

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the January 31, 2019 COTW Meeting

I.1.b.j Development Permit with Variances Permit Application No. 00082 and Development Variance Permit Application No. 00218 for 931 Redfern Street (Gonzales)

Moved By Councillor Young

Seconded By Councillor Collins

- 1) 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. 00082 for 931 Redfern Street for the subdivision of the property to create a panhandle lot and renovate the existing house in accordance with:

1. Plans date stamped December 18, 2018.
 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum building height from 5.0m and 1 storey to 6.4m and 2 storeys
 - ii. reduce the minimum front setback from 7.5m to 0.0
 - iii. reduce the minimum non-habitable south side building setback from 4.0m to 2.05m and the habitable south side building setback from 7.5m to 3.08m
 - iv. reduce the minimum habitable north side building setback from 7.5m to 4.24m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.0m.
 3. The Development Permit with Variances lapsing two years from the date of this resolution.
- 2) At the same meeting that Development Permit with Variances Application No. 00082 is considered, if it is approved, and subject to revisions to reduce the protrusion of the secondary suite stairwell and below-grade outdoor amenity area into the front yard setback to the satisfaction of the Director of Sustainable Planning and Community Development, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00218 for 931 Redfern Street in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.5m to 3.23m
 - ii. reduce the minimum rear setback from 9.1m to 3.64m
 - iii. reduce the minimum south side setback from 2.6m to 1.93m
 - iv. reduce the combined side yards setback from 5.4m to 4.53m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.1m.
3. The Development Variance Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.2 Development Permit with Variances Permit Application No. 00082 and Development Variance Permit Application No. 00218 for 931 Redfern Street (Gonzales)

Committee received a report dated January 17, 2019 from the Acting Director of Sustainable Planning and Community Development for the construction of a new single-family dwelling with a secondary suite on a regular lot and recommending it move forward for an opportunity for public comment.

Committee discussed:

- preservation of the garry oak trees on the property

Moved By Councillor Collins
Seconded By Councillor Dubow

1) 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. 00082 for 931 Redfern Street for the subdivision of the property to create a panhandle lot and renovate the existing house in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum building height from 5.0m and 1 storey to 6.4m and 2 storeys
 - ii. reduce the minimum front setback from 7.5m to 0.0m
 - iii. reduce the minimum non-habitable south side building setback from 4.0m to 2.05m and the habitable south side building setback from 7.5m to 3.08m
 - iv. reduce the minimum habitable north side building setback from 7.5m to 4.24m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.0m.
3. The Development Permit with Variances lapsing two years from the date of this resolution.

2) At the same meeting that Development Permit with Variances Application No. 00082 is considered, if it is approved, and subject to revisions to reduce the protrusion of the secondary suite stairwell and below-grade outdoor amenity area into the front yard setback to the satisfaction of the Director of Sustainable Planning and Community Development, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00218 for 931 Redfern Street in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.5m to 3.23m
 - ii. reduce the minimum rear setback from 9.1m to 3.64m
 - iii. reduce the minimum south side setback from 2.6m to 1.93m
 - iv. reduce the combined side yards setback from 5.4m to 4.53m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.1m.
3. The Development Variance Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

Councillor Isitt returned to the meeting at 10:50 a.m.



Committee of the Whole Report For the Meeting of January 31, 2019

To: Committee of the Whole **Date:** January 17, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Permit Application No. 00082 and Development Variance Permit Application No. 00218 for 931 Redfern Street

RECOMMENDATION

- 1) 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. 00082 for 931 Redfern Street for the subdivision of the property to create a panhandle lot and renovate the existing house in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum building height from 5.0m and 1 storey to 6.4m and 2 storeys
 - ii. reduce the minimum front setback from 7.5m to 0.0m
 - iii. reduce the minimum non-habitable south side building setback from 4.0m to 2.05m and the habitable south side building setback from 7.5m to 3.08m
 - iv. reduce the minimum habitable north side building setback from 7.5m to 4.24m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.0m.
3. The Development Permit with Variances lapsing two years from the date of this resolution."

- 2) At the same meeting that Development Permit with Variances Application No. 00082 is considered, if it is approved, and subject to revisions to reduce the protrusion of the secondary suite stairwell and below-grade outdoor amenity area into the front yard setback to the satisfaction of the Director of Sustainable Planning and Community Development, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00218 for 931 Redfern Street in accordance with:

1. Plans date stamped December 18, 2018.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.5m to 3.23m
 - ii. reduce the minimum rear setback from 9.1m to 3.64m
 - iii. reduce the minimum south side setback from 2.6m to 1.93m
 - iv. reduce the combined side yards setback from 5.4m to 4.53m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.1m.
3. The Development Variance Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

Development Permit with Variances Application (subdivision and panhandle lot)

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.

Development Variance Permit Application (front lot)

In accordance with section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for the concurrent Development Permit with Variances and Development Variance Permit Applications for the property located at 931 Redfern Street. The first proposal, a Development Permit with Variances application, is to allow the subdivision of a lot into two separate lots; one regular lot (Lot A) and one panhandle lot (Lot B), and for the development of the panhandle lot (Lot B), which includes alterations to the existing single-family dwelling and to add a secondary suite. The proposed variances are related to an increase in the maximum building height, a reduction in building setbacks, and an increase in the maximum eaves' projection into the setbacks. The concurrent proposal, a Development Variance Permit application, is for the construction of a new single-family dwelling with secondary suite on a regular lot. The proposed variances are related to a reduction in building setbacks and an increase in the maximum eaves' projection into the setbacks.

The following points were considered in assessing these applications:

Development Permit with Variances Application (subdivision and panhandle lot):

- the subdivision and panhandle lot proposal are generally consistent with the *Official Community Plan (OCP)* in terms of providing compatible infill development
- the proposed panhandle lot and single-family dwelling with secondary suite is generally consistent with the design principles of the *Small Lot House Design Guidelines* in responding to the character of the site and neighbourhood

- the development supports the housing objectives articulated in the *Gonzales Neighbourhood Community Plan*
- the requested variances are supportable with consideration that no changes to the footprint or height of the existing house are proposed, that all trees on the property will be preserved, and landscape measures are provided to mitigate development impacts on adjacent properties.

Development Variance Permit Application (front lot):

- the proposal to construct a new single-family dwelling with a secondary suite is generally consistent with the principles for landscape, parking, private outdoor space and entrances in the *Secondary Suite Design Guidelines*, which offer voluntary guidance
- although staff recommend a design improvement related to the front yard setback, as outlined in the recommendation, the requested variances are supportable as the proposed development responds to the site context, all trees are retained, and landscape measures are provided to mitigate development impacts on adjacent properties.

BACKGROUND

Description of Proposal

Development Permit with Variances Application (subdivision and panhandle lot):

The proposal is to subdivide the property to create two lots under the current R1-G Zone, Gonzales Single Family Dwelling District, creating one regular lot and one panhandle lot. The regular lot is approximately 460m² and the panhandle lot is approximately 676m² in size (or 601m² less the panhandle). The existing two-storey, single-family dwelling will be retained on the panhandle lot with some alterations, and a secondary suite added. The proposed alterations to the existing house are to enclose the front porch and to expand the second-floor area over the main floor. No changes to the existing building footprint or building height are proposed. One vehicle parking space is located on the existing driveway, which would be re-surfaced with permeable paving. The existing trees, shrubs and exposed natural bedrock feature on the site are proposed to be retained, as well as the hedge between neighbouring properties on the north and south sides. A new privacy fence would be constructed on the south property line for additional screening at grade.

The proposed variances are related to:

- increasing the maximum building height from 5.0m and one storey to 6.4m and two storeys
- reducing the minimum front setback from 7.5m to 0.0m
- reducing the minimum non-habitable south side building setback from 4.0m to 2.05m, and the habitable south side building setback from 7.5m to 3.08m
- reducing the minimum habitable north side building setback from 7.5m to 4.24m
- increasing the maximum eave projections into setbacks from 0.75m to 1.0m.

Development Variance Permit Application (front lot):

A one-and-a-half-storey, single-family dwelling with secondary suite is proposed to be constructed on the new lot under the existing R1-G Zone. The new house is sited with the intention to minimize the impact on existing mature trees. One Garry Oak tree (#200) was identified in the arborist report as potentially being affected by the development given its proximity to the north-west corner of the proposed house; however, special attention has been paid to its preservation through design revisions. The proposal includes a new driveway crossing for access to a single-vehicle garage. A City boulevard tree in front of the property on

Redfern Street is located between the existing and proposed driveway crossings and will be retained. A separate entrance to the secondary suite is being proposed along the front (west) side facing Redfern Street with a low retaining wall and stairs that lead to the basement level entrance, and a below-grade outdoor living space.

The proposed variances are related to:

- reduce the minimum front yard setback from 7.5m to 3.23m
- reduce the minimum rear yard setback from 9.1m to 3.64m
- reduce the minimum south side setback from 2.6m to 1.93m
- reduce the combined side yards setback from 5.4m to 4.53m
- increase the maximum eave projections into setbacks from 0.75m to 1.1m.

Affordable Housing Impacts

The applicant proposes the creation of three new residential units (one single-family dwelling with a secondary suite, and legalization of an existing secondary suite in the existing house) which would increase the overall supply of housing in the area.

Sustainability Features

As indicated in the applicant's letter dated January 5, 2019, the following sustainability features are associated with this application:

- proposed EnerGuide Rating 80 or higher for the new house
- energy efficient heating, low-flow water use fixtures, energy star appliances, and energy efficient window and doors
- retention of existing trees, shrubs and hedges
- permeable paver driveways to reduce storm water runoff
- EV charging stations.

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 the Development Permit Applications; however, the applicant is providing a 1.38m highway dedication along Redfern Street, which is required as a condition of subdivision.

Accessibility Impact Statement

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

Existing Site Development and Development Potential

The lot is approximately 21.3m x 54.6m (70ft x 179.2ft) and occupied by a two-storey, residential single-family dwelling located in the rear portion of the site. Under the current R1-G Zone, if the existing house was removed, a single-family dwelling with a secondary suite or garden suite could be constructed on the lot.

Data Table for R1-G Lot with New Single-Family Dwelling (Lot A)

The following data table compares the proposal with the existing R1-G Zone, Gonzales Single

Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R1-G
Site area (m ²) - minimum	460.00	460.00
Lot width (m) – minimum average	17.30	15.00
Density (Floor Space Ratio) - maximum	0.36	0.5:1
Total floor area (m ²) - maximum	232.50	300.00
Height (m) - maximum	7.14	7.60
Storeys - maximum	1.5 storeys	1.5 storeys
Site coverage % - maximum	29.5	30
Open site space (area of the lot) % - minimum	68	50
Open site space (front yard) % - minimum	85.1	50
Setbacks (m)		
Front (west) - minimum	3.23*	7.50
- projections into the setback: porch (maximum)	1.34	1.60
- projections into the setback: stairs (maximum)	2.13	2.50
Rear (east) – minimum	3.64*	9.01
Side (north) – minimum	2.60	2.60
Side (south) – minimum	1.93*	2.60
Combined side yards - minimum	4.53*	5.40
Eave projections into setbacks - maximum	1.10*	0.75
Vehicle Parking - minimum	1	1
Bicycle Parking - minimum	0	0

Data Table for Panhandle Lot with Existing Single-Family Dwelling (Lot B):

The following data table compares the proposal with Schedule H – Panhandle Lot Regulations. An asterisk is used to identify where the proposal is less stringent than the existing zone and a double asterisk is used to identify existing conditions

Zoning Criteria	Proposal	Zone Standard Schedule H
Site area (m ²) - minimum	601.00	600.00
Lot width (m) – minimum average	21.30	18.00

Zoning Criteria	Proposal	Zone Standard Schedule H
Total floor area (m ²) - maximum	252.00	280.00
Height (m) - maximum	6.40**	5.00
Storeys - maximum	2**	1
Site coverage % - maximum	24.60	25.00
Setbacks (m)		
Front (west) – minimum	0.00* (habitable)	7.50 (habitable)
Rear (east) – minimum	12.03 (habitable)	7.50 (habitable)
Side (north) – minimum	4.24** (habitable)	7.50 (habitable)
Side (south) – minimum	3.08** (habitable) 2.05** (non-habitable)	7.50 (habitable) 4.00 (non-habitable)
Eave projections into setbacks – maximum	1.00**	0.75
Vehicle Parking - minimum	1	1
Bicycle Parking - minimum	0	0

Relevant History

The existing house at 931 Redfern Street has an illegal secondary suite which is proposed to be legalized.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on July 3, 2018 the application was referred for a 30-day comment period to the Fairfield-Gonzales 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

Official Community Plan

The proposed development is generally consistent with the Gonzales Strategic Directions in the *Official Community Plan* (OCP) which aims to maintain and enhance the neighbourhood character, achieved through the retention of landscape features and infill development that fits with the built form, scale, and setbacks of the street and surrounding neighbourhood.

Development Permit Area and Design Guidelines

Development Permit with Variances Application (subdivision and panhandle lot):

Development Permit Area 15B: Intensive Residential – Panhandle Lot as identified in the *Official Community Plan* (2012) would apply to the panhandle portion of the proposal. The intent of placing panhandle lots within a development permit area is to provide consideration of impacts to neighbourhood character and privacy resulting from the subdivision of land into panhandle lot configurations. The objectives of this designation are to preserve Traditional Residential character by ensuring the compatible integration of panhandle lots and associated development, and high-quality design to mitigate negative impacts of panhandle lots. In order to achieve these objectives, the *Small Lot Design Guidelines* (2002) are applied to panhandle lots. The proposal is consistent with the *Small Lot Design Guidelines* in the following ways:

- the existing house is retained
- the identified natural features of the landscape, including all trees and the natural rock outcropping, are retained
- the proposal does not significantly alter the existing topography
- the driveway will be re-paved with permeable paving and additional planting and screening provided
- overall, a 'good neighbour' approach has been applied in relation to views, sunlight, landscape, privacy and parking.

The *Small Lot Design Guidelines* outline that the entryways of small lot housing should be apparent and clearly visible from the street, and designed as a welcoming element on the streetscape. Through the subdivision, the front of the existing house on the panhandle lot will largely face the rear yard of the new house on Lot A, rather than the more desirable frontage on a public street. Therefore, the main entrance to the existing house is not clearly visible from the street, and the front-to-rear configuration also creates potential rear yard privacy impacts for the new house on Lot A. Although fronts of buildings facing rear yards is a condition that should generally be avoided, the existing house, located in the rear portion of the site, is proposed to be retained rather than demolished, as encouraged by the Guidelines. The proposed new house, as part of Development Variance Permit Application No. 00218, will front onto Redfern Street.

The Guidelines also outline that, in general, window placement should respect the privacy of the adjacent properties and be oriented away from neighbouring yards and windows; where this is not possible, windows should be positioned to maximize privacy. The front porch enclosure includes new windows on the west elevation facing the rear of Lot A. The new window on the second-floor addition also faces west. Although some overlook onto Lot A will occur, especially given the change in elevation, the applicant is proposing to retain the mature trees and large shrubs on the property to act as a buffer between the houses. Additionally, the new windows are on the front elevation facing in the direction of Redfern Street, and therefore, do not impact the privacy of existing adjacent properties.

Gonzales Neighbourhood Community Plan (2002)

The proposed lot subdivision, retention of the existing detached house, and addition of a secondary suite supports the housing objectives articulated in the *Gonzales Neighbourhood Community Plan*, which aims to retain the existing, viable single-family and detached housing stock; enhance a diversity of housing in Gonzales; and where appropriate, encourage the provision of secondary suites in houses.

Development Variance Permit Application (front lot):

The proposed new residential, single-family dwelling on the front lot (Lot A) is exempt from *Development Permit Area 16: General Form and Character*. The proposed secondary suite is subject to the *Secondary Suite Design Guidelines*; however, these offer voluntary guidance only.

Secondary Suite Design Guidelines

Both applications are consistent with the *Secondary Suite Design Guidelines* in the following ways:

- entrances are clearly delineated with direct pedestrian connections to the street
- private outdoor amenity spaces separate from the principal unit are provided
- landscape is used to define the outdoor amenity spaces of the separate dwelling units
- privacy fencing and landscape is used to screen the outdoor amenity spaces and parking from the neighbouring property to the south
- permeable paving is provided.

Tree Preservation Bylaw and Urban Forest Master Plan

A total of seventeen trees were inventoried by the project arborist to determine construction impacts and mitigation measures that could be taken to retain and protect the trees on the subject property, the immediately adjacent properties, and in the municipal boulevard (Attachment E).

The subject property contains nine trees, of which eight are bylaw protected: two Douglas Firs, five Garry Oaks, and one Arbutus. Of the bylaw protected trees, one 79cm diameter at breast height (DBH) Garry Oak (#200) was identified as potentially being significantly impacted by construction of the proposed new house in the Development Variance Permit Application. The proposed excavation would occur approximately 3.0m from the base of the tree where large roots were anticipated to be located. Also, at least four of the Oak limbs, up to 25cm diameter, would have to be removed for building clearance. The applicant made subsequent revisions to the design proposal to reduce potential impacts on the Oak tree roots. The arborist conducted exploratory digging within the critical root zone to determine potential impacts to the Oak tree for its long-term retention. Significant structural roots were not found between the Oak tree and the northwest corner of the proposed building footprint. Therefore, given the size and number of roots encountered in the exploratory dig, the final arborist report does not anticipate that the proposal will have a significant impact on the health of the Garry Oak tree (Attachment F).

A further eight trees on adjacent properties are included in the arborist's inventory, of which four are bylaw protected. One 100cm DBH Weeping Willow (NT9) is located close to the proposed panhandle driveway and privacy fence along the south lot line; however, the arborist report indicates that construction will have little to no impact on this tree (Attachment G). Where the driveway footprint encroaches into the critical root zone, arborist supervision will be required to oversee the excavation, removal, and construction of the new driveway. Any additional measures needed to further protect this tree would be identified as a requirement at the Building Permit stage.

One municipal 45cm DBH Hedge Maple (NT1) located in front of the site is proposed to be retained and preserved. This tree could be impacted by excavation and construction works for the proposed stairs and sunken patio related to the secondary suite of Lot A. A project arborist should be on site when this excavation is underway to oversee any root or crown pruning.

Arborist supervision on site when working within the critical root zones of protected trees would be a requirement of the Building Permit to ensure preservation and tree health.

Regulatory Considerations

Development Permit with Variances Application (subdivision and panhandle lot):

The proposed variances from the R1-G Zone and Schedule H – Panhandle Lot Regulations are related to building height, front setback, north and south side building setbacks, and eave projections into setbacks. The variances were assessed as follows:

With respect to the proposed variance to increase the maximum building height from 5.0m and one storey to 6.4m and two storeys:

- the proposal maintains the existing building height.

With respect to the proposed variance to reduce the minimum front setback from 7.5m to 0.0m:

- although the setback is technically 0.0m, as the lot is an irregular shape, in reality there is a front yard ranging from approximately 1.3m to 7.3m in width, as measured from the front property line to the house
- additionally, to mitigate the front-to-rear facing condition between houses, the proposal retains the existing mature trees and shrubs as a buffer and provides an adequate distance between houses for access to sunlight, sky view and privacy

With respect to the proposed variance to reduce the minimum non-habitable south side building setback from 4.0m to 2.05m, and the habitable south side building setback from 7.5m to 3.08m:

- no alterations are proposed to the existing building footprint
- a second-floor addition is proposed on the south-west portion of the house. The proposed addition does not include any new south facing windows that would overlook the adjacent neighbour to the south
- a new privacy fence is provided along the south lot line for screening at grade.

With respect to the proposed variance to reduce the minimum habitable north side building setback from 7.5m to 4.24m:

- no alterations to the north elevation of the existing house are proposed
- existing trees, stone retaining walls with mature plantings along the north side of the property will be retained.

In summary, the mitigation measures to preserve the privacy of adjacent dwellings include the retention of existing hedging along the north and south property lines, the installation of new privacy fencing on the south property line, and the retention of existing trees and large shrubs on the property.

Development Variances Permit Application (front lot):

The proposed variances related to the addition of a new house on Redfern Street pertain to the front, rear and side yard setbacks and eave projections into setbacks. The requested variances were assessed as follows:

With respect to the proposed variance to reduce the minimum front setback from 7.5m to 3.23m:

- the new house has been sited closer to the street line with the rationale to maintain the existing trees, garden, and retaining walls on the property
- the road dedication increases the requested front setback variance by 1.38m; without the dedication, the setback would be 4.61m

- the front yard includes landscaping to integrate the architecture and outdoor structures into the neighbourhood context
- staff requested that the driveways be consolidated in order to increase the amount of soft landscape in the front yard, and to improve the relationship of the development with the public realm. The applicant did not revise the proposal; however, both the new and existing driveways are proposed with permeable surface texture, associated planting, and the location of the proposed new driveway does not impact municipal street trees
- staff requested that the stairwell and below-grade outdoor space for the secondary suite be relocated to the south side and/or setback further from the front property line in order to increase the distance between the public boulevard and the private dwelling, and to increase the amount of soft landscape in the front yard. The applicant has indicated a preference to keep the stairwell in the proposed location, which is approximately 0.8m from the front property line, and provides barrier hedging in front of the retaining wall as a mitigation measure. The recommendation in this report includes a condition that the stairwell and outdoor space for the secondary suite be revised to decrease its encroachment into the front yard setback.

With respect to the proposed variance to reduce the minimum rear setback from 9.1m to 3.64m:

- when the rear yard is measured from the nearest point of the building to the rear lot line, the closest distance is only 3.64m; however because the lot is an irregular shape, when measured at the deepest point, the rear yard distance is approximately 17.0m
- the new development preserves existing trees and garden features, including those located in the rear yard area of Lot A
- the amount of glazing on the rear elevation of the proposed new house is minimized
- the distances between the dwelling units on Lots A and B allow for adequate access to sunlight, sky view and privacy for residents.

With respect to the proposed variances to reduce the minimum south side setback from 2.6m to 1.93m and reduce the combined side yards setback from 5.4m to 4.53m:

- immediately adjacent to the south is the existing driveway for the panhandle lot which, at a width of approximately four meters, provides adequate separation from the adjacent property
- the existing cedar hedge along the south lot line will be maintained and a new privacy fence installed for additional screening.

CONCLUSIONS

The Development Permit with Variances Application proposal for subdivision and alterations to the existing house on the panhandle lot is generally consistent with the *Gonzales Strategic Directions*, the *Small Lot House Design Guidelines*, and the *Gonzales Neighbourhood Community Plan*. The variances are supportable as no change is proposed to the footprint or height of the existing house on the property, the trees and natural rock outcropping will be preserved, and mitigation measures have been provided to reduce the potential privacy concerns associated with intensification.

The concurrent Development Variance Permit Application to construct a new single-family dwelling with a secondary suite on the front lot is generally consistent with relevant policies. The variances are supportable as the development proposal is compatible with the site context, all trees will be preserved, and mitigation measures have been provided to reduce potential privacy concerns associated with intensification. Staff recommend for Council's consideration that the applicant be required to revise the plans to reduce the encroachment of the secondary suite stairwell and outdoor space into the front yard setback to the satisfaction of the Director of Sustainable Planning and Community Development Department, and that the application

proceed to an opportunity for public comment. If Council would like to advance the application without changes to the front lot, Option 1, as outlined below would provide the appropriate direction.

ALTERNATE MOTION

Option 1 (advance application without revisions):

- 1) 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. 00082 for 931 Redfern Street for the subdivision of the property to create a panhandle lot and renovate the existing house in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum building height from 5.0m and 1 storey to 6.4m and 2 storeys;
 - ii. reduce the minimum front setback from 7.5m to 0.0m;
 - iii. reduce the minimum non-habitable south side building setback from 4.0m to 2.05m and the habitable south side building setback from 7.5m to 3.08m;
 - iv. 7.5m to 3.08m;
 - v. reduce the minimum habitable north side building setback from 7.5m to 4.24m;
 - vi. increase the maximum eave projections into setbacks from 0.75m to 1.0m.
3. The Development Permit with Variances lapsing two years from the date of this resolution."

- 2) At the same meeting that Development Permit with Variances Application No. 00082 is considered, and if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00218 for 931 Redfern Street in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.5m to 3.23m;
 - ii. reduce the minimum rear setback from 9.1m to 3.64m;
 - iii. reduce the minimum south side setback from 2.6m to 1.93m;
 - iv. reduce the combined side yards setback from 5.4m to 4.53m;
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.1m.
3. The Development Variance Permit lapsing two years from the date of this resolution."

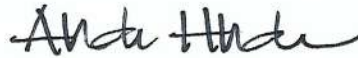
Option 2 (decline application):

- 1) That Council decline Development Permit with Variances Permit Application No. 00082 and Development Variance Permit Application No. 00218 for 931 Redfern Street.

Respectfully submitted,

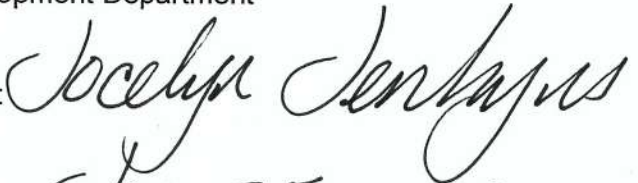


Moira Wilson
Senior Planner - Urban Design
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Jan 25, 2019

List of Attachments:

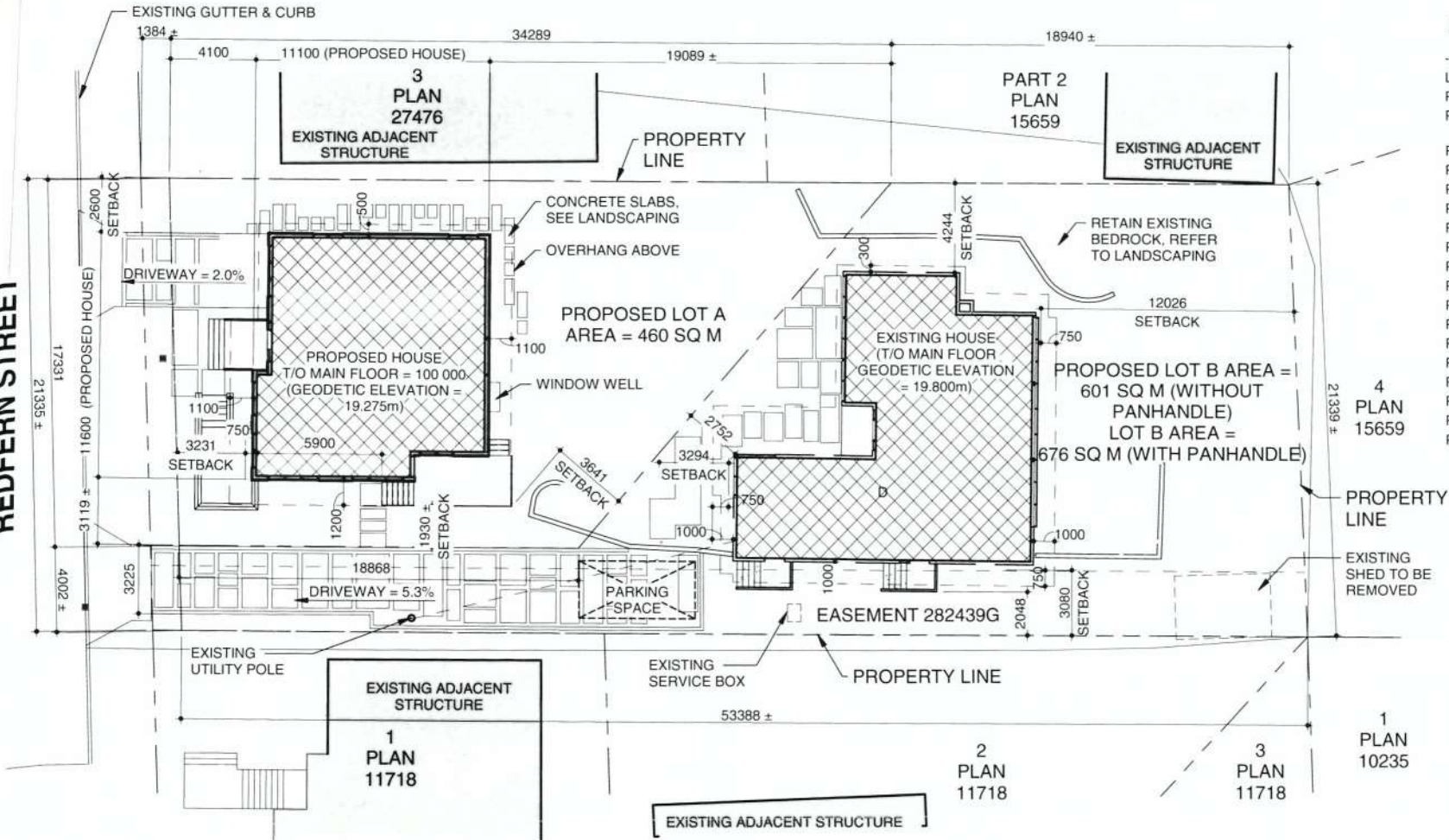
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped December 18, 2018
- Attachment D: Letter from applicant to Mayor and Council dated January 5, 2019
- Attachment E: Construction Impact Assessment & Tree Preservation Plan issued June 7, 2018 and received dated June 15, 2018
- Attachment F: Exploratory Excavation Memo within Root Zone of Garry Oak #200 dated July 16, 2018 and received dated September 26, 2018
- Attachment G: Supplementary Memo on Driveway and Fence Construction at 931 Redfern Street dated November 6, 2018 and received dated November 28, 2018



931 Redfern Street
Development Permit with Variance #00082







LIST OF DRAWINGS

- SUBDIVISION PLAN
- L1 LANDSCAPE CONCEPT
- P-1.1 SITE PLAN
- P-1.2 LOT A & B - PROJECT INFORMATION
- P-1.3 AVERAGE GRADE CALCULATIONS
- P-2.0 BASEMENT & MAIN FLOOR PLANS
- P-2.1 2nd FLOOR PLAN
- P-3.0 EXTERIOR ELEVATIONS
- P-3.1 EXTERIOR ELEVATIONS
- P-4.0 BUILDING CROSS SECTION
- P-4.1 SECTION THRU DRIVEWAY
- P-5.0 STREETScape
- P-6.0 MAIN FLOOR PLAN
- P-6.1 2nd FLOOR PLAN
- P-7.0 WEST ELEVATION
- P-7.1 SOUTH ELEVATION
- P-7.2 EAST ELEVATION
- P-7.3 NORTH ELEVATION
- P-7.4 BUILDING SECTION
- P-8.0 AVERAGE GRADE CALCULATIONS



1

SITE PLAN

1 : 200

NOTE - ALL EXISTING TREES ON SITE & CITY BOULEVARD TO REMAIN



PROJECT TITLE

931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

SITE PLAN

DRAWN SHAWN

CHECKED BOB

DATE 10 DEC 18

PROJECT No. 18-01

DRAWING No.

P-1.1

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

LOT A PROJECT INFORMATION:

APPLICANTS: BOB CROFT & JAMES KEEFE

CIVIC ADDRESS: 931 REDFERN STREET

LEGAL DESCRIPTION: LOT 3, SECTION 68, VICTORIA DISTRICT, PLAN 15659

EXISTING ZONE:

R-1G - GONZALES SINGLE FAMILY DWELLING DISTRICT

NAME	ZONING STANDARD	DESIGN STANDARD	NOTE
ZONING	R-1G	R1-G	
SITE AREA:	460 SQ M	460 SQ M	
LOT WIDTH (min):	15.0m	17.3m	
FLOOR AREA (1st&2nd STOREYS):	240 SQ M	165.1 SQ M	
TOTAL FLOOR AREA:	300 SQ M	232.5 SQ M	
FLOOR SPACE RATIO:	0.050:1	0.36:1	
SITE COVERAGE %:	30%	29.5%	
OPEN SITE SPACE %:	50%	68.0%	
OPEN SITE SPACE % (FRONT):	50%	85.1%	
BUILDING HEIGHT:	7.60m	7.14m	
NUMBER OF STOREYS:	1.5	1.5	
PARKING STALLS	SCHEDULE C	1	
BICYCLE PARKING		-	
BUILDING SETBACKS			
FRONT YARD (WEST):	7.5m	3.231m	VARIANCE
REAR YARD (EAST):	9.1m	3.641m	VARIANCE
SIDE YARD (NORTH):	2.598m	2.600m	
SIDE YARD (SOUTH):	2.598m	1.930m	VARIANCE
COMBINED SIDE YARDS:	5.4m	4.530m	

LOT B PROJECT INFORMATION:

NAME	ZONING STANDARD	DESIGN STANDARD	NOTE
ZONING	R-1G PANHANDLE	R1-G PANHANDLE	
SITE AREA:	600 SQ M	601 SQ M	WITHOUT PANHANDLE
LOT WIDTH (min):	18.0m	21.3m	
TOTAL FLOOR AREA:	280 SQ M	252 SQ M	
SITE COVERAGE %:	25%	24.6%	
OPEN SITE SPACE %:	N/A	67.34%	
OPEN SITE SPACE % (FRONT):	N/A	N/A	
BUILDING HEIGHT:	5.0m	6.40m	VARIANCE (EXISTING)
NUMBER OF STOREYS:	1	2	VARIANCE (EXISTING)
PARKING STALLS	SCHEDULE C	1	
BICYCLE PARKING		-	
BUILDING SETBACKS			
FRONT YARD, HABITABLE (WEST):	7.5m	0m	VARIANCE (EXISTING)
FRONT YARD, BUILDING (WEST):	4.0m	0m	VARIANCE (EXISTING)
REAR YARD, HABITABLE (EAST):	7.5m	12.026m	(EXISTING)
SIDE YARD, HABITABLE (NORTH):	7.5m	4.224m	VARIANCE (EXISTING)
SIDE YARD, HABITABLE (SOUTH):	7.5m	3.080m	VARIANCE (EXISTING)
SIDE YARD, BUILDING (SOUTH):	4.0m	2.034m	VARIANCE (EXISTING)

Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

PROJECT TITLE

931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

LOT A - PROJECT INFORMATION

DRAWN SHAWN

CHECKED BOB

DATE 10 DEC 18

PROJECT No. 18-01

DRAWING No.

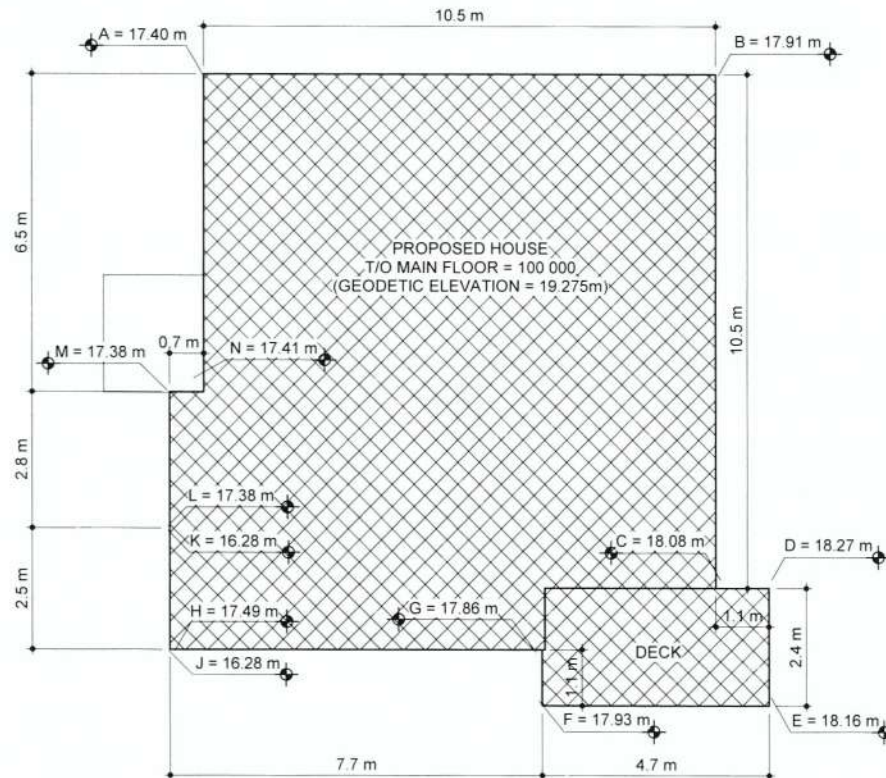
P-1.2

© ALL RIGHTS
RESERVEDTHIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

AVERAGE GRADE CALCULATIONS:

POINTS A & B	$(17.40 + 17.91) / 2$	x	10.5	=	185.38
POINTS B & C	$(17.91 + 18.08) / 2$	x	10.5	=	188.95
POINTS C & D	$(18.08 + 18.27) / 2$	x	1.1	=	19.99
POINTS D & E	$(18.27 + 18.16) / 2$	x	2.4	=	43.72
POINTS E & F	$(18.16 + 17.93) / 2$	x	4.7	=	84.81
POINTS F & G	$(17.93 + 17.86) / 2$	x	1.1	=	19.68
POINTS G & H	$(17.86 + 17.49) / 2$	x	7.7	=	136.10
POINTS J & K	$(16.28 + 16.28) / 2$	x	2.5	=	40.70
POINTS L & M	$(17.38 + 17.38) / 2$	x	2.8	=	48.66
POINTS M & N	$(17.38 + 17.41) / 2$	x	0.7	=	12.18
POINTS N & A	$(17.41 + 17.40) / 2$	x	6.5	=	113.13
TOTAL					893.30

AVERAGE GRADE CALCULATION
 $893.30 / 50.5 = 17.69\text{m}$



1

AVERAGE GRADE CALCULATION PLAN 1:100

Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

PROJECT TITLE

931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

AVERAGE GRADE CALCULATIONS

DRAWN SHAWN

CHECKED BOB

DATE 10 DEC 18

PROJECT No. 18-01

DRAWING No.

P-1.3

ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



BASEMENT FLOOR AREA = 67.4 sq m (NOT INCLUDED IN TOTAL AREA)
SUITE AREA = 55.2 sq m

1 hour FIRE SEPARATION



1

BASEMENT PLAN

1 : 100



TOTAL FLOOR AREA = 165.1 sq m (MAIN & 2nd FLOOR)
MAIN FLOOR AREA = 97.7 sq m

1 hour FIRE SEPARATION



2

MAIN FLOOR PLAN

1 : 100



PROJECT TITLE

931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

BASEMENT & MAIN FLOOR PLANS

DRAWN SHAWN

CHECKED BOB

DATE 10 DEC 18

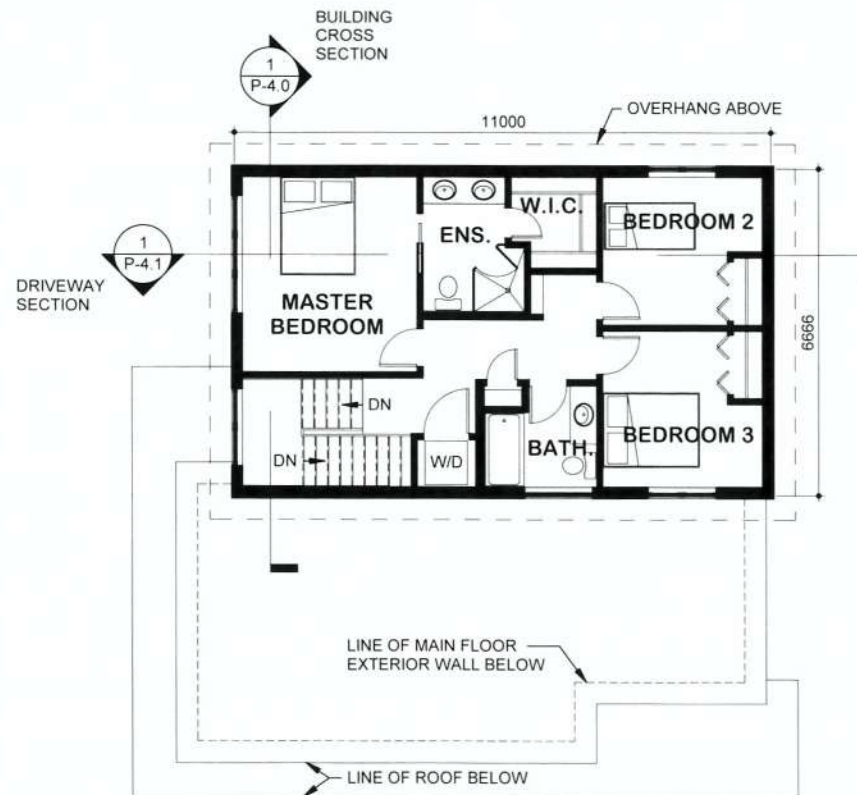
PROJECT No. 18-01

DRAWING No.

P-2.0

© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



2nd FLOOR AREA = 67.4 sq m (69.0% OF MAIN FLOOR AREA)

1 2nd FLOOR PLAN
1 : 100



PROJECT TITLE
**931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
2nd FLOOR PLAN

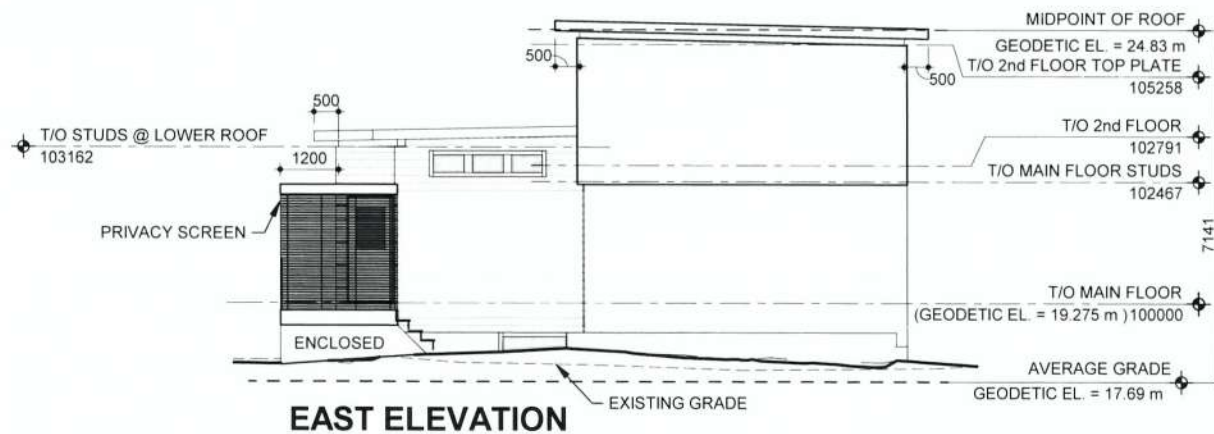
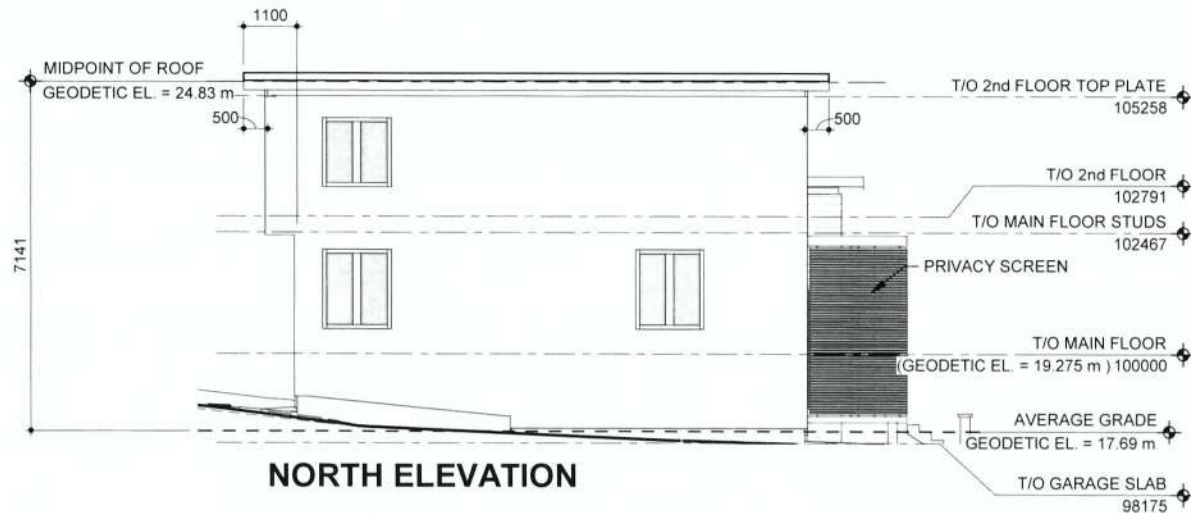
DRAWN	SHAWN
CHECKED	BOB
DATE	10 DEC 18
PROJECT No.	18-01

DRAWING No.

