



Committee of the Whole Report

For the Meeting of July 12, 2018

To: Committee of the Whole **Date:** June 28, 2018

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

Subject: Rezoning Application No. 00639 for 1770-1780 Denman Street

RECOMMENDATION

That Council decline Rezoning Application No. 00639 for the property located at 1770-1780 Denman Street.

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 1770-1780 Denman Street. The proposal is to consolidate three lots and rezone from the R1-B Zone, Single Family Dwelling District, to a site-specific small lot zone in order to permit the construction of thirteen single family dwellings surrounding an interior open space. An eleven-stall surface parking lot is proposed, which fronts onto Denman Street.

The following points were considered in assessing this Application:

- the Official Community Plan (OCP) identifies the property as within the Traditional Residential Urban Place Designation, within which ground-oriented buildings up to two storeys are envisioned; however, the proposal is inconsistent with the OCP as the place character features notes that houses should be oriented to face the street
- the proposal is inconsistent with several housing policies in the *Jubilee Neighbourhood Plan*, including new development respecting the existing character of the neighbourhood through scale and form of housing and new development providing entrances facing the street
- the proposal does not meet the minimum standards of the City's existing policy and regulatory framework:
 - it is inconsistent with the *Small Lot Housing Rezoning Policy*, which discourages demolition of existing houses to enable additional houses to be built in the same

- place, and the proposal does not meet the minimum standards related to lot area or lot width
- it is inconsistent with Schedule H - Panhandle Lot Regulations which require a minimum lot area of 600m², setbacks of approximately four metres and a maximum building height of one storey
 - it is inconsistent with the standard townhouse regulations, as the units are not joined and require six-metre front yard setbacks and five metres of separation space between buildings.

BACKGROUND

Description of Proposal

This Application is to rezone and consolidate three lots from the R1-B Zone, Single Family Dwelling District to a site-specific small lot zone in order to permit the construction of thirteen single family dwellings surrounding an interior, common open space. An eleven-stall surface parking lot is provided fronting onto Denman Street. This form of development is often called cottage clusters or pocket neighbourhoods.

The proposal is not consistent with existing City of Victoria zones. According to the *Zoning Regulation Bylaw*, each strata lot within a bare land strata plan is considered an individual lot. Essentially, each single family dwelling lot in the proposal is subject to its own zoning review, which creates a number of inconsistencies between the R1-S2 Zone, Restricted Small Lot (Two Storey) District, as well as the Schedule 'H' - Panhandle Lot Regulations.

Staff acknowledge that the idea of a pocket neighbourhood could have merit under certain circumstances. However, in this instance where the lots are double fronting, the ideal form of development would create a positive street relationship on both frontages rather than a design that is oriented internally towards a communal green space. A compromise between the two forms could be townhouses that front the street while also including a large internal green space.

Affordable Housing Impacts

The applicant proposes the creation of thirteen new residential units, which would increase the overall supply of housing in the area. As per the attached letter to Mayor and Council, a Housing Agreement is also being proposed which would ensure that some of the units are sold below market value. The applicant has not yet confirmed the number of units and the extent of the reduction below market value. Should this Application proceed, staff recommend this Housing Agreement be confirmed and executed prior to a Public Hearing.

Sustainability Features

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

Active Transportation Impacts

The Application proposes a five-stall bicycle rack which supports active transportation.

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 primarily by single family dwellings. There is a multi-unit residential building located to the northeast, and the Royal Jubilee Hospital is located to the east of the subject property.

Existing Site Development and Development Potential

The site is presently three separate lots with single family dwellings on each lot. The single family dwelling at 1774 Denman Street is a three-unit house conversion. There are currently tenants residing in all of the buildings. The applicant is amenable to working with the City to create a Tenant Assistance Plan should this Application proceed to a Public Hearing.

Under the current R1-B Zone, Single Family Dwelling District, the properties could be developed each with a single family dwelling, with either a garden suite or a secondary suite.

Data Table

The data table is provided as Attachment E, as it is too large to include within the body of this report. The table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, and the R1-S2 Zone, Restricted Small Lot (Two Storey) District. An asterisk is used to identify where the proposal is less stringent than the standard R1-S2 Zone.

The interior lots would also be subject to Schedule H – Panhandle Lot Regulations. However, for simplicity these regulations have not been included in the data table.

Relevant History

In 2014, an application was declined by Council to rezone and subdivide the land into five lots to construct two new duplexes while retaining the existing single family dwellings.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the North Jubilee CALUC at a Community Meeting held on April 11, 2017. At the time of writing this report, a letter from the CALUC had not been received; however, the CALUC indicated a letter would be forthcoming. Staff will ensure the letter is attached to this report if received prior to Committee of the Whole.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant is required to poll the immediate neighbours. However, no poll was conducted as the applicant maintains that they are not proposing to rezone to a typical small-lot zone.

ANALYSIS

Official Community Plan

The properties are located within the Traditional Residential Urban Place Designation within the OCP. This designation envisions ground-oriented residential uses including single family dwellings. Houses should be oriented to face the street and should have individual driveways. The proposed form of development is not noted in the OCP as a place character feature found in the Traditional Residential designation. The proposal has six buildings that front onto the street: three onto Albert Avenue and three onto Denman Street. The seven remaining buildings front onto the interior shared courtyard. Having the majority of the buildings oriented towards the interior of the site is inconsistent with the OCP.

The Traditional Residential designation also envisions on-street parking and individual driveways. Surface parking lots fronting onto the street are not envisioned.

Local Area Plans

The Jubilee Neighbourhood Plan envisions maintaining the current zoning on the subject properties. Duplexes and small lot single family dwellings that meet City criteria can also be considered. Generally, new residential development should respect the character of the existing neighbourhood and street through the scale and form of housing.

Tree Preservation Bylaw and Urban Forest Master Plan

Staff have requested an ISA arborist report to review the construction impacts of the proposed residences and hardscaping on the bylaw-protected Douglas Fir and Horse Chestnut trees on site. The report should also review any potential impacts to the three City boulevard trees on Denman Street. The survey, site plan and landscape plan currently do not show these trees and should be revised to do so. Should Council choose to advance this Application for further consideration, the alternate motion provides direction to ensure these issues, among others, are addressed prior to consideration of the Development Permit with Variances.

Small Lot House Policy and Panhandle Regulations

The *Zoning Regulation Bylaw* definition of "lot" includes a strata lot in a bare land strata plan. The proposal is for a bare land strata, and there are therefore thirteen individual lots with buildings on the property. These lots are below the required lot size for both the R1-B and the R1-S2 Zones. The closest zone to fit these lots within is the R1-S2 Zone; therefore, the *Small Lot House Rezoning Policy* has been used to assess this Application.

The Application proposes the removal of three single family dwellings, which is inconsistent with the policy to retain the existing housing stock. In addition, the interior lots are technically considered panhandle lots, which the small lot policy notes should generally not be considered. Furthermore, the minimum site area for a small lot house is 260m², which no proposed lots would meet, and a lot width of 10m, which only two lots would meet.

The minimum lot size for panhandle lots is 660m², with a building height limit of one storey along with a requirement for setbacks of approximately four metres.

