

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the November 8, 2018 COTW Meeting

I.1.a.f 1150 McClure Street - Rezoning Application No. 00652 (Fairfield)

Moved By Councillor Thornton-Joe
Seconded By Councillor Young

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00652 for 1150 McClure Street, that first and second reading of the Zoning Regulation Bylaw amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, in order to secure:
 - a. two basement suites as rental units in perpetuity
 - b. building design and landscape.
2. The applicant entering into an agreement with a car-share organization to secure two car-share memberships and car-share usage credits, to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.5 1150 McClure Street - Rezoning Application No. 00652

Committee received a report dated October 25, 2018 from the Acting Director of Sustainable Planning and Community Development proposing to permit the construction of a detached single-family dwelling with two rental suits as accessory residential uses.

Committee discussed:

- *possibility of rentals being short-term as well as long term*
- *concerns with tree removal on street, and types of trees for replacement*
- *concerns with location of parking*

Moved By Mayor Helps

Seconded By Councillor Alto

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CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of November 8, 2018

To: Committee of the Whole

Date: October 25, 2018

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

Subject: Rezoning Application No. 00652 for 1150 McClure Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00652 for 1150 McClure Street, that first and second reading of the Zoning Regulation Bylaw amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, in order to secure:
 - a. two basement suites as rental units in perpetuity
 - b. building design and landscape.
2. The applicant entering into an agreement with a car-share organization to secure two car-share memberships and car-share usage credits, to the satisfaction of the Director of Sustainable Planning and Community Development.

LEGISLATIVE AUTHORITY

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

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use or the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1150 McClure Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a site-specific zone in order to

permit the construction of a detached single-family dwelling with two rental suites as accessory residential uses. A reduction from Schedule C: Off-Street Parking Regulations is proposed to reduce the vehicle parking requirement from two stalls to one stall.

The following points were considered in assessing this application:

- the proposal is consistent with the density and use ranges established for this area, which is designated Traditional Residential in the *Official Community Plan, 2012* (OCP)
- the proposal is consistent with the Fairfield Strategic Directions in the OCP to maintain and enhance established character areas
- the provision of two rental units supports housing diversity and market rental housing policies outlined in the OCP.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District, to a site specific zone in order to permit the construction of a single family dwelling with two rental suites as accessory uses. The proposed new house is designed with a similar built form and character to the Edwardian Vernacular Arts & Crafts style character house which was previously situated on the property.

Specific details include:

- the construction of a detached single-family house with two rental suites in the basement level
- a two-storey, pitched roof building form
- the site plan includes one vehicle parking stall in the front yard and a new driveway crossing on McClure Street
- the landscape plan includes privacy fencing and landscape treatments to screen the rental suite entrances and patios from neighbouring properties.

The following differences from the standard R1-B Zone, Single Family Dwelling District, are being proposed and would be accommodated in the new zone:

- permit two rental suites as accessory residential uses
- increase the maximum building height from 7.60m to 8.98m
- decrease the west side setback from 3.00m to 2.64m
- decrease the required vehicle parking from two stalls to one stall.

The applicant is proposing a reduction from the Schedule C: Off-Street Parking Regulations to reduce the vehicle parking requirement from two stalls to one stall. To help offset the parking shortfall, the applicant is offering a Transportation Demand Management (TDM) program comprised of four short-term bicycle parking spaces, four long-term bicycle parking spaces, and a Modo car-share membership for each of the two rental units.

Affordable Housing Impacts

The applicant proposes the creation of two rental units, which would provide rental housing supply in the area. The applicant has agreed to register a housing agreement on title for the two rental units to ensure their rental tenure in perpetuity.

Sustainability Features

As indicated in the applicant's letter dated September 20, 2018, the sustainability features associated with this proposal include the use of some soffit lighting and potentially additional low-voltage landscape lighting for light pollution reduction, and the inclusion of low water use plantings and native plants in the new garden areas.

Active Transportation Impacts

The application proposes the voluntary provision of four short-term and four long-term bicycle parking spaces, which support active transportation.

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The surrounding area within the Fairfield neighbourhood is characterized by single-detached dwellings, house conversions, and duplexes on tree-lined streets with heritage character buildings and landscapes. Multi-unit residential in the form of apartment buildings are located further west at Cook Street.

Existing Site Development and Development Potential

The property is presently vacant with the exception of an accessory building located in the northwest portion of the site. Under the current R1-B Zone, Single Family Dwelling District, the site could be redeveloped as a single-family dwelling with no more than one secondary suite, garden suite, or up to four roomers and/or boarders.

Data Table

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

Zoning Criteria	Proposal	Existing Zone R1-B
Site area (m ²) - minimum	671.00	460.00
Lot width (m) - minimum	18.28	15.00
1st & 2nd storey floor area (m ²) (max.)	232.96	280.00
Combined floor area (m ²) (max.)	400.52	420.00
Floor space ratio	0.60	n/a

Zoning Criteria	Proposal	Existing Zone R1-B
Average grade	20.57	n/a
Height (m) (max.)	8.98*	7.60
Storeys (max.)	2.00	2.00
Basement	Yes	Permitted
Roof deck	None	Not permitted
Setbacks (m)		
Front	7.50	7.50
Projections – stairs/porch (max.)	2.17	2.50
Rear	11.22	9.20
Side (west)	2.64*	3.00
Side (east)	1.89	1.83
Side on flanking street	n/a	3.50 or 10% of lot width
Combined side yards	4.53	4.50
Site coverage (%) (max.)	32.20	40.00
Vehicle Parking (min.)		Schedule C: Off-Street Parking Regulations
Parking stalls	1*	2
Bicycle Parking (min.)		
Long term	4	0
Short Term	4	0

Relevant History

The house, which was destroyed in a fire earlier this year, was originally constructed as a single-family dwelling and had been converted to a duplex and finally to one suite plus three light housekeeping units. It was an Edwardian Vernacular Arts & Crafts style building with a steeply pitched roof, front gable, asymmetrical main floor front façade, contrasting cladding of stucco with half timbering and shingles, an upper horizontal belt course with dentil detailing, a partial wrap-around front porch with a stone foundation and wide central front entrance steps. The design of the current proposal is intended to reflect the house which was previously located on the site.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield-Gonzales CALUC at a Community Meeting held on September 14, 2017. A letter dated May 15, 2018 waived the need for a second meeting and is attached to this report.

ANALYSIS

Official Community Plan

The proposed single-family dwelling with two rental suites at a density of 0.60 FSR is consistent with the Traditional Residential Urban Place Designation in the OCP, which envisions a density up to approximately 1:1 FSR and includes ground-oriented, residential single-family dwellings and accessory residential uses. The proposed rental units are consistent with OCP policies to support a range of housing types, forms and tenures within neighbourhoods and to increase rental housing choice. The form and character of the development as a detached residential house fulfills the Fairfield Strategic Directions to maintain and enhance established character areas and would integrate rental housing in a manner that is in character with the neighbourhood.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

While best efforts have been made in the design of the vehicle parking to preserve the two public trees fronting the site, the proposed driveway crossing may have negative impacts on the boulevard tree situated 2.5m from the driveway edge. At the Building Permit stage, the City will require that an arborist be retained by the applicant to review driveway construction impacts to the City tree. In the event that the tree needs to be replaced, the applicant will be responsible for paying for its value and a replacement tree.

Regulatory Considerations

Vehicle Parking

The applicant proposes to reduce the required number of vehicle parking stalls from two to one. The proposed stall is located in the front yard and, because no vehicle parking previously existed on this property, a new driveway crossing provides vehicle access. To help offset the vehicle parking requirement, the applicant has included four long-term and four short-term bicycle parking spaces, as well as two Modo car-share memberships valid for the lifetime of the development. Additionally, one-hundred dollars of driving credits will be provided to each of the two residents of the development joining Modo. Attached to this report is a letter from Modo, dated October 16, 2018, confirming that they see the location of the proposed development as having good potential for car-sharing, and that nine Modo vehicles are located within 600m of the development site.

Both sides of McClure Street consist of residential parking only. The proposed TDM measures may help to offset some of the anticipated parking demand; however, it is likely that additional demand for parking will impact on-street parking availability. Although there is an anticipated parking shortfall, overall, staff support the proposed reduction for the following reasons:

- active and shared transportation are convenient options given the location of bus stops on Cook and Richardson Streets, car-share vehicles located in proximity to the site, and walkability and bike-ability to daily services and amenities
- staff support the applicant's stated intention to maintain the residential character of the property and to maximize the amount of soft landscape. In order to conform to Schedule C: Off-Street Parking Regulations which requires two parking stalls for this development, alternate site plan options would be to either locate two parking stalls in the rear yard, or to locate one parking stall in the front yard and the second stall in the side or rear yard. As a design note, in both these scenarios, the proposed house or verandah would need to be reduced in size in order to provide a driveway in the side yard that conforms to the minimum required driveway width of 3.0m.

Differences from the R1-B Zone, Single Family Dwelling District

The following differences from the existing R1-B Zone, Single Family Dwelling District, are proposed and would be incorporated into the new zone:

- permit a single-family dwelling with two rental suites as accessory residential uses
- increase the maximum building height from 7.60m to 8.98
- decrease the west side setback from 3.00m to 2.64m
- decrease the required parking from two stalls to one stall.

The new building is situated on the lot in a similar form and manner to the previously existing house except for the main differences of additional massing at the rear, and the creation of two basement rental suites with entrances on the east and west sides. The proposed front yard, east side yard, and west side yard setbacks of the new house appear to be the same distance as those for the previously existing house on the property. Although staff are not able to verify the height of the previous house through documentation, anecdotally, we understand it was higher than the permitted maximum height.

Other Considerations

Design Covenant

The design fit of new and old is an important neighbourhood concern in order to maintain the character of the neighbourhood. As part of this Rezoning Application, the applicant has agreed to register a section 219 covenant on title for the building design and landscape to ensure the development is completed in accordance with the plans provided.

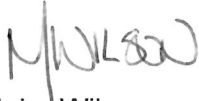
CONCLUSIONS

The proposal is consistent with the density and use ranges established for this area, which is designated Traditional Residential in the *Official Community Plan*, 2012. The proposed development as a detached house, similar in form and character to the previously existing character house, is sensitive to its surroundings and consistent with the Fairfield Strategic Directions in the OCP to maintain and enhance established character areas. The inclusion of two rental units, with a housing agreement registered on title to ensure their rental in perpetuity, supplies additional rental housing in the area. The proposed reduction of vehicle parking requirements from two stalls to one is supported by staff with consideration of the provided Transportation Demand Management measures, and the residential landscape character of the property.

ALTERNATE MOTIONS

That Council decline Rezoning Application No. 00652 for the property located at 1150 McClure Street.

Respectfully submitted,



Moira Wilson,
Senior Planner – Urban Design,
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

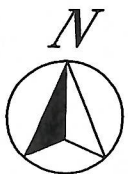
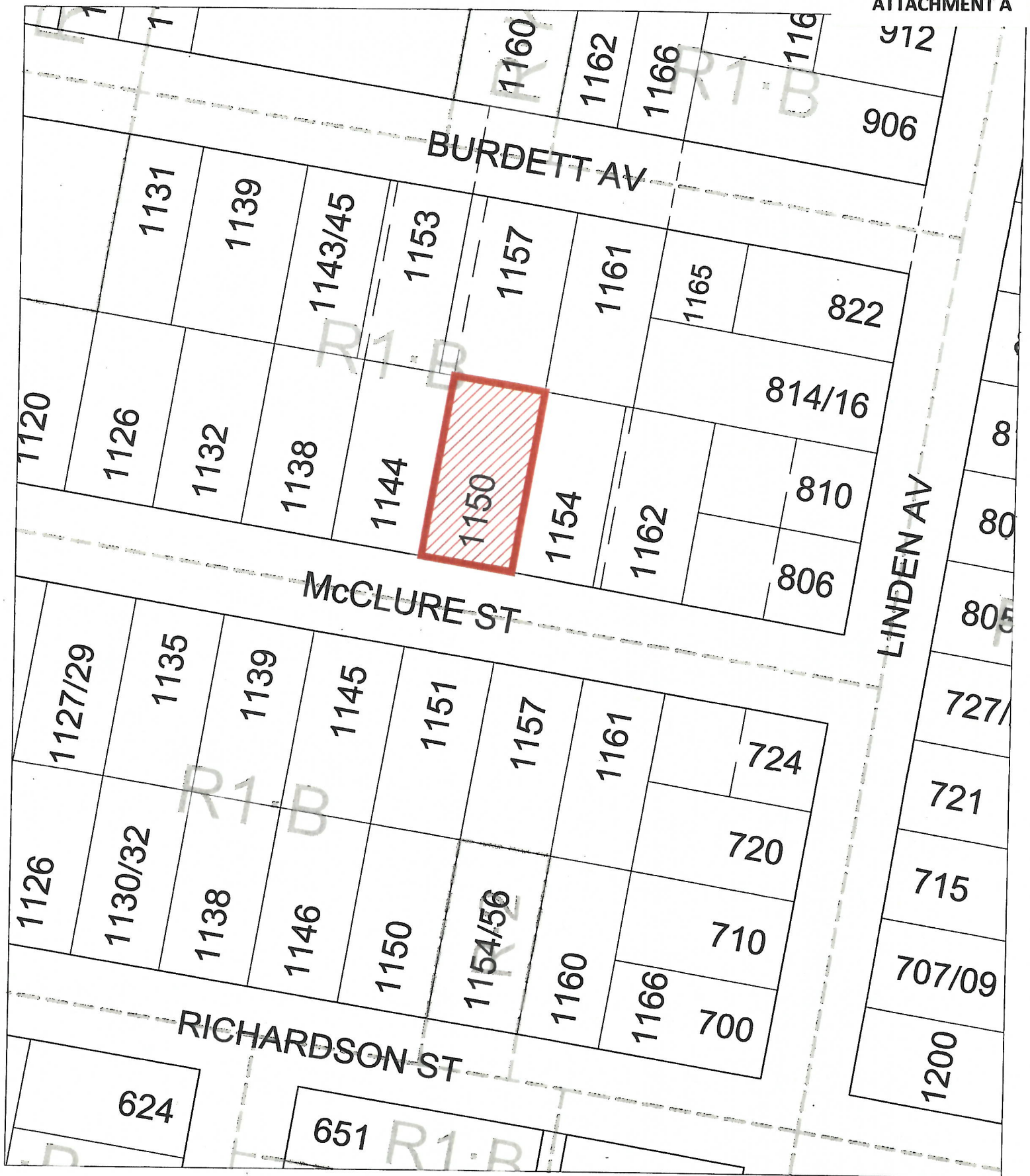


Date:

Nov 5, 2018

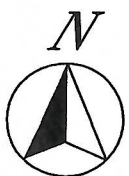
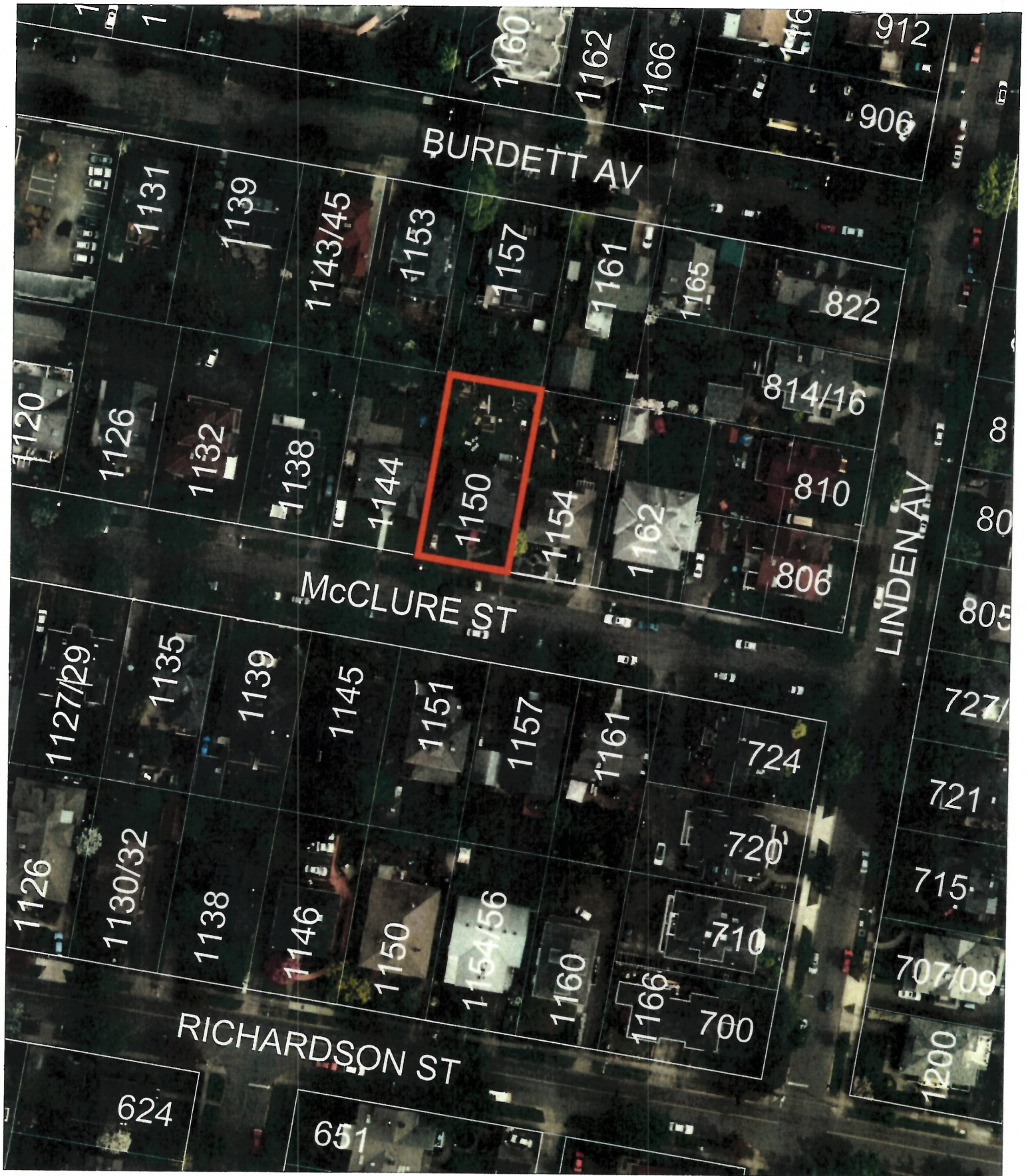
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped October 22, 2018
- Attachment D: Letter from applicant to Mayor and Council dated September 20, 2018
- Attachment E: Community Association Land Use Committee Comments dated May 15, 2018
- Attachment F: Modo car sharing letter dated October 16, 2018



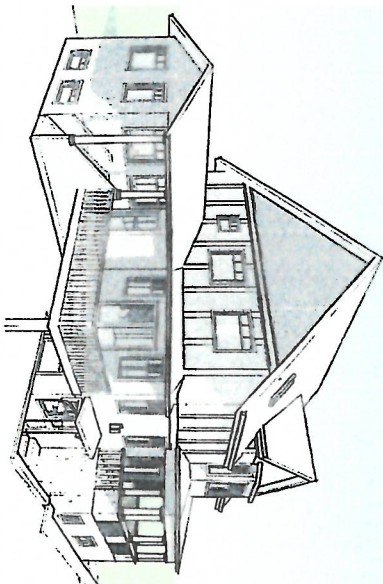
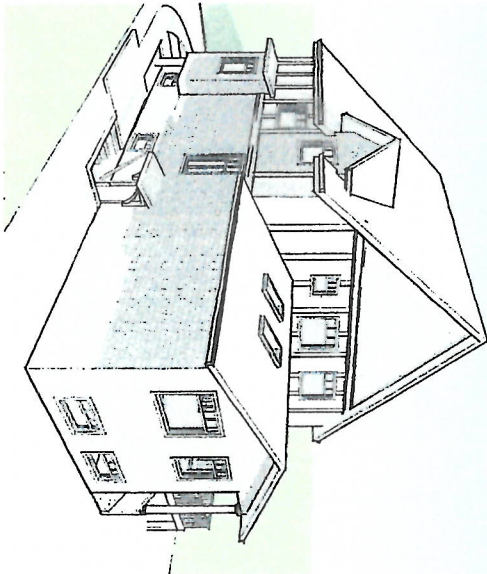
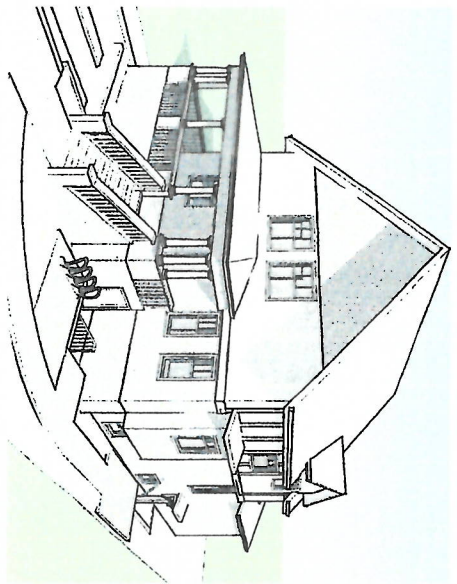
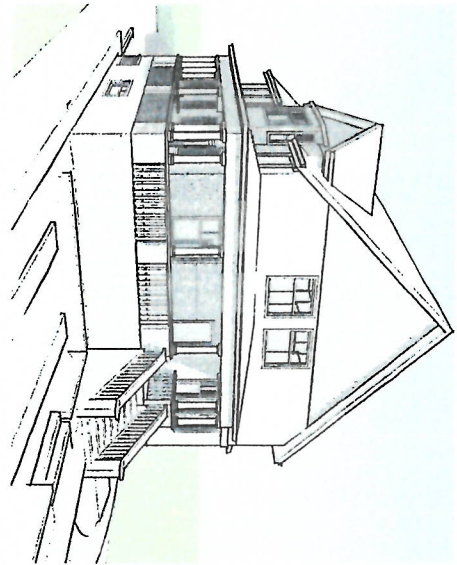
1150 McClure Street
Rezoning No.00652





1150 McClure Street
Rezoning No.00652





Received
City of Victoria
OCT 22 2018

Planning & Development Department
Development Services Division



PROJECT INFORMATION TABLE	
Zone (existing)	R1-B
Proposed zone or site specific zone	NEW ZONE
Site Area	671 m ²
Total Floor Area	40032 m ²
Commercial Floor Area	n/a
Floor space ratio	0.60
Site Coverage	32.2 % (215.4 sqm)
Open Site Space (%)	64.6 %
Height of Building	8.49 M *
Number of Storeys	2
Parking Stalls on site	1 *
Biocycle Parking Number	6
SEEDBACKS	
Front yard	7.50 M
Rear yard	11.22 M
Side yard - West (left)	2.64 M *
Side yard - East (right)	1.29 M
Combined side yards	4.59 M
RESIDENTIAL USE DETAILS	
Total Number of Units	3
Unit Type	4 br 2 bdr, 1 br 1 bdr, 1 br 1 bdr
Ground-oriented units	
Minimum Unit Floor Area (m ²)	5713 m ²
Total Residential Floor Area	56126 m ²

* VARIANCE REQUIRED

REVISIONS	
DATE	REVISION
OCT 14, 2018	ISSUED FOR PERMIT
OCT 15, 2018	REVISIONS - SEE PLAN
OCT 2, 2018	REVISIONS - SEE PLAN
SEPT 1, 2018	REVISIONS - SEE PLAN
JULY 31, 2018	REVISIONS - SEE PLAN

GENERAL NOTES

- 1) DRAWINGS PROVIDED SHALL HAVE PRECEDENCE OVER SCALE CONTRIBUTION TO VARIETY ALL INFORMATION AND INFORMATION SHALL BE PROVIDED TO THE CITY OF VICTORIA FOR REVIEW AND APPROVAL. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY. ANY VARIATIONS SHALL BE APPROVED BY THE CITY OF VICTORIA.
- 2) DRAWING ON THE PLANS THAT EXCEED THE REQUIREMENTS STATED IN THE GENERAL NOTES SHALL BE APPROVED BY THE CITY OF VICTORIA.
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- 15) DRAWING ON THE PLANS THAT EXCEED THE REQUIREMENTS STATED IN THE GENERAL NOTES SHALL BE APPROVED BY THE CITY OF VICTORIA.

Villamar
DESIGN

4825A
VILLAMAR ROAD
VICTORIA BC
V8M 2L7
778-851-4088

1150 McClure St.
Victoria, BC

Client:
Jesika and Mike
Edison

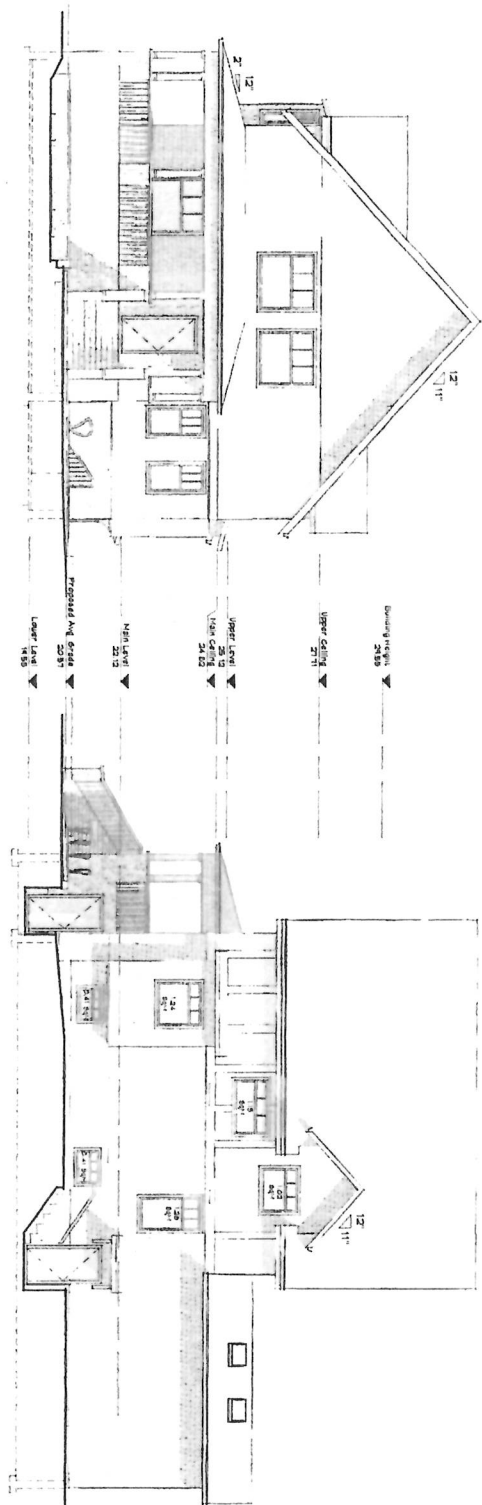
REZONING

Cover

DATE: OCT 14, 2018

PROJECT: A1

SCALE: AS SHOWN



① South (Front)
3/16" = 1'-0"

② East (Right)
3/16" = 1'-0"

EXPLODED SPATIAL SEPARATION:		SPATIAL SEPARATION BY LOCATION:	
EXPLODED BUILDING FACE:	71.6 SQM	EXPLODED BUILDING FACE:	7.0 SQM
LIMITED DISTANCE:	2.8 SQM	LIMITED DISTANCE:	1.67M
ALLOWED BLAZED OPENING:	49% x 6.44 SQM	ALLOWED BLAZED OPENING:	49% x 1.4 SQM
EXISTING OPENING:	4.23 SQM	EXISTING OPENING:	1.24 SQM

BENTLEY STATION/1000 UNIVERSITY BL	
EXPLODED BUILDING PACE	61.1 SQM
LIMITED DISTANCE	3.74 M
ALLOWED GULCH OPENING	10.6 - 11.0 SQM
EXISTING	6.91 SQM

Architectural drawings of the proposed building facade and section. The facade drawing on the left shows a three-story building with a gabled roof, multiple windows, and a central entrance. Dimensions include a building height of 24'6", upper ceiling of 27'1", upper level of 20'12", and a lower level of 14'5". The section drawing on the right shows a cross-section of the building, including the roof structure, floor levels, and interior spaces. Dimensions include a building height of 24'6", upper ceiling of 27'1", upper level of 20'12", and a lower level of 14'5". The section also shows a central entrance and a staircase.

③ North (Rear)
3/16" = 1'-0"

4 West (Left)
3/16" = 1'-0"

Received
City of Victoria

OCT 22 2018

Planning & Development Department
Development Services Division

1150 McClure St.
Victoria, BC

Client:
Jesika and Mike
Edison

6823A
VEYANESS ROAD
VICTORIA BC
V8M 2A7
778-351-4088

Villamar
DESIGN

REZONING

Elevations

SECRET

OCT. 19, 2018

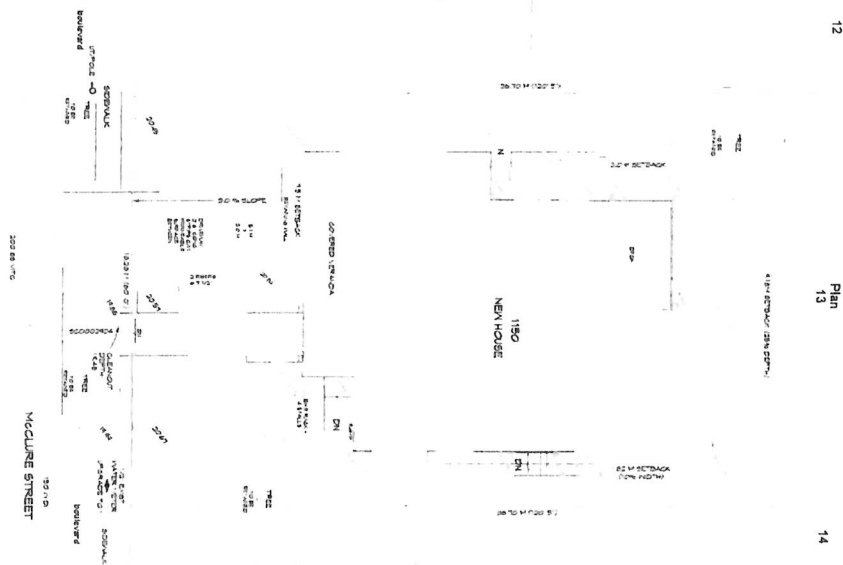
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DATE 4/10/2012

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Plan
13

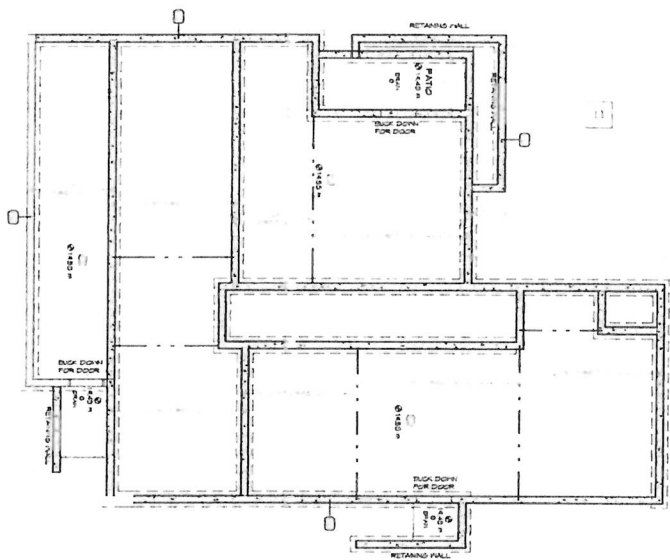
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PROPOSED AREAS SCHEDULE

NO.	DESCRIPTION	AREA (SQ. M)	AREA (SQ. FT)	TOTAL
1	EXISTING DRIVEWAY	10.0	107.6	107.6
2	EXISTING DRIVEWAY	10.0	107.6	107.6
3	EXISTING DRIVEWAY	10.0	107.6	107.6
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54	EXISTING DRIVEWAY	10.0	107.6	107.6
55	EXISTING DRIVEWAY	10.0	107.6	107.6
56	EXISTING DRIVEWAY	10.0	107.6	107.6
57	EXISTING DRIVEWAY	10.0	107.6	107.6
58	EXISTING DRIVEWAY	10.0	107.6	107.6
59	EXISTING DRIVEWAY	10.0	107.6	107.6
60	EXISTING DRIVEWAY	10.0	107.6	107.6
61	EXISTING DRIVEWAY	10.0	107.6	107.6
62	EXISTING DRIVEWAY	10.0	107.6	107.6
63	EXISTING DRIVEWAY	10.0	107.6	107.6
64	EXISTING DRIVEWAY	10.0	107.6	107.6
65	EXISTING DRIVEWAY	10.0	107.6	107.6
66	EXISTING DRIVEWAY	10.0	107.6	107.6
67	EXISTING DRIVEWAY	10.0	107.6	107.6
68	EXISTING DRIVEWAY	10.0	107.6	107.6
69	EXISTING DRIVEWAY	10.0	107.6	107.6
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99	EXISTING DRIVEWAY	10.0	107.6	107.6
100	EXISTING DRIVEWAY	10.0	107.6	107.6

GRAND TOTAL 400.0 SQ. M 4283.0 SQ. FT

2 Foundation Plan
1:64



Received
City of Victoria
OCT 22 2018

Planning & Development Department
Development Services Division

DATE	REVISION FOR
OCT 14 2018	REVISION FOR
OCT 15 2018	REVISION FOR
OCT 2 2018	REVISION FOR
SEPT 1 2018	REVISION FOR
JULY 31 2018	REVISION FOR

REZONING

Site & Foundation
Plan

OCT 14 2018

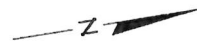
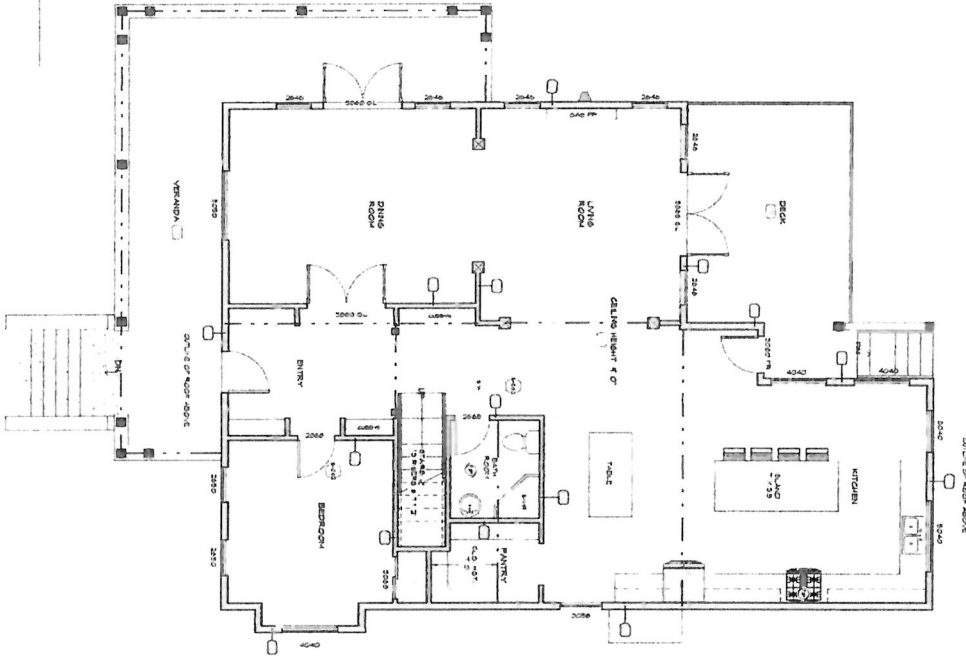
A3

Client:
Jessica and Mike
Edison

1150 McClure St.
Victoria, BC



① Main Level
1:50



DETAILS	REVISIONS
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Client:
Jesika and Mike
Edison

1150 McClure St.
Victoria, BC

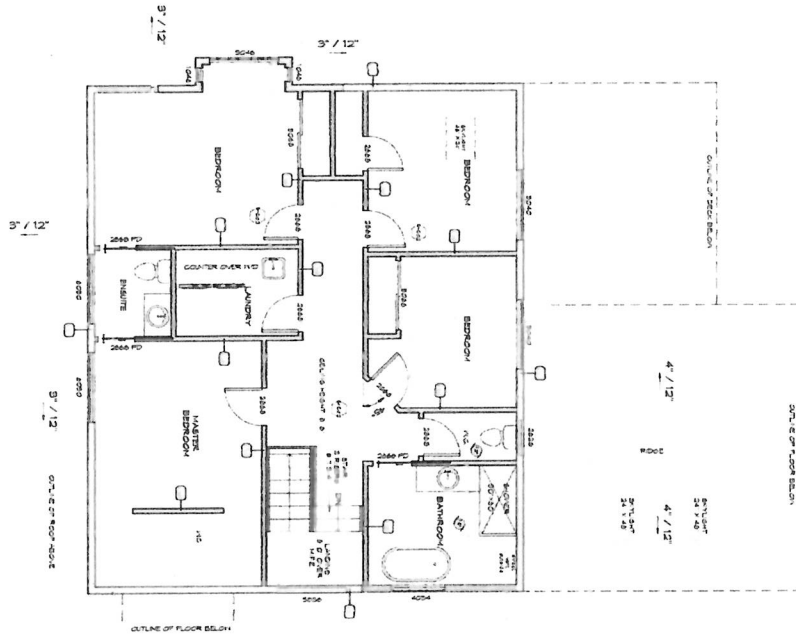
Received
City of Victoria
OCT 22 2018
Planning & Development Department
Development Services Division

DATE	ISSUED FOR
OCT. 14, 2018	REVISIONS - REVISIONS
OCT. 15, 2018	REVISIONS - REVISIONS
OCT. 2, 2019	REVISIONS - REVISIONS
SEPT. 1, 2019	REVISIONS - REVISIONS
JULY 31, 2019	REVISIONS - REVISIONS

REVISIONING
1. EXISTING FLOOR PLAN
2. EXISTING WALLS
3. EXISTING DOORS
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Upper Level
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- LEGEND**
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Client:
Jessica and Mike
Edison

1150 McClure St.
Victoria, BC



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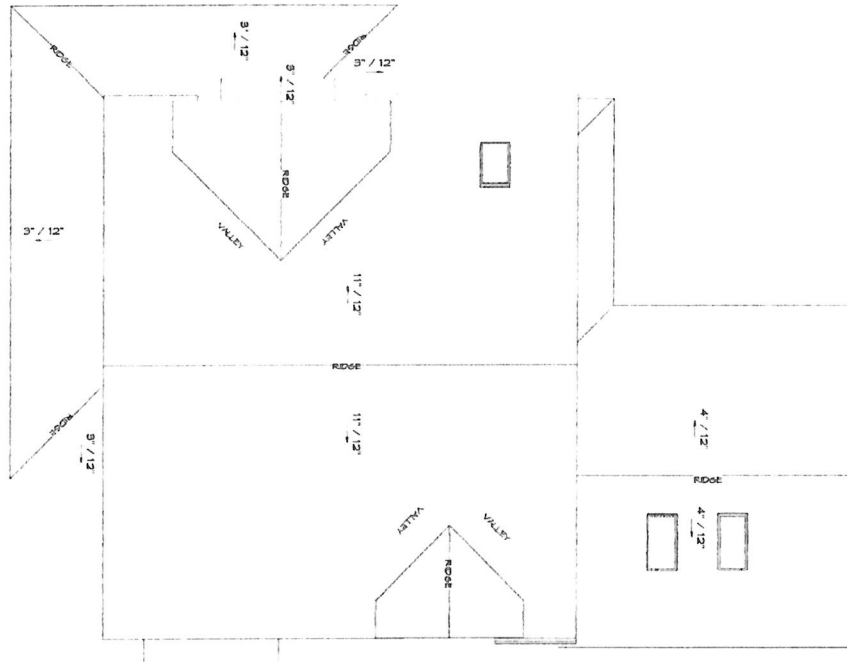
Upper Floor Plans

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NOV 30, 2016	REVISIONS
NOV 31, 2016	REVISIONS

Received
City of Victoria
OCT 22 2016

Planning & Development

① Roof Plan
1 : 50



ROOF AREAS
 UPPER ROOF: 2461 SF
 VERANDAH ROOFS: 419 SF
 TOTAL: 2880 SF
 * THIS IS FOR REFERENCE ONLY
 AND IS NOT TO BE USED BY
 ROOFING CONTRACTOR

ROOF VENTILATION:
 - SUGGESTED INTAKE TO BE 5" CONTINUOUS SOFFIT SLOT,
 AS PER INTAKE RATE OF 1/200.
 - SUGGESTED EXHAUST TO BE 1 BAR FLAT TOP VENT,
 AS PER EXHAUST RATE OF 1/200.

Received
 City of Victoria
 OCT 22 2018

Planning & Development Department
 Development Services Division

FOR BALKS
 OCT. 15, 2018
 PREPARED BY: THT
 CHECKED BY: JLN
 DATE: 08-10-2018
 A7

DATE	ISSUED FOR
OCT 14 2018	RE-OPEN REVIEW
OCT 15 2018	RE-OPEN REVIEW
OCT 2 2018	RE-OPEN REVIEW
SEPT 1 2018	REVISIONS
JULY 31 2018	REVISIONS

REZONING

Roof Plan

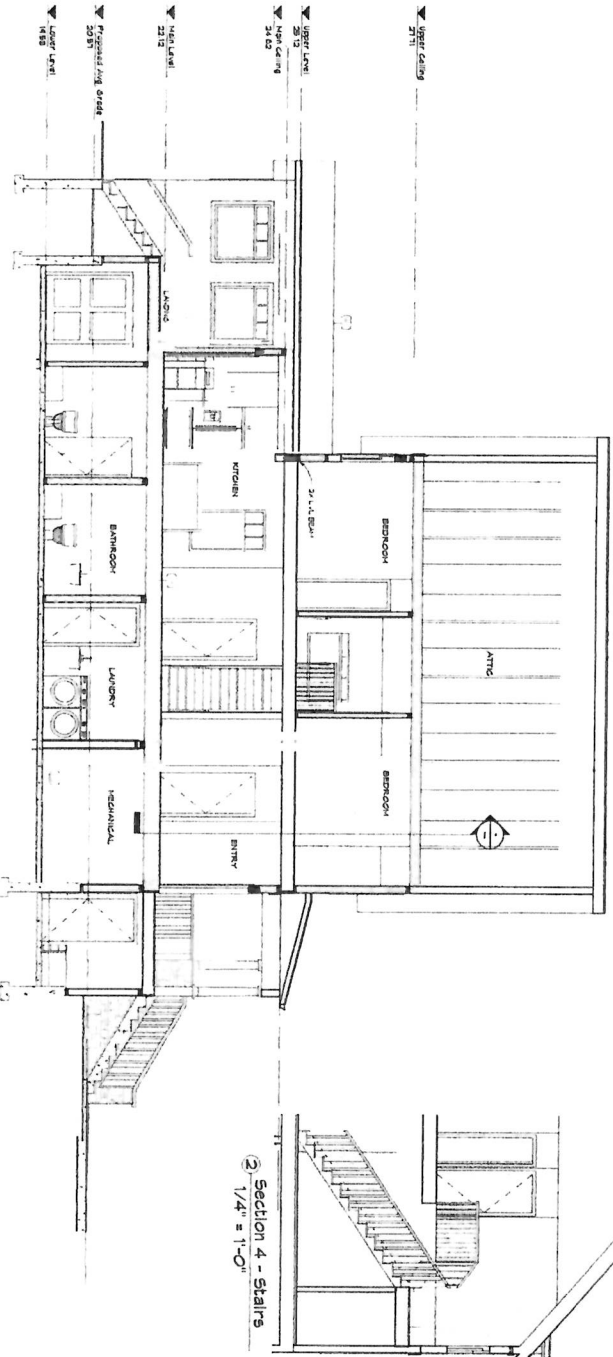
Client:
 Jesika and Mike
 Edison

1150 McClure St.
 Victoria, BC

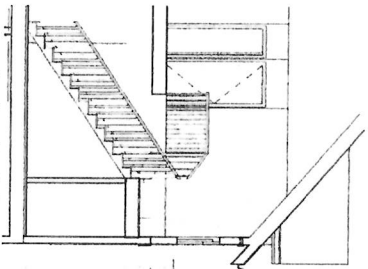
08225A
 VERANESS ROAD
 VICTORIA BC
 V8M 2A4
 778-991-4066

Villamar
 DESIGN

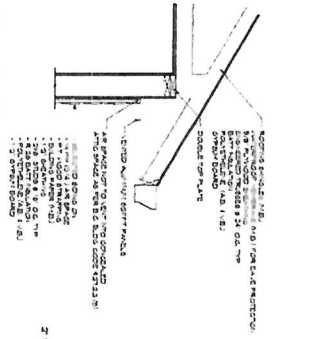
1 Section - Front-Back
1:50



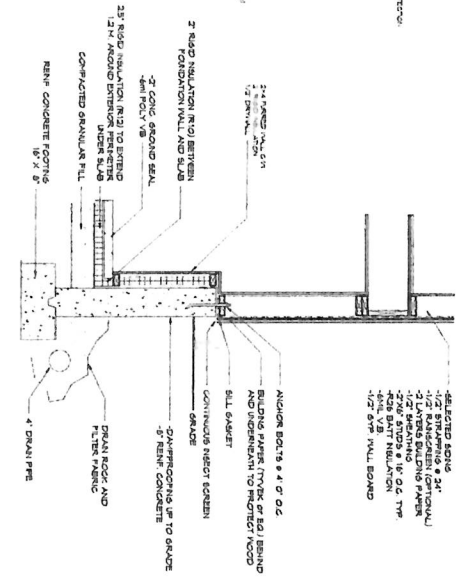
2 Section 4 - Stairs
1/4" = 1'-0"



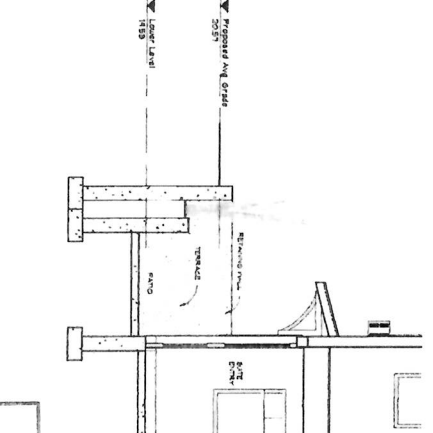
3 Water Shedding Roof Wall
3/4" = 1'-0"



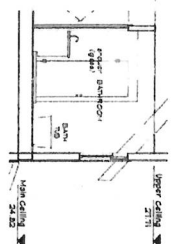
4 FDN Wall- Basement (NTS)
3/4" = 1'-0"



5 Section 1 - Terraced Patio
3/8" = 1'-0"



6 Section 2 - Bath
3/8" = 1'-0"



CONSTRUCTION ASSUMPTIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.
4. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.
5. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 BC MECHANICAL CODE.
6. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 BC ELECTRICAL CODE.
7. ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 BC PLUMBING CODE.
8. ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.
9. ALL EXTERIOR WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.
10. ALL INTERIOR WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

Villamar
DESIGN

6825A
VANANSE ROAD
VICTORIA, BC
V8M 2A7
778-951-4088

1150 McClure St.
Victoria, BC

Client:
Jesika and Mike
Edison

REZONING

Sections & Details

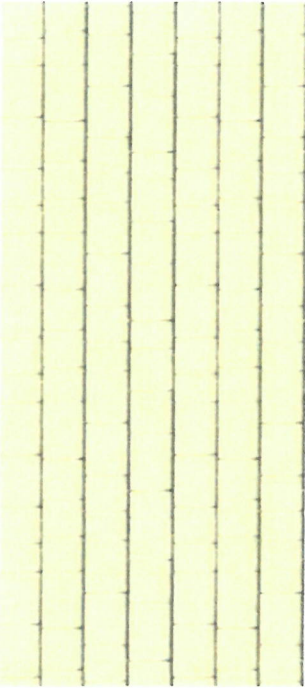
DATE ISSUED FOR
OCT 14 2016 RE: 2016 REVISION
OCT 15 2016 RE: 2016 REVISION
OCT 2 2016 RE: 2016 REVISION
SEPT 1 2016 REVISION
JULY 31 2016 REVISION

Received
City of Victoria
OCT 22 2018
Planning & Development Department
Development Services Division

DATE	REVISION
OCT 14 2016	RE: 2016 REVISION
OCT 15 2016	RE: 2016 REVISION
OCT 2 2016	RE: 2016 REVISION
SEPT 1 2016	REVISION
JULY 31 2016	REVISION



SHAKE SHINGLES



STONE CLADDING



Received
City of Victoria

OCT 22 2018

Planning & Development Department
Development Services Division

Villamar
DESIGN

1150 McClure St.
Victoria, BC

Client:
Jessica and Mike
Edison

REZONING

Photos and
Materials

DATE: OCT. 15, 2018

BY: [Signature]

SCALE: A4

BOTANICAL NAME

[illegible][illegible]

HARDSCAPE FINISHES

- | | |
|-----|---------------------------|
| PP1 | CD empty signpost record |
| PP2 | CD empty post lock record |

SOFTSCAPE.

- 

MISCELLANEOUS:

- Western gray-crowned titmouse
1560 3/4 inches long

NOTES:

- These are the only two international treaties that the Commission supports. It is not possible to discuss the Commission's support for the two treaties without discussing the Commission's support for the European Convention on Human Rights.

OCT 22 2018

**Planning & Development Department
Development Services Division**



total rear yard area:	204.77m2
street:	8.97m2
patio:	29.31m2
total:	38.28m2
rear yard area %:	80.9%
total site area:	251.05m2
site coverage:	210.97m2
subtotal:	210.97m2
total landscape area:	40.08m2
landscape area %:	15.9%

18.JUNE.2018

LATEST REVISION: 11.OCTOBER.2018

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email: persing@mac.com

1150 MCCURE STREET
LANDSCAPE PLAN

STUDIO
ONE
CREATIVE

Mike McComb and Jesika Edison
1150 McClure Street
Victoria, BC V8V 3G2
(M) 250-858-2149 , (J) 250-858-7189
mikemccomb2@gmail.com
jesikaedison@gmail.com

September 20, 2018

To:
Mayor and Council
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

Dear Mayor and Council,

Last March, our family's home, that has been our home since 2007, was overcome by a devastating fire that could not be saved. We lost everything, including our wonderful tenants that shared our home and gave us the ability to stay in the neighbourhood we love so much. Our proposal to Mayor and Council is to be able to rebuild our home the way it was, as much as we are able, and with 2 suites in the basement so there is room for our family while still being able to offer long term rental units.

We are prepared to enter into legal agreements for the two basement suites as rental units in perpetuity and for the design of the building and landscape, prior to the Public Hearing.

In addition, we researched City staff's recommendation to provide a TDM program relating to the 2 basement suites and will be purchasing 2 car share memberships, a one-time membership for each unit. Our proposal also includes secured short term and long term bicycle parking for our family and tenants.

We understand Council's concern for parking issues on our street. Being the only house on McClure St. without a driveway has always been a soar spot for us. Through this process, we have tried really hard to put in a driveway that would have room for two vehicles. Unfortunately, the cost of relocating the hydro poll, and the removal of a healthy City tree, is just too much for us, and with current regulations, and the many adjustments made to accommodate all departments, a single pad in the front seems to be the only solution. Still, this is more parking than we had before the fire. With the same number of tenants planned, that we had before the fire, we hope that Council will be satisfied with our current plan of, one parking pad, adding additional bike storage, and MODO memberships, will be enough to offset the need for additional parking on site.

Our great concern for adding additional parking stalls is the amount of green space that would be taken up in order to make the parking on site work. This would include having to pave a long driveway down to the back of the house as well as create the additional parking stalls, and room for a turnaround, that would become extremely awkward for this site. Doing this would take away valuable recreational green space, important to our family, as well as give the look and feel of being more of a commercial property in a residential neighbourhood. Our family would no longer have the use of outdoor space they had to play in before the fire. In addition, the cost we would have to incur in order to make this happen would truly be a hardship for our family as the unanticipated length of time it is taking for us to rebuild our home is already taking its toll.

We have been landlords for the past 10 years, at the McClure address, and in our experience, we've had fewer tenants with a vehicle and far more with bicycles. (YAY to the many, new, wonderful bike lanes that have been added!) By adding additional parking stalls, would seem to go against City's desire for less traffic in the downtown core, while not having them would promote the need for the TDM program. We have found that as the cost of renting increases in city centers, many renters today can't afford, or choose not to own a vehicle, making the access to affordable, rental, vehicles when they need one, a benefit to renting downtown. Along with the car-share program, our location already lends itself to easy, walkable, and bike-rideable distances to just about everything anyone would need, and where it doesn't, the many bus stops and MODO memberships should surely cover any deficiencies.

With regards to sustainability, we are including MODO/TDM as part of the equation, Light pollution reduction (Some soffit lighting, and potentially additional low voltage landscape lighting). We are also looking at including low water use plantings as well as native plants for the landscape of some of the new garden areas.

We had herb and vegetable garden beds before and would like to add these again where we can. Maintain current fruit trees (apple and pear) that still exist on site. Our overall goal is to reach an EnerGuide Rating of 80 or higher.

Our family hope's that Mayor and Council will take these points into consideration when making their final decision, and would like to thank you all for your time and consideration with our proposal and the rebuilding of our home.

Most respectfully,

Mike McComb, Jesika Edison,
and all our kiddos who love our home and the community they are growing up in.

Katie Lauriston

From: CALUC chair <planandzone@fairfieldcommunity.ca>
Sent: Tuesday, May 15, 2018 4:29 PM
To: Duane Ensing
Cc: Alec Johnston; Katie Lauriston
Subject: Re: 1150 McClure

Duane:

Pursuant to your inquiry regarding a second community meeting for the proposal at 1150 McClure, I have surveyed the Committee and we have decided that we will NOT require a second Community meeting.

In this regard we feel that the proposal is much the same as the original, with a slight exception having to do with height of the building from a now proposed lower outside floor or "trench" designed to provide better access to the secondary suite in the lower level. The above and a delay caused by the unfortunate fire at this address have both informed our decision and have provided unique reasons why we will in this particular case waive the need to a second meeting.

We have in the past required second meetings when the building height has changed significantly, but have concluded that this is an exception.

David Biltek
Chair,
Fairfield-Gonzales Community Association
Land Use Committee

A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Fairfield Gonzales Community Place
1330 Fairfield Road
Victoria BC V8S 5J1
near Moss street and Sir James Douglas School
t: 250 382 4604
e: place@fairfieldcommunity.ca



October 16, 2018

Attention: Mike and Jesika Edison

Dear Mike and Jesika:

Re: Carshare arrangements at proposed residential development located 1150McClure Street, Victoria

This letter will confirm that Modo sees the location of the proposed residential development at 1150McClure Street in Victoria as having good potential for carsharing. Nine Modo vehicles are located within 600 metres of the development site. Under the following arrangements, Modo would be willing to enter into an agreement to provide carsharing services:

1. Prior to the issuance of a development permit by the City of Victoria for the proposed development, we will enter into a legally binding agreement for the provision of carsharing services at the location of the proposed development in compliance with City of Victoria requirements;
2. You will pay to Modo a one-time Project Fee of \$1,000 for the purchase of a Partnership Membership valid for the lifetime of the proposed development allowing two (2) residents of the proposed development to benefit from Modo membership privileges without the need to themselves pay membership fees;
3. Modo will provide a promotional incentive worth \$100 of driving credits to each resident of the proposed development joining Modo; and
4. You will communicate the benefits of Modo carsharing services to prospective residents and residents of the proposed development. This will be done through your own communication channels and representatives with support as needed by Modo, with the intent to raise awareness of and participation in Modo carsharing services.



Modo's purpose is to transform communities by connecting people with places in a way that is affordable, convenient, inclusive and sustainable. Modo advocates for walking, cycling, using transit and, when the trip requires a vehicle, use of a shared one.

Modo is interested in working with you, and be part of the proposed development to be located at 1150 McClure Street whose tenants may no longer need to own a car of their own for their personal and business needs.

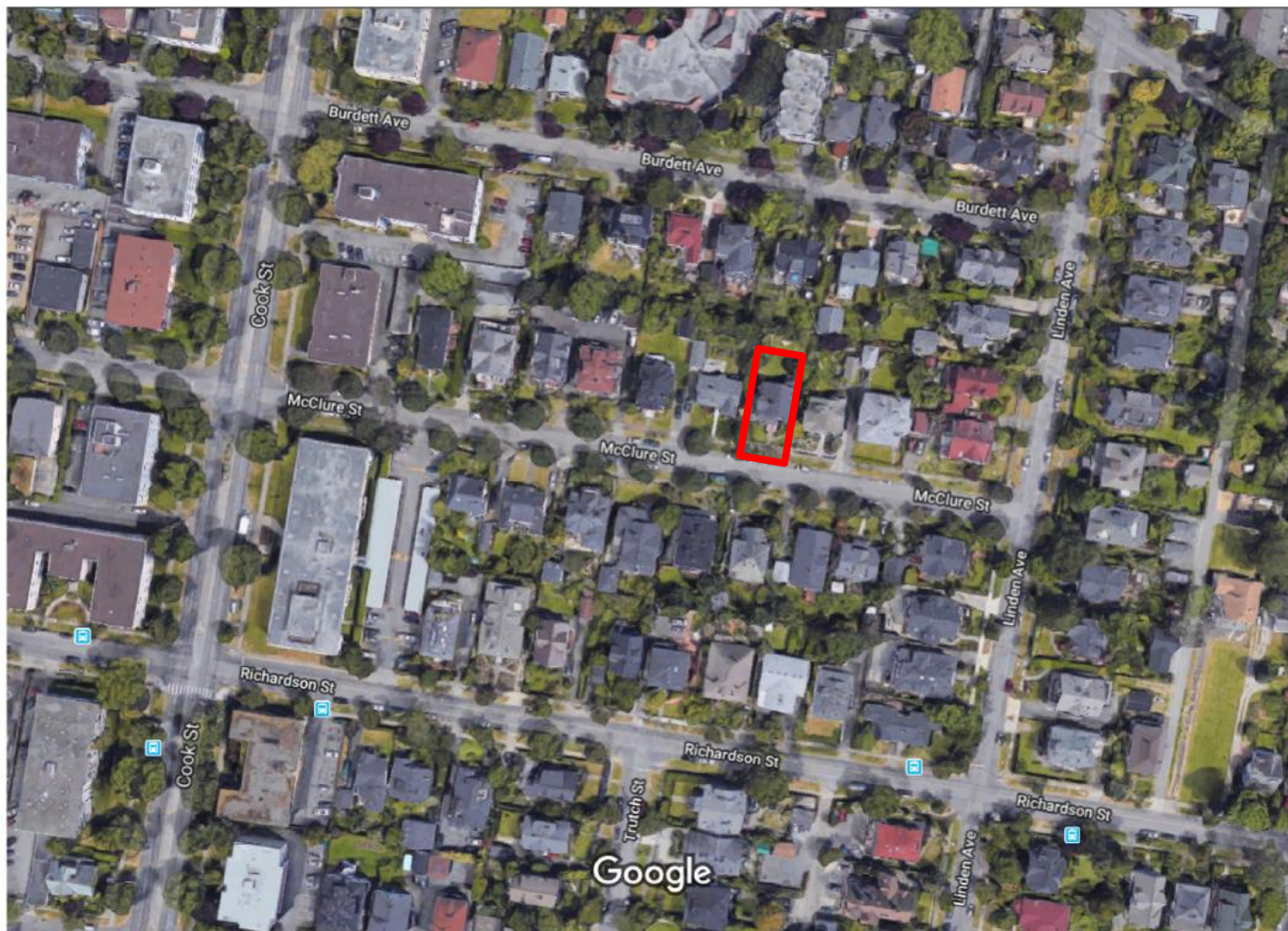
Thank you for your support of carsharