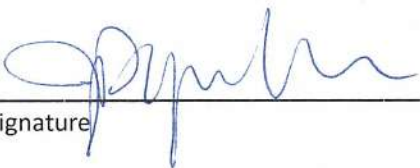
ADDRESS: Unit B, 321 Montreal St.

I have reviewed the plans for both options.

- I support the parking in the front yard.
 I am opposed to the parking in the front yard.

Comments:

Feb. 13/17
Date


Signature

PARKING VARIANCE PETITION

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NAME: (please print) Charles Wilson & DARLA HUNTER

ADDRESS: 433 MONTREAL STREET

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

The parking plan proposed by the
applicants is favourable and is to be
preferred to paving the east side of the lot
for parking.

February 14, 2017
Date

Darla G Hunter
Signature
C E Hunter

PARKING VARIANCE PETITION

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NAME: (please print) Jon Dunn

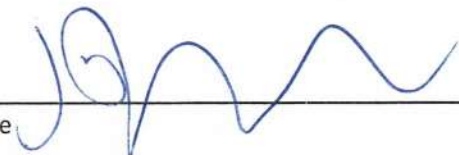
ADDRESS: 201 KINGSTON ST.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

14 FEB 2017
Date


Signature

PARKING VARIANCE PETITION

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NAME: (please print) SAMIRA + TOM FRASER (AIDIN)

ADDRESS: 207, ~~KINGSTON~~ KINGSTON STREET

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

feb 14 - 2017
Date

Samira Fraser
Signature

PARKING VARIANCE PETITION

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NAME: (please print) Lisa Abram

ADDRESS: 209 Kingston Street

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Feb 25/17
Date

Lisa Abram
Signature

PARKING VARIANCE PETITION

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NAME: (please print) _____

ADDRESS: 211 Kingston St

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

April 13/17
Date

[Signature]
Signature

PARKING VARIANCE PETITION

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NAME: (please print)

DOUG FRIESEN ^{JEANNINE} ~~DOUG~~ FRIESEN

ADDRESS:

215 Langston St (OWNERS)

- I have reviewed the plans for both options.
- I support the parking in the front yard.
 - I am opposed to the parking in the front yard.

Comments:

Date

10 April 2017

Signature

Jeannine B. Friesen

PARKING VARIANCE PETITION

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NAME: (please print) Fabio Dal Collette

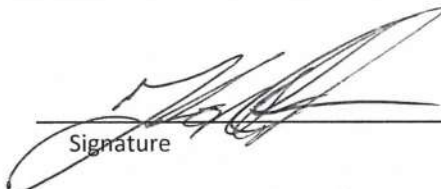
ADDRESS: 215 Kingston St

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

12/02/17
Date


Signature

PARKING VARIANCE PETITION

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NAME: (please print) J-D - EDGAR

ADDRESS: 217 Kingston St

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Date

12 Feb '17

Signature



PARKING VARIANCE PETITION

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NAME: (please print) _____

ADDRESS: _____ 921 KINGSTON ST
VICTORIA

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

12/2/17
Date

Don Halton
Signature

PARKING VARIANCE PETITION

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NAME: (please print) RICHARD NEWSON

ADDRESS: 223 KINGSTON STREET

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Feb. 12, 2017
Date

R. Newson
Signature

PARKING VARIANCE PETITION

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NAME: (please print)

Scott Hepburns

ADDRESS:

225 Kingston

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Feb 12/2017

Date

Scott Hepburns

Signature

PARKING VARIANCE PETITION

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NAME: (please print)

ADDRESS:

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Date

Signature

Feb 19 / 2017

Fernando Garcia / Don Halton

PARKING VARIANCE PETITION

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NAME: (please print) PAUL HOVEY

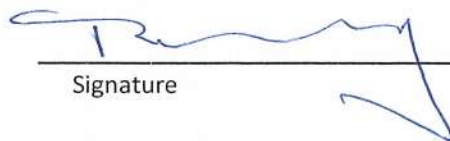
ADDRESS: 235 KINGSTON ST. VICTORIA

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

FEB 14. 2017
Date


Signature

PARKING VARIANCE PETITION

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NAME: (please print) CARMEN POPESCU

ADDRESS: 230 SUPERIOR ST

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Date Carmen Popescu 19 Feb, 2017

Signature Carmen Popescu

PARKING VARIANCE PETITION

In preparation for our rezoning application to the City of Victoria, we, Don Halton and Fernando Garcia, are conducting a petition regarding the parking requirements for the property located at 224 Superior Street.

In our plans for the development of 224 Superior Street, Don Halton and Fernando Garcia are proposing parking which does not correspond with the City of Victoria's parking bylaws. The City requires that parking be provided which is behind the front line of the building. While it is possible to accommodate this parking on the lot at 224 Superior Street, doing so would require that the entire east side of the property be paved, necessitating the elimination of 3 trees, considerable hedges and a lot of green space.

The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) MARK & TRACY SMITH


ADDRESS: 238 SUPERIOR ST.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

19/02/2017
Date


Signature

PARKING VARIANCE PETITION

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NAME: (please print)

Colleen Woods

ADDRESS:

252 Superior, Victoria

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Date

Signature

Feb 14 / 2017

Colleen Woods

PARKING VARIANCE PETITION

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The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) KATHARINA NOLLA

ADDRESS: 256 Superior St Victoria BC V8V 1T3

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

02 14 2017
Date

KL Nolla
Signature

PARKING VARIANCE PETITION

In preparation for my rezoning application to the City of Victoria, we, Don Halton and Fernando Garcia, are conducting a petition regarding the parking requirements for the property located at 224 Superior Street.

In their plans for the development of 224 Superior Street, Don Halton and Fernando are proposing parking which does not correspond with the City of Victoria's parking bylaws. The City requires that parking be provided which is behind the front line of the building. While it is possible to accommodate this parking on the lot at 224 Superior Street, doing so would require that the entire east side of the property be paved, necessitating the elimination of 3 trees, considerable hedges and a lot of green space.

The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) H Bowman

ADDRESS: 215 SUPERIOR ST., VICTORIA, BC.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

FEB 14, 2017
Date


Signature

PARKING VARIANCE PETITION

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The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) JAN GOTTFRED + PETER TODERCO

ADDRESS: 221 SUPERIOR

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

FEB 15 2017
Date


Signature



224 Superior Street Redevelopment Proposal

Re: Parking Petition

233 Kingston would not give his petition back to us. I believe he sent it directly to the City. In any event, a letter from him was read at the CALUC meeting. He was opposed to the front parking.

224 Superior Street Redevelopment Proposal

Re: Parking Petition

236 Superior did not return the Parking Petition but at the CALUC meeting indicated a concern about parking because of a dispute they are having with the city about a new yellow line on the curb in front of her residence. We assume that they would be opposed.

224 Superior Street Redevelopment Proposal

Re: Parking Petition

216 Superior did not return the Parking Petition but given their opposition to the project as a whole, we assume that they would be opposed.

224 Superior Street Redevelopment Proposal

Re: Parking Petition

218 Superior did not return the Parking Petition but given their opposition to the project as a whole, we assume that they would be opposed.

PARKING VARIANCE PETITION

In preparation for our rezoning application to the City of Victoria, we, Don Halton and Fernando Garcia, are conducting a petition regarding the parking requirements for the property located at 224 Superior Street.

In our plans for the development of 224 Superior Street, Don Halton and Fernando Garcia are proposing parking which does not correspond with the City of Victoria's parking bylaws. The City requires that parking be provided which is behind the front line of the building. While it is possible to accommodate this parking on the lot at 224 Superior Street, doing so would require that the entire east side of the property be paved, necessitating the elimination of 3 trees, considerable hedges and a lot of green space.

The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) CARMEN BOPESU

ADDRESS: 230 SUPERIOR ST.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

Date

7 Oct. 17

Signature

Carmen Bopescu



PARKING VARIANCE PETITION

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The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) Kim Bergh

ADDRESS: 233 Kingston Street, Victoria, B.C.

- I have reviewed the plans for both options.
- I support the parking in the front yard.
 - I am opposed to the parking in the front yard.

Comments:
Either configuration has no impact on us because we live on Kingston Street. However I do point out that if my memory of the plans is correct most/much of the street parking would be taken up by driveways if the tree friendly configuration is permitted

21 Feb 2017
Date

[Signature]
Signature

PARKING VARIANCE PETITION

In preparation for our rezoning application to the City of Victoria, we, Don Halton and Fernando Garcia, are conducting a petition regarding the parking requirements for the property located at 224 Superior Street.

In our plans for the development of 224 Superior Street, Don Halton and Fernando Garcia are proposing parking which does not correspond with the City of Victoria's parking bylaws. The City requires that parking be provided which is behind the front line of the building. While it is possible to accommodate this parking on the lot at 224 Superior Street, doing so would require that the entire east side of the property be paved, necessitating the elimination of 3 trees, considerable hedges and a lot of green space.

The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) KIM BERNH

ADDRESS: 233 KINGSTON ST, VICTORIA, BC.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

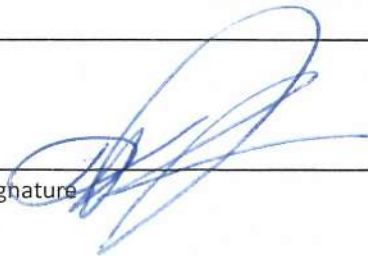
Comments:

SEE COMMENTS ON SMALL LOT REZONING
PETITION

Date

24 JULY 2017

Signature



PARKING VARIANCE PETITION

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The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) HOLLY BOETTCHER

ADDRESS: 232 SUPERIOR ST.

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

May 26 17
Date


Signature

PARKING VARIANCE PETITION

In preparation for our rezoning application to the City of Victoria, we, Don Halton and Fernando Garcia, are conducting a petition regarding the parking requirements for the property located at 224 Superior Street.

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The proposal that Mr. Halton and Mr. Garcia are putting forward has the required 4 parking spots in the front yard, preserving the green space and allowing for each of the 4 new strata units to have a private garden.

NAME: (please print) JAN GOTTFRED / PETER TORRES

ADDRESS: 221 SUPERIOR ST

I have reviewed the plans for both options.

- I support the parking in the front yard.
- I am opposed to the parking in the front yard.

Comments:

PROVIDED THERE IS ONLY ONE ADDITIONAL
DRIVEWAY ADDED AND ITS LOCATION AND
THAT OF THE PARKING PAD IS AS SHOWN IN THE
REVISED DRAWING PRESENTED TO US JULY 25/17
PRESENTED

JULY 25, 2017

Date

[Signature] [Signature]

Signature



GYE + ASSOCIATES
Consultants in Urban Forestry and Arboriculture



Arborist Report

224 Superior Street, Victoria

Date of Report: August 18, 2017

Dates of Field Work: June 29 & August 16, 2017

Prepared by Jeremy Gye
On behalf of Gye and Associates, Urban Forestry Consultants Ltd.

5965 Wallace Drive, Victoria, BC V9E 2G7
Tel: (250) 544-1700 (office)
(250) 883-4533 (cell)
Email: jgye@gyeandassociates.ca



EXECUTIVE SUMMARY

A rezoning and strata conversion are proposed for the existing 2 lots at 224 Superior Street. The existing residential structure will be retained on the eastern-most lot and converted into four condominium suites, with a new driveway entrance and associated parking. A new single family residence is proposed for the smaller lot to the west. Three mature street trees fronting the existing lot and three mature fruit trees on the east side of the lot are proposed for retention and protection. A mature weeping willow is at the north corner of the lot is proposed for removal. There are no significant off-site trees on private property that will be impacted by the proposed development.



Fig-1 North-west facing perspective of front of lot

ASSIGNMENT

Gye and Associates (G&A) have been retained to prepare a tree protection plan report, contribute input into the site planning process and provide on-site tree protection services during the redevelopment of the property. This report has been prepared in accordance with the City's published Terms of Reference for Tree Preservation Plans.

METHODOLOGY

- Site visits were made to identify measure and assess the condition of relevant trees and review the site plan for potential tree impacts anticipated from construction.
- Biometric and assessment data was recorded and is presented in table format below (Table-1) and on the referenced tree plan.



- The canopy and protected root zone (PRZ) of each tree was plotted to scale on the tree plan using a multiplier of 18x the tree stem diameter.
- The owners of the subject property were interviewed to obtain a history of the site and a better understanding of the proposed redevelopment. An earlier iteration of the proposed lot layout and site plan was reviewed by the arborist with City of Victoria Parks Division. Feedback was then provided back to the owners and the lot layout and site plans amended accordingly.
- A PDF copy of the landscape site plan drawing was provided to the arborist, which has been used as the base for the attached Tree Preservation Plan drawing.
- The architectural site plan was reviewed to identify elements that encroach within the PRZ or crown of each tree.

OBSERVATIONS

SITE DESCRIPTION

The subject property is located in a fully developed urban neighborhood. The terrain of the site is relatively flat. The majority of the lot surface is constructed, paved or well landscaped. No recent soil disturbances were observed within tree habitat areas during the site visit. As illustrated in Figure-1, an established holly hedge provides significant privacy to the lot.

TREE RESOURCE

Three mature public boulevard trees are located along the frontage of the lot: two English oaks (*Quercus robur*) and a European hornbeam (*Carpinus betulus*). Four established trees are located on the existing lot: a weeping willow (*Salix babylonica*) and three fruiting plums (*Prunus spp.*), none of which are protected under the City’s tree protection bylaw. All trees are considered to be in a good health and structural condition. Biophysical attributes are presented below in Table-1.

Table -1. Tree inventory table

TREE TABLE								
Tree ID (no tag)	Common Name	DBH (cm)	Protected Tree?	PRZ (m)	Crown Radius (m)	Health	Structural Condition	Recommendations
1	English oak	54	Yes	9.7	7.5	Good	Good	Retain and protect
2	European hornbeam	53	Yes	9.5	6	Good	Good	Retain and protect
3	English oak	32	Yes	5.8	4	Good	Good	Retain and protect
4	Weeping willow	55	No	9.9	6	Good	Good	REMOVE
5	Plum	45	No	8.1	3.5	Good	Fair	Retain and protect
6	Plum	45	No	8.1	3.5	Good	Fair	Retain and protect
7	Plum	30	No	5.4	3	Good	Fair	Retain and protect



SITE PLAN

The site plan includes the following elements that are located within or immediately adjacent to tree protection areas identified in the attached tree plan:

- Construction of a new driveway, boulevard crossing and parking area to service the existing house;
- modification to the existing driveway to service the new lot and proposed house;
- construction activity associated with the new house;
- re-landscaping of the front and side yards.

The location of underground services and utilities, such as storm, sewer, water, electricity, gas and communication, has not been determined at this time. It is proposed to address underground site services and utilities, including their associated tree impacts and protection measures, later in the permit application process.

DISCUSSION

The current site plan proposes to retain all three boulevard trees; however, care will be needed to minimize impacts associated with future site servicing and a new driveway entrance and parking area to the root systems of Tree #s 001 and 003. Significant re-landscaping is proposed within the protected habitat of the three street trees. Protection measures for this work will be addressed at building permit stage.

No significant impacts are anticipated to the three on-site plum trees. The weeping willow is proposed for removal to make way for a new house to be located on the new lot west of the existing house.

TREE PROTECTION MEASURES

Tree protection measures to limit impacts from the construction activity associated with the proposed site plan include the following:

- All tree protection areas (TPAs) shall be fenced to prevent soil compaction, rutting and other forms of disturbance within the PRZ;
- Should it be necessary to provide construction access across a portion of the PRZ, the arborist shall be consulted and the arborist shall have the discretion to reduce the fencing limits in favour of armouring the exposed portion of PRZ with a suitable material to prevent damage to the growing soils. Suitable materials may include ¾" plywood for light-duty usage or 150mm of moderately compacted crushed gravel with an underlayment of geotextile fabric.
- All excavation, grading or landscaping within or adjacent to TPAs shall be supervised by the project arborist;
- Finished driveway elevations shall be designed to minimize intrusions of the excavated driveway bed down into the root horizon. Where considered necessary by the arborist,



pneumatic or hydraulic excavation techniques shall be used in place of mechanical excavation.

- Cross-section details and a written methodology shall be provided to the City Parks division at building permit stage that illustrate how the boulevard crossing, driveway entrance and parking areas will be designed and constructed to avoid unnecessary impacts to the root horizon.
- Any tree roots or branches shall be pruned back to undamaged tissue by the arborist.
- The arborist shall attach a non-porous anti-abrasion fabric to the exposed face of all excavated cuts within or adjacent to TPAs, the purpose of which is to prevent soil erosion and dessication during construction.

Additional detail is provided on the attached tree plan. If diligently implemented, the tree protection measures specified in this report will effectively preserve the subject trees for the long-term benefit of both the homeowner and the community.

ROLE OF THE PROJECT ARBORIST

In addition to assisting with tree preservation planning during the design and permit application phases of the project, the arborist shall be present during the construction and landscape phases of the project to supervise work within or immediately adjacent to the tree protection areas identified on the attached tree plan.

The following is a summary of the key interventions required by the arborist (G&A). **The owner and building contractor are responsible for notifying the arborist to coordinate these interventions.**

- A mandatory site meeting is required with the owner and General Contractor to review the tree preservation plan prior to work commencing on site. The purpose of the meeting is to systematically review the objectives of the plan and the specific measures required to protect the trees during the site preparation, construction and landscape phases of the redevelopment. The meeting provides an opportunity to address any residual building constraints or conflicts and answer questions.
- The arborist shall inspect the prescribed tree protection fencing and any soil armoring prior to a tree permit being issued by the City and prior to work commencing on site.
- The use of explosive for rock removal can kill or injure trees if not managed carefully. If rock removal is required as part of the site preparation phase, the building and blasting contractor shall meet on site with the arborist to develop the rock removal work plan together. This meeting shall happen prior to an estimate of costs being provided by the blasting contractor.
- The arborist shall be present to oversee the following site work within or immediately adjacent to the Tree Protection Areas identified on the attached plan:
 - demolition of existing buildings or other site elements,
 - site grading
 - excavation for house foundation and perimeter drains;



- rock removal or blasting;
 - trenching for both municipal service connections and extension of these underground services to the house;
 - sub-grade preparation for the proposed driveway, parking area and internal pathways;
 - periodic site inspections to ensure effective compliance with required tree preservation measures;
 - meetings as required to resolve any emergent conflicts between building requirements and tree protection.
- Landscaping activities--such as trenching for irrigation or lighting, grubbing of vegetation, distribution of soils and other landscape materials—are another potential source of damage to the sensitive soils and root systems of protected trees.
 - If a landscape plan is considered for the project, the arborist shall meet with the owner and landscape designer prior to a landscape plan being developed to ensure that relevant aspects of the tree protection plan are considered in the development of the landscape plan.
 - The arborist shall review a draft of the proposed landscape plan prior to the plan being finalized.
 - The building contractor and landscape contractor shall meet on site with the arborist to review the landscape planting and work plan together, prior to an estimate of costs being provided by the landscape contractor.
 - The arborist shall supervise landscape activity within the tree protection areas.
 - At completion of the redevelopment, the arborist shall ensure that any tree protection or restoration deficiencies are addressed by the owner and building contractor. Once all deficiencies have been repaired, the arborist shall prepare a letter to the City of Victoria confirming successful completion of project, including resolution of any deficiencies.

End report.

Submitted on behalf of Gye and Associates, Urban Forestry Consultants Ltd,

Jeremy Gye – Senior Consultant

Gye and Associates, Urban Forestry Consultants Ltd.

Consulting Arborist (Diploma, American Society of Consulting Arborists, 1997)

ISA Certified Arborist (Certification No. PN-0144A)

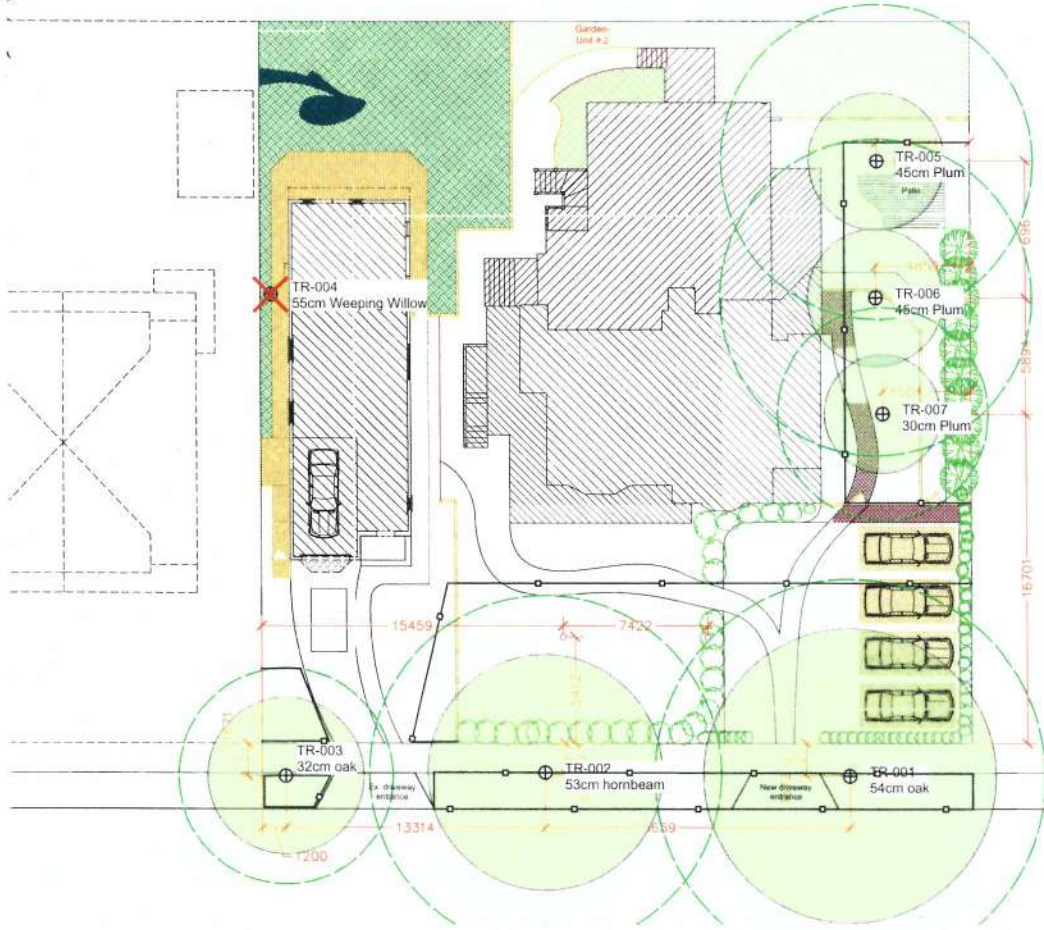
ISA Certified Municipal Specialist (Certification No. PN-0144AM)

ISA Tree Risk Assessment Qualified



APPENDICES

Tree Preservation and Landscape Plan drawing (see attached).



TREE PRESERVATION MEASURES

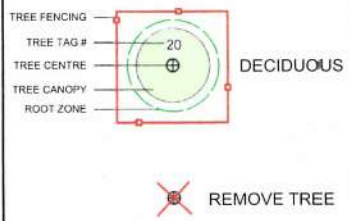
1. The arborist shall meet with the demolition contractor prior to demolition to review site access, workplan, debris staging, tree protection etc.
2. Before site preparation begins, erect tree protection fencing as indicated. Contact arborist for inspection once fencing is complete.
3. The arborist shall oversee any excavation, trenching, site grading or blasting within or adjacent to the tree protection areas (TPAs) during the renovation/construction and landscape phases. 48 hours notice is requested for on-site arborist services.
4. Any tree roots or branches damaged during the course of the project shall be pruned back to undamaged tissue by the arborist.
5. Pruning required to provide clearance or to relieve encroachment shall first be reviewed by the project arborist. Place a call for service with the City of Victoria Parks division to have City arborists carry out any pruning of public boulevard trees. Pruning of trees on private property shall be carried out by a certified arborist (or arborist technician) to ANSI 300 standards.
6. If temporary construction access within a TPA is required, it must be approved and supervised by the project arborist.
7. If it should prove necessary to reduce the extent of the tree fencing around a TPA, the exposed soils of the TPA now outside the fencing shall be armored to protect them against compaction and other types of disturbance. Acceptable armoring includes 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor. Installed armoring must be approved by the arborist before use.
8. No equipment, materials or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE HOUSE FOUNDATION.

Tree Protection Fencing Detail

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.



LEGEND



TREE TABLE

Tree ID (no tag)	Common Name	DBH (cm)	Protected Tree?	PRZ (m)	Crown Radius (m)	Health	Structural Condition	Recommendations
1	English oak	54	Yes	9.7	7.5	Good	Good	Retain and protect
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3	English oak	32	Yes	5.8	4	Good	Good	Retain and protect
4	Weeping willow	55	No	9.9	6	Good	Good	REMOVE
5	Plum	45	No	8.1	3.5	Good	Fair	Retain and protect
6	Plum	45	No	8.1	3.5	Good	Fair	Retain and protect
7	Plum	30	No	5.4	3	Good	Fair	Retain and protect



PROJECT
224 Superior Street,
Victoria, BC

SHEET TITLE
Tree Management Plan

REV NO	DESCRIPTION	DATE
	FOR REVIEW	
	FOR REVIEW	

PROJECT NO.	17-078
DATE	Aug 17, 2017
SCALE	1:200
DRAWN BY	JG
SHEET NO.	T - 1

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