Regulatory Considerations

As previously noted, each bare land strata lot is considered an individual lot within the *Zoning Regulation Bylaw*. A site specific zone would be created if Council moves to forward this

Application to a Public Hearing. Currently the Application is being compared against the R1-S2 Zone, Restricted Small Lot (Two Storey) District. In addition, the interior lots are technically considered panhandle lots, which means Schedule H – Panhandle Lot Regulations applies. Using these sections of the *Zoning Regulation Bylaw* would create over 130 variances. The majority of these variances would be captured within a site specific zone should the Application proceed to a Public Hearing.

Other Considerations

Normally, the City of Victoria processes Rezoning Applications and Development Permits concurrently. However, in this case the applicant has requested the Rezoning Application move forward to Committee of the Whole in order to explore whether there is any desire for this housing typology prior to facing additional expenditures related to the Development Permit.

In addition, staff have identified a number of necessary revisions that would normally be addressed prior to Committee of the Whole. Staff recommend the following be addressed should this Application move forward to a Public Hearing:

- revised plans showing:
 - required 1.5m dedication on the Albert Avenue frontage
 - full frontage works to be completed as a condition of subdivision
 - revised driveway crossings adhering to the *Highway Access Bylaw*
 - a minimum of 6.0m fire lane for Fire Department Access to interior lots.
- submission of applicable Subdivision or Strata Application
- submission of Sewage Attenuation Report
- submission of an ISA arborist report and an updated site survey including the trees.

CONCLUSIONS

The OCP and the *Jubilee Neighbourhood Plan* currently do not contemplate this pocket neighbourhood style of development. In addition, the dwellings that face interior to the site and the surface parking lot on Denman Street are contrary to policies found in both plans. Despite staff explaining the inconsistencies with City policy, the applicant has elected to move the Application forward for Council's consideration rather than making revisions; the staff recommendation is therefore that Council consider declining the Application. However, alternate motions are provided below.

ALTERNATE MOTIONS

Option 1: Send Application as Proposed to a Public Hearing

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00639 for 1770-1780 Denman Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Submission of required revisions and materials outlined in this report and variance fees for the Development Permit with Variances.
2. Review by Council at a Committee of the Whole Meeting of the Development Permit with Variances.
3. Presentation at Committee of the Whole of a Tenant Assistance Plan and details of proposed terms to be included in a Housing Agreement.

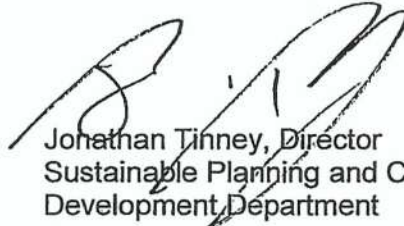
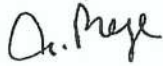
Option 2: Revise Application to be Consistent with City Policies

That the applicant work with staff to revise the proposal so that it is consistent with the objectives and policies found in the *Official Community Plan* and *Jubilee Neighbourhood Plan*.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

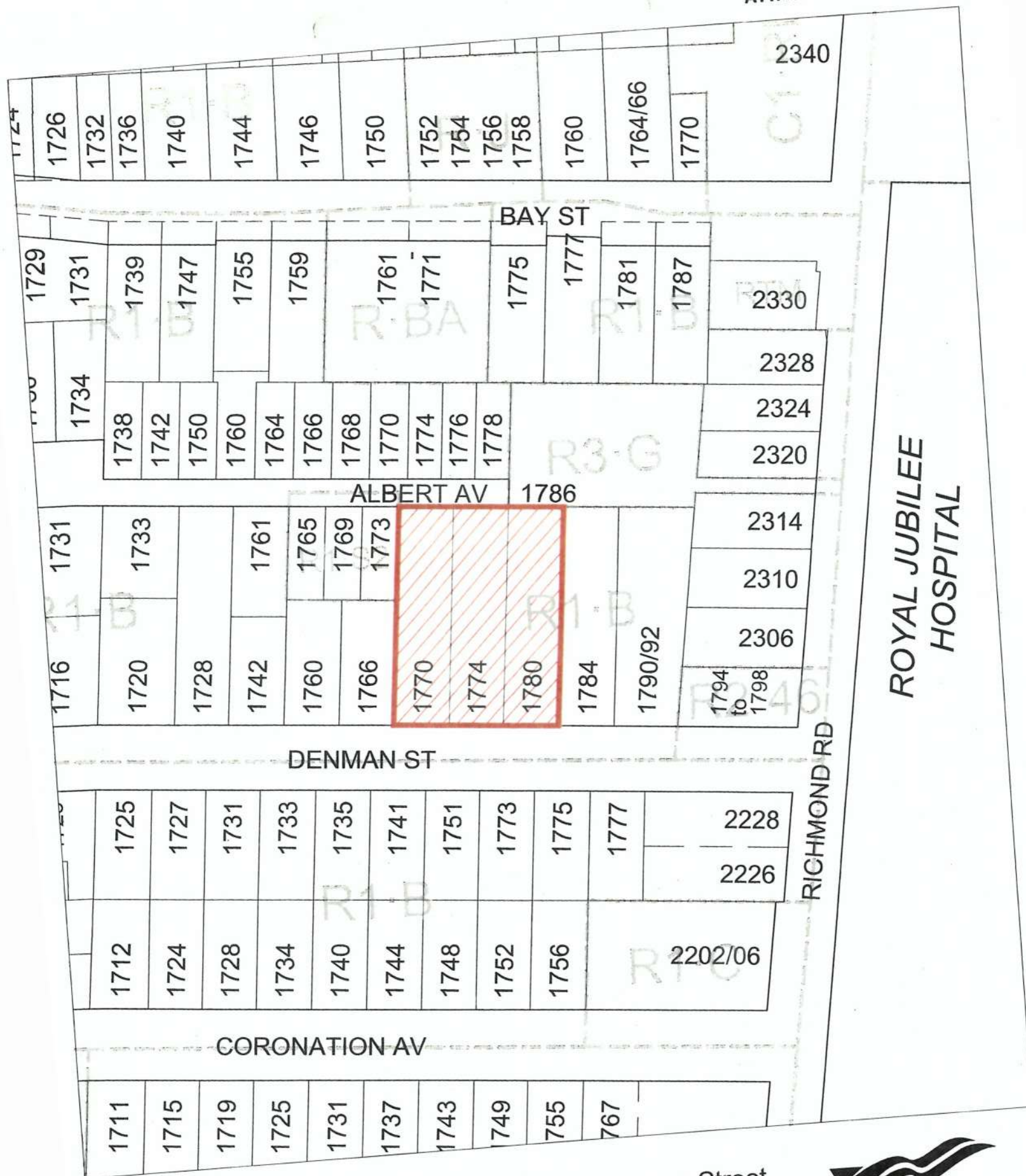


Date:

July 3, 2018

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 14, 2018
- Attachment D: Letter from applicant to Mayor and Council dated March 12, 2018
- Attachment E: Zoning Data Table
- Attachment F: Correspondence (letters received from residents).