P-2.1

© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.



PROJECT TITLE
931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
EXTERIOR ELEVATIONS

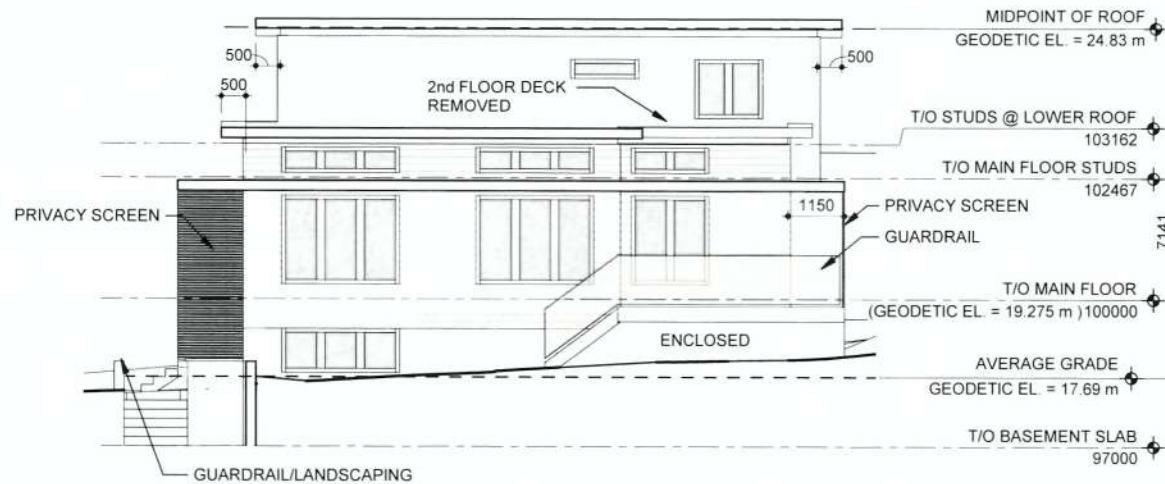
DRAWN SHAWN
CHECKED BOB
DATE 10 DEC 18
PROJECT No. 18-01

DRAWING No.

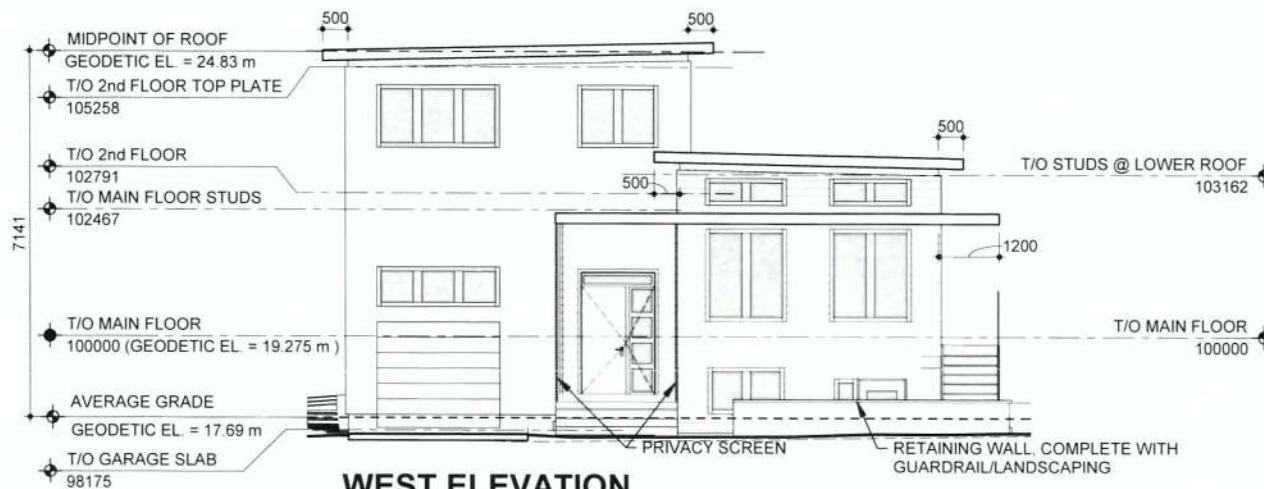
P-3.0

ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



SOUTH ELEVATION



WEST ELEVATION



PROJECT TITLE
**931 REDFERN STREET
 VICTORIA, BRITISH COLUMBIA
 CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWN **SHAWN**
 CHECKED **BOB**
 DATE **10 DEC 18**
 PROJECT No. **18-01**

DRAWING No.
 ALL RIGHTS
 RESERVED

P-3.1

THIS DRAWING IS NOT TO BE COPIED OR REVISED
 IN ANY MANNER WITHOUT THE WRITTEN
 AUTHORIZATION OF THE ARCHITECT.



1 BUILDING CROSS SECTION
1 : 100

Received
City of Victoria
DEC 18 2018
Planning & Development Department
Development Services Division

PROJECT TITLE
**931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
BUILDING CROSS SECTION

DRAWN SHAWN
CHECKED BOB
DATE 10 DEC 18
PROJECT No. 18-01

DRAWING No. **P-4.0**
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



PROJECT TITLE
**931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
SECTION THRU DRIVEWAY

DRAWN SHAWN
CHECKED BOB
DATE 10 DEC 18
PROJECT No. 18-01

DRAWING No.

P-4.1

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

STREETSCAPE

PROJECT TITLE
**931 REDFERN STREET
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE**

DRAWING TITLE
STREETSCAPE

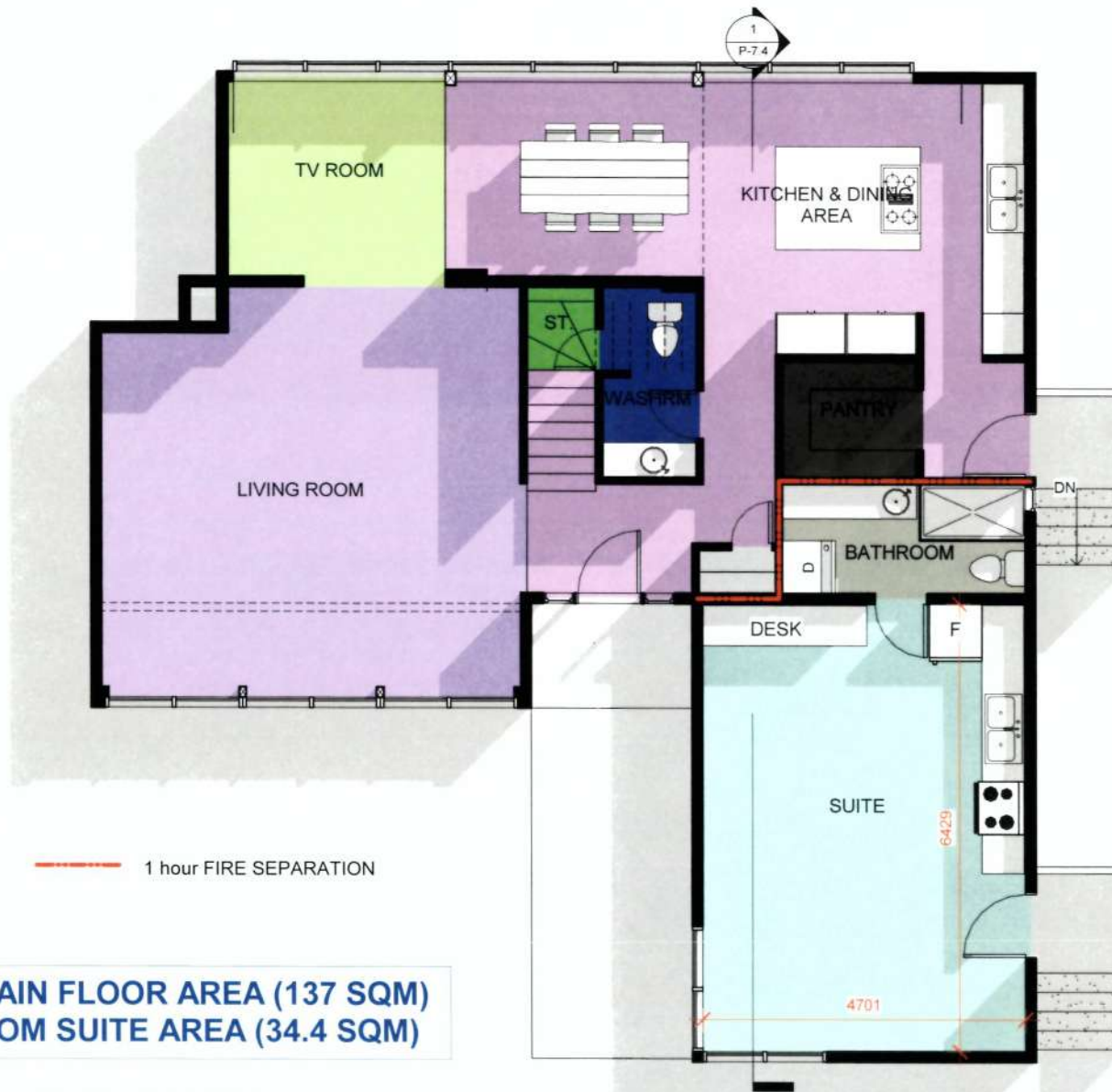
DRAWN	SHAWN
CHECKED	BOB
DATE	10 DEC 18
PROJECT No.	18-01

DRAWING No.

P-5.0

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



1 hour FIRE SEPARATION

TOTAL MAIN FLOOR AREA (137 SQM)
1 BEDROOM SUITE AREA (34.4 SQM)

Room Legend

- BATHROOM
- KITCHEN & DINING AREA
- LIVING ROOM
- PANTRY
- ST.
- SUITE
- TV ROOM
- WASHRM



PROJECT TITLE

931 REDFERN ST - LOT B
 VICTORIA, BRITISH COLUMBIA
 CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

MAIN FLOOR PLAN

DRAWN RILWAN

CHECKED BOB

DATE 10 DEC 18

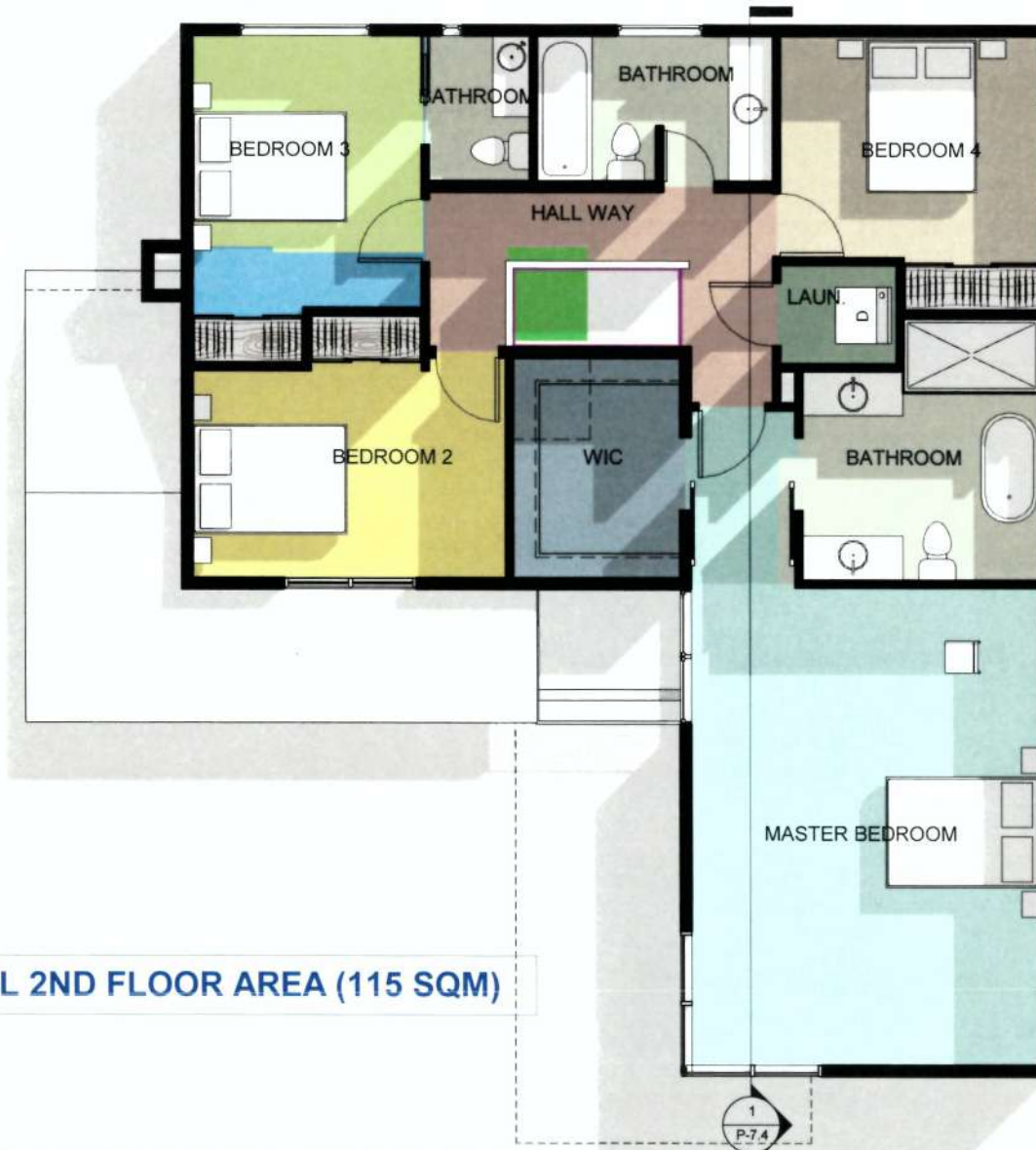
PROJECT No. 18-01

DRAWING No.

P-6.0

© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
 IN ANY MANNER WITHOUT THE WRITTEN
 AUTHORIZATION OF THE ARCHITECT.



Received
City of Victoria
DEC 18 2018
Planning & Development Department
Development Services Division

Room Legend

- BATHROOM
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- HALL WAY
- LAUN.
- MASTER BEDROOM
- ST.
- SUITE
- TV ROOM
- WIC

PROJECT TITLE
931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
2nd FLOOR PLAN

DRAWN RILWAN
CHECKED BOB
DATE 10 DEC 18
PROJECT No. 18-01

DRAWING No.

P-6.1

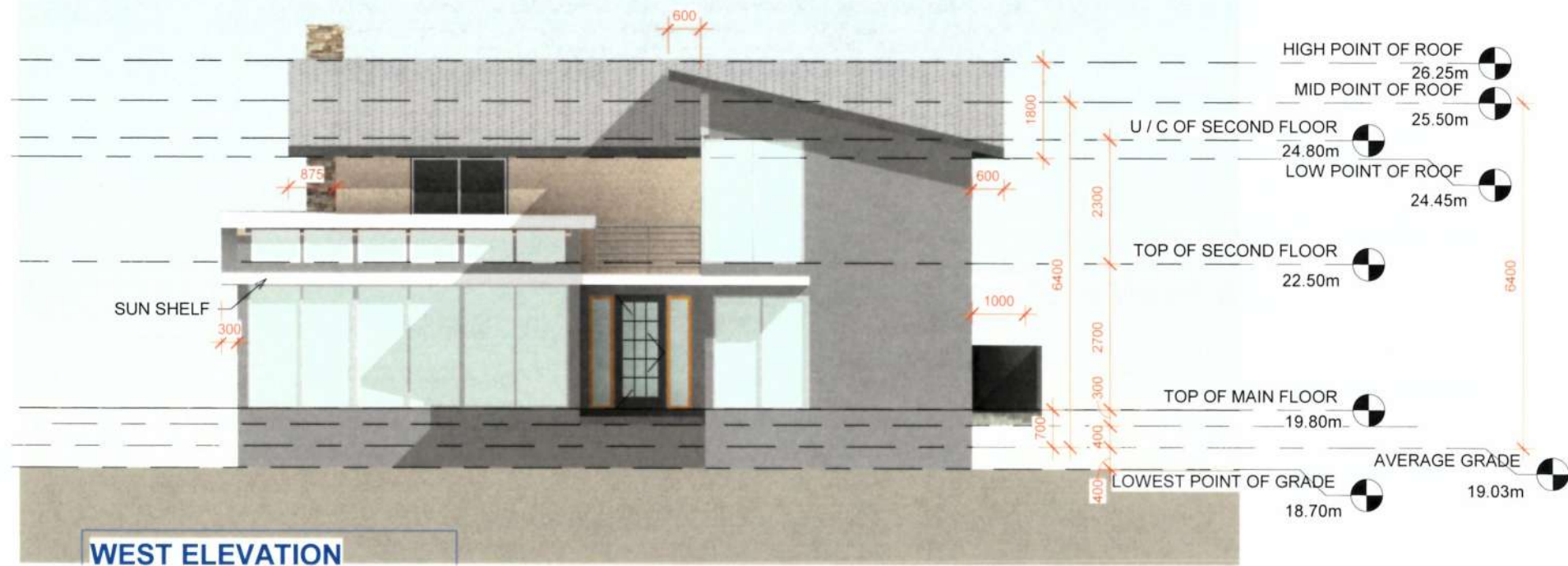
© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division



PROJECT TITLE

931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE

WEST ELEVATION

DRAWN RILWAN

CHECKED BOB

DATE 10 DEC 18

PROJECT No. 18-01

DRAWING No.

P-7.0

© ALL RIGHTS
RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.



SOUTH ELEVATION



PROJECT TITLE
931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
SOUTH ELEVATION

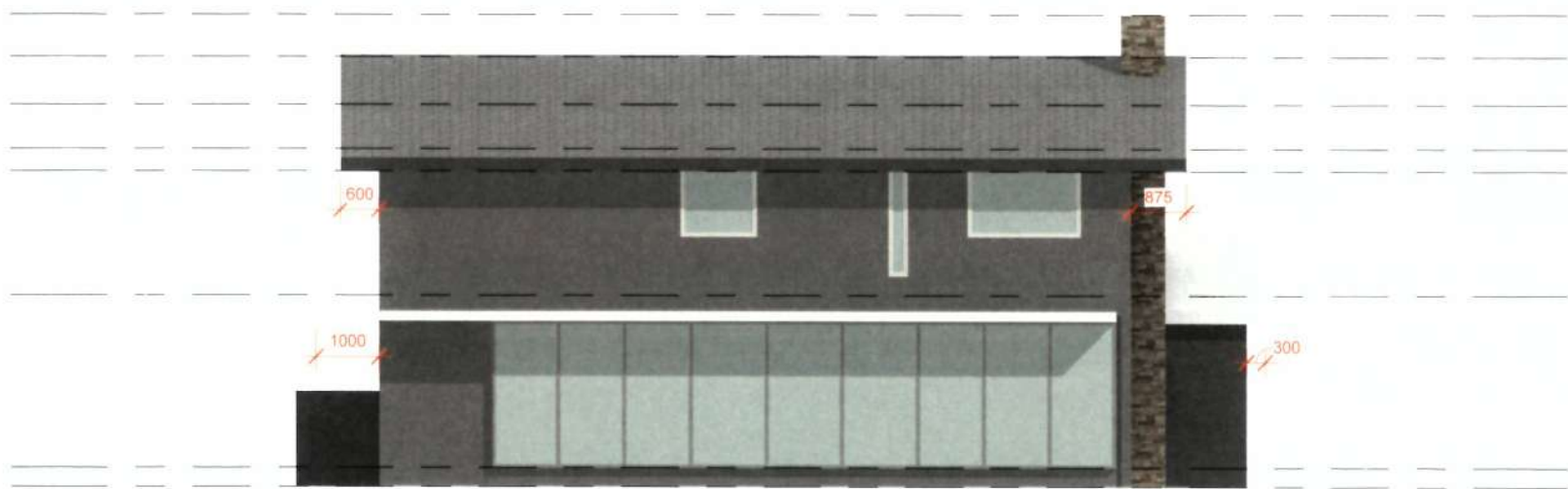
DRAWN **RILWAN**
 CHECKED **BOB**
 DATE **10 DEC 18**
 PROJECT No. **18-01**

DRAWING No.

P-7.1

© ALL RIGHTS
 RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
 IN ANY MANNER WITHOUT THE WRITTEN
 AUTHORIZATION OF THE ARCHITECT.



EAST ELEVATION



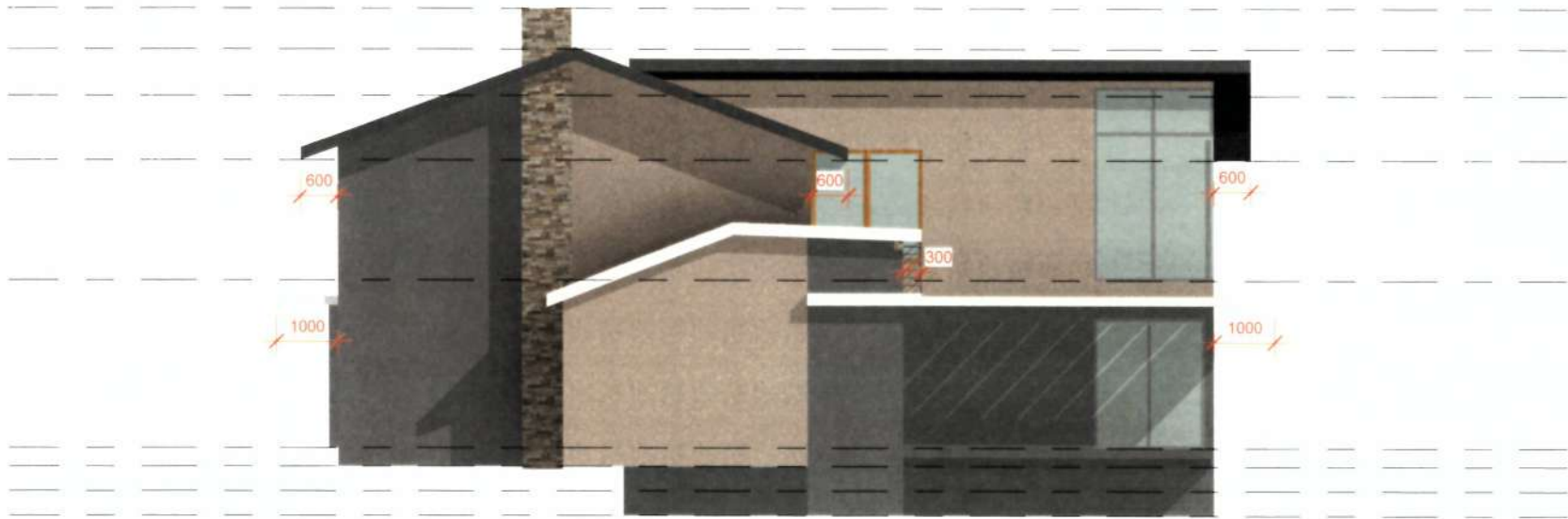
PROJECT TITLE
931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
EAST ELEVATION

DRAWN **RILWAN**
 CHECKED **BOB**
 DATE **10 DEC 18**
 PROJECT No. **18-01**

DRAWING No.
P-7.2
 © ALL RIGHTS
 RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
 IN ANY MANNER WITHOUT THE WRITTEN
 AUTHORIZATION OF THE ARCHITECT.



NORTH ELEVATION



PROJECT TITLE
931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
NORTH ELEVATION

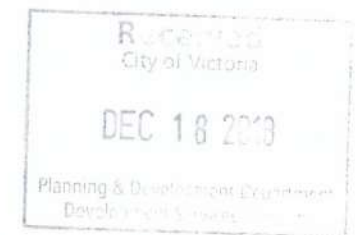
DRAWN **RILWAN**
 CHECKED **BOB**
 DATE **10 DEC 18**
 PROJECT No. **18-01**

DRAWING No.

P-7.3

© ALL RIGHTS
 RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
 IN ANY MANNER WITHOUT THE WRITTEN
 AUTHORIZATION OF THE ARCHITECT.



PROJECT TITLE
931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

DRAWING TITLE
BUILDING SECTION

DRAWN	SHAWN
CHECKED	BOB
DATE	10 DEC 18
PROJECT No.	18-01

DRAWING No.

P-7.4

© ALL RIGHTS RESERVED

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

TOTALS

119.39
50.96
25.06
81.16
25.06
47.69
25.06
85.50
227.27
57.86
13.42
78.77
167.23
126.03
1,130.46

1130.01 / 59.39M (PERIMETER OF THE BUILDING) = 19.03



Received
City of Victoria

DEC 18 2018

Planning & Development Department
Development Services Division

931 REDFERN ST - LOT B
VICTORIA, BRITISH COLUMBIA
CLIENT: BOB CROFT & JAMES KEEFE

AVERAGE GRADE CALCULATIONS

PROJECT No. 18-01

P-8.0

THIS DRAWING IS NOT TO BE COPIED OR REVISED
IN ANY MANNER WITHOUT THE WRITTEN
AUTHORIZATION OF THE ARCHITECT.

9.075m)

Robert Croft and James Keefe
 931 Redfern Street
 Victoria, B.C.
 V8S 4E7

Mayor and Council
 City of Victoria
 1 Centennial Square
 Victoria, B.C.
 V8W 1P6

January 5, 2018



Dear Mayor and Council:

Re: Development Permit and Development Variance Permits for 931 Redfern Street

Description of the Proposal

Applications have been submitted to the City of Victoria requesting a Development Permit (DP) with variances for a proposed panhandle lot to retain our home at 931 Redfern Street and a Development Variance Permit (DVP) for a new lot which would result from the subdivision of 931 Redfern Street.

This is a unique property created over fifty years ago under very different circumstances than those that exist today. Approving this application would permit the large vacant area at the front of our lot to be turned into an infill lot under the existing zoning. The new home on the infill lot will be energy efficient with an extended life expectancy. Our home's existing form and character will be preserved. Both houses will have code compliant secondary suites. In summary this proposal illustrates an approach to sensitive infill: more intense use of an urban location while retaining neighbourhood character. This proposal will not engender any negative impact on existing trees, landscape features and adjacent homes.

The lot is currently zoned R1-G and has an existing two story house located on the back half of the property which is occupied by us. The subdivision is being proposed under the existing R1-G zoning and meets the zone requirements for lot width, lot area and total floor area as well as for height for the new house. Variances are required primarily due to the retention of the existing house on the new panhandle lot, the retention of a large Garry Oak tree in the middle of the existing, un-subdivided lot and the provision for road dedication requested by the City. We will remain in the existing house once renovated. Plans for both houses, a subdivision plan, a landscape plan and a streetscape plan have been submitted with the application.

Neighbourhood Context and Design Guidelines

The panhandle lot (Lot B) requires a Development Permit related to Schedule H of the zoning bylaw. A summary of the neighbourhood context and panhandle regulation features considered in this application is provided with the application.

**Robert Croft and James Keefe
931 Redfern Street
Victoria, B.C.
V8S 4E7**

The new lot (Lot A) design conforms with the R1-G requirements for lot area, lot width, height and total floor area. The depth of Lot A's front yard sets the house back on the lot so that it aligns with the two neighbouring properties – the one to the south of the subject lot and the one to the north. Setting the house any further back on the lot cannot be accomplished without impairing the health of the large Garry Oak. Our proposal seeks to protect the root zone of the Garry Oak and the City's Maple in the boulevard.

However positioning the house as proposed causes, we understand, some concerns for Development Services as the entrance to the suite (and its' adjoining patio) are seen as too close to Redfern Street thereby impacting the "public realm".

At the direction of Council the City's Transportation Department implements a policy of acquiring additional land at the time of subdivision which means in this instance approximately 1.3m is taken from our property at the time of subdivision. If one examines that policy of obtaining land for future transportation purposes at the time of subdivision you will quickly see the difficulties and practical constraints to its implementation on Redfern. The pattern of development on Redfern is one of smaller lots (and therefore not likely to be subdivided) on the east side (ours being the one exception) and small dwellings or "garden suites" built on or near the property line on the west side of Redfern. So implementation of this policy on Redfern is seen by us as "low percentage play".

We will return to this issue at the end of this letter where we propose some alternative solutions for Council's consideration.

Community Consultation

At the end of May and in preparation for this application, we contacted the surrounding neighbours. As a result of this outreach to 8 neighbours, we received;

- 3 letters/emails of support,
- one neighbour to the north indicated by phone that they had no objections,
- 3 neighbours who were mailed information packages did not respond as of June 15th, and
- one neighbour facing west onto Cowichan street indicated they had concerns regarding changing views when looking across their backyard eastward to the far side of Redfern Street.

In addition, in late May, our consultant, Denise Kors contacted David Biltek, Chair of the Fairfield-Gonzales Community Association Land Use Committee and provided him with copies of the plans. He indicated that this did not need to go to a meeting since it was not a rezoning and that he appreciated the referral. He asked for copies of any support letters/emails and on June 14th copies of the three letters/emails of support and a copy of the consultation summary

**Robert Croft and James Keefe
931 Redfern Street
Victoria, B.C.
V8S 4E7**

were sent to him. This initial consultation is noted in a consultation summary submitted with the application – see Attachment A.

Transportation

One on-site parking stall is proposed for each house as per the zoning bylaw. As noted earlier, the property is located in an area close to transit, bike lanes, schools, shopping and work allowing reduced use of vehicles and increased use of alternative modes of transportation. In addition, the lots on the opposite side of Redfern Street are through lots which face Cowichan Street. This reduces the street parking demand on Redfern Street to some extent. An EV charging station is proposed for both houses. On site bike storage is also proposed.

Tree Retention

Early in the design process, all the trees on the property, nearby trees on neighbouring properties and in the boulevard were inventoried by the arborist to assist in locating the new house. The arborist report includes an evaluation and recommendations related to the proposed subdivision, house plans and servicing. All trees on site as well as the City's boulevard tree will be retained – see Attachment B.

Green Building Features

A number of green building features are proposed for the existing house renovations and the new house as described in the summary below for both lots;

- The property is located in an area close to transit, bike lanes, schools, shopping and work allowing reduced use of vehicles and increased use of alternative modes of transportation.
- The project follows the BC Energy Step Code retaining and improving the existing house thereby enhancing the energy efficiency and life expectancy while reducing the need for new materials.
- The new house will have a proposed EnerGuide Rating 80 or higher that follows recommendation of our Certified Energy Advisor.
- The existing house has a high efficiency natural gas furnace with new energy efficient domestic hot water heating. The new house will have the same or an air-to-air heat pump.
- A south facing solar collection system will be installed for the existing house.
- The new and existing house will have low flow water use fixtures, energy star appliances and energy - efficient windows and doors.
- Existing on site storage (including capacity for bikes owned by the occupants of the secondary suites) for four bikes will remain in place for Lot B and storage for bikes inside the garage for the new home on Lot A will also be accommodated. Finally bike storage for the occupants of the suite in the Lot A home is achieved on the suite's patio.

**Robert Croft and James Keefe
931 Redfern Street
Victoria, B.C.
V8S 4E7**

- The required car parking stalls (as per bylaw) per lot (i.e. one) are provided.
- The City of Victoria's Permeable Paving requirements will be achieved for both driveways.
- Existing hedges, trees and shrubs are preserved thereby ensuring privacy screening for adjacent homes. New trees and shrubs along the new property line will provide additional privacy between the two proposed properties.
- Both houses will have EV charging stations.

Planning concepts proposed in Lot A considers the City of Victoria and Gonzales Neighbourhood Planning Strategies and community goals including:

- *New housing diversity should be encouraged while maintaining the low rise feel of Gonzales.* Lot A proposes a new secondary suite that adds to the neighbourhood's diversity.
- *More housing for renters and families is needed.* Lot A proposes a new secondary suite.
- A variety of housing types, such as townhouses and more suites would be suitable in Gonzales. Lot A proposes a new secondary suite that adds to the number of neighbourhood suites for rent.
- *Retain existing trees as properties redevelop, the trees and natural environment of the neighbourhood should be retained.* The arborist has concluded that there will be no negative impact to existing trees. In addition the existing topography remains with minimal changes to the slope.
- *Create opportunities for more attainable home ownership.* Lot A proposes a new secondary suite assisting qualifying new home owners for home ownership.
- *Create livable, long-term rental housing.* Lot A proposes a new secondary suite adding to the neighbourhood's long-term rental opportunities.
- *Encourage new housing for children.* House provides 4 bedrooms.
- *Consider existing streetscape and neighbouring homes.* Front yard setback requires a variance; however new house position aligns with existing setback of the neighbouring homes.

The proposed new panhandle Lot B considers City of Victoria and Gonzales Neighbourhood Planning Strategies and community goals including:

- *As properties redevelop, the trees and natural environment of the neighbourhood should be retained.* The arborist has assured no negative impact to existing trees (including our neighbour to the south); proposed new fence and permeable paving to panhandle driveway present no negative impact. The exposed bedrock on Lot B remains.
- *More housing for renters and families is needed.* Lot B's existing 2 story home currently has an unapproved suite, the project proposes conversion to conform to BC Building Code and remain within the existing house (foundation), all services are already in place.

Robert Croft and James Keefe
931 Redfern Street
Victoria, B.C.
V8S 4E7

We have worked diligently with City staff and our neighbours to ensure that this design will fit in well with the neighbourhood and with the City's Regulations and Design Guidelines. We are pleased with the resulting proposal (which has benefitted from substantive input from your staff) as outlined in this letter.

Finally we would like Council to consider some options to resolve the one remaining concern i.e. the proximity of the suite entrance and its' adjoining patio to the Redfern Street curb. These options are:

1. the rental suite in the Lot A house is removed from the proposal;
2. the property owners (Croft and Keefe) grant a deferred transportation dedication caveat to the City so that the 1.3m strip of land remains on the title of the lot thus enabling the development to proceed as proposed while enabling the City to fulfill its' policy objective at some future date; or
3. the suite entrance and patio concern of Development Services is set aside in order to fulfill a number of policy objectives of the City.

Thank you for your consideration of this application. We remain committed and anxious to proceed in Spring 2019. With your approval the City will have another illustration of sensitive infill that is policy compliant and that can serve to enrich and diversify the community.

Yours truly,

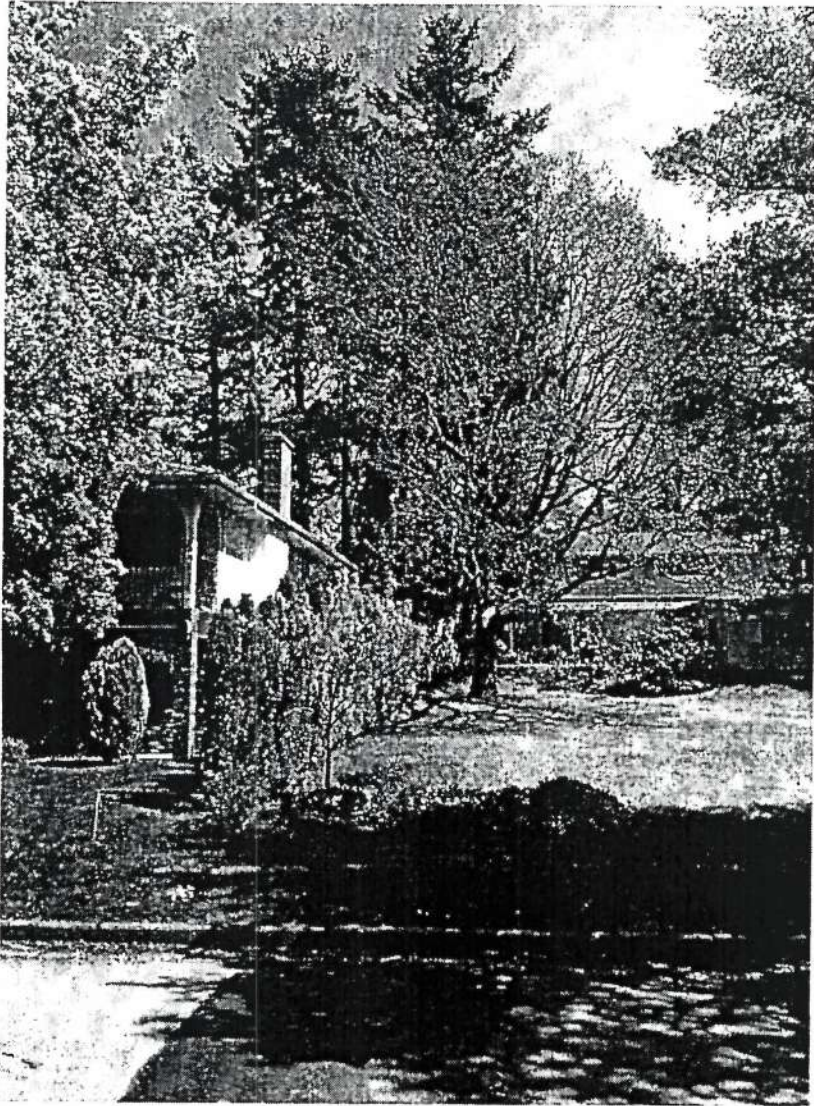


Robert Croft



James Keefe

Robert Croft and James Keefe
931 Redfern Street
Victoria, B.C.
V8S 4E7



View of location of the new house with the existing house at the back as seen from Redfern

Robert Croft and James Keefe
931 Redfern Street
Victoria, B.C.
V8S 4E7



View of the existing dwelling from Redfern at the location of the proposed panhandle

Attachment A. 5
 to letter dated ~~Jan 14, 2018~~
 Mayor and Council

931 Redfern Street, Victoria BC – Subdivision, DP & DVP Applications

Neighbourhood Consultation Summary

In May 2018, the eight surrounding property owners were contacted by phone, email and mail prior to making the application to provide details of the proposed subdivision and variances. Copies of the proposed plan of subdivision and house designs were forwarded by email or mail to the owners who requested them. The feedback from this consultation up to June 15, 2018 is summarized in this table.

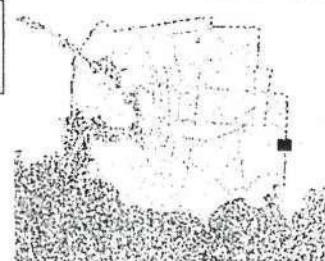
Name and Address	Current Zoning	Comments
933 Redfern Street PID 002-103-788 Mike & Serene Ford	R1-G	May 29/18 – Phoned Mike Ford. He said they did not need a copy of the plans. Little impact on them (they only have one window on that side of the house). No objections.
927 Redfern Street PID 005-045-991 Brenda Wilson	R1-G	April 27/18 – Brenda was originally contacted by the owners re: plans to subdivide and had no objections. May 29/18 – Called to offer plans and left a message. June 8/18 – Brenda sent an email that she had seen the plans and had no concerns (email attached).
943 Cowichan Street PID 009-801-068 Susana Stover	R1-G	May 30/18 – Mailed a copy of the subdivision and house plans with a cover letter. No response as of June 15/18.
939 Cowichan Street PID 009-201-050 Barb & Tom Hall	R1-G	May 29/18 – Called to offer plans and left a message. June 9/18 – Barb called and plans were emailed. June 12/18 – Barb sent an email response that they are not pro development when it comes to neighbourhoods and that this change will mean they see a house instead of trees, grass and a beautiful garden.
1958 Hawes Road PID 005-046-017 Ken & Joyce Miscovitch	R1-G	May 29/18 – Called to offer plans and left a message. No response to date.
930 Foul Bay Road PID 005-212-740 Kevin Ford	R1-G	May 30/18 – Mailed a copy of the subdivision and house plans with a cover letter. No response as of June 15/18.
932 Foul Bay Road PID 008-853-918 Craig Rosario & Robbie Peterson	R1-G	May 30/18 – Sent an email regarding proposed subdivision and offered to provide plans. June 10/18 – Owners sent a letter indicating that they have reviewed the plans and are in full support of this proposal (letter attached)
934A Foul Bay Road PID 004-520-513 Rebecca Wigod & Doug Harrison	R1-G	May 30/18 – Sent an email regarding proposed subdivision and offered to provide plans. May 31/18 – Received email reply that they did not think there would be much impact other than construction noise.

A2



Printed from VicMap

04/30/2018



Legend

☐ Victoria Parcels

1: 1,000



Notes

Cowichan St

961

957

953

949

945

Suzanne Stover

943

Thomson Hall

939

935

929

923

917

Redfern St

Hawes Rd

941

939

937

Mike + Sarah Ford

933

931

Branda Wilson

927

1940

Ken Miscoitch Joyce

1958

1952

1946

910

936A

934A

Rebecca Wigod
Douglas Harrison

934B

Roba Peterson
Craig Peterson

932

Kevin Good

930

928

936

Foul Bay Rd

Foul Bay Rd

Oak Bay

51 0 25 51 Meters

NAD_1983_CSRS_UTM_Zone_10N

Public domain; can be freely printed, copied and distributed without permission.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Robert Peterson
Craig Rosario
932 Foul Bay Road
Victoria, BC V8S 4H8

June 10, 2018

By email: [REDACTED]

City of Victoria
c/o attn.: L. Denise Kors, P.Eng. LEED® AP
Kors Development Services Inc.

To Whom It May Concern:

Re: Proposed Subdivision of 931 Redfern Street

Our property at 932 Foul Bay Road borders 931 Redfern Street, the property which is subject to the proposed subdivision. We have received, reviewed and considered the subdivision plans, and write in full support of this proposal, without concern.

By way of background, we understand Victoria to have a serious undersupply of housing, both for sale and rent. This is especially true in neighbourhoods like ours, which are highly walkable and accordingly desirable. We believe in responsibly increasing density in such high-demand neighbourhoods, for the benefit of the entire community.

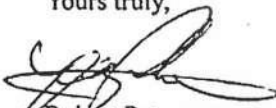
In review of the proponents' plans, we consider their approach to be sensitive and thoughtful. We note that the inclusion of a secondary suite in the new home further increases the supply of affordable housing in the neighbourhood. At the same time, the proposed development aligns with the existing character and scale of homes along Redfern Street. Since the proponents are staying in the existing home and improving it, they have a vested interest in ensuring the development is beautiful and liveable. The end result is an enhanced quality of housing in the neighbourhood and greater housing supply in one of Victoria's most sought-after neighbourhoods.

A quick visit to the property shows that the very large front yard of the property is unlike any of its neighbours and gives an appearance of being surplus to the existing house. Accordingly, the proposed new house on that portion of the property will result in new housing that simply aligns with the existing character and scale of homes along the street.

Finally, as a municipal lawyer and realtor, Robert recognizes that this proposal represents a cost-effective redevelopment strategy for the City, whereby the City accrues tax benefits far exceeding the costs to service.

We would be pleased to discuss this matter further.

Yours truly,



Robert Peterson



Craig Rosario

cc: Jim Keefe; Bob Croft

A3

Denise Kors

From: Rebecca Wigod [REDACTED]
Sent: Thursday, May 31, 2018 11:57 AM
To: Denise Kors
Subject: Re: Proposed subdivision of 931 Redfern Road

Hi, Denise.

Thanks for getting in touch with us.

Given where our house is located, we probably won't be much affected by Bob and Jim's project, apart from the noise of construction.

We like them a lot and wish them well.

Best regards – Rebecca Wigod and Douglas Harrison

On Wed, May 30, 2018 at 4:09 PM, Denise Kors [REDACTED] wrote:

Hi Rebecca and Doug. I got your email address from your neighbours at the back and side of your house, Bob and Jim. They have asked me to assist them with their subdivision and variance applications with the City of Victoria. Part of this process is to contact the neighbours to see if there are any comments or questions. I can provide you with more background info if you want like the plan of subdivision and/or house plans for both the existing and new house at the front. We are proposing to submit the application to the City of Victoria in the coming weeks. My contact information is provided below. Let me know if you would like me to send you any of this info and feel free to call me if you have any questions or comments.

L. Denise Kors, P.Eng. LEED® AP

Development Manager

Kors Development Services Inc.

Phone: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

Website: www.korsdevelopment.com

Denise Kors

From: BRENDA WILSON [REDACTED]
Sent: Friday, June 08, 2018 5:24 PM
To: Denise Kors
Subject: Re: 927 Redfern Street call

Hi Denise,

Jim and Bob have reviewed the plan and house drawings with me and I have no concerns about the project apart from being sad at losing the green space to development. But if it has to be then this is a fine project. They have worked hard to fit it into the neighbourhood and I'm sure it will be an asset to the street.

Brenda Wilson
927 Redfern St.

From: "Denise Kors" [REDACTED]
To: "Jim Keefe" [REDACTED]
Cc: "Bob Croft" [REDACTED]
Sent: Friday, June 8, 2018 10:22:54 AM
Subject: RE: 927 Redfern Street call

Hi Brenda. I am assisting Jim and Bob with their application to subdivide and contacted you by phone in late May. As part of this process, I am contacting the immediate neighbours to determine whether there are any comments or questions. First, I have attached a copy of the proposed plan of subdivision and would be happy to provide you with copies of the house plans as well. Upon reviewing the information, if you have concerns, I would be happy to review them with you to see what can be resolved. If not, it would assist us to have a letter or email back from you indicating your name, address and that you had received the plans and have no concerns. Please feel free to call to discuss.

Denise Kors, P.Eng. LEED® AP
Development Manager
Kors Development Services Inc.
Phone: (250) 743-8700
Cell: (250) 686-7125
Email: [REDACTED]
Website: [REDACTED]

From: Jim Keefe [REDACTED]
Sent: Friday, June 08, 2018 9:16 AM
To: Denise Kors
Cc: Bob Croft; [REDACTED]
Subject: RE: 927 Redfern Street call

Hi Denise

I spoke with Brenda this morning and she would be pleased to provide her comments on the proposed plan. Brenda has been copied on this communication and so if there is anything you would like her to address (in addition to your email below) please advise ASAP.

Thanks to you and Brenda for expediting.

Cheers
jim

Regards,

Community Association Liaison

The Fairfield Gonzolas Community Association, was contacted by phone on May 30, 2018 [Vanya McDonell - Co-Executive Director 250-382-4604] and an email with the subdivision and house plans was sent to David Biltek (Chair of the Land Use Committee). On May 31, 2018, David Biltek phoned to say that since this was not a rezoning, there was no requirement to meet with them. They had no initial comments and we offered to provide them with a copy of the consultation summary with the immediate neighbours when it was ready. We also offered to meet with them or the broader neighbourhood in the future if this would be a good way to address concerns. One letter and two emails of support as well as a copy of the consultation summary were sent to David Biltek on June 14, 2018.

Jim Keefe

Attachment B
to letter dated Jan 5, 2018
to Mayor and Council

From: Bob Croft [REDACTED]
Sent: January-05-19 12:44 PM
To: Jim Keefe
Subject: Fwd: Redfern Drawings - Reduced Size - With Markups

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Talbot Mackenzie [REDACTED]
Date: 2018-12-17 2:25 PM (GMT-08:00)
To: Bob Croft [REDACTED]
Subject: Re: Redfern Drawings - Reduced Size - With Markups

Hi Bob

The tree has an estimated critical root zone of 5.5m. I think as long as excavation is limited to the edge of the dripline (4.5m away), you probably won't have to do any exploratory digging to demonstrate the tree won't be impacted. It's probable it can be done a bit closer to the tree with some crown pruning, but the city would likely request a dig again.

Let me know if you need any more information.

Noah

On Mon, Dec 17, 2018 at 2:08 PM Bob Croft [REDACTED] wrote:

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Shawn Kelly [REDACTED]
Date: 2018-12-17 8:10 AM (GMT-06:00)
To: Bob Croft [REDACTED]
Subject: Redfern Drawings - Reduced Size - With Markups

--

Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO Uptown

Victoria, BC V8Z 7H6

Ph: (250) 479-8733 Fax: (250) 479-7050

Email: [REDACTED]

Web: www.treehelp.ca

Please consider the environment before printing this email.

The contents of this message and any attachments are solely intended for the addressee(s), and may not be disclosed or disseminated to anyone without the express written consent of the sender. If you have received this message in error, please advise the sender immediately.



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

July 16, 2018

Jim Keefe and Bob Croft
931 Redfern St
Victoria, BC
V8S 4E7

Subject: Exploratory excavation within critical root zone of Garry Oak #200

During our July 16, 2018 site visit at your request, we conducted an exploratory excavation to evaluate the impacts of constructing a new house 4.6m west of the centre of Garry Oak #200 (79cm DBH), located in the front yard of 931 Redfern Street. We had previously evaluated the potential impacts of this construction as part of a tree preservation plan for the proposed subdivision of the property, dated June 7, 2018.

Based on discussions with the homeowners, it is our understanding that the north side of the new building (garage and mechanical room) will no longer be constructed several feet below grade as indicated in the site plans (dated May 14, 2018). A piling will be installed at the northeast corner of the building footprint and a grade beam will be placed at the east edge of the footprint, approximately 12 inches below grade and spanning the width of the garage (3.83m). A second piling will be installed south of the beam at the northeast corner of the water closet (W/C), which is to be expanded northward.

We excavated approximately 1m east of the location of the two pilings and 0.5m east of the grade beam to approximate the extent of excavation required for working room and perimeter drain installation. Therefore, excavation occurred as close as approximately 3.6m from the centre of the tree directly westward. We excavated to a depth of 45-50cm 1m from the location of the pilings (approximately the depth of a clay layer) and 30cm along the length of the grade beam to approximate cut slopes and areas for working room. The entire trench measured approximately 4m.

We encountered a high density of fibrous roots (less than 1cm in diameter) along the length of the trench in addition to two 2cm diameter roots and fifteen 1cm roots. Eleven of the 1cm roots and numerous fibrous roots were damaged during excavation and had to be pruned back to sound tissue at the edge of excavation. The two 2cm roots and remaining four 1cm roots were retained.

We do not anticipate the proposed installation of pilings and a grade beam at the northwest corner of the building footprint will have a significant impact on the health of the Garry Oak given the

size and number of roots encountered. It is possible that additional roots may be encountered during excavation for the pilings that have grown underneath the 45-50cm we excavated to simulate a cut slope but anticipate the number of additional roots likely to be encountered will be negligible and the impacts to the health of the tree to remain minor. If the revised building plans are approved, we recommend an arborist be on site to supervise and direct excavation within the tree's critical root zone and to prune back any severed roots to sound tissue.

As stated in our June 7, 2018 tree preservation plan, the tree will also require crown pruning for building clearance. We recommend pruning be performed by an ISA Certified Arborist to ANSI A300 pruning standards.

Images

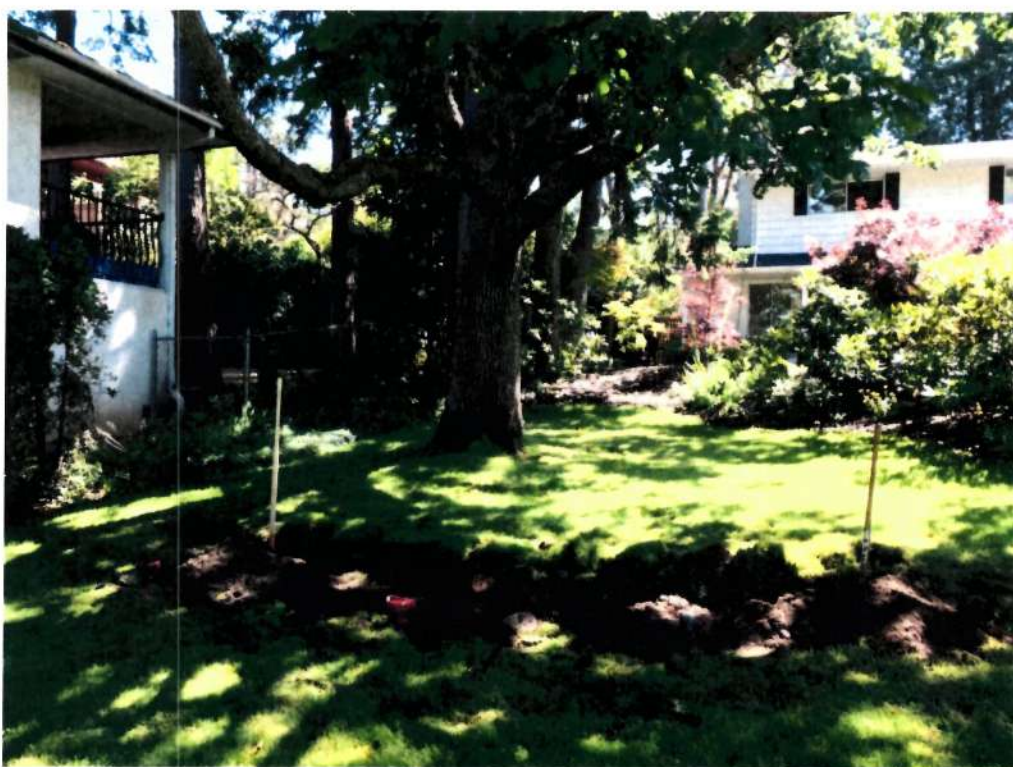


Image 1. We conducted an exploratory excavation at the northwest side of the proposed building to be constructed at 931 Redfern Street. Excavation occurred as close as 3.6m from the centre of the trunk of Garry Oak #200.



Image 2. Two 2cm diameter roots, fifteen 1cm roots, and a high density of fibrous roots were encountered along the entirety of the trench (approximately 4m).



Image 3.

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Thank you,

Neal Borge

Talbot Mackenzie & Associates
ISA Certified & Consulting Arborists

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks. Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO Uptown

Victoria, BC V8Z 7H6

Ph: (250) 479-8733 ~ Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

November 6, 2018

Bob Croft and Jim Keefe
931 Redfern Street
Victoria, BC
V8S 4E7

Subject: Driveway and Fence Construction at 931 Redfern Street

The attached landscape plans indicate the existing driveway will be repaved with concrete slabs and a 6' privacy fence is to be constructed along the south property line. Both will require excavation within the critical root zone (CRZ) of a ~100cm DBH Weeping Willow (*Salix babylonica*), located on the neighbour's property immediately south of existing fence and driveway. In our opinion, both of these features can be constructed with little to no impact on the health of the tree.

We recommend the project arborist be on site to supervise the removal of the existing driveway. Care should be taken to not damage any surface roots that may be encountered directly below the surface. Where the driveway footprint encroaches within the CRZ of the tree, the paving stones can be installed directly on top of the existing base layer. Alternatively, if the construction of a new base layer is desired and roots are not encountered directly beneath the existing driveway surface, a minimal amount of excavation may be performed under arborist direction. The excavation must be completed using a combination of hand-digging and an excavator with a flat-edged bucket. Any roots severed within the CRZ of the tree could result in significant health and structural impacts. If a new base layer is to be constructed, it may be necessary to construct the driveway at an elevated grade, above any roots encountered (see attached "floating driveway" specifications). Given that concrete slabs are proposed to be the new driveway surface material, we further recommend the washout from the driveway be directed away from the base of the tree, as the concrete wash will alter soil pH and could impact tree health.

Any excavation for fence pilings within the CRZ of the willow should also be completed under arborist supervision and conducted by hand-digging. The location of fence pilings should be adjusted to accommodate the preservation of any large roots encountered.

Based on discussion with Kors Development Services Inc., no changes to the design of the new building have been made since our July 16, 2018 memo summarizing the findings of our exploratory excavation. To mitigate impacts to the root system of Garry Oak #200, a grade beam will be constructed at the east edge of the building footprint on lot. No changes have been made since our June 7, 2018 Construction Impact Assessment and Tree Preservation Plan to the proposed

Talbot Mackenzie & Associates

locations of underground services to lot A (they will be installed underneath the new driveway). Also, as stated in our June 7, 2018 report, the proposed addition to the existing house will not require any modifications to its foundation and will not result in any impacts to the tree resource.

- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Thank you,



Noah Borges
ISA Certified: #PN-8409A

Talbot Mackenzie & Associates
ISA Certified & Consulting Arborists

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks. Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



Talbot Mackenzie & Associates

Consulting Arborists



931 Redfern Street, Victoria

Construction Impact Assessment &

Tree Preservation Plan

PREPARED FOR: Bob Croft and Jim Keefe
931 Redfern Street
Victoria, BC
V8S 4E7

PREPARED BY: Talbot, Mackenzie & Associates

Noah Borges – Consulting Arborist
ISA Certified # PN-8409A

Graham Mackenzie
ISA Certified # PN-0428
TRAQ – Qualified

DATE OF ISSUANCE: June 7, 2018

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 931 Redfern St, Victoria

Date of Site Visit: March 30, 2018

Site Conditions: Residential lot. No construction activity present.

Summary: Garry Oak #200 may be significantly impacted by construction of the proposed building. We recommend an arborist supervise any excavation within the critical root zone of the tree and based on the size and number of roots encountered, determine whether the tree remains viable for long-term retention. At least four Oak limbs, up to 25cm in diameter, will also have to be removed for building clearance. Hedge Maple NT1, a municipal tree, will require minor clearance pruning and small roots may be encountered during excavation for construction of the stairway.

Scope of Assignment:

- To inventory the existing bylaw protected trees and any trees on neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to subdivide the property into two lots and construct a new house and driveway
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

Methodology: We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The by-law protected trees with their identification numbers were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans from Cite 360 Studio (dated May 14, 2018).

Limitations: No exploratory excavations have been requested and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.

Summary of Tree Resource: 17 trees were inventoried. There are eight by-law protected trees on the subject property: two Douglas firs, five Garry Oaks, and one Arbutus.

Trees to be Removed: No trees will require removal due to construction related impacts.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **House A Construction**

- **Garry Oak #200:** Excavation for construction of the new house may have a significant impact on the health of this tree. If working room be limited to 1m outside the building footprint, excavation will occur approximately 3m from the base of the tree. We anticipate large roots will be encountered at this distance and recommend the retention status of the tree be determined at the time of excavation.

Four large limbs (approximately 25cm, 20cm, 20cm, and 15cm in diameter), in addition to smaller lateral branches will have to be pruned for building clearance (*Image 1*). We recommend pruning the large limbs back to small lateral branches where available to avoid creating pruning wounds near the trunk of the tree, which will minimize the chance of introducing infection into the main stem.

- **Hedge Maple NT1:** This tree's crown extends 4.5m eastward. The tree will likely require minor pruning for clearance from the stairway. Excavation for the stairway will occur at the edge of the tree's critical root zone. Any roots severed should be pruned back to sound tissue by the project arborist.

- **House B Renovations**

- We do not anticipate the proposed renovations to the existing house will impact any trees, as they are to occur within the existing house footprint.

- **Service Connections:** It is our understanding that underground services to the new building will be aligned underneath the new driveway. If any excavation for service installation occurs within the critical root zone of Hedge Maple NT1, an arborist should be on site to supervise.

- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any roots encountered must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

- Excavation for construction of the new house within the critical root zone of Garry Oak #200

- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should

be erected at the perimeter of the critical root zones. The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
- **Mulching:** Mulching is an important proactive step to maintaining the health of the trees to be retained and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. As much of the area within two times the dripline of the tree should be mulched, both inside and outside of the critical root zone. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Blasting:** If required, care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained

herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Images



Image 1. Four limbs, approximately 15-25cm in diameter, in addition to smaller branches will have to be pruned for building clearance.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank you.

Yours truly,

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 2-page tree resource spreadsheet, 2-page tree resource spreadsheet methodology and definitions, 1-page site plan, 6-page building plans, 13-page floor plans, 1-page barrier fencing specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

	Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
Boulevard	NT1	Hedge maple	<i>Acer campestre</i>	45	8	5.5	Moderate	Good	Good	Municipal tree, small deadwood	Retain
A	200	Garry oak	<i>Quercus garryana</i>	79	12	8.0	Good	Good	Fair	Asymmetric form, previously topped	TBD
A	199	Garry oak	<i>Quercus garryana</i>	52	8	5.0	Good	Good	Fair	Asymmetric form, deflected top	Retain
A	198	Douglas fir	<i>Pseudotsuga menziesii</i>	58	8	6.0	Poor	Fair	Fair	Deflected top	Retain
A	197	Douglas fir	<i>Pseudotsuga menziesii</i>	57	8	6.0	Poor	Fair	Fair	Deflected top	Retain
933	NT2	Douglas fir	<i>Pseudotsuga menziesii</i>	60	8	10.0	Poor	Good	Fair	Neighbour's tree	Retain
933	NT3	Douglas fir	<i>Pseudotsuga menziesii</i>	60	7	10.0	Poor	Fair	Fair	Neighbour's tree, large deadwood, deflected top	Retain
934A	NT4	Douglas fir	<i>Pseudotsuga menziesii</i>	59	7	10.0	Poor	Fair	Fair/poor	Neighbour's tree, high crown, deflected top	Retain
934A	NT5	Douglas fir	<i>Pseudotsuga menziesii</i>	70	9	12.0	Poor	Good	Fair	Neighbour's tree, ivy on trunk	Retain
A	196	Garry oak	<i>Quercus garryana</i>	61	13	6.0	Good	Good	Fair	Asymmetric form, leans over existing house	Retain
B	195	Garry oak	<i>Quercus garryana</i>	33	3	3.5	Good	Poor	Poor	Very little live foliage, large pruning wounds with decay	Retain
B	194	Garry oak	<i>Quercus garryana</i>	54	9	5.5	Good	Fair	Fair	High crown	Retain
B	900	Arbutus	<i>Arbutus menziesii</i>	23	7	4.0	Poor	Good	Good	Leans over rock	Retain
932B	NT6	Trembling aspen	<i>Populus tremuloides</i>	39, 43	7	6.0	Moderate	Fair	Poor	Neighbour's tree, co-dominant at base, included bark	Retain
932B	NT7	Trembling aspen	<i>Populus tremuloides</i>	43	8	5.0	Moderate	Fair	Fair	Neighbour's tree	Retain
932B	NT8	Trembling aspen	<i>Populus tremuloides</i>	42, 31	8	6.0	Moderate	Fair	Poor	Neighbour's tree. Codominant union at base, included bark	Retain

Prepared by:

Talbot Mackenzie & Associates

ISA Certified and Consulting Arborists

Phone: (250) 479-8733

Fax: (250) 479-7050

email: tmtreehelp@gmail.com

927

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention Status
NT9	Weeping willow	<i>Salix babylonica</i>	~100	10	10.0	Good	Good	Fair	Neighbour's tree. Previous branch failure, large pruning wounds	Retain



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor, Moderate or Good.

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as soil volume restrictions, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns

**PROPOSED SUBDIVISION PLAN OF LOT 3, SECTION 68,
VICTORIA DISTRICT, PLAN 15659.**



NOTE:

Lot dimensions shown are based upon Plan 15659 and are subject to any subsequent survey.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 10.51 (Elevation 19.451m) and 10.52 (Elevation 17.802m).

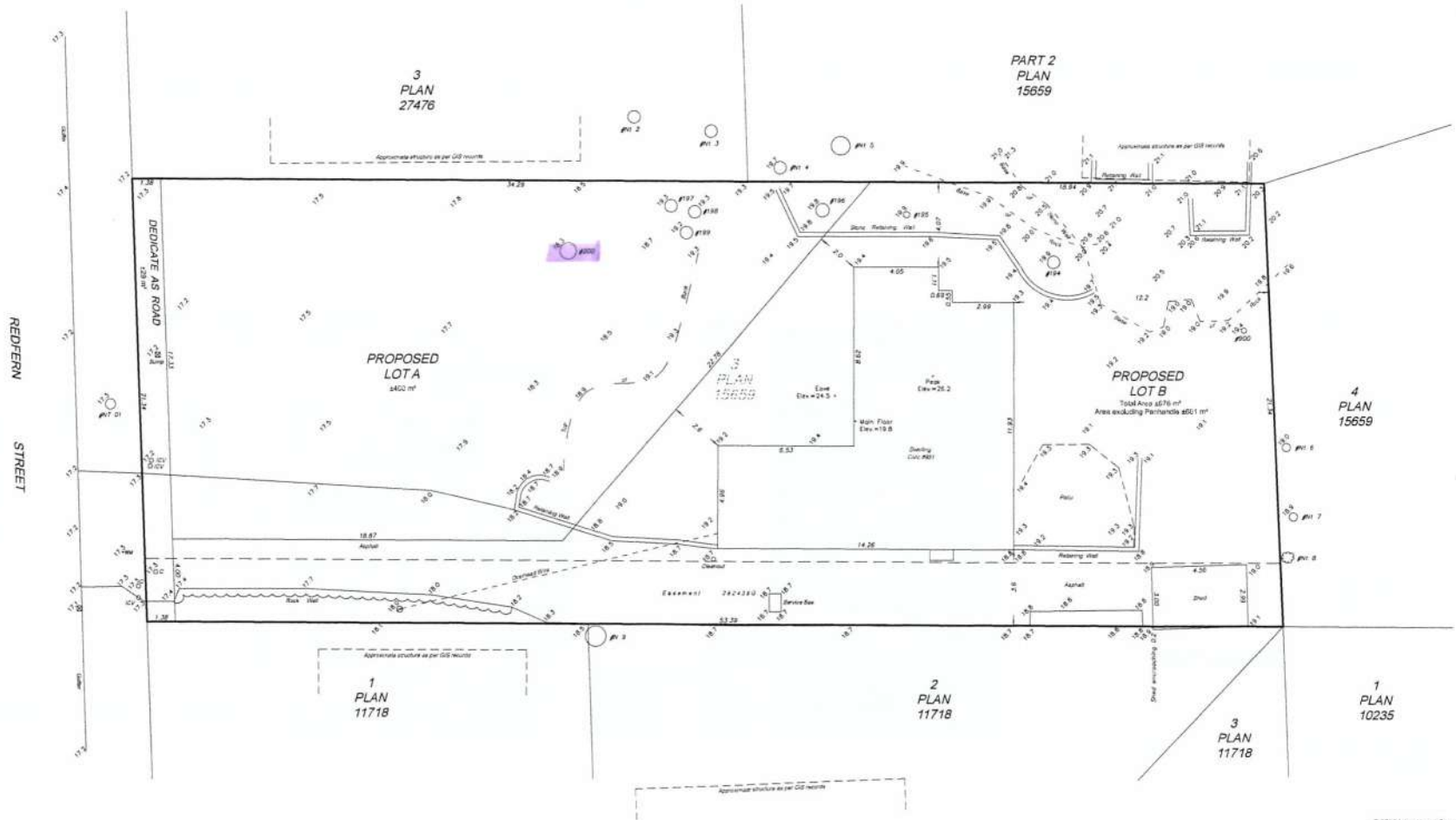
This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

LEGEND

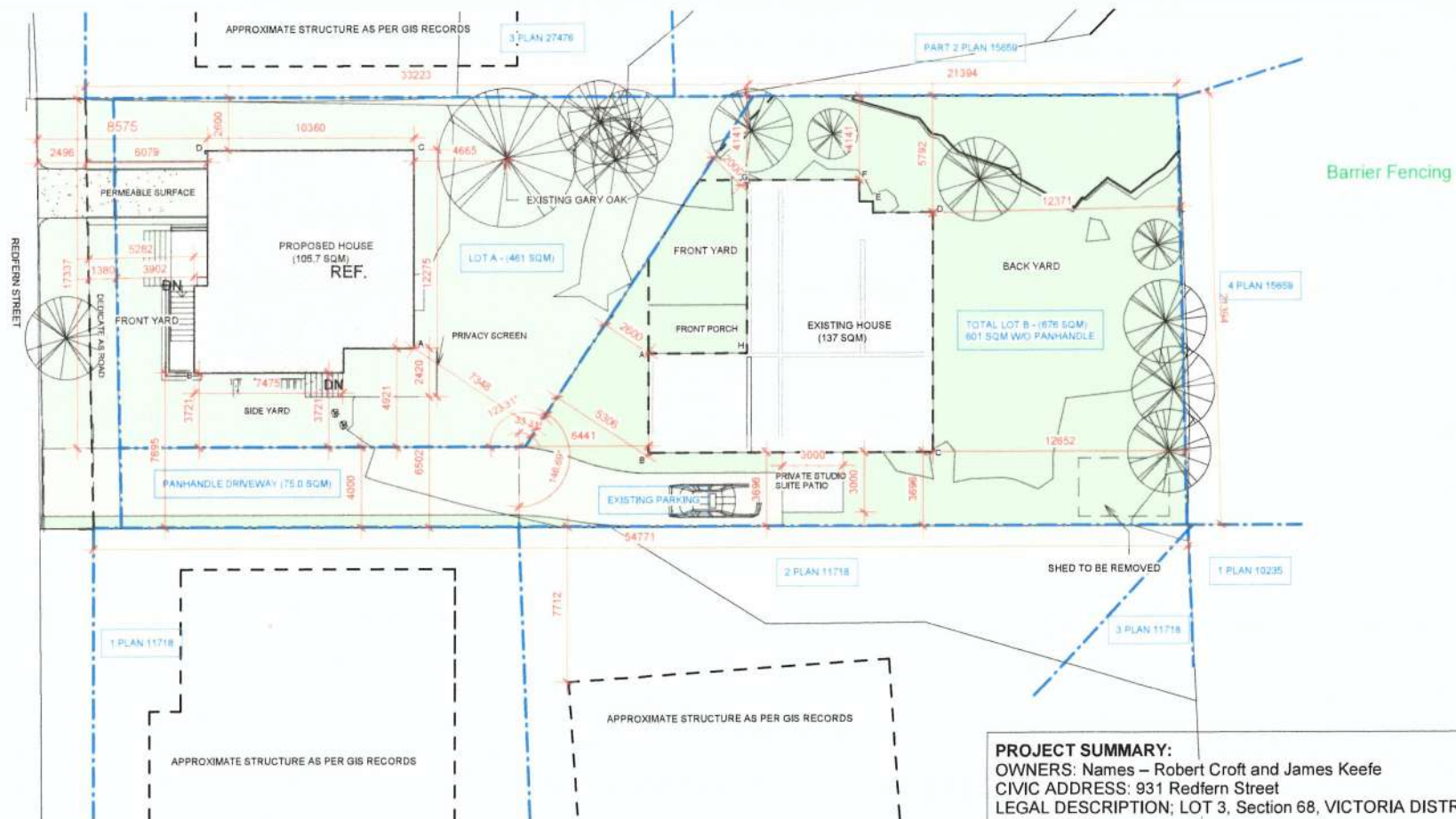
- Denotes catch basin
- Denotes water meter
- P11 2 Denotes approximate fire location and number
- Denotes ground elevation
- Denotes utility pole
- ICV Denotes irrigation control valve
- C Denotes connection

Field survey dated April 6, 2018.

The parcel is subject to Easement 2824393.
Total site area is 11661 m².



File: 10-Craft-802
Date: April 16, 2018
Hand Land Surveying Ltd
117-493 Hurlman Avenue
Victoria B.C. V8B 4X1
TEL: 250 475 1515 Fax: 250 475 1516
www.handlandsurveying.ca



931 REDFERN STREET SITE PLAN

PROJECT SUMMARY:

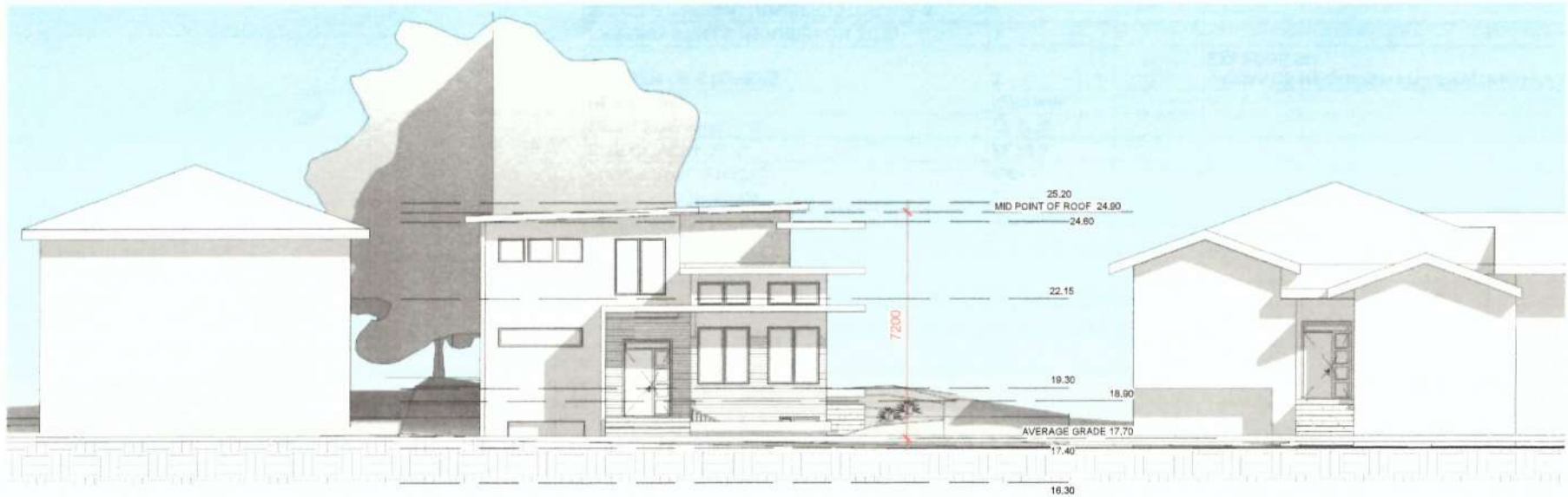
OWNERS: Names – Robert Croft and James Keefe
 CIVIC ADDRESS: 931 Redfern Street
 LEGAL DESCRIPTION: LOT 3, Section 68, VICTORIA DISTRICT PLAN 15659
 004-520-718
 PROJECT DESCRIPTION SUBDIVISION TO CREATE ONE ADDITIONAL LOT
 EXISTING ZONE R1-G
 PROPOSED ZONE NO CHANGE
 EXISTING SITE AREA 1166m²
 PROPOSED LOT AREAS
 LOT A 460 m²
 LOT B 676 m² (601M2 W/O PANHANDLE)



PROJECT INFORMATION TABLE FOR LOT A		
NAME	ZONE STANDARD	VARIANCE
ZONING	R1-G	N/A
SITE AREA	461 SQM	
TOTAL FLOOR AREA	196.7 SQM	
FLOOR SPACE RATIO	0.43:1	
SITE COVERAGE %	22.92 %	
OPEN SITE SPACE %	77.08%	
HEIGHT (m)	7200 mm	
NUMBER OF STOREYS	1.5	
PARKING STALLS (NUMBER ON SITE)	1	
BICYCLE PARKING NUMBER (STORAGE & RACK)	-	
FRONT YARD SETBACK	3902 mm	VARIANCE REQUIRED SETBACK IS LESS THAN 7.5M
REAR YARD SETBACK	7348 mm	VARIANCE REQUIRED SETBACK IS LESS THAN 9.1M
SIDE YARD SETBACK (SOUTH)	3721 mm	
SIDE YARD SETBACK (NORTH)	2600 mm	

PROJECT INFORMATION TABLE FOR LOT B		
NAME	ZONE STANDARD	VARIANCE
ZONING	R1-G	N/A
SITE AREA	601 SQM	
TOTAL FLOOR AREA	252 SQM	
FLOOR SPACE RATIO	0.42:1	
SITE COVERAGE %	22.79%	
OPEN SITE SPACE %	77.21%	
HEIGHT (m)	6250 mm	
NUMBER OF STOREYS	2	VARIANCE REQUIRED FOR EXISTING HOUSE EXCEEDS 5M
PARKING STALLS (NUMBER ON SITE)	1	
BICYCLE PARKING NUMBER (STORAGE & RACK)	-	
FRONT YARD SETBACK	2000 mm	VARIANCE
REAR YARD SETBACK	12652 mm	VARIANCE
SIDE YARD SETBACK (SOUTH)	3696 mm	
SIDE YARD SETBACK (NORTH)	4141 mm	

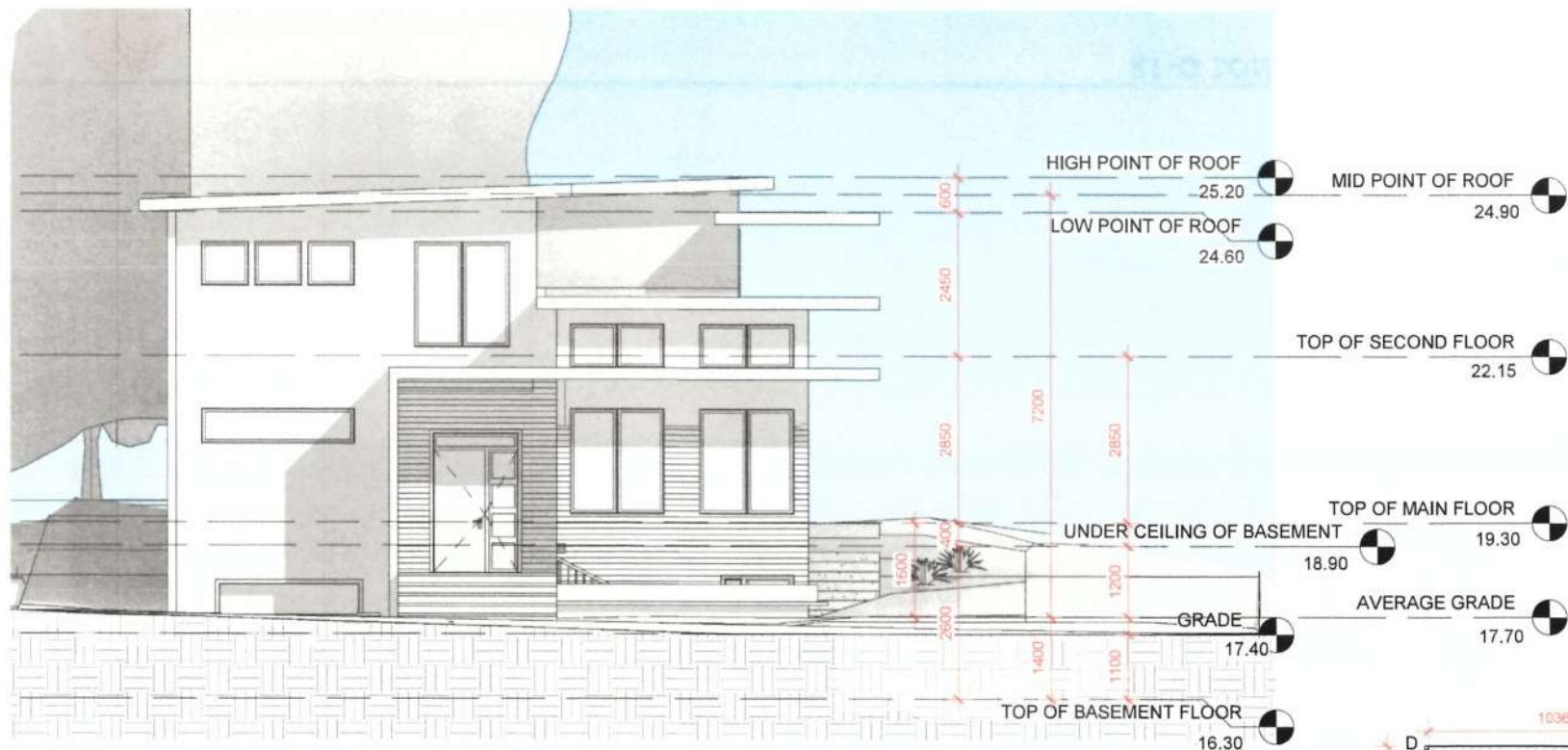




R1-G ZONING HEIGHT CONFIRMATION



R1-G ZONE SUB-DIVISION APPLICATION FOR
931 REDFERN STREET
N003 05/14/18



GRADE POINTS

GRADE POINT A : 18.1
 GRADE POINT B : 17.5
 GRADE POINT C : 18.1
 GRADE POINT D : 17.35

GRADE POINTS

POINTS A & B
 POINTS B & D
 POINTS D & C
 POINTS C & A

AVERAGE OF POINTS

$((18.1 + 17.5) / 2)$
 $((17.5 + 17.35) / 2)$
 $((17.35 + 18.1) / 2)$
 $((18.1 + 18.1) / 2)$

DIST. BETWEEN GRADE POINTS

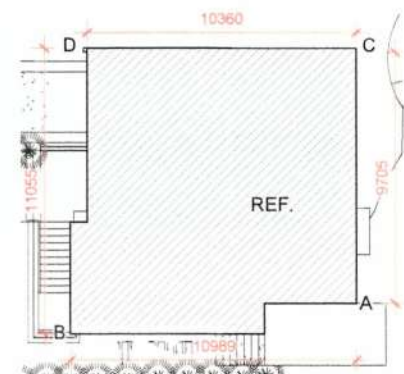
X
 X
 X
 X
 10.99M
 11.05M
 10.36M
 9.70M

TOTALS

194.02
 192.50
 183.63
 175.57
745.72

GRADE CALCULATION

$745.72 / 42.11\text{M (PERIMETER OF THE BUILDING)} = 17.70$

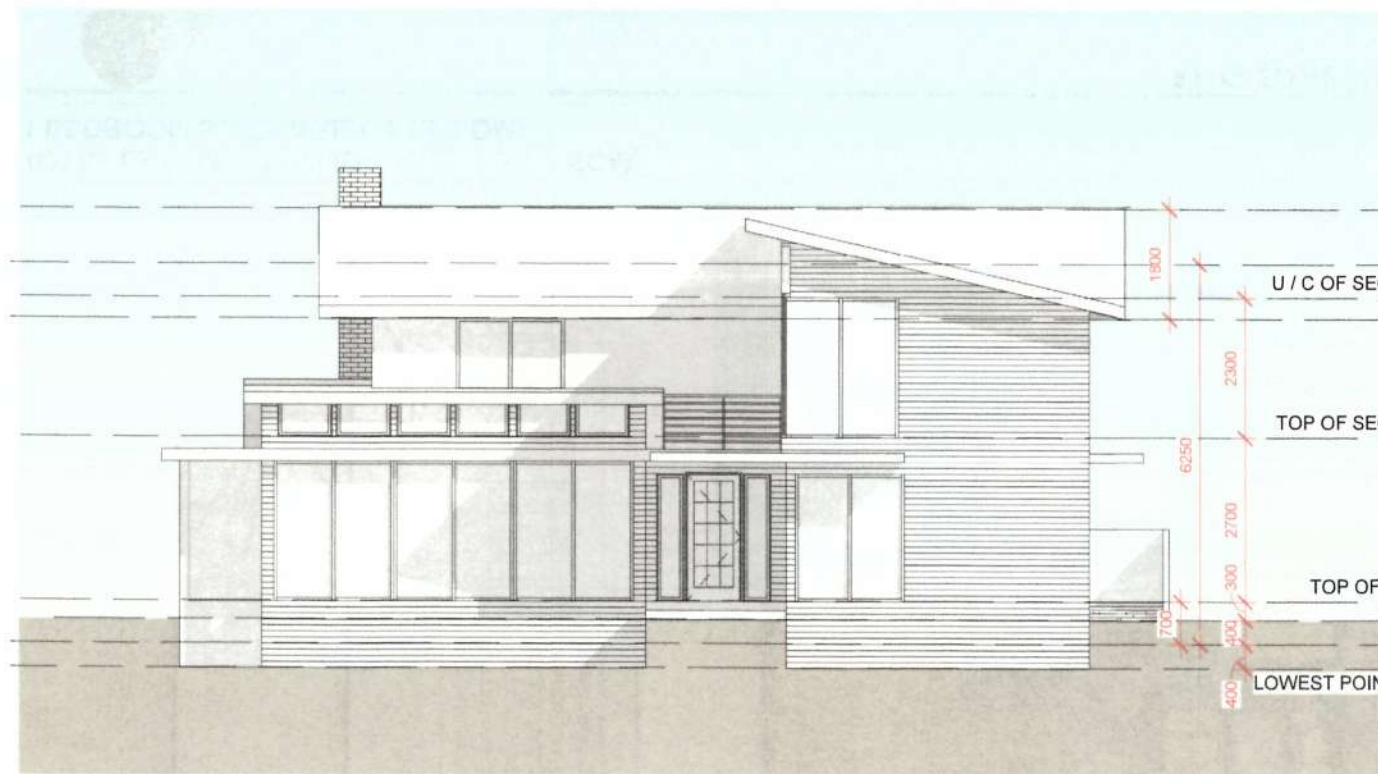




STREET VIEW



R1-G ZONE SUB-DIVISION APPLICATION FOR
931 REDFERN STREET
N005 05/14/18



HIGH POINT OF ROOF 26.25
 MID POINT OF ROOF 25.35
 U / C OF SECOND FLOOR 24.80
 LOW POINT OF ROOF 24.45

TOP OF SECOND FLOOR 22.50

TOP OF MAIN FLOOR 19.80

AVERAGE GRADE 19.10
 LOWEST POINT OF GRADE 18.70

GRADE POINTS

GRADE POINT A = 19.2
 GRADE POINT B = 18.7
 GRADE POINT C = 18.8
 GRADE POINT D = 19.3
 GRADE POINT E = 19.4
 GRADE POINT F = 19.5
 GRADE POINT G = 19.4
 GRADE POINT H = 19.4

GRADE POINTS

POINTS A & B
 POINTS B & C
 POINTS C & D
 POINTS D & E
 POINTS E & F
 POINTS F & G
 POINTS G & H
 POINTS H & A

AVERAGE OF POINTS

$((19.2 + 18.7) / 2)$
 $((18.7 + 18.8) / 2)$
 $((18.8 + 19.3) / 2)$
 $((19.3 + 19.4) / 2)$
 $((19.4 + 19.5) / 2)$
 $((19.5 + 19.4) / 2)$
 $((19.4 + 19.4) / 2)$
 $((19.4 + 19.2) / 2)$

DIST. BETWEEN GRADE POINTS

X
 X
 X
 X
 X
 X
 X
 X

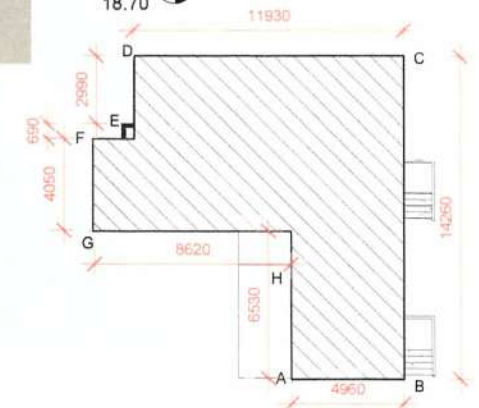
4.96
 14.26
 11.93
 2.99
 0.69
 4.05
 8.62
 6.53

TOTALS

93.99
 267.38
 227.27
 57.86
 13.42
 78.77
 167.23
 126.03
 1,031.95

GRADE CALCULATION

$1031.95 / 54.03M$ (PERIMETER OF THE BUILDING) = 19.10



R1-G ZONE SUB-DIVISION APPLICATION FOR
931 REDFERN STREET
N006 05/15/18



TOTAL BASEMENT FLOOR AREA (105.7 SQM)
1 BEDROOM SUITE AREA (51.5 SQM)



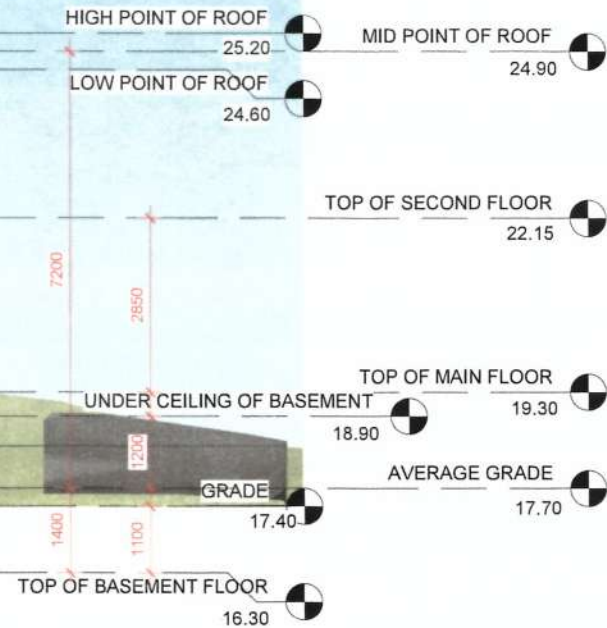
R1-G ZONE SUB-DIVISION APPLICATION FOR
931 REDFERN STREET
A101 06/08/17







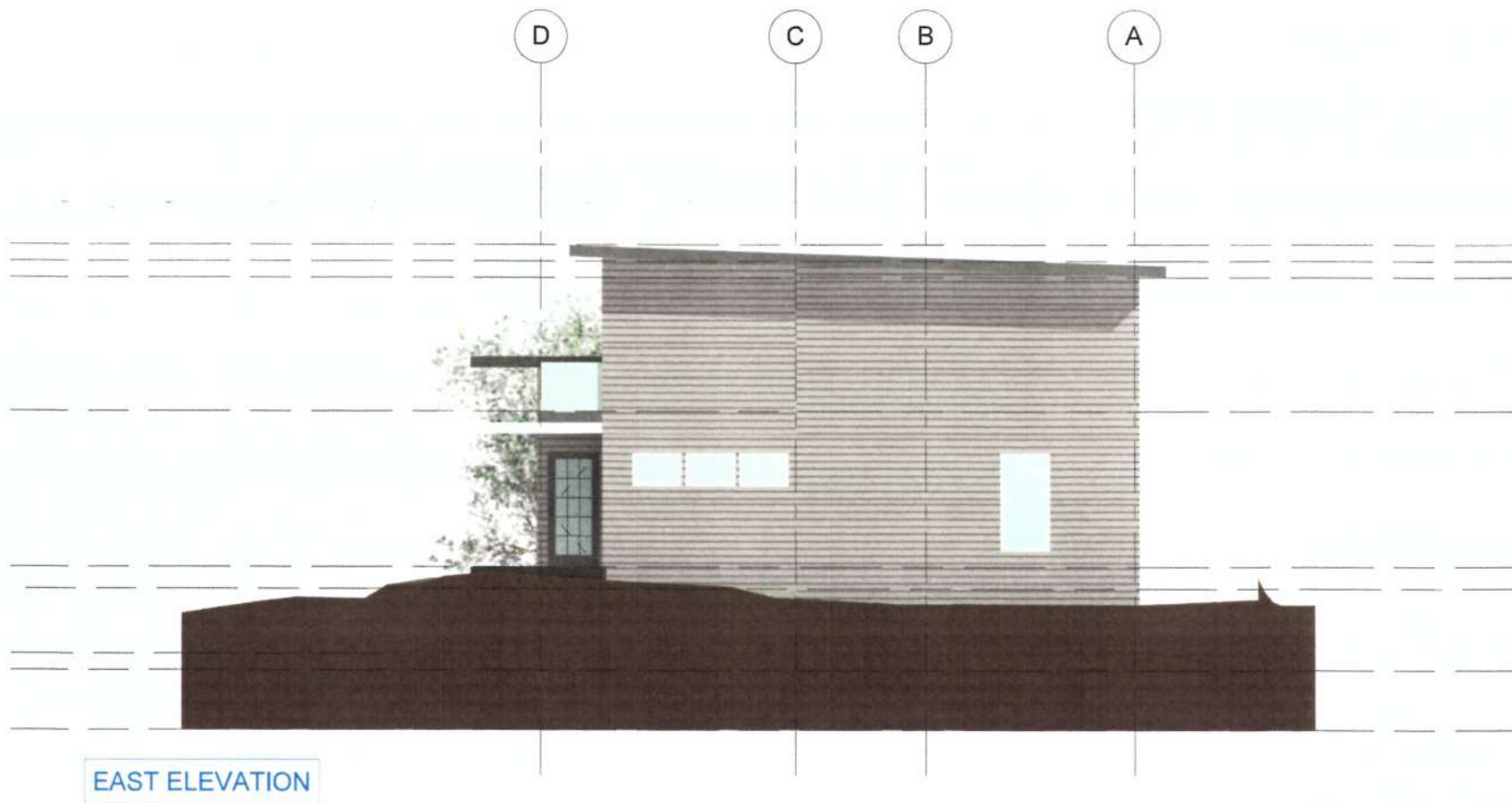
WEST ELEVATION





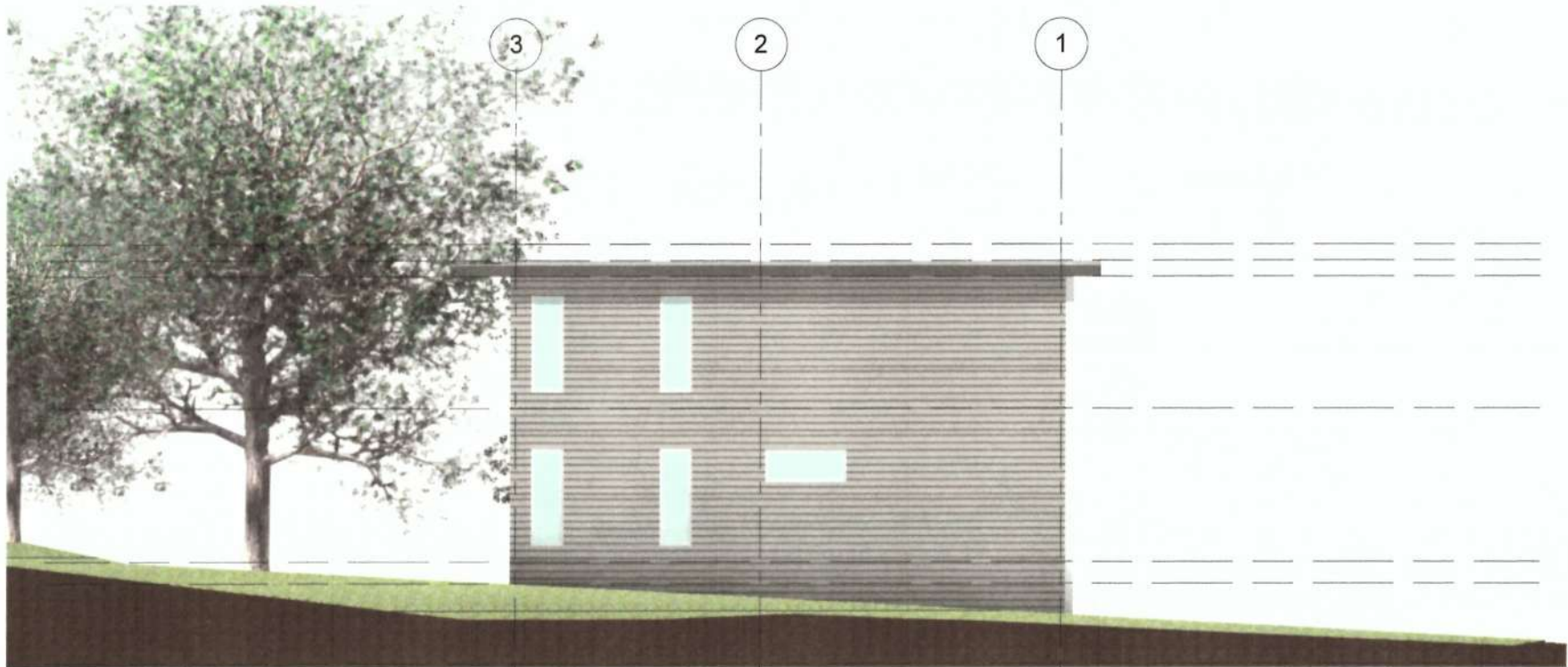
SOUTH ELEVATION





EAST ELEVATION





NORTH ELEVATION



R1-G ZONE SUB-DIVISION APPLICATION FOR
931 REDFERN STREET
A107 05/23/18



Room Legend

- BATHROOM
- KITCHEN & DINING AREA
- LIVING ROOM
- PANTRY
- ST.
- SUITE
- TV ROOM
- WASHRM

TOTAL MAIN FLOOR AREA (137 SQM)
1 BEDROOM SUITE AREA (34.4 SQM)



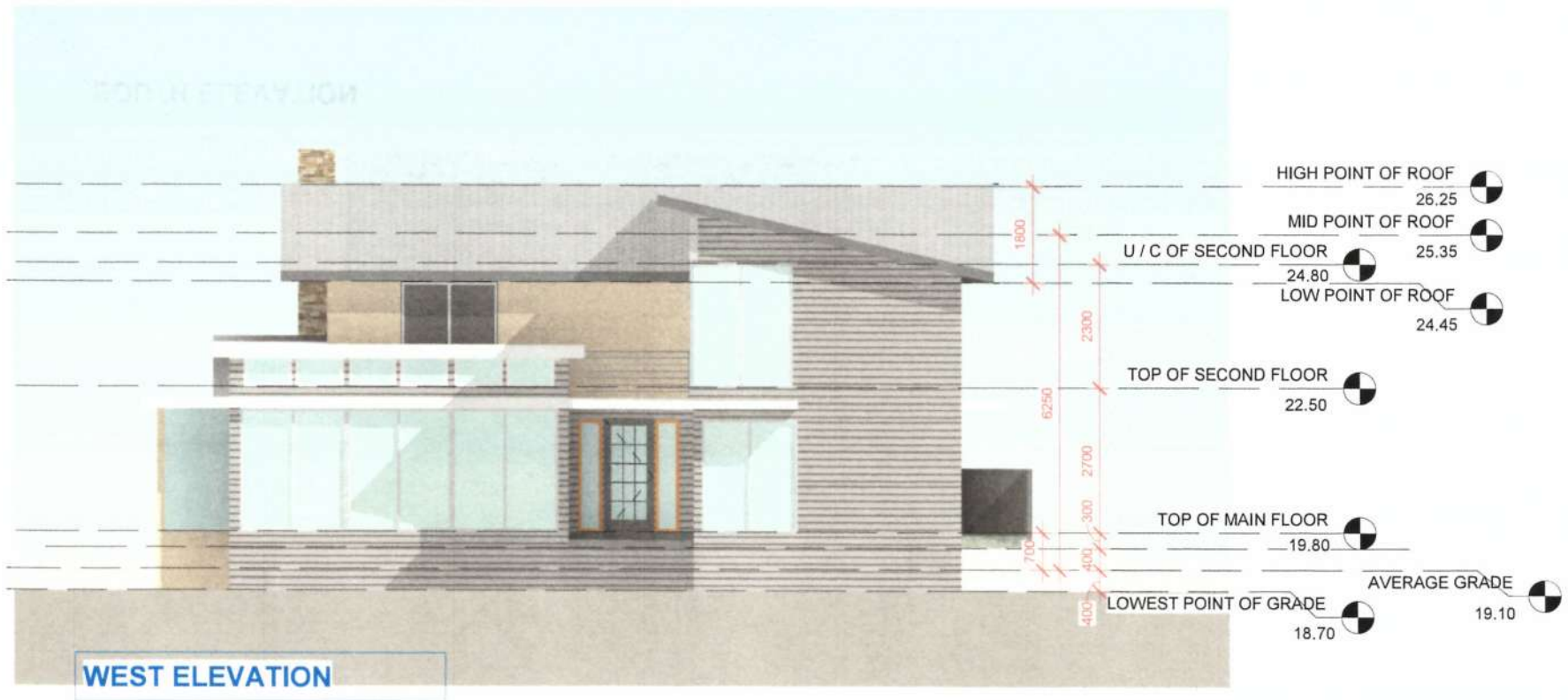


TOTAL 2ND FLOOR AREA (115 SQM)

Room Legend

- BATHROOM
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- HALL WAY
- LAUN.
- MASTER BEDROOM
- ST.
- SUITE
- TV ROOM
- WIC

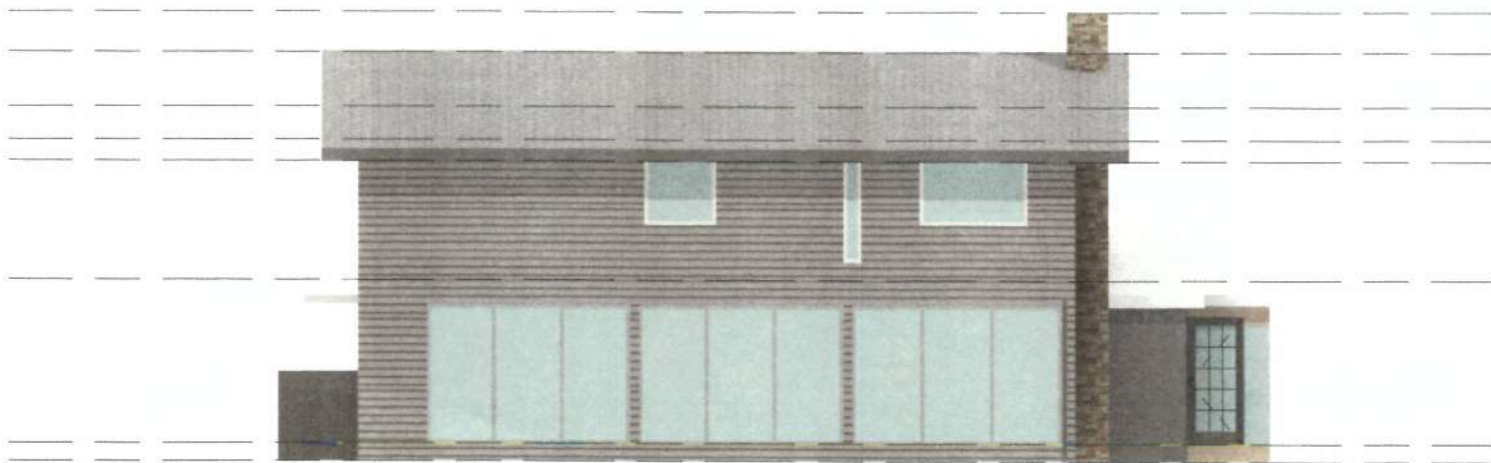






SOUTH ELEVATION





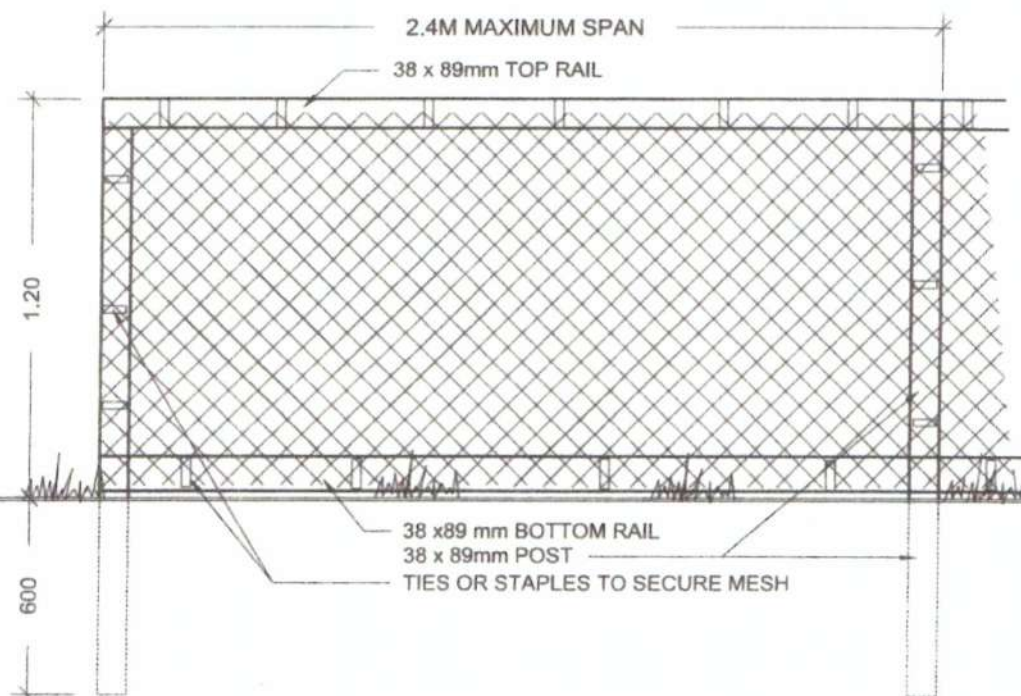
EAST ELEVATION





NORTH ELEVATION





TREE PROTECTION FENCING
 FENCE WILL BE CONTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANZIED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE: Oct 30/07
 DRAWN: DM
 APP'D: RR
 SCALE: N.T.S.

E105
 DRAWING

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

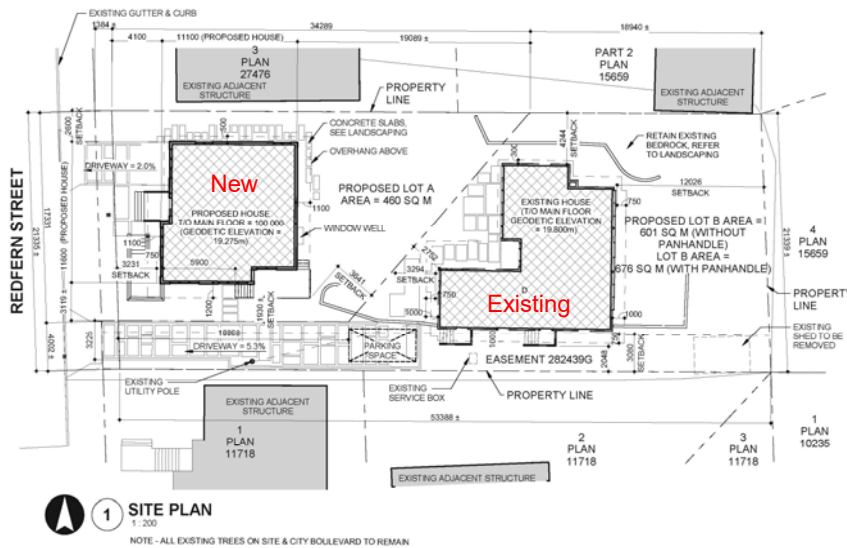
THE 1901 JON. 1901

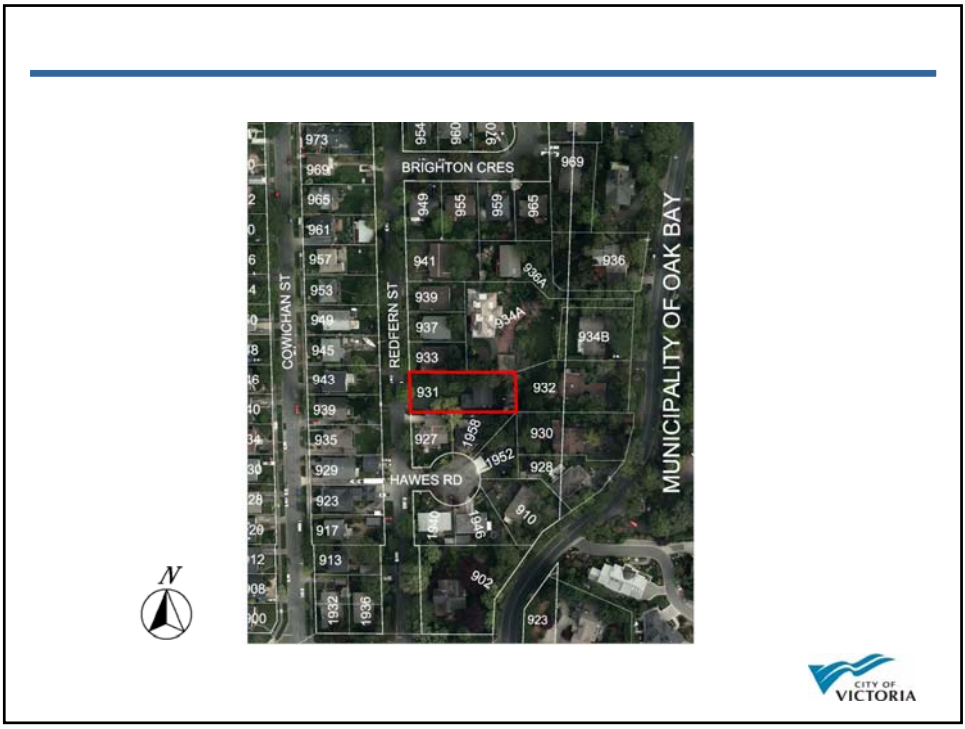
THE 1901 JON. 1901

THE 1901 JON. 1901

THE 1901 JON. 1901

Development Permit with Variances Application + Development Variance Permit Application for 931 Redfern Street





Subject Site



931 Redfern Street



Subject Site



931 Redfern Street



Subject Site



931 Redfern Street



Subject Site



931 Redfern Street – Front Yard



Subject Site



Rear Yard - Looking North West



Rear Yard - Looking North



Rear Yard - Looking South East



Rear Yard - Looking East

Context



Redfern Street Looking North

Context



Redfern Street Looking South



Context



North Side of Subject Site – Redfern Street



Context



South Side of Subject Site – Redfern Street



Context



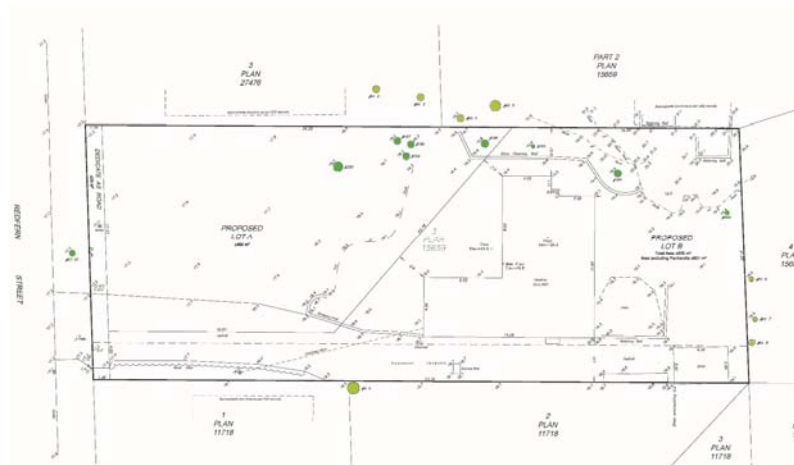
Across the Street – Redfern Street



Development Permit with Variances Application (Subdivision and Panhandle Lot)

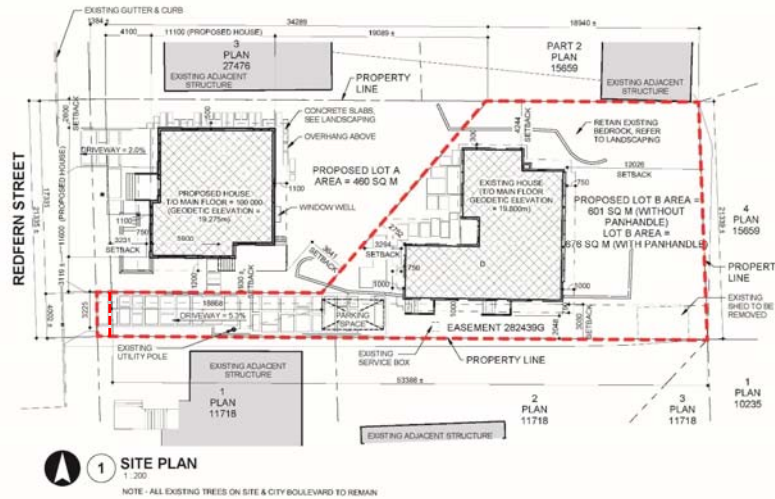


Subdivision Plan



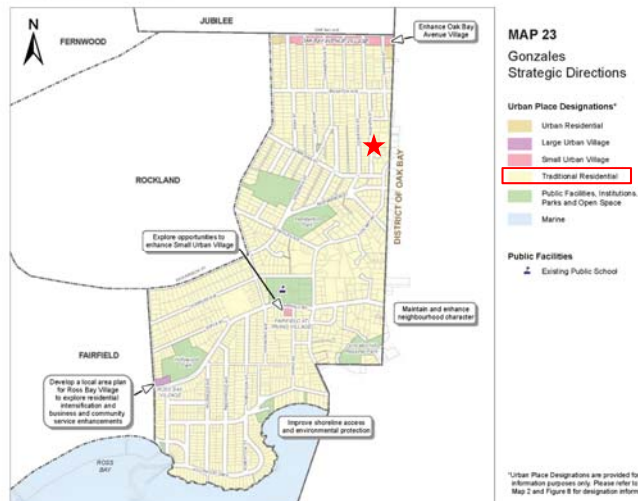
Site Plan

Panhandle Lot



Policy

SECTION 21: NEIGHBOURHOOD DIRECTIONS

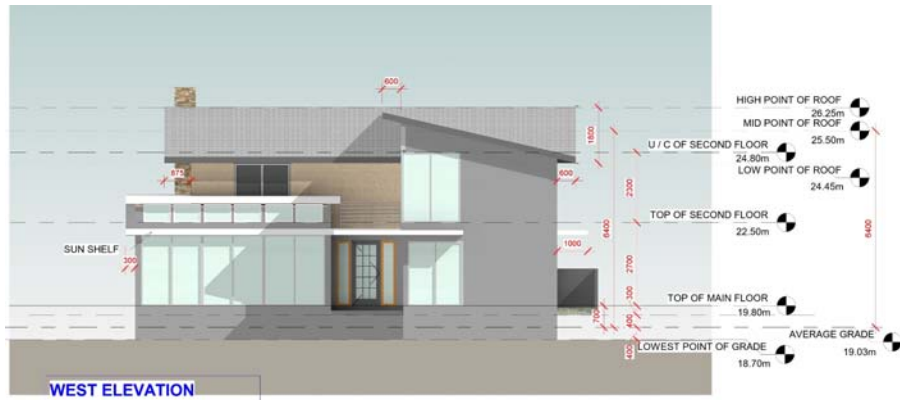


145 Official Community Plan | CITY OF VICTORIA



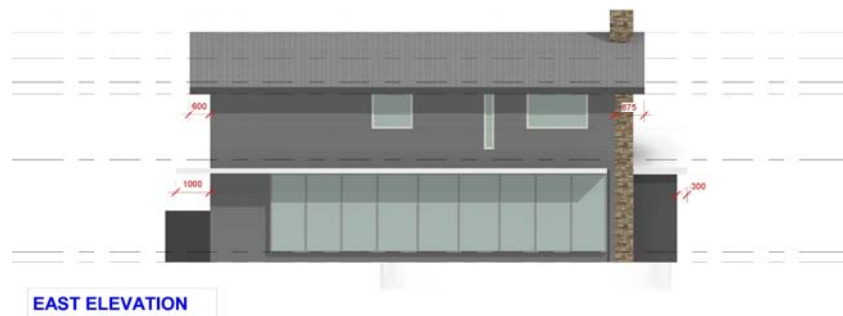
Front Elevation

Panhandle Lot



Rear Elevation

Panhandle Lot



Side Elevation

Panhandle Lot



Side Elevation

Panhandle Lot



Context Massing



SOUTHWEST STREET PERSPECTIVE



Context Massing



NORTHWEST STREET PERSPECTIVE



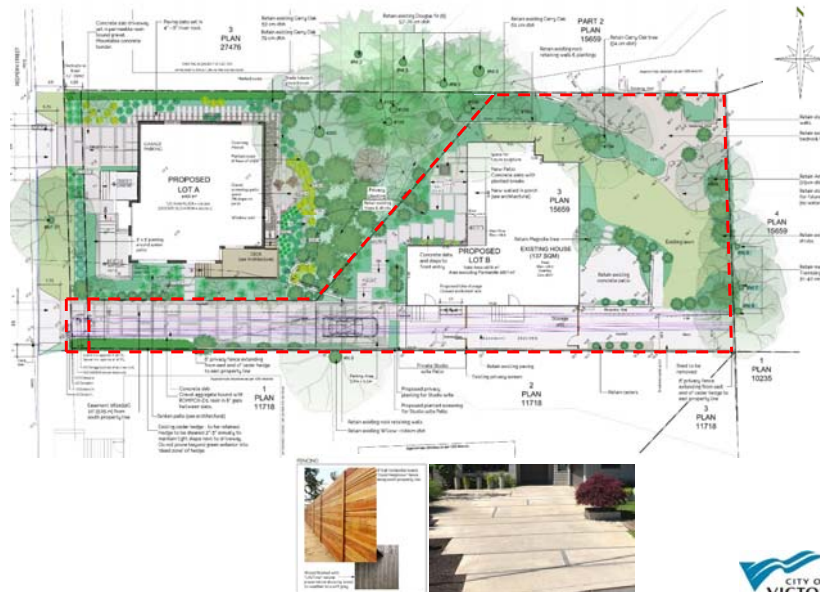
Context Massing



STREETSCAPE



Landscape Plan



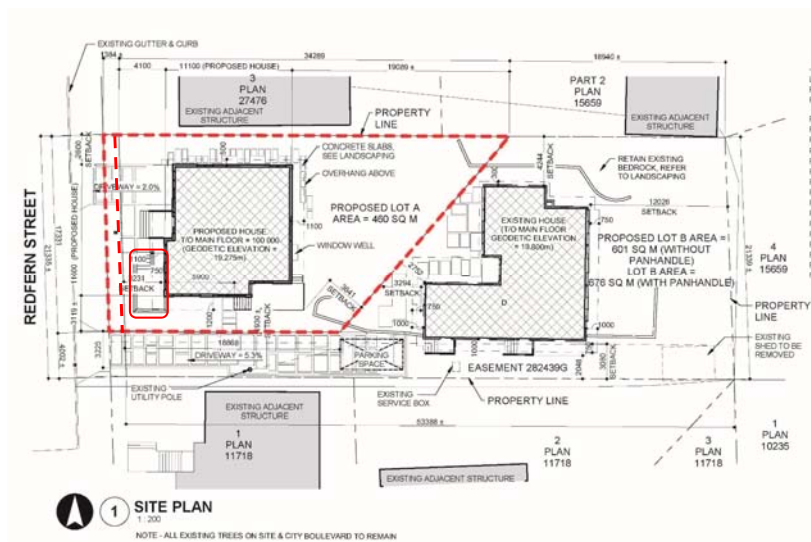
Development Variances Permit Application

(Front Lot)



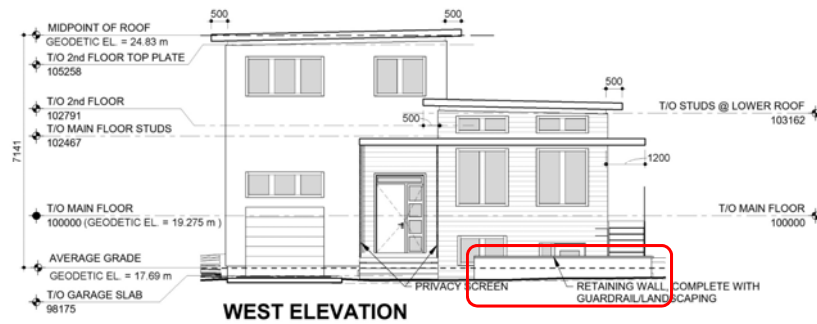
Site Plan

Front Lot



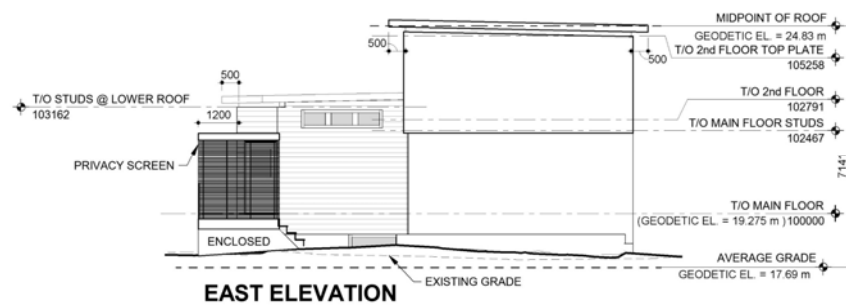
Front Elevation

Front Lot



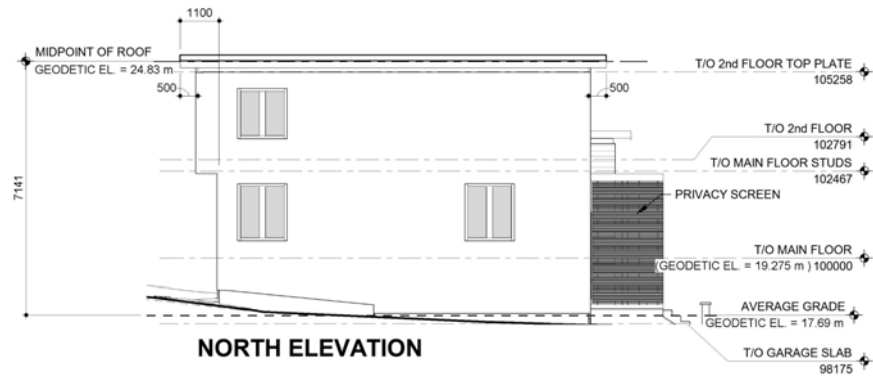
Rear Elevation

Front Lot



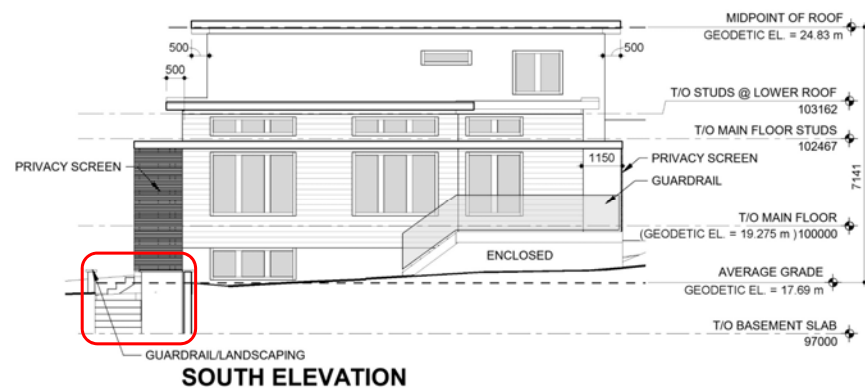
Side Elevation

Front Lot

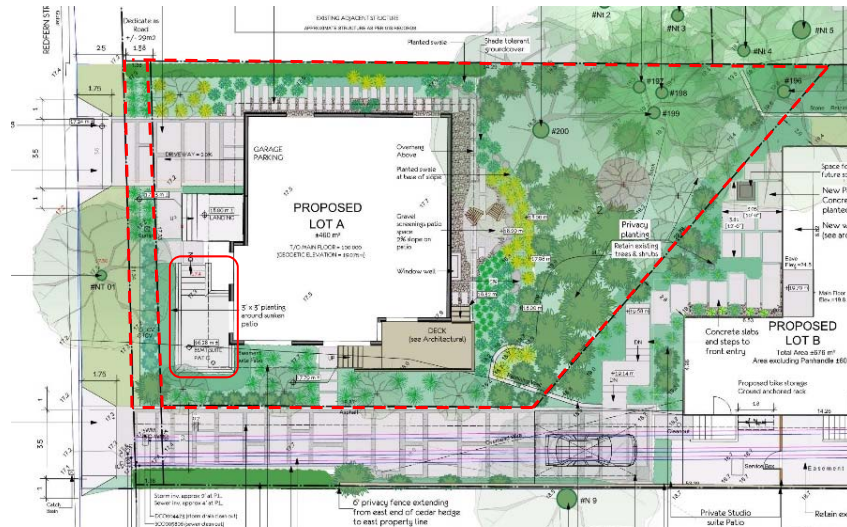


Side Elevation

Front Lot



Landscape Plan



Recommendation

- 1) 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. 00082 for 931 Redfern Street for the subdivision of the property to create a panhandle lot and renovate the existing house in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the maximum building height from 5.0m and 1 storey to 6.4m and 2 storeys
 - ii. reduce the minimum front setback from 7.5m to 0.0m
 - iii. reduce the minimum non-habitable south side building setback from 4.0m to 2.05m and the habitable south side building setback from 7.5m to 3.08m
 - iv. reduce the minimum habitable north side building setback from 7.5m to 4.24m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.0m.
3. The Development Permit with Variances lapsing two years from the date of this resolution."

- 2) At the same meeting that Development Permit with Variances Application No. 00082 is considered, if it is approved, and subject to revisions to reduce the protrusion of the secondary suite stairwell and below-grade outdoor amenity area into the front yard setback to the satisfaction of the Director of Sustainable Planning and Community Development, that Council consider the following motion

"That Council authorize the issuance of Development Variance Permit Application No. 00218 for 931 Redfern Street in accordance with:

1. Plans date stamped December 18, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.5m to 3.23m
 - ii. reduce the minimum rear setback from 9.1m to 3.64m
 - iii. reduce the minimum south side setback from 2.6m to 1.93m
 - iv. reduce the combined side yards setback from 5.4m to 4.53m
 - v. increase the maximum eave projections into setbacks from 0.75m to 1.1m.
3. The Development Variance Permit lapsing two years from the date of this resolution."



Floor Plan – Main

Panhandle Lot



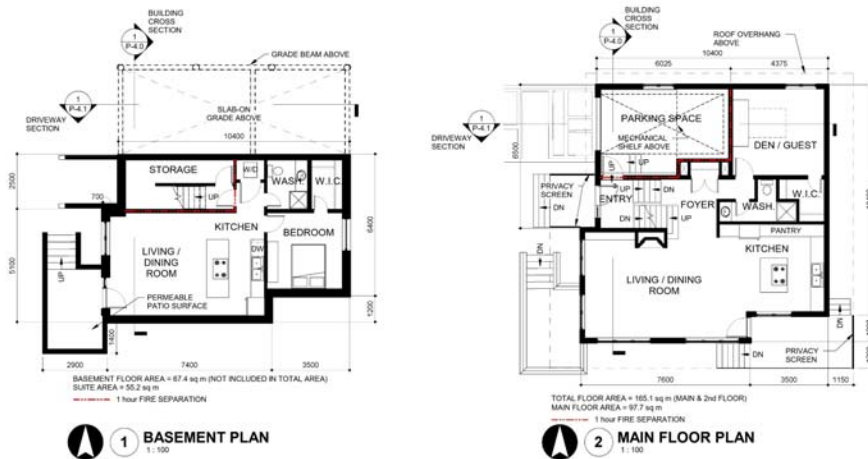
Floor Plan – Second

Panhandle Lot



Floor Plan – Basement + Main

Front Lot



Floor Plan – Second

Front Lot

