

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.c Report from the December 6, 2018 COTW Meeting

I.1.c.f Development Permit with Variances Application No. 00094 for 1137 Dominion Road (Victoria West)

Moved By Councillor Loveday
Seconded By Councillor Collins

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00094 for 1137 Dominion Road, in accordance with:

1. Plans date stamped October 10, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 6.0m to 0.90m;
 - ii. reduce the flanking street side yard setback from 2.4m to 0.42m.
3. Landscape plan revisions to move the trees along the eastern property line further west to eliminate conflict between the root zone and the existing retaining wall.
4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.3 Development Permit with Variances Application No. 00094 for 1137 Dominion Road (Victoria West)

Committee received a report dated November 22, 2018, from the Acting Director of Sustainable Planning and Community Development regarding an application to construct a new small lot house after the existing house was demolished without approvals in place.

Committee discussed:

- *Concerns about the demolition of existing housing stock.*

Councillor Collins withdrew from the meeting at 1:12 p.m.

Moved By Councillor Alto
Seconded By Mayor Helps

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00094 for 1137 Dominion Road, in accordance with:

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3. Landscape plan revisions to move the trees along the eastern property line further west to eliminate conflict between the root zone and the existing retaining wall.
4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of December 6, 2018

To: Committee of the Whole **Date:** November 22, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Development Permit with Variances Application No. 00094 for 1137 Dominion Road**

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00094 for 1137 Dominion Road, in accordance with:

1. Plans date stamped October 10, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the front yard setback from 6.0m to 0.90m;
 - ii. reduce the flanking street side yard setback from 2.4m to 0.42m.
3. Landscape plan revisions to move the trees along the eastern property line further west to eliminate conflict between the root zone and the existing retaining wall.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1137 Dominion

Road. The proposal is to construct a new small lot house after the existing house was demolished without approvals in place. The variances are related to reducing the front yard setback and the flanking street setback.

The following points were considered in assessing this application:

- the proposal is consistent with a previously approved design that converted a convenience store into a residential dwelling
- earlier in 2018, the *Small Lot House Rezoning Policy, 2002*, was used to assess the Rezoning Application that facilitated the subdivision and creation of this zoning entitlement. This policy encourages the retention of existing housing stock, and the plan to maintain the original building, in part, led to staff's recommendation of support for the original proposal
- the proposal also has inconsistencies with the *Small Lot Design Guidelines*, as the shed-style addition breaks the dominant roofline in the area and the setbacks from the streets are inconsistent with the residential character of the neighbourhood
- the requested setback variances have been increased from the previous application in order to remove an encroachment.

BACKGROUND

Description of Proposal

The proposal is for a new single family dwelling on a small lot. The design of the house is essentially the same as a previous application approved by Council, with a small increase in floor area and an increased setback from Dominion Road. The proposed variances are related to:

- reducing the front yard setback from 6.0m to 0.9m
- reducing the flanking street setback from 2.40m to 0.42m.

Affordable Housing Impacts

The application to rebuild a house does not create any new residential units.

Tenant Assistance Policy

The proposal is to rebuild a house, which does not result in a loss of existing residential rental units.

Sustainability Features

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

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this proposal.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variances Application.

Accessibility Impact Statement

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

Existing Site Development and Development Potential

The site is presently a vacant lot, due to the recent demolition of the building. Under the current R1-SC Zone, Restricted Small Lot (Commercial) District, the property could be developed as a small lot house or as a retail commercial store, at a density of 0.6:1 Floor Space Ratio (FSR).

Data Table

The following data table compares the proposal with the existing R1-SC Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

| Zoning Criteria | Proposal | Existing R1-SC Zone |
|--|-----------------|----------------------------|
| Site area (m ²) – minimum | 276.69 | 260.0 |
| Density (Floor Space Ratio) – maximum | 0.29 | 0.60 |
| Total floor area (m ²) – maximum | 80.42 | 190.0 |
| Lot width (m) – minimum | 18.34 | 10.0 |
| Height (m) – maximum | 4.40 | 5.0 |
| Storeys – maximum | 1 | 1 |
| Setbacks (m) – minimum | | |
| Front (Belton Avenue) | 0.90 * | 6.0 |
| Rear | 8.77 | 6.0 |
| Side (east) | 6.05 | 2.40 |
| Side on flanking street (Dominion Road) | 0.42 * | 2.40 |
| Parking – minimum | 1 | 1 |

Relevant History

On February 22, 2018, Council approved Rezoning Application No. 00597 and Development Permit with Variances Application No. 00597 to permit the subdivision of the property to demolish the house on the eastern portion of the property and retain and convert the building on the western portion of the property (subject site) to a residential use. The site-specific zone for the western lot was created to maintain the commercial use, given the then existing building's

historic use and design as a corner store, to enable the potential to reinstate the small-scale retail in the future.

On September 20, 2018, staff were made aware that the building on the western portion of the lot had been demolished without permits. This is inconsistent with the wording of both the approved plans and the Development Permit, which stated the building was to be retained. As per the attached letter to Mayor and Council, the applicants note that the retention of the structure was not possible due to a lack of a foundation.

As the Development Permit and approved plans were written to retain the building, a new Development Permit is required. The former encroachment agreement is no longer applicable, because no building exists in the road dedication.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on October 26, 2018 the application was referred for a 30-day comment period to the Victoria West CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 15A – Small Lot, within which the *Small Lot House Design Guidelines* are applicable.

The main portion of the building is consistent with the design guidelines. The gabled roof and horizontal siding are common traits found on buildings in the immediate vicinity. The addition of fenestration on the southern façade is consistent with providing views and security to the street.

The shed addition to the building is inconsistent with the neighbourhood character and detracts from the dominant roofline in the area. The very small setbacks from the streets, while appropriate for a commercial use, are inconsistent with the majority of the residential front yard setbacks in the area and were previously recommended as supportable in light of reflecting an existing condition.

Although the *Small Lot House Rezoning Policy* is not directly applicable as this is a Development Permit with Variances Application, it should be noted that the demolition of the building is inconsistent with the policy that seeks to conserve existing housing. In this instance, the demolition of the existing house on the eastern portion of the property was supported by staff due to structural instabilities and because the building on the western portion of the property was being preserved.

Despite the challenges that the demolition of the building have caused and some inconsistencies with the design guidelines, this application replicates a previously approved design that involved the retention of the former building. The character of the neighbourhood is

maintained overall. However, an alternate motion to request design changes has been provided for Council's consideration.

Local Area Plans

The *Victoria West Neighbourhood Plan* envisions single-family dwellings, house conversions, duplexes and townhouses on this property. The plan further notes that the architectural character of new development should complement nearby heritage sites, of which 1149 Dominion Road is one. The proposed dwelling retains the design of the former building on the site, and thus no change of character for the neighbourhood would occur.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts or impacts to public trees with this proposal.

Regulatory Considerations

There are two proposed setback variances associated with the application. The first is to reduce the front yard setback from 6.0m to 0.90m. This setback is consistent with the location of the previous building. The second variance is to reduce the flanking street side yard setback on Dominion Road from 2.40m to 0.42m. This is an increase over the setback of the previous building, which required an encroachment agreement due to its location within a road dedication. Despite being contrary to the standard R1-S1 Zone, both of these setback variances are considered supportable by staff, as the variances reinstate the former conditions of the property. In addition, the location of the building close to the property lines is beneficial to its street relationship, should the building be converted back to a commercial use in the future.

CONCLUSIONS

The proposed small lot house utilizes the same design as previous approvals, with a small increase in floor area and increased setbacks from the two streets. The former building and use had a unique character that contributed positively to the neighbourhood, which this proposal attempts to replicate. The variances are similar to previous on-site conditions. The demolition of the building without approvals is a very rare occurrence, and staff do not believe this will start a trend to obtain rezoning approvals and subsequently demolish the existing housing on-site for other small lot applications. Therefore, staff recommend Council consider supporting this application.

ALTERNATE MOTIONS

Option 1 – Revise proposal

That Council refer the application back to staff to work with the applicant to revise the design of the proposal to be more consistent with the applicable design guidelines and R1-SC Zone, Restricted Small Lot (Commercial District).

Option 2 – Decline proposal

That Council decline Development Permit with Variances Application No. 00094 for the property located at 1137 Dominion Road.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 29, 2018.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 10, 2018
- Attachment D: Letter from applicant to Mayor and Council dated October 5, 2018
- Attachment E: Committee of the Whole reports dated October 5, 2017
- Attachment F: Minutes from the February 22, 2018 Council Meeting.

DOMINION RD

BELTON ST

1137

1149

1143

737

735

731

729

727

725

736

730

1121

738

732

728

1111

727

725

721



1137 Dominion Road
Development Permit with Variance #00094





1137 Dominion Road
Development Permit with Variance #00094



1137 DOMINION ROAD VICTORIA, B.C. PROJECT # 1701

CIVIC ADDRESS: 1137 DOMINION ROAD, VICTORIA, B.C.
LEGAL DESCRIPTION: LOT 10 PLAN 253 SECTION 10, VICTORIA

ISSUED FOR DEVELOPMENT PERMIT
OCTOBER 03, 2018



| CONTACT LIST | | DRAWING LIST | |
|---|--|---|---|
| CLIENT ANDERSON & SONS TEL: 252-455-2100 DESIGNER COLIN HARPER 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 LANDSCAPE DEAN HARTMAN DESIGN 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 100-100 D K STREET | | ARCHITECTURAL 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 LANDSCAPE DEAN HARTMAN DESIGN 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 100-100 D K STREET | ARCHITECTURAL 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 LANDSCAPE DEAN HARTMAN DESIGN 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 100-100 D K STREET |
| | | ARCHITECTURAL 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 LANDSCAPE DEAN HARTMAN DESIGN 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 100-100 D K STREET | ARCHITECTURAL 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 LANDSCAPE DEAN HARTMAN DESIGN 100-100 D K STREET 1ST FLOOR TEL: 252-455-2100 100-100 D K STREET |

SCOPE OF WORK

CONSTRUCTION OF A ONE STORY SINGLE FAMILY HOME

Received
City of Victoria

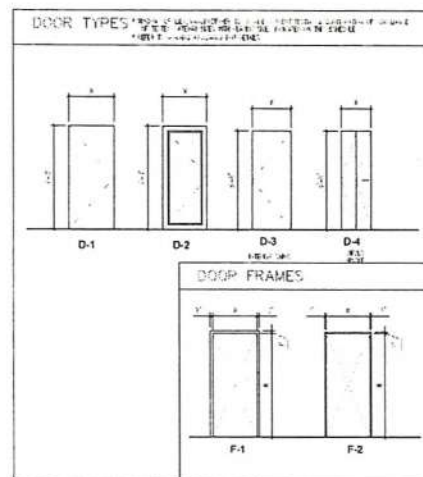
OCT 10 2018

Planning & Development Department
Development Services Division

| EXTERIOR WALL TYPES | | |
|---------------------|--|---|
| EW1 | | <ul style="list-style-type: none"> 150mm Brickwork 100mm EPS Insulation 100mm Concrete Slab on Grade |
| EW2 | | <ul style="list-style-type: none"> 150mm Brickwork 100mm EPS Insulation 100mm Concrete Slab on Grade |
| EW3 | | <ul style="list-style-type: none"> 150mm Brickwork 100mm EPS Insulation 100mm Concrete Slab on Grade |
| EW4 | | <ul style="list-style-type: none"> 150mm Brickwork 100mm EPS Insulation 100mm Concrete Slab on Grade |
| EW5 | | <ul style="list-style-type: none"> 150mm Brickwork 100mm EPS Insulation 100mm Concrete Slab on Grade |
| INTERIOR WALL TYPES | | |
| W1 | | <ul style="list-style-type: none"> 100mm Concrete Slab on Grade |
| W2 | | <ul style="list-style-type: none"> 100mm Concrete Slab on Grade |
| W3 | | <ul style="list-style-type: none"> 100mm Concrete Slab on Grade |

| FLOOR TYPES | | |
|-------------|--|--|
| F1 | | <ul style="list-style-type: none"> 100mm Concrete Slab on Grade |
| ROOF TYPES | | |
| R1 | | <ul style="list-style-type: none"> 100mm Concrete Slab on Grade |
| R2 | | <ul style="list-style-type: none"> 100mm Concrete Slab on Grade |
| R3 | | <ul style="list-style-type: none"> 100mm Concrete Slab on Grade |
| R5 | | <ul style="list-style-type: none"> 100mm Concrete Slab on Grade |

| DOOR SCHEDULE | | | | | | | | | |
|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| DOOR NO. | Description | SIZE | GLASS | FRAME | GLASS | FRAME | GLASS | FRAME | GLASS |
| D-1 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 |
| D-2 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 |
| D-3 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 |
| D-4 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 | 1500 x 2100 |



Effective Thermal Resistance of Assemblies

| EW1/EW2/EW3 | % Area | Thickness (mm) | R _{si} , per mm | R _{si} |
|-------------------------------|--------|----------------|--------------------------|-----------------|
| Exterior Air Film | | | | 0.039 |
| Exterior Cladding | | | | 0.0007 |
| 150mm Brickwork | 25 | 150 | 0.0007 | 0.0007 |
| 100mm EPS Insulation | | | | 0.0007 |
| 100mm Concrete Slab on Grade | 25 | 100 | 0.0007 | 0.0007 |
| Interior Air Film | | | | 0.039 |
| Total (R_{si}) | | | | 0.0007 |
| Required | | | | 0.0007 |
| Difference | | | | 0.0000 |

| R1/R2 | % Area | Thickness (mm) | R _{si} , per mm | R _{si} |
|-------------------------------|--------|----------------|--------------------------|-----------------|
| Exterior Air Film | | | | 0.039 |
| Exterior Cladding | | | | 0.0007 |
| 150mm Brickwork | 25 | 150 | 0.0007 | 0.0007 |
| 100mm EPS Insulation | | | | 0.0007 |
| 100mm Concrete Slab on Grade | 25 | 100 | 0.0007 | 0.0007 |
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| Total (R_{si}) | | | | 0.0007 |
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| Total (R_{si}) | | | | 0.0007 |
| Required | | | | 0.0007 |
| Difference | | | | 0.0000 |

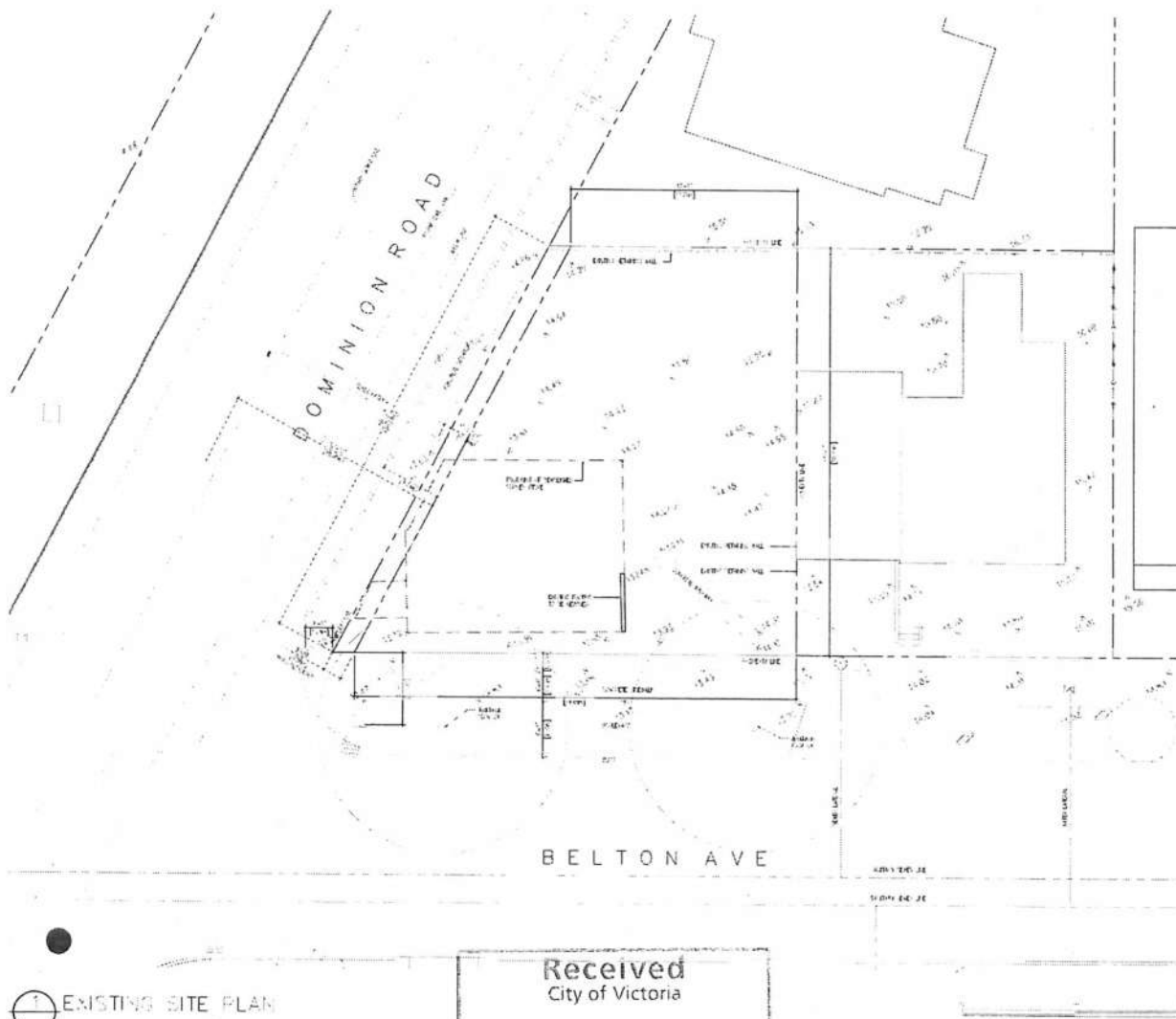
| F1 | % Area | Thickness (mm) | R _{si} , per mm | R _{si} |
|-------------------------------|--------|----------------|--------------------------|-----------------|
| Exterior Air Film | | | | 0.039 |
| Exterior Cladding | | | | 0.0007 |
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| 100mm EPS Insulation | | | | 0.0007 |
| 100mm Concrete Slab on Grade | 25 | 100 | 0.0007 | 0.0007 |
| Interior Air Film | | | | 0.039 |
| Total (R_{si}) | | | | 0.0007 |
| Required | | | | 0.0007 |
| Difference | | | | 0.0000 |

| R1/R2 | % Area | Thickness (mm) | R _{si} , per mm | R _{si} |
|-------------------------------|--------|----------------|--------------------------|-----------------|
| Exterior Air Film | | | | 0.039 |
| Exterior Cladding | | | | 0.0007 |
| 150mm Brickwork | 25 | 150 | 0.0007 | 0.0007 |
| 100mm EPS Insulation | | | | 0.0007 |
| 100mm Concrete Slab on Grade | 25 | 100 | 0.0007 | 0.0007 |
| Interior Air Film | | | | 0.039 |
| Total (R_{si}) | | | | 0.0007 |
| Required | | | | 0.0007 |
| Difference | | | | 0.0000 |

| W1/W2 | % Area | Thickness (mm) | R _{si} , per mm | R _{si} |
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| Exterior Cladding | | | | 0.0007 |
| 150mm Brickwork | 25 | 150 | 0.0007 | 0.0007 |
| 100mm EPS Insulation | | | | 0.0007 |
| 100mm Concrete Slab on Grade | 25 | 100 | 0.0007 | 0.0007 |
| Interior Air Film | | | | 0.039 |
| Total (R_{si}) | | | | 0.0007 |
| Required | | | | 0.0007 |
| Difference | | | | 0.0000 |

Received
City of Victoria
OCT 10 2018
Planning & Development Department
Development Services Division

Colin Harper Design
1137 DOMINION ROAD
VICTORIA, BC V8A 4E8
905-666-1000
colin@colinharperdesign.com
colinharperdesign.com



PROPERTY INFORMATION

Project Address:
1137 Dominion Road, Victoria, BC V8A 2Z7
Legal Description:
LOT 15 PLAN 253 SECTION 10 VICTORIA
Zoning:
R1-SC
Development Permit Area:
DPA 15

SITE PLAN SYMBOLS LEGEND:

- Property Line
- Fence
- Curb Line
- Storm Catch Basin
- Manhole
- Power Pole / Light Pole
- Light Pole
- Sign
- Fire Hydrant
- Water Meter
- Property Corner
- Sewer Fitting
- EXISTING GRADE

SITE PLAN NOTES:

- All Property Information and Dimensions Shown Are Approximate and Are To Be Field Verified.
- Contractor To Verify Existing Utility Locations Prior To Construction. Typ.
- Erosion Control Measures Per Jurisdictional Requirements
- Reference Road Plan for Storm Drain Locations
- Water Meter and Connections to Main By City of Victoria
- Utility connections by others.
- Stormwater will be diverted to the City of Victoria Stormwater System.

1 EXISTING SITE PLAN

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City of Victoria

OCT 10 2018

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DATE

REVISION

DESCRIPTION

DATE

PROJECT NAME

1137 DOMINION RD

DOMINION RD, VICTORIA, BC

PROJECT ADDRESS

1137 DOMINION ROAD VICTORIA, BC V8A 4E8

SYMBOL

2014/04/08 COOK STREET

Victoria, BC V8W 3P7

T: 779-804-5252

www.colinharpordesign.com

ColinHarperDesign

CONSULTANTS

ARCHITECT: HARPINCORP

ENGINEER: BCTRA

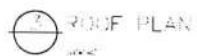
ENVIRONMENTAL: BCTRA

LANDSCAPE: COLIN HARPER DESIGN

DRAWING TITLE

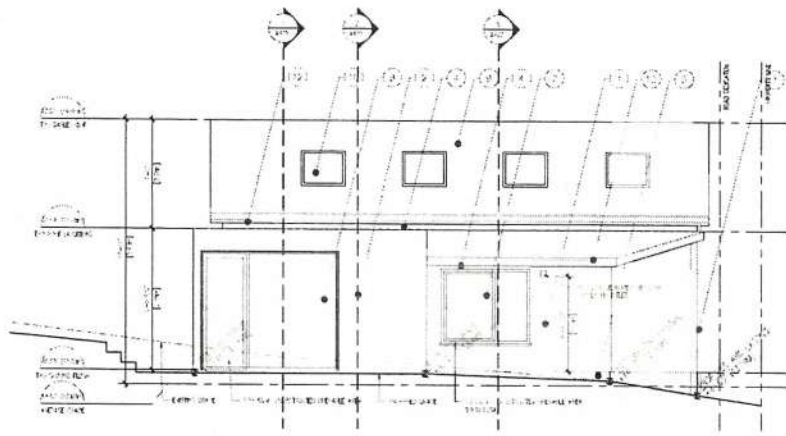
EXISTING SITE PLAN

| PROJECT NO. | DATE | DESIGNED BY | DR |
|-------------|------|-------------|------|
| 1137 | 2018 | 2018 | 2018 |
| DATE | 2018 | 2018 | A100 |

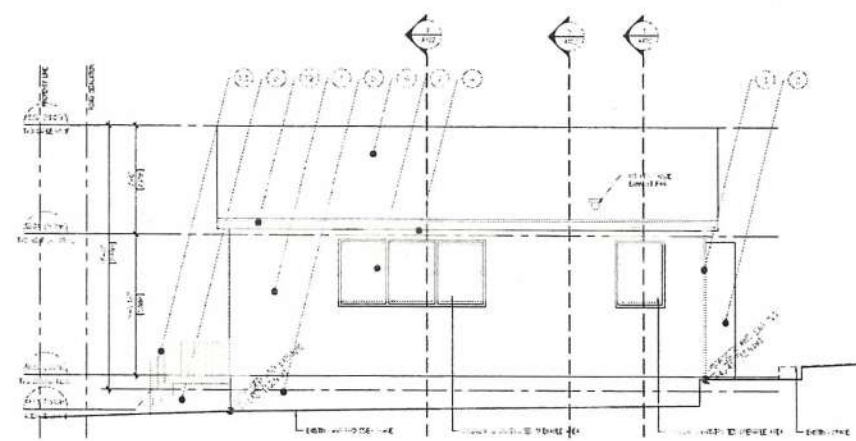


| | | | |
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| PROJECT NO. | 1700 | OWNER | CR |
| DATE | 1/10 | DESIGNED BY | CR |
| SHEET | 201 OF 211 | CONTRACT NO. | A20 |

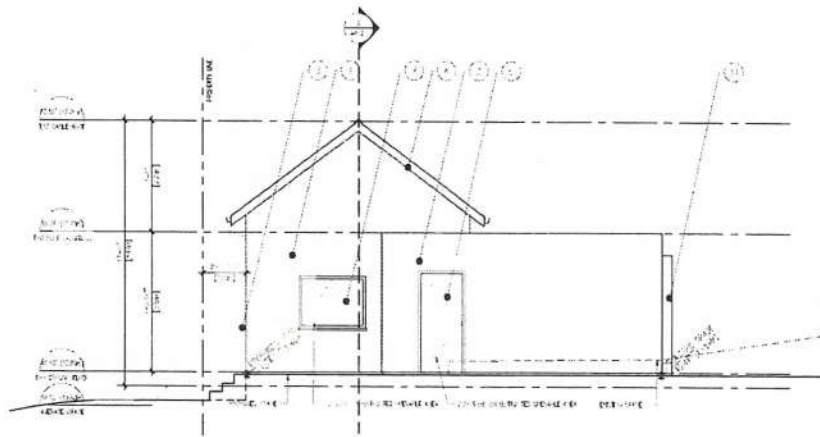
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Development Services Division



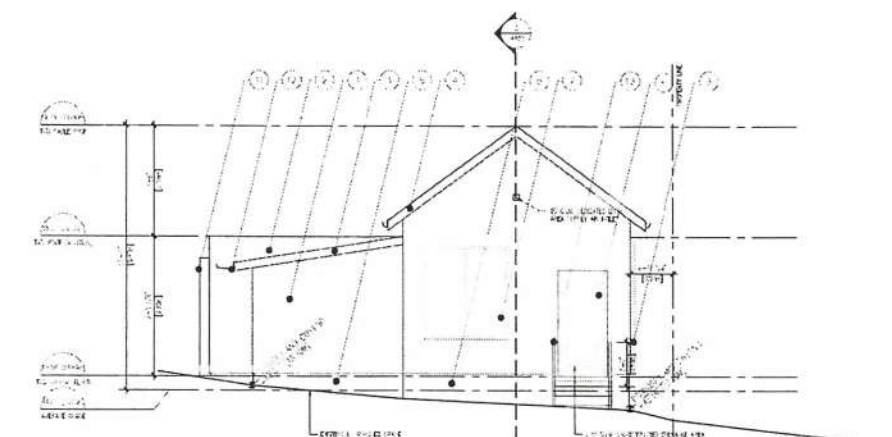
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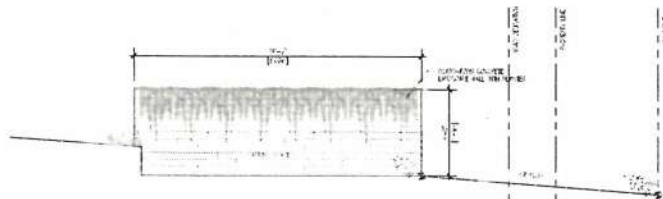
2 SOUTH ELEVATION



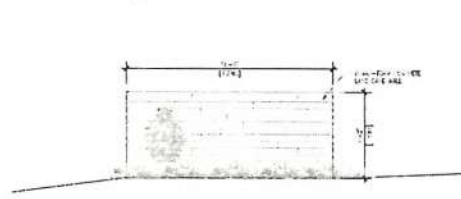
3 EAST ELEVATION



4 WEST ELEVATION



5 LANDSCAPE WALL NORTH ELEVATION AND DRIVEWAY PROFILE



6 LANDSCAPE WALL EAST ELEVATION

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SEA

NORTH ARROW

LEGEND OF FINISHES

- 1. EXTERIOR PAINT
- 2. EXTERIOR PAINT
- 3. EXTERIOR PAINT
- 4. EXTERIOR PAINT
- 5. EXTERIOR PAINT
- 6. EXTERIOR PAINT
- 7. EXTERIOR PAINT
- 8. EXTERIOR PAINT
- 9. EXTERIOR PAINT
- 10. EXTERIOR PAINT

PROJECT INFORMATION

| | |
|-------------|---------------------------|
| PROJECT NO. | 1137 DOMINION RD |
| CLIENT | DOMINION RD, VICTORIA, BC |
| DATE | 11/10/2018 |
| DESIGNER | COLIN HARPER DESIGN |
| PROJECT NO. | 1137 DOMINION RD |
| CLIENT | DOMINION RD, VICTORIA, BC |
| DATE | 11/10/2018 |
| DESIGNER | COLIN HARPER DESIGN |

PROJECT ADDRESS

1137 DOMINION ROAD,
VICTORIA, BC V8A 4E8

CONSULTANT

COLIN HARPER DESIGN
ARCHITECTURAL
ELECTRICAL
MECHANICAL
PLUMBING
PAINTING

ELEVATIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------------|-------------------|----|
| 1 | 11/10/2018 | ISSUED FOR PERMIT | CH |

Received
City of Victoria

OCT 10 2018

Planning & Development Department
Development Services Division



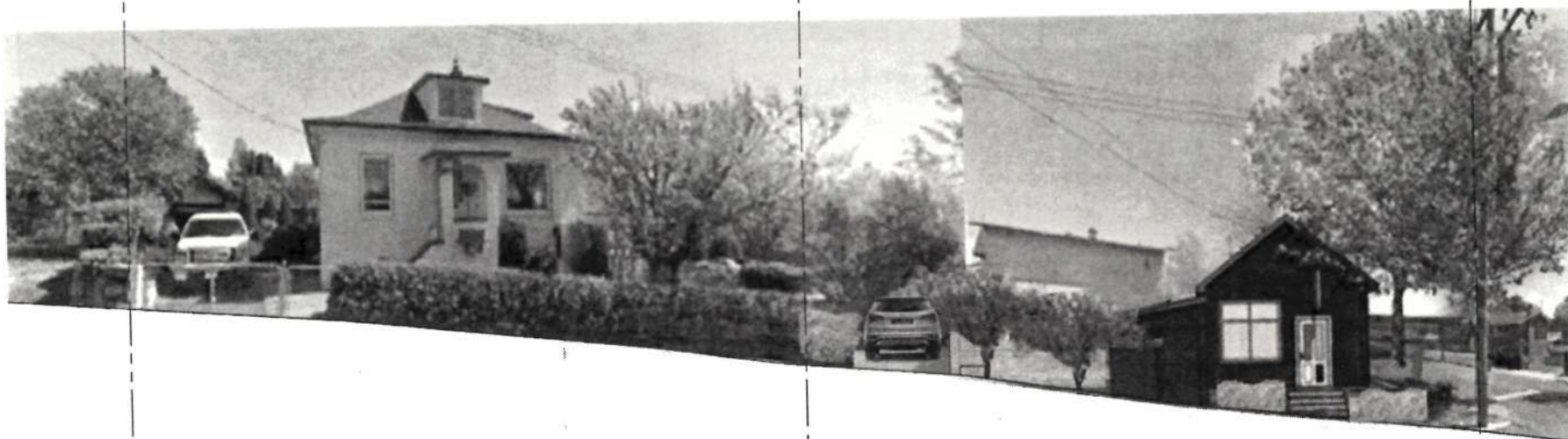
1137 DOMINION

CIVIC ADDRESS #737

CIVIC ADDRESS #735

CIVIC ADDRESS #731

1 BELTON AVE STREETSCAPE



CIVIC ADDRESS 1143

1137 DOMINION

1 DOMINION ROAD STREETSCAPE

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OCT 10 2018
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Development Services Division

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SEA

NORTH ARROW

CONVEYANCE INFORMATION
DATE: 10/10/2018

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| 20 | 1137 DOMINION ROAD | 1137 DOMINION ROAD |

PROJECT NAME

1137 DOMINION ROAD

DOMINION ROAD,
VICTORIA, BC

PROJECT ADDRESS

1137 DOMINION ROAD,
VICTORIA, BC V8A 4E8

307-666-0706 (TOLL FREE)
Victoria, BC V8W 1V7
T 779-534 6882
colin@colinharpersdesign.com

ColinHarperDesign

CONSULTANT
ARCHITECTURE
LANDSCAPE
ENGINEERING
DESIGN
LANDSCAPE
DESIGN

PROJECT NO.

STREETSCAPES

PROJECT NO.

DATE

DATE

DATE

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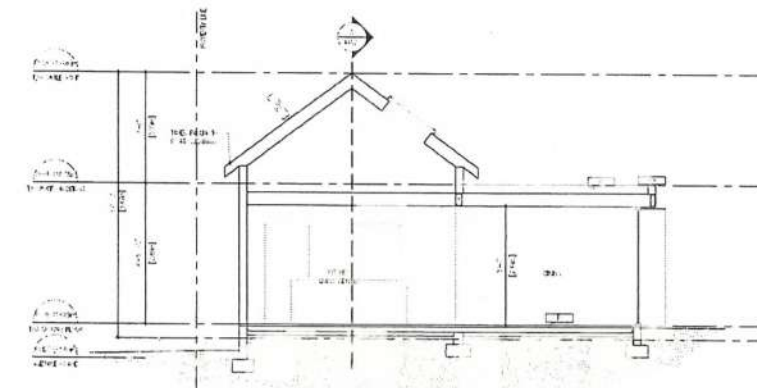
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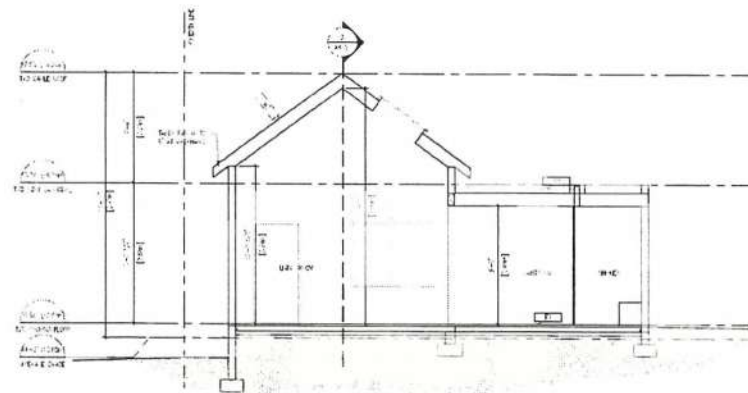
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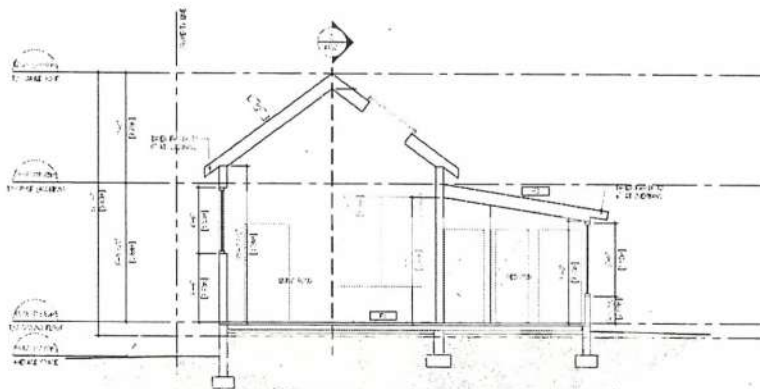
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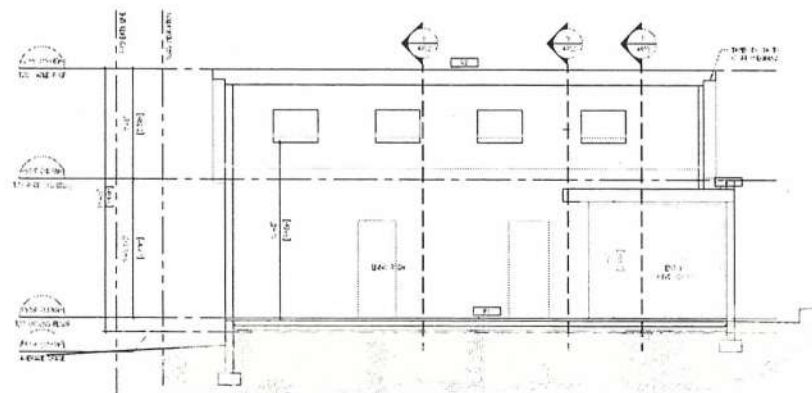
SECTION 1
CROSS SECTION



SECTION 2
CROSS SECTION



SECTION 3
CROSS SECTION



SECTION 4
CROSS SECTION

Received
City of Victoria

OCT 10 2018

Planning & Development Department
Development Services Division

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SA

NORTH ARROW

OWNER/CLIENT: AVALON/LEASH
2004 000 000

| NO. | REVISION | DATE | BY |
|-----|-------------|------------|----|
| 1 | REVISION 1 | 2018-09-10 | SA |
| 2 | REVISION 2 | 2018-09-10 | SA |
| 3 | REVISION 3 | 2018-09-10 | SA |
| 4 | REVISION 4 | 2018-09-10 | SA |
| 5 | REVISION 5 | 2018-09-10 | SA |
| 6 | REVISION 6 | 2018-09-10 | SA |
| 7 | REVISION 7 | 2018-09-10 | SA |
| 8 | REVISION 8 | 2018-09-10 | SA |
| 9 | REVISION 9 | 2018-09-10 | SA |
| 10 | REVISION 10 | 2018-09-10 | SA |

PROJECT NAME
1137 DOMINION RD
DOMINION RD,
VICTORIA, BC

PROJECT ADDRESS
1137 DOMINION ROAD
VICTORIA, BC V8A 4E8

SYMBOLS
NOTES
REVISIONS
DATE
BY
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BY

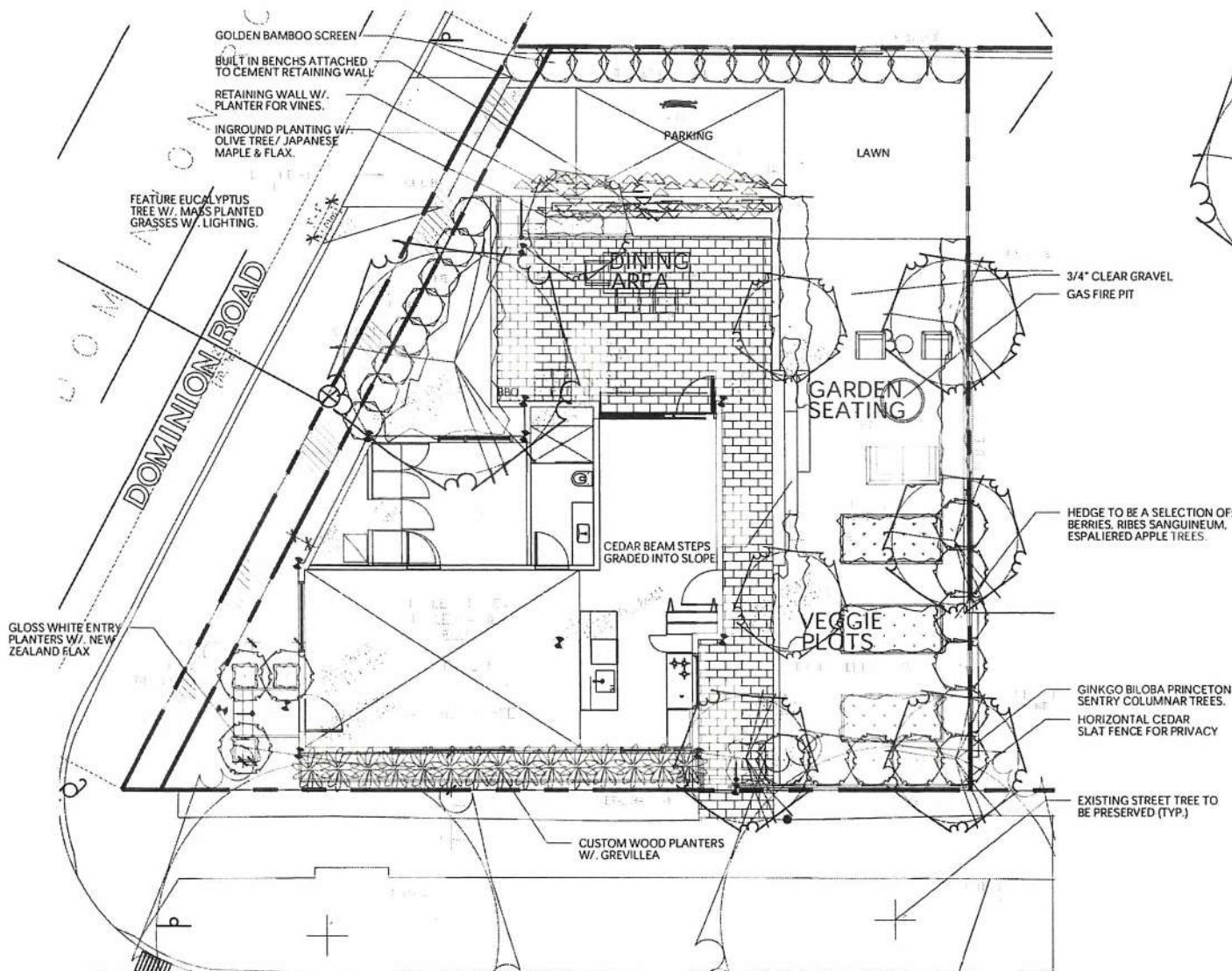
ColinHarperDesign

CONSULTANTS
STRUCTURAL: HARRISON/SHAW
MECHANICAL
ELECTRICAL
PLUMBING
LANDSCAPE: TOWN & COUNTRY
GRAPHIC: TOWN & COUNTRY

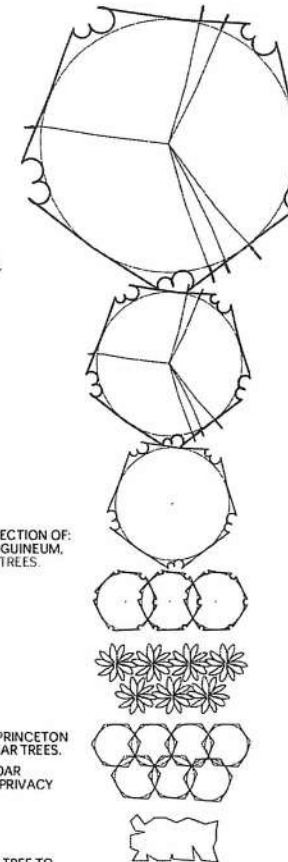
BUILDING SECTIONS

| PROJECT NO. | DATE | DESIGNER | SCALE |
|------------------|------------|----------|--------------|
| 1137 DOMINION RD | 2018-09-10 | SA | 1/4" = 1'-0" |

DATE: 2018-09-10



LEGEND



MEDIUM DECIDUOUS TREE TO BE:
EUCALYPTUS (BL.)
SIZE 5.0 CM CAL.; APPROXIMATE NO. - 01

COLUMNAR DECIDUOUS TREE TO BE:
GINKGO BILOBA 'PRINCE OF WELLS'
SIZE 2.5 M HT.; APPROXIMATE NO. - 04

MULTISTEM TREE TO BE:
OLIVE TREE, JAPANESE MAPLE
SIZE 8&B 1.5M. HT.; APPROXIMATE NO. - 02

LARGE SHRUB TO BE A SELECTION OF:
RIBES SANGUINEUM, ESPALIER APPLE
TREE, MIXED BERRIES
SIZE 27 CM POT; APPROXIMATE NO. - 10

MEDIUM SHRUB TO BE: GREVILLEA
SIZE 21 CM POT; APPROXIMATE NO. - 49

MEDIUM SHRUB TO BE SELECTION OF:
BLACK BAMBOO, GOLDEN BAMBOO,
OAKLEAF HYDRANGEA, JAPANESE FOREST GRASS,
RUSSIAN SAGE
SIZE 21 CM POT; APPROXIMATE NO. - 21

GROUND COVER TO BE A SELECTION OF:
KINNIKINNICK, LIRIOPE, GRASSES
SIZE 10 CM POT; APPROXIMATE NO. - 40

NOTES

- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- ALL LANDSCAPE AREAS TO BE IRRIGATED.
- IF YOU HAVE ANY QUESTION ABOUT SCHEMATIC DESIGN, CALL SEAN PARTLOW # 250-884-6673

Landscape Plan

Gauthier Residence

Victoria, B.C.



Sean Partlow Design



Scale: 1/50
Date: March 22, 2018
File: GR-SIRJ DWG

1

Oct 5, 2018

The City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor and Council of the City of Victoria

Re: Development Permit Application
1137 Dominion Rd, Victoria BC

Enclosed is our Development Permit application for the above noted property.

The Development Permit application is to build a new small lot single family dwelling where there used to be a corner store.

The plans for the small lot single family dwelling includes maintaining the same design as the old grocery store and adding a small addition to the northeast corner of the dwelling, which allows for large windows and a glass door, in order to open up the living area of the house and have access to the yard.

In our initial consultations with the immediate neighbours, there was a strong desire to upgrade the store as it had become rundown due to lack of maintenance over the years. We have endeavored to design a home that uses materials in line with those of the neighbouring homes.

On Feb 22, 2018 Victoria mayor and council unanimously approved the development permit #00597 that we submitted for the property at 1137 Dominion / 737 Belton.

In September 2018 our building permit was approved and our builder began construction of what was set to be our home at 1137 Dominion Road. Our intention has always been to retain as much of the existing structure as possible. However, once our contractor opened up the building they realized that the building was unsound. The majority of the building wasn't actually on a foundation and was built on dirt. Our General Contractor used his judgement and maintained as much of the building as was structurally fit to retain.

Because of this though, the planning department has let us know that our previous Development Permit is void and hence we are submitting a new one in order to proceed. They cited section 532(1) of the Local Government Act. as to the reason why:

If a building or other structure, the use of which does not conform to the provisions of a land use regulation bylaw, is damaged or destroyed to the extent of 75% or more of its value above its foundations, as determined by the building inspector, the structure must not be repaired or reconstructed except for a conforming use in accordance with the bylaw.

We appreciate that it's our responsibility to fully understand all the rules that may apply to our project. Throughout this process, we have done everything we can to follow the rules, to follow suggestions of city staff and neighbours and to design and build a structure that will fit in Victoria for many years to come. All neighbours supported our application as did all Councilors at the previous council meeting.

We still wish to build the same structure as was in our plans and it's incumbent on us and our builder to do so with integrity. If we're going to maintain this iconic building it must be built in a way that is safe for those inside and around it and so it will last for many years to come.

Our proposal now includes the following variances in order to maintain the previously approved building:

| PROPOSED VARIANCES | REQUIRED | PROPOSED | VARIANCE |
|---------------------------|-----------------|-----------------|-----------------|
| FRONT YARD SETBACK | 6.00 m | 0.90 m | 5.10 m |
| SIDE YARD SETBACK (WEST) | 2.40 m | 0.42 m | 1.98 m |

The proposed setbacks are to recreate the look and feel and location of the previous store that was on the property while also maintaining the option to revert back to commercial use in the future.

The proposed development does not significantly add to original building mass on the site. The design is the same as the old store, with an addition to the northeast corner of the dwelling. The materials will be an improvement on what was there before with wood siding, aluminum clad windows and a metal roof. The construction of the new home will be constructed to high standards. This includes a variety of energy, water, and other resource saving construction features. Sustainable, durable materials will be used whenever possible, and high indoor air quality will be maintained. There will be off-street parking with access from Dominion Road and the driveway will have a permeable surface. Landscaping will incorporate planting materials that are drought tolerant. City Engineering has reviewed the project and payment has been made to install new infrastructure to support a single family home.

The proposal still contributes to Victoria's commitment to improving housing affordability in the city by building a small home on a small lot.

We hope that you are able to support our application again. If you require further information, or have any questions, please contact Aki Kaltenbach at 604-906-2788 or Rene Gauthier at 250-885-7873.

Sincerely,

Aki Kaltenbach & Rene Gauthier



Committee of the Whole Report

For the Meeting of October 19, 2017

To: Committee of the Whole **Date:** October 5, 2017

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

Subject: Rezoning Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 737 Belton Avenue and 1137 Dominion Road. The proposal is to rezone the eastern portion of the property from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Small Lot (Two Storey) District to permit the construction of a small lot house; as well, rezone the western portion of the property from the R1-B Zone, Single Family Dwelling District to a site-specific zone in order to retain the existing building on site as a small lot house and preserve the commercial use existing on site.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan*, 2012 (OCP)
- the proposal is consistent with the Traditional Community designation within the *Victoria West Plan*

- the proposal is consistent with the design guidelines referenced in the *Small Lot House Rezoning Policy, 2002*, and the applicant would retain one of the existing buildings on-site
- the proposal formalizes the existing legal non-conforming scenario of two primary buildings on a lot in the R1-B Zone, Single Family Dwelling District.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the eastern portion of the property from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and rezone the western portion of the property to a site-specific zone based on the R1-S1 Zone, Restricted Small Lot (One Storey) District with the additional use of retail. The proposal is to create two lots, maintain and repurpose the existing commercial building on the western lot for residential use, and construct a new small lot house on the eastern lot. A site-specific zone will be created to preserve the small-scale commercial use, should the owners wish to reinstate the convenience store in the future.

Three variances would be required, which are reviewed in relation to the concurrent Development Permit with Variances Application report.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

Sustainability Features

As indicated in the applicant's letter dated June 6, 2017, the driveways will have permeable surfaces and landscaping will incorporate drought tolerant plantings.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is characterized by one to two storey single-family dwellings and three to four storey apartment buildings. In the broader area to the west is Esquimalt High School and the Esquimalt Industrial Park.

Existing Site Development and Development Potential

There are two buildings presently on-site: a two-storey single-family dwelling and a one-storey convenience store. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed to accommodate a single-family dwelling with either a garden suite or a secondary suite.

Data Table

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone, a double asterisk is used to identify existing legal non-conformities.

| Zoning Criteria | Proposal-Lot A (existing building) | Proposal-Lot A (new building) | Zone Standard R1-S2, Small Lot (Two Storey) |
|--|---------------------------------------|---|---|
| Site area (m ²) - minimum | 275.96 | 260.43 | 260.00 |
| Density (Floor Space Ratio) - maximum | 0.28 | 0.53 | 0.6 to 1 |
| Total floor area (m ²) - maximum | 77.88 | 136.69 | 190.00 |
| Lot width (m) - minimum | 20.96 | 14.20 | 10.00 |
| Height (m) - maximum | 4.09 | 7.37 | 7.50 |
| Storeys - maximum | 1.00 | 2.00 | 2.00 |
| Site coverage % - maximum | 28.00 | 31.00 | 40.00 |
| Setbacks (m) – minimum: | | | |
| Front (Belton) | 0.90** | 4.24* - building 2.99 - porch | 6.00 |
| Rear | 8.91 | 4.65* - building 3.43 - deck | 6.00 |
| Side (east) | 7.52 | 2.15 (habitable)* | 1.50 (non-habitable) 2.40 (habitable) |
| Side (west) | n/a | 3.99 | 1.50 (non-habitable) 2.40 (habitable) |
| Side on flanking street (Dominion) | 0.00** | n/a | 2.40 |
| Parking - minimum | 1 | 1 | 1 |

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Victoria West CALUC at a Community Meeting held on May 23, 2017. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% 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 and Summary provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) designates the property within the Traditional Residential urban place designation, which envisions single-family dwellings and local retail stores in pre-existing locations. The proposed small lots would be subject to Development Permit Area 15A: Intensive Residential - Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

However, the existing house is being removed due to a compromised crawlspace (Attachment F). The *Small Lot House Rezoning Policy* notes that small lot rezoning is not intended to facilitate the demolition of an existing house to enable additional houses to be built in the same place. The removal of the house in this case is not resulting in additional houses; in fact, this rezoning application would formalize an existing legal non-conforming scenario in which two primary buildings occupy one property, so in this instance the potential of disrupting established lot patterns or the rhythm of the street is minimal.

Additionally, the design of the new dwelling is more in-line with the character of the area, and the proposal has been presented and justified to both the neighbourhood association and immediate neighbours.

Local Area Plans

The Victoria West Plan identifies the property as Traditional Community. Within this designation, the existing character of the mainly detached housing should be conserved. In addition, the plan envisions site-specific zoning for compatible uses such as convenience stores within residential areas.

Tree Preservation Bylaw and Urban Forest Master Plan

Impacts to trees will be outlined in the concurrent Development Permit with Variance Application Report.

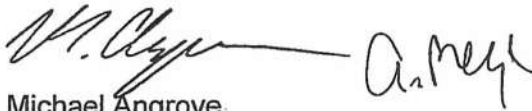
CONCLUSIONS

The proposal to subdivide and rezone the subject property, retain and repurpose the existing commercial building, and construct one new small lot dwelling is consistent with the objectives in the *Official Community Plan*, *Victoria West Plan* and the *Small Lot House Rezoning Policy*. Staff recommend Council consider supporting this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00597 for the property located at 737 Belton Avenue and 1137 Dominion Road.

Respectfully submitted,




Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Oct 11, 2017

List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped July 24, 2017
- Attachment D – Letter from applicant to Mayor and Council dated October 4, 2017
- Attachment E – Small Lot House Rezoning Petition stamped June 8, 2017
- Attachment F – Letter from Method Engineering & Building Services dated May 24, 2017

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 737 Belton Avenue and 1137 Dominion Road. The proposal is to subdivide the property and create two small lots with a new building on the eastern lot, and retention of the existing building on the western lot. Variances have been requested for the setbacks on the easterly lot.

The following points were considered in assessing this application:

- the proposal is consistent with the design guidelines specified in the *Small Lot House Rezoning Policy, 2002*. The applicant would retain and repurpose one of the existing buildings on site, while the other house is being replaced with a house more in-line with the existing character of the area
- the proposal is consistent with the *Victoria West Plan* as the new development compliments the character of nearby heritage sites
- the requested setback variances are minimal in nature and are similar in scale to current setback conditions.

BACKGROUND

Description of Proposal

The proposal is to create two lots, maintain the existing building on the western lot (Lot A) and repurpose it from a commercial building to a single-family dwelling, and construct a new small lot house on the eastern lot (Lot B). Exterior renovations will be completed and a new addition will be constructed to the northeast corner of the existing building on Lot A.

The details for the proposed small lot dwelling on Lot B include:

- two-storey building
- prominent front entrance with small porch
- pitched rooflines consistent with the character of the area
- exterior materials such as wood siding, asphalt shingles, and fascia board.

The proposed variances on Lot B are related to:

- reduce the front setback from 6.0m to 4.24m
- reduce the rear setback from 6.0m to 4.65m
- reduce the east side setback from 2.4m to 2.15m.

Sustainability Features

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

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

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

Accessibility Impact Statement

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

Existing Site Development and Development Potential

There are two buildings presently on-site: a two-storey single-family dwelling and a one-storey convenience store. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed to accommodate a single-family dwelling with either a garden suite or a secondary suite.

Data Table

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used to identify existing legal non-conformities.

| Zoning Criteria | Proposal-Lot A (existing building) | Proposal-Lot A (new building) | Zone Standard R1-S2, Small Lot (Two Storey) |
|--|---------------------------------------|----------------------------------|---|
| Site area (m ²) - minimum | 275.96 | 260.43 | 260.00 |
| Density (Floor Space Ratio) - maximum | 0.28 | 0.53 | 0.6 to 1 |
| Total floor area (m ²) - maximum | 77.88 | 136.69 | 190.00 |
| Lot width (m) - minimum | 20.96 | 14.20 | 10.00 |
| Height (m) - maximum | 4.09 | 7.37 | 7.50 |
| Storeys - maximum | 1.00 | 2.00 | 2.00 |
| Site coverage % - maximum | 28.00 | 31.00 | 40.00 |
| Setbacks (m) – minimum: | | | |
| Front (Belton) | 0.90** | 4.24* - building 2.99 - porch | 6.00 |
| Rear | 8.91 | 4.65* - building 3.43 - deck | 6.00 |
| Side (east) | 7.52 | 2.15 (habitable)* | 1.50 (non-habitable) 2.40 (habitable) |
| Side (west) | n/a | 3.99 | 1.50 (non-habitable) 2.40 (habitable) |
| Side on flanking street (Dominion) | 0.00** | n/a | 2.40 |
| Parking - minimum | 1 | 1 | 1 |

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Victoria West CALUC at a Community Meeting held on May 23, 2017. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% 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 and Summary provided by the applicant are attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 15A, Intensive Residential - Small Lot. The proposal is consistent with the design guidelines specified in the *Small Lot Design Guidelines*. Retaining the existing building on Lot A is supported by the policy, and the proposed renovations are consistent with the context of the area.

While retention of the single-family dwelling on Lot B is recommended by the policy, there is justification to remove the building due to a compromised crawlspace. In addition, this provided the opportunity to design a new single-family dwelling more in-line with the existing context of the neighbourhood. The height, roof line, and massing of the proposed dwelling has been designed to fit within the immediately adjacent buildings to the east. Additionally, the entryway and front porch are prominent and provide for a positive relationship with the street. The materials include wood siding, fascia board, and asphalt shingles.

Local Area Plans

The Victoria West Neighbourhood Plan envisions single-family, house conversions, duplex and townhouses on this property. The plan further notes architectural character of new development should complement nearby heritage sites, of which there is one at 1149 Dominion Road. The proposed dwelling on Lot B echoes a number of the characteristics seen at 1149 Dominion Road, including pitched roofs, a prominent main entrance with front porch, and similar materials.

Tree Preservation Bylaw and Urban Forest Master Plan

A city owned boulevard tree (mature Maple) will be impacted by the driveway construction to Lot A. Parks Staff are recommending its removal as the proposed driveway and the existing condition of the adjacent driveway will be detrimental to this tree and its long term survival. A tree replacement fee to plant a new boulevard tree and the tree's appraised value will be required fees from the applicant at building permit stage.

Regulatory Considerations

There are a total of three variances relating to setbacks on Lot B. There are two reduced setbacks on Lot A that are considered legally non-conforming: the front setback is 0.9m down from 6.0m and the side setback is 0.0m down from 2.4m.

Lot B has three setback variances that reduce the front setback from 6.0m to 4.24m, the rear setback from 6.0m to 4.65m, and the east side setback from 2.4m to 2.15m. The east side setback requirement is 2.4m due to there being a habitable window in the basement of the east façade; however, as this window is mostly below grade there would be very minimal views onto the neighbouring property. Additionally, the front, rear and side setbacks of the proposed dwelling are similar to those of the current building on the property.

CONCLUSIONS

The proposal to subdivide the property into two small lots and construct a new small lot house is consistent with Development Permit Area 15A: Intensive Residential - Small Lot. The small lot house is a form of sensitive infill development and generally fits in with the existing neighbourhood. The variances are minor in nature and similar to current on-site conditions. Therefore, Staff recommend Council consider supporting this application.

ALTERNATE MOTION

That Council decline the Development Permit with Variances Application for the property located at 737 Belton Avenue and 1137 Dominion Road.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

October 13, 2017

List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped July 24, 2017
- Attachment D – Letter from applicant to Mayor and Council dated October 4, 2017
- Attachment E – Small Lot House Rezoning Petition stamped June 8, 2017
- Attachment F – Letter from Method Engineering & Building Services dated May 24, 2017

4. **Rezoning and Development Permit with Variances Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road**

1. **Public Hearing**

Rezoning Application No. 00597

To rezone the western portion of the land known as 737 Belton Avenue & 1137 Dominion Road, as shown on the attached map, from the R1-B Zone, Single Family Dwelling District, to R1-SC Zone, Restricted Small Lot (Commercial) District and to rezone the remaining eastern portion from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, to permit the subdivision of one lot into two lots, the conversion of an existing building to a small lot house while retaining the commercial use on the western portion of the land, and the construction of a new small lot house on the eastern portion of the land.

New Zones: R1-SC Zone, Restricted Small Lot (Commercial) District and R1-S2 Zone, Restricted Small Lot (Two Storey) District

Legal description: Lot 10, Section 10, Esquimalt District, Plan 253

Existing Zone: R1-B Zone, Single Family Dwelling District

2. **Development Permit with Variances Application No. 00597**

The Council of the City of Victoria will also consider issuing a development permit with variances for the land known as 737 Belton Avenue & 1137 Dominion Road for the purposes of reducing the flanking street setback from 2.4m to 0.0m, reducing the front yard setback from 6.0m to 4.24m, reducing the rear yard setback from 6.0m to 4.65m, reducing the east side setback from 2.4m to 2.15m, and approving the exterior design and finishes for the proposed small lot house as well as landscaping.

Jim Handy (Senior Planner): *Advised that the application is to subdivide the existing lot into two small lots, replace the existing house with a new single family dwelling, and convert the existing store to a single family dwelling.*

Mayor Helps opened the public hearing at 11:02 p.m.

Renee Gautier (Applicant): Provided information regarding the application, advising that the building on Lot A would be renovated, and a new home would be built on Lot B.

Colin Harper (Architect): Provided information regarding the application, advising of the form and character of the proposed project.

Councillor Alto withdrew from the meeting at 11:06 p.m. and returned at 11:07 p.m.

There were no persons present to speak to the proposed bylaw.

Mayor Helps closed the public hearing at 11:08 p.m.

3. **Bylaw Approval**

Motion:

It was moved by Councillor Loveday, seconded by Councillor Isitt, that the following bylaw be given third reading:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1126) No. 18-030

Carried Unanimously

4. **Bylaw Approval**

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that the following bylaws **be adopted**:

1. *Zoning Regulation Bylaw, Amendment Bylaw (No. 1126) No. 18-030*

Carried Unanimously

5. **Development Permit with Variances Approval**

Motion:

It was moved by Councillor Loveday, seconded by Councillor Madoff, that Council authorize the issuance of a Development Permit with Variances Application for 737 Belton Avenue and 1137 Dominion Road, in accordance with:

1. Plans date stamped January 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Lot A: reduce the flanking street setback from 2.40m to 0.0m;
 - b. Lot B: reduce the front setback from 6.0m to 4.24m;
 - c. Lot B: reduce the rear setback from 6.0m to 4.65m; and
 - d. Lot B: reduce the east side setback from 2.4m to 2.15m.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

Development Permit with
Variances Application
for
1137 Dominion Road