1770, 1774 & 1780 Denman Street
Rezoning No.00639





1770, 1774 & 1780 Denman Street
Rezoning No.00639



BC Land Surveyors Site Plan of: Civic: 1770, 1774, & 1780 Denman Street

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1770, 1774, & 1780 Denman Street

Legals - lots 12 & 13, Section 76, Victoria District, Plan 295

Parcel Identifier 090-747-031 & 006-319-033

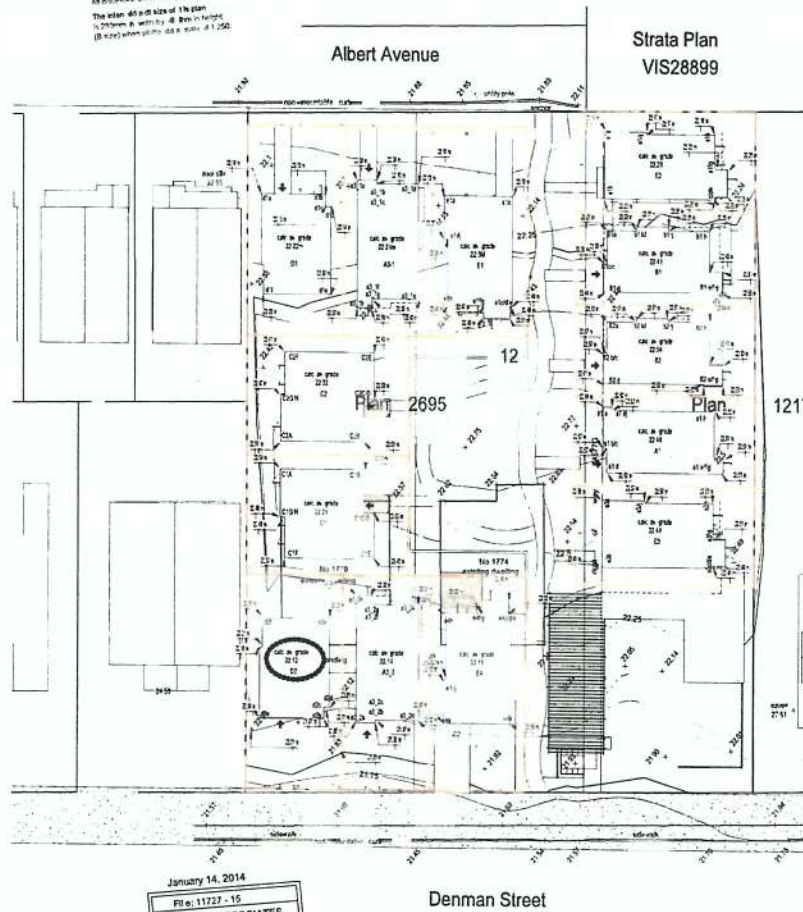
- Lot E, Section 76, Victoria District, Plan 217

Parcel Identifier 090-036-075



All distances in meters unless noted.
The plan is a plan of the site.
It shows the location of the site.
It shows the location of the site.
It shows the location of the site.

LEGEND
Elevations are spot elevations referred to Victoria International
Survey Monument 15-7 (elevation = 22.122m)
+ = elevations - existing elevation
Contour Interval = 0.25 metres



January 14, 2014

Plan 11727 - 15
POWELL & ASSOCIATES
B.C. Land Surveyors
360-296 Strathcona S. Rd.
Victoria, B.C. V8T 4M4
Phone (250) 362-8855

Grade point calculations
1:200

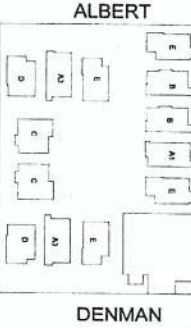
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d1b	22.51	B to C 22.14
d1c	22.52	C to D 10.1014
d1d	22.52	D to E 176.1012
d1e	22.52	E to F 123.82
d1f	22.52	F to G 200.07
30.15		670.1393
GRADE CALCULATION	77.2254743	
A3-1	distance	average points
A3-1a	22.09	A to B 31.0007
A3-1b	22.09	B to C 6.8285
A3-1c	22.09	C to D 61.97
A3-1d	22.09	D to E 270.9975
A3-1e	22.09	E to F 22.6332
A3-1f	22.09	F to G 17.8992
A3-1g	22.09	G to H 29.75875
11.43	H to A	754.0839
33.78		751.20115
GRADE CALCULATION	22.7477755	
E1	distance	average points
E1-1a	22.13	A to B 130.4785
E1-1b	22.48	B to C 218.6075
E1-1c	22.48	C to D 4.455
E1-1d	22.51	D to E 21.45
E1-1e	22.48	E to F 5.915
E1-1f	22.47	F to G 22.45
E1-1g	22.48	G to H 19.6
E1-1h	22.25	H to I 135.135
E1-1i	22.25	I to J 6.11
E1-1j	22.25	J to A 16.12
33.77		753.20205
GRADE CALCULATION	22.5141196	
E2	distance	average points
E2-1a	22.16	A to B 130.5001
E2-1b	22.36	B to C 219.11225
E2-1c	22.36	C to D 4.452
E2-1d	22.36	D to E 20.979
E2-1e	22.32	E to F 22.215
E2-1f	22.18	F to G 18.82
E2-1g	22.17	G to H 135.2475
E2-1h	22.17	H to I 6.051
E2-1i	22.17	I to A 16.12
33.77		743.97435
GRADE CALCULATION	22.25930175	
B1	distance	average points
B1-1a	22.27	A to B 65.4838
B1-1b	22.35	B to C 6.93055
B1-1c	22.44	C to D 17.144
B1-1d	22.55	D to E 240.0215
B1-1e	22.51	E to F 40.1034
B1-1f	22.49	F to G 27
B1-1g	22.35	G to H 1.954
B1-1h	22.39	H to I 11.6488
B1-1i	22.35	I to J 7.94255
B1-1j	22.31	J to K 11.1829
B1-1k	22.32	K to L 7.83922
2.67	L to A	69.52765
33.03		740.3416
GRADE CALCULATION	22.41421728	

A1	distance	average points
A1-1a	22.44	A to B 81.15415
A1-1b	22.47	B to C 7.0277
A1-1c	22.46	C to D 49.3681
A1-1d	22.51	D to E 234.475
A1-1e	22.51	E to F 17.114
A1-1f	22.51	F to G 16.1333
A1-1g	22.52	G to H 12.115
A1-1h	22.52	H to I 206.387
A1-1i	22.52	I to J 4.716
0.78	J to A	17.6514
32.99		744.72735
GRADE CALCULATION	22.17461028	
E3	distance	average points
E3-1a	22.54	A to B 132.7205
E3-1b	22.47	B to C 220.16425
E3-1c	22.48	C to D 4.454
E3-1d	22.51	D to E 21.772
E3-1e	22.51	E to F 5.1181
E3-1f	22.51	F to G 22.41
E3-1g	22.51	G to H 17.781
E3-1h	22.51	H to I 137.4835
E3-1i	22.51	I to J 6.7806
E3-1j	22.51	J to A 16.12
33.77		759.87355
GRADE CALCULATION	22.49441626	
E4	distance	average points
E4-1a	22.03	A to B 130.036
E4-1b	22.32	B to C 218.52225
E4-1c	22.32	C to D 4.464
E4-1d	22.36	D to E 20.4878
E4-1e	22.32	E to F 5.1181
E4-1f	22.32	F to G 22.34
E4-1g	22.32	G to H 19.6
E4-1h	22.14	H to I 135.542
E4-1i	22.12	I to J 6.039
E4-1j	22.12	J to A 16.12
33.77		745.77915
GRADE CALCULATION	22.16795256	

A2-2	distance	average points
A2-2a	21.95	A to B 28.524
A2-2b	22.03	B to C 6.8885
A2-2c	22.03	C to D 22.14
A2-2d	22.31	D to E 220.16415
A2-2e	22.02	E to F 17.781
A2-2f	21.97	F to G 17.8395
A2-2g	21.96	G to H 29.21345
11.43	H to A	250.94505
33.78		747.83345
GRADE CALCULATION	22.1381554	
D2	distance	average points
d2a	22.54	A to B 136.7428
d2b	22.01	B to C 21.99
d2c	22.01	C to D 10.3447
d2d	22.22	D to E 175.1008
d2e	22.25	E to F 133.41
d2f	22.25	F to G 130.305
30.15		666.9453
GRADE CALCULATION	22.12101814	

C1	distance	average points
C1a	22.54	A to B 187.458
C1b	22.52	B to C 43.875
C1c	22.52	C to D 22.996
C1d	22.4	D to E 32.1008
C1e	22.37	E to F 181.9908
C1f	22.48	F to G 12.8725
C1g	22.48	G to H 14.594
4.2	H to A	84.563
32.92		734.00375
GRADE CALCULATION	22.29078922	
C2	distance	average points
C2a	22.51	A to B 187.252
C2b	22.53	B to C 43.875
C2c	22.53	C to D 22.7382
C2d	22.49	D to E 32.1008
C2e	22.41	E to F 182.2785
C2f	22.47	F to G 12.8725
C2g	22.47	G to H 14.594
4.2	H to A	84.458
32.92		734.8921
GRADE CALCULATION	22.33111718	

A3-1	distance	average points
A3-1a	22.09	A to B 31.0007
A3-1b	22.09	B to C 6.8285
A3-1c	22.09	C to D 61.97
A3-1d	22.09	D to E 270.9975
A3-1e	22.09	E to F 22.6332
A3-1f	22.09	F to G 17.8992
A3-1g	22.09	G to H 29.75875
11.43	H to A	754.0839
33.78		751.20115
GRADE CALCULATION	22.7477755	
E1	distance	average points
E1-1a	22.13	A to B 130.4785
E1-1b	22.48	B to C 218.6075
E1-1c	22.48	C to D 4.455
E1-1d	22.51	D to E 21.45
E1-1e	22.48	E to F 5.915
E1-1f	22.47	F to G 22.45
E1-1g	22.48	G to H 19.6
E1-1h	22.25	H to I 135.135
E1-1i	22.25	I to J 6.11
E1-1j	22.25	J to A 16.12
33.77		753.20205
GRADE CALCULATION	22.5141196	
E2	distance	average points
E2-1a	22.16	A to B 130.5001
E2-1b	22.36	B to C 219.11225
E2-1c	22.36	C to D 4.452
E2-1d	22.36	D to E 20.979
E2-1e	22.32	E to F 22.215
E2-1f	22.18	F to G 18.82
E2-1g	22.17	G to H 135.2475
E2-1h	22.17	H to I 6.051
E2-1i	22.17	I to A 16.12
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GRADE CALCULATION	22.25930175	
B1	distance	average points
B1-1a	22.27	A to B 65.4838
B1-1b	22.35	B to C 6.93055
B1-1c	22.44	C to D 17.144
B1-1d	22.55	D to E 240.0215
B1-1e	22.51	E to F 40.1034
B1-1f	22.49	F to G 27
B1-1g	22.35	G to H 1.954
B1-1h	22.39	H to I 11.6488
B1-1i	22.35	I to J 7.94255
B1-1j	22.31	J to K 11.1829
B1-1k	22.32	K to L 7.83922
2.67	L to A	69.52765
33.03		740.3416
GRADE CALCULATION	22.41421728	
A1	distance	average points
A1-1a	22.44	A to B 81.15415
A1-1b	22.47	B to C 7.0277
A1-1c	22.46	C to D 49.3681
A1-1d	22.51	D to E 234.475
A1-1e	22.51	E to F 17.114
A1-1f	22.51	F to G 16.1333
A1-1g	22.52	G to H 12.115
A1-1h	22.52	H to I 206.387
A1-1i	22.52	I to J 4.716
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GRADE CALCULATION	22.17461028	
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E3-1a	22.54	A to B 132.7205
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E3-1c	22.48	C to D 4.454
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E3-1e	22.51	E to F 5.1181
E3-1f	22.51	F to G 22.41
E3-1g	22.51	G to H 17.781
E3-1h	22.51	H to I 137.4835
E3-1i	22.51	I to J 6.7806
E3-1j	22.51	J to A 16.12
33.77		759.87355
GRADE CALCULATION	22.49441626	
E4	distance	average points
E4-1a	22.03	A to B 130.036
E4-1b	22.32	B to C 218.52225
E4-1c	22.32	C to D 4.464
E4-1d	22.36	D to E 20.4878
E4-1e	22.32	E to F 5.1181
E4-1f	22.32	F to G 22.34
E4-1g	22.32	G to H 19.6
E4-1h	22.14	H to I 135.542
E4-1i	22.12	I to J 6.039
E4-1j	22.12	J to A 16.12
33.77		745.77915
GRADE CALCULATION	22.16795256	
A2-2	distance	average points
A2-2a	21.95	A to B 28.524
A2-2b	22.03	B to C 6.8885
A2-2c	22.03	C to D 22.14
A2-2d	22.31	D to E 220.16415
A2-2e	22.02	E to F 17.781
A2-2f	21.97	F to G 17.8395
A2-2g	21.96	G to H 29.21345
11.43	H to A	250.94505
33.78		747.83345
GRADE CALCULATION	22.1381554	
D2	distance	average points
d2a	22.54	A to B 136.7428
d2b	22.01	B to C 21.99
d2c	22.01	C to D 10.3447
d2d	22.22	D to E 175.1008
d2e	22.25	E to F 133.41
d2f	22.25	F to G 130.305
30.15		666.9453
GRADE CALCULATION	22.12101814	



C1	distance	average points
C1a	22.54	A to B 187.458
C1b	22.52	B to C 43.875
C1c	22.52	C to D 22.996
C1d	22.4	D to E 32.1008
C1e	22.37	E to F 181.9908
C1f	22.48	F to G 12.8725
C1g	22.48	G to H 14.594
4.2	H to A	84.563
32.92		734.00375
GRADE CALCULATION	22.29078922	
C2	distance	average points
C2a	22.51	A to B 187.252
C2b	22.53	B to C 43.875
C2c	22.53	C to D 22.7382
C2d	22.49	D to E 32.1008
C2e	22.41	E to F 182.2785
C2f	22.47	F to G 12.8725
C2g	22.47	G to H 14.594
4.2	H to A	84.458
32.92		734.8921
GRADE CALCULATION	22.33111718	

A1	distance	average points
A1-1a	22.44	A to B 81.15415
A1-1b	22.47	B to C 7.0277
A1-1c	22.46	C to D 49.3681
A1-1d	22.51	D to E 234.475
A1-1e	22.51	E to F 17.114
A1-1f	22.51	F to G 16.1333
A1-1g	22.52	G to H 12.115
A1-1h	22.52	H to I 206.387
A1-1i	22.52	I to J 4.716
0.78	J to A	17.6514
32.99		744.72735
GRADE CALCULATION	22.17461028	
E3	distance	average points
E3-1a	22.54	A to B 132.7205
E3-1b	22.47	B to C 220.16425
E3-1c	22.48	C to D 4.454
E3-1d	22.51	D to E 21.772
E3-1e	22.51	E to F 5.1181
E3-1f	22.51	F to G 22.41
E3-1g	22.51	G to H 17.781
E3-1h	22.51	H to I 137.4835
E3-1i	22.51	I to J 6.7806
E3-1j	22.51	J to A 16.12
33.77		759.87355
GRADE CALCULATION	22.49441626	
E4	distance	average points
E4-1a	22.03	A to B 130.036
E4-1b	22.32	B to C 218.52225
E4-1c	22.32	C to D 4.464
E4-1d	22.36	D to E 20.4878
E4-1e	22.32	E to F 5.1181
E4-1f	22.32	F to G 22.34
E4-1g	22.32	G to H 19.6
E4-1h	22.14	H to I 135.542
E4-1i	22.12	I to J 6.039
E4-1j	22.12	J to A 16.12
33.77		745.77915
GRADE CALCULATION	22.16795256	

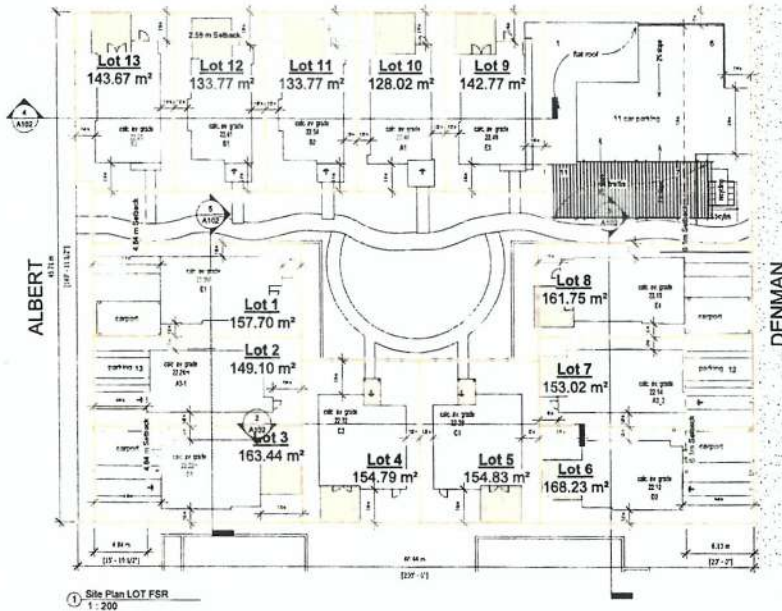
A2-2	distance	average points
A2-2a	21.95	A to B 28.524
A2-2b	22.03	B to C 6.8885
A2-2c	22.03	C to D 22.14
A2-2d	22.31	D to E 220.16415
A2-2e	22.02	E to F 17.781
A2-2f	21.97	F to G 17.8395
A2-2g	21.96	G to H 29.21345
11.43	H to A	250.94505
33.78		747

MAR 14 2016

Planning & Development Services

12/7/2016 11:11:09 AM

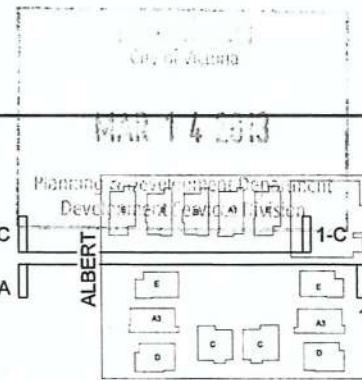
ERIC BARKER
ARCHITECT INC.
1271 RAVENHILL AVENUE, VICTORIA, B.C.
V8M 1Y5 TEL: 255-4105 FAX: 255-4500 WWW: VIBI



LOT#	1	2	3	4	5	6	7	8	9	10	11	12	13
LOT AREA	157.7	149.1	163.44	154.79	154.83	168.23	153.02	161.75	142.77	128.02	133.77	133.77	143.67
UNIT TYPE	E	A3	D	C	C	D	A3	E	E	A1	B	B	E
FLOOR AREA	108.23	108.6	96.43	107.76	107.76	96.43	108.6	108.23	108.23	101.7	104.8	104.8	108.23
FOOTPRINT AREA	60.37	58.2	55.27	61.92	61.92	55.27	58.2	60.37	60.37	55.42	54.4	54.4	60.37
PARKING	19.40	19.40	19.40		19.40	19.40	19.40						
OPEN SITE AREA	49.42%	47.95%	54.31%	60.00%	60.01%	55.61%	49.29%	50.69%	57.72%	56.71%	59.33%	59.33%	57.98%
FSR	0.69	0.73	0.59	0.70	0.70	0.57	0.71	0.67	0.76	0.79	0.78	0.78	0.75
AVERAGE GRADE	22.3	22.24	22.22	22.32	22.29	22.12	22.14	22.18	22.49	22.46	22.54	22.41	22.2
HEIGHT ABOVE AV. GRADE	7	7	7	7.18	7.21	7	7	7	7	7	7.14	7	7



No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside Denman and Albert		
LOT FSR CALCULATION		
Project Number	201513	
Print Issue Date	12/05/16	
Drawn by	A. Barker	
Checked by	A. Barker	
A102		
Scale: As Indicated		



12/7/2016 11:11:13 AM
ARCHITECT INC.
127 PALADINA AVENUE VICTORIA B.C.
250-255-4555 Fax (250-4552) 1500 1138

Material Legend	
Key Value	Keynote Text
1	Stucco
2	Galvanized corrugated metal
3	Nexus, Rebus panel, open joint system
4	Vinyl Windows

No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside		
Denman and Albert		
Elevations		
Project number	201513	
Drawn by	12/18/2016	
Checked by	Project	
A300		
Scale 1:100		

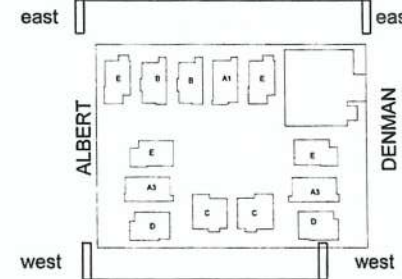


MAR 14 2013

Planning & Development Department
Development Services Division

12/7/2016 11:11:19 AM

EPIC BARBER ARCHITECT INC.
127 FAIRVIEW AVENUE VICTORIA B.C.
V8N 3M5-4565 Fax (250-456) 1100



② West Property Line
1:100

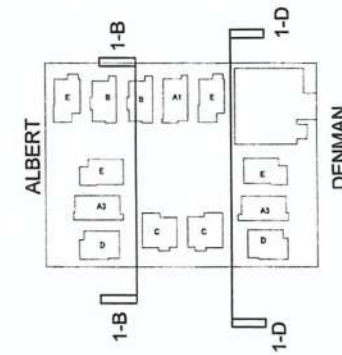


① East Property Line
1:100

No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside		
Denman and Albert		
Elevations		
Project number	201513	
Sheet issue date	12/18/2016	
Drawn by	Author	
Checked by	Checker	
A301		
Scale 1:100		

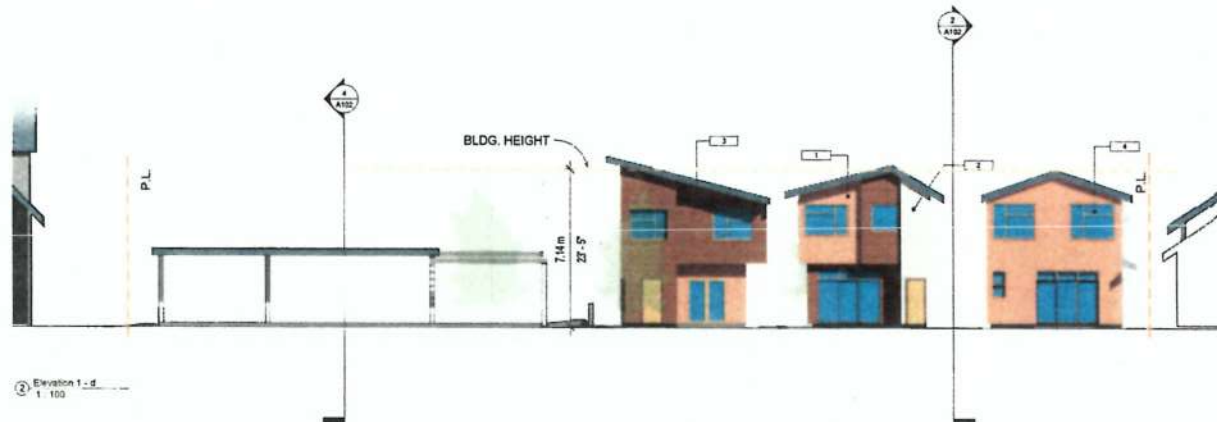
MAR 14 2016

Planning & Development Department
Development Services Division



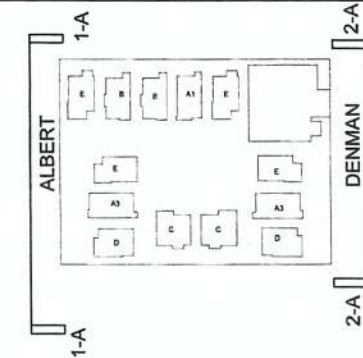
12/7/2016 11:11:22 AM

ERIC BARKER
ARCHITECT INC.
107 PACIFICA AVENUE, VICTORIA, B.C.
250-585-4585 Fax: 250-585-4586 100% 110%



No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside		
Denman and Albert		
Elevations		
Project No.	201513	
Drawn By	12/07/16	
Scale	1:100	
Checked by	Checker	
A302		
Scale	1:100	

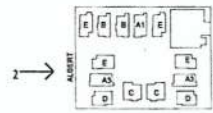
City of Victoria
MAR 14 2013
Planning & Development Department
Development Services Division



12/7/2016 11:11:30 AM
ERIC BARKER ARCHITECT INC.
1071 HOLLAND AVENUE, VICTORIA, B.C.
250-554-1100 FAX 250-554-1101

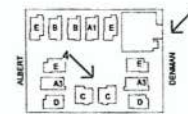
Material Legend	
Key Value	Keynote Text
1	Stucco
2	Galvanized corrugated metal
3	Woods, Rebus panel, open joint system
4	Vinyl Windows

No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside		
Denman and Albert		
Elevations		
Project number	201513	
Print Issue Date	11/21/16	
Drawn by	A303	
Checked by	A303	
Scale: 1:100		



City of Victoria
 Planning & Development Department
 Development Services Division
 MAR 14 2013

12/7/2016 11:11:56 AM
 ERIC BARKER
 ARCHITECT INC.
 127 PACIOOLA AVENUE, UNIT 101, B.C.
 V6P 1A1, VAN. TEL: (604) 435-4355 FAX: (604) 435-4356



4 COURTYARD VIEW



5 DENMAN VIEW

No.	Date	Description
DEVELOPMENT PERMIT		
Robert Garside Denman and Albert		
3d views		
Project number	201513	
Start/Issue Date	11/10/2016	
Drawn by	Author	
Checked by	Checker	
A400		
Scale		

MAR 14 2016

Area Schedule (Gross Building)			Area Schedule (Gross Building) metric		
Level	Name	Area	Level	Name	Area
Level 1	A3 level 1	519 SF	Level 1	A3 level 1	48.16 m²
Level 2	A3 level 2	576 SF	Level 2	A3 level 2	53.54 m²
Grand total: 2		1095 SF	Grand total: 2		101.72 m²

Calculated as per City of Victoria Area Information
(1% waste of work, including staircase)

12/7/2016 10:29:09 AM
ERIC BARKER ARCHITECT INC.
127 HARBOR AVENUE VICTORIA B.C.
(250) 361-4353 Fax: (250) 361-4356 WEB: 110



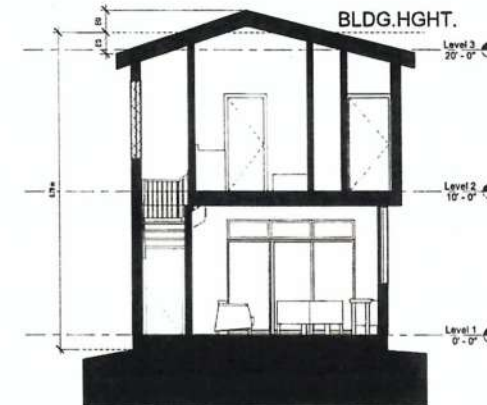
1231 SF



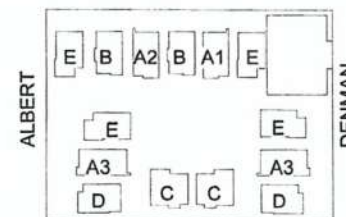
4 A1 VIEW



A2 VIEW



6 Section 2
1/4" = 1'-0"



3 KEYPLAN
1" = 40'-0"

A1/A2

No.	Date	Description
	12/7/16	
A1 Current drawings/0000 2015 Project/201513 Denman and Albert/2015 Denman and Albert Drawing/2015 1543 Units in the City of A. VIKARATION 1 2015/13 14 m		
DP Submission		
Owner		
DENMAN AND ALBERT		
A1/A2		
Project number	201513	
Drawn by	12/7/16	
Printed by		
Drawn by		
Checked by		
A 500		
Scale		

Planning & Development Department
Development Services Division

Calculated as per City of Victoria Area definitions
(To include all waste, including stormwater)

ERIC BARKER
ARCHITECT INC.
727 PASEO DE LA VICTORIA, VICTORIA, B.C.
(250) 381-1565 Fax (250) 381-4566 WWW: EBI



File:	Date:	Drawn by:
12/7/16		
R:\Current Drawings\000000 2015 Projects\201513 Drawings\A3 A5\A3\A3.dwg - Sample\Drawn Drawing\A3\A3.dwg - Sample\Drawn\A3 20160214.rvt		
DP Submission		
Owner		
DENMAN AND ALBERT		
A3 TYPE		
Revised by:	12/5/17	
Drawn by:	12/7/16	
Revised by:	12/5/17	
Drawn by:	12/7/16	
Checked by:	12/7/16	
A501		
Scale:		

MAR 14 2013

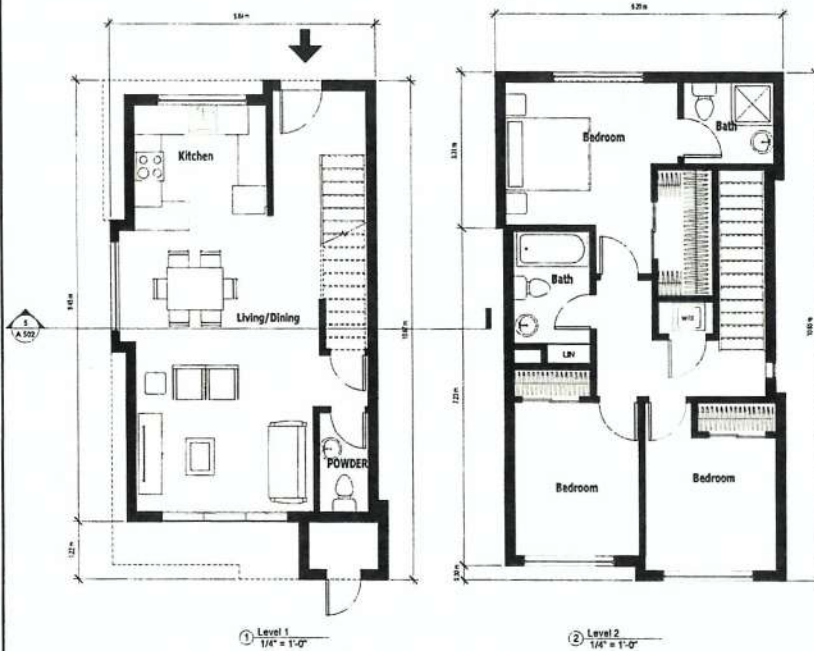
Planning & Development Department
Development Services Division

Area Schedule (Gross Building)			Area Schedule (Gross Building) metric		
Name	Level	Area	Name	Level	Area
B Level 1	Level 1	510 SF	B Level 1	Level 1	47.37 m ²
B Level 2	Level 2	619 SF	B Level 2	Level 2	57.50 m ²
Grand total: 2		1129 SF	Grand total: 2		104.87 m ²

Calculated as per City of Victoria Area performance
(To include walls, including staircases)

12/7/2016 10:21:23 AM

ERIC BARKER
ARCHITECT INC.
222 FAY STREET VICTORIA B.C.
250.381.4545 FAX 250.4156 VIEW 1103



① Level 1
1/4" = 1'-0"

② Level 2
1/4" = 1'-0"

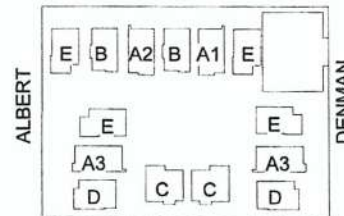
⑤ Section 4
1/4" = 1'-0"



1238 SF



③ B TYPE



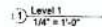
④ KEY PLAN
1" = 40'-0"

B TYPE

No.	Date	Description
	12/7/2016	
B/C/Current drawings submitted 2016 Project 201513 Denman and Albert Submittal Design only Drawing 201513 B/C Submittal in storage Option B Revised 20160316.mxd		
DP Submission		
Owner DENMAN AND ALBERT		
B Type		
Project Number	201513	
Submitted Date	12/7/2016	
Project Issue Date	12/15/2016	
Project No.	201513	
Checked by	Checker	
A 502		
Scale		

Planning and Environment Department
Development Services Division

Calculated as per City of Victoria Area definitions
(To include of wife, including stormzones)



④ KEYPLAN
1" = 40'-0"

ERIC BARKER ARCHITECT INC.
727 RALPHDA AVENUE VICTORIA, B.C.
(250) 351-4555 Fax: (250) 455-1548 WWW: ENB

No.	Date	Description
	12/7/2016	
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DP Submission		
Owner		
DENMAN AND ALBERT		
C TYPE		
Project number	205513	
Sheet Issue Date	12/7/2016	
Project Status Date	11/08/2016	
Drawn by	Author	
Checked By	Checker	
A503		
Scale		

No.	Date	Description
12/7/2016		
R:\Current_drawings\2016_2015 Drawings\2015\3 Basement and 1st Floor Schematic Design\A504 (2016)1016.dwg R. 2016.01.14.dwg		
DP Submission		
Owner		
DENMAN AND ALBERT		
D TYPE		
Project number	2015	
Sheet Name & Date	12/7/2016	
Revised (Date/Rev)	12/12/2016	
Drawn by	A504	
Checked by	Check	
A504		
Scale		

Plan No. 100-100-100-100

Calculated as per City of Victoria Area definitions
(To inside of walls, including staircases)

ERIC BARKER PRINC.
ARCHITECT INC.
727 PANDORA AVENUE VICTORIA B.C.
(250) 366-4765 Fax (250) 436-1100 WWW. EBI



③ ED VIEW 3 TYPE



No.	Date	Description
12/7/2016		
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Project Status		
Owner DENMAN AND ALBERT		
TITLE E		
<u>Project Number</u>	<u>Resident Number</u>	
<u>Project Issue Date</u>	12/7/2016	
<u>Project Issue City</u>	<u>Issue City</u>	
<u>Drawn by</u>	<u>Author</u>	
<u>Checked By</u>	<u>Checker</u>	
A505		
Scale		

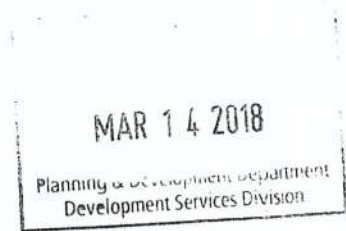
Department
Water Division



4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 555.505.7553

March 12/18

City of Victoria ,
1 Centennial Square
Victoria , BC
V8w 1P6



Attention : Mayor and Council

Re :1770, 1774, and 1780 Denman St

Dear Mayor and Council

We have been working on this project for 4 years . It proposes to replace three older houses that provide rental accommodation for 7 people with 13- 2 story detached houses for sale on bare land strata lots that will house approximately 45 people . To ensure the houses will be more affordable , my client will control the sale price of a number of units to sell below current market prices . We will work with staff to resolve an equitable arrangement and guaranteed on title .

The site is an assembly of 3 large- 10,000 sf lots located in an inner city neighborhood well served by commercial services , public transportation and adjacent a major employer in the community – the Jubilee Hospital . It is bounded on two sides by streets providing good vehicular access enabling some units to face the streets and have parking directly in front of their unit . Cars have been kept to the exterior of the site allowing for the creation of a central “ green” space .The units that front on a central” green “park their car a few steps away in a parking area off Denman . There are 17 car parking spaces on site which meet the parking by-law .

Over the life of the project , I have met individually with the neighbors and collectively at two CALUC sponsored community meetings but have been unable to generate neighborhood support .Over that period we have reduced the number of single family houses on site, increased the number of cars parking on the site and offered to control the sale price of the units below market value . The neighbors are concerned about the increased number of housing units , the loss of rental units in the older houses and the possibility of parking over flow onto adjacent streets . The floor space ratio and the site coverage are reasonable for a site of this size and falls within the parameters of the R-K zone.

ERIC BARKER ARCHITECT INC.



727 Pandora Avenue Victoria BC V8W 1N9 | eba@ericbarkerarchitect.ca | 250-385-4565
r:\current_drawings\00000_2015 projects\201513 denman and albert\correspondence\20180309
letter\20180309 letter.docx

We think this is a proposal worthy of your serious consideration .

Regards

A handwritten signature in dark ink, appearing to read 'Eric Barker', followed by a period.

Eric Barker Architect AIBC / LEED AP

From: webforms@victoria.ca
To: [Victoria Mayor and Council](#)
Subject: Mayor and Council email
Date: Friday, March 31, 2017 9:16:27 PM

From: Leslie Ivens

Email [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Today in our mailbox we received another notice for a development proposal for 1770, 1774, and 1780 Denman Street.

This proposal seems no different then then the last one that was submitted. They want to put 13 single family detached houses into what now is 3 single family homes, and the current zoning is R1-B.

My question is why does the city even accept these proposals? The owner of these properties is frankly a slum lord and has been for many years. I would like to have the Mayor and Councillors come and listen to what the architect says about these developments. He thinks there will be no impact on parking (which is already an issue due to living so close to the hospital). We have asked about space for children to play as he has advised that these units will be for young families (no space for children to play). The list goes on and on. One of the questions that we asked specifically is the impact 13 additional homes will have on the current water and sewage system and he has advised that the "City" has specifically advised this would have no impact.

Please someone from the City attend this meeting and listen to what garbage that this Architect spews on behalf of his client and see the reactions from the neighbourhood.

Can this man not be given a final NO from the City and don't come back until you have a reasonable proposal?

I await your response.

Leslie and Elaine Ivens

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: [REDACTED]

From: [patricia.rand](#)
To: [Development Services_email_inquiries](#)
Subject: DEVELOPMENT PROPOSAL... 1770/1774/1780 Denman/1776/1774 Albert, victoria
Date: Tuesday, April 04, 2017 6:05:00 PM

For years now the residents of Denman/Albert Ave., Victoria, have had more than their fair share of development from private companies. All the bone-shaking blasting from the new section of RJH has not yet faded from memory ! PTSD !

We put up with the fact that we were unable to sit out in our gardens for months, the noise level was painful, not to mention air quality. WE UNDERSTOOD ! This was for the common good. And don't forget the constant ambulance signals. SO...up to the present problem.....

I have lived here at 1776 Albert for over 25 years, and have attended many meetings called by N.Jubilee Neighborhood Assoc., regarding the above property owned by Robert Garside. The last meet was 24/5/2016, where his architect Eric Barker proposed 15 homes, on the three lots, at the last hour he reduced it to 13 homes. The meeting was very well attended (60-70 residents), and he was openly ridiculed. We made it obvious we did not want to hear any more nonsense. Eric Barker has not considered our loss of greenspace and views, the buildings are an eyesore, Albert is a 17ft wide DEAD END,(parking & traffic problems)

Now he has asked NJNA to review his new additions (ONE CAR PORT on both Denman and Albert)

Blatant harrassment of residents who have already had their patience tried, and have given enough in the name of understanding and progress. The plans were not worth our time and energy, and have not changed
He has asked NJNA to gather us again on April 11, not even a year has passed....WE PAY OUR TAXES AND GET NO PEACE...FOR SHAME !

How many times is he allowed to bother his neighbors with dumb ideas?

From: patricia rand
To: Victoria Mayor and Council
Subject: REPEAT OF GARSIDE/BARKER DEVELOPMENT PROPOSAL DENMAN/ALBERT
Date: Tuesday, April 04, 2017 7:00:16 PM

Denman and Albert residents and their assoc. (NJNA) has been plagued over the past 25 years by Robert Garside and his ancestral property. He built three homes on Albert Just a few years back which increased traffic substantially, this on a dead end narrow" lane " which has no parking. We need space to breathe here

Now the proposals are being presented within a few months of each other with no change except a small tweak here and there. The last community meeting re another proposal (15 single homes on three lots May 24/16) upset the 60-70 folk in attendance, caused bitter hostility in the crowd. WE have had enough !

People here are patient and understanding, we realise the constant ambulance wailing cannot be avoided, neither could the upgrading of the RJH, across the street. The bone rattling blasts lasted for weeks. We were denied the pleasure of sitting in our gardens, with no compensation for nuisance.WE SURVIVED !

But this is total ignorance and greed. He is trying to wear us down, and wasting the time of our neighborhood volunteers with dumb ideas & ugly drawings. We want peace in our homes, we pay taxes Make him stop harrassment please consult with city planning and let us have some relief from the bullying.

From: Kerry Tomczak
To: Victoria Mayor and Council
Subject: 1770 1774 1780 Denman Street redevelopment
Date: Wednesday, May 03, 2017 2:40:46 PM

Mayor and City Councillors

I live across the Street and a few doors to the west from these addresses.

I don't know how many times we can say no to this plan. I think I've been to three meeting so far (missing one other).

So I guess I'll say it again, NO! I am against the density, the look, the path between the development, and the open air parking lot. I am not against development per se, and would love to see these 3 big lots and houses cleaned up, but not like this.

I would be happy with 10 or 11 residences, but I think that this little development is wrong for the neighbourhood.

You can refer to my previous correspondence on the matter, the plan hasn't changed much...

Thanks,

Kerry Tomczak
1733 Denman



23 April 2018

To: Mayor and Council

Re: DEVELOPMENT PROPOSAL

1770/1774/1780 Denman Street

It was inevitable, but the development signs have gone up across the street, creating a deep sadness in an otherwise cheerful existence.

I attended the North Jubilee neighbourhood meetings and listened to the proposals. It will have a devastating impact on our neighbourhood and the area in general, as you all know. It is central to our beautiful new hospital and amidst many thoughtful new additions to the area, all of which counteract the effect of high volumes of daytime traffic and parking concerns.

I defend anyone's right to profit from their investments in any legal way they see fit, but it should be the responsibility of the governance of our society to set the parameters within which this can be done.

We all acknowledge that increased density is a necessity but it has also been demonstrated in many locations around Victoria that it can be done attractively offering benefits to the new home owners, and the neighbourhood.

It is surprising (and shocking) to me that this proposal was ever considered seriously. Possibly I am hopelessly old fashioned to think that our homes should provide peace and solace in a confusing world. It's a sad time indeed.

Sydney Marshall

Ray Howard

1751 DENMAN ST
VICTORIA V8R 1Y3



Re: PROPOSED REZONING APPLICATION
1770/1774/1780 DENMAN STREET

① ISSUE: MR GARSIDE'S LONGSTANDING DISINTEREST IN HIS PROPERTY
AND OUR NEIGHBOURHOOD



- FLYING TARPS
- NEGLECTED
- ICE ON INSIDE STAIRS

Re: PROPOSED ZONING APPLICATION
1770/1774/1780 DENMAN STREET

ISSUE CONT'D: LONG STANDING DISINTEREST OF OWNER

NOTE: YARD MAINTENANCE FRONTING
DENMAN HAS BEEN PRIMARILY
VOLUNTARY BY LONG STANDING TENANTS
IN THAT BUSINESS. THIS WAS NOT
ALWAYS SO.



BONUS: THIS PROPERTY
HAS PROVIDED MUCH
NEEDED REASONABLE
RENT BY APPRECIATIVE
TENANTS AND FOR THE
MOST PART BEEN GOOD
NEIGHBOURS.

RE: PROPOSED KEY NING APPLICATION
1770/1774/1780 DENMAN STREET

② ISSUE: NEIGHBOURHOOD PROFOUNDLY AFFECTED
BY CURRENT DEVELOPMENT PLANS: ALBERT DENMAN STREETS



PRIMARY SINGLE FAMILY
HERITAGE BUILDINGS
GARDEN HOMES



TOWN HOUSES
RENTAL SUITES
UP DATE RENOS

Re: PROPOSED REZONING APPLICATION
1770/1774/1780 DENMAN STREET



FRIENDLY
UNPRETENTIOUS
COMFORTABLE

ISSUE CONT'D: OUR NEIGHBOURHOOD



CONVENIENT
QUIET
COOPERATIVE
ECLECTIC
WELL-AGED

Re: PROPOSED ZONING APPLICATION
1770/1774/1780 DENMAN

ISSUE CONT'D: NEIGHBOURHOOD AFFECTED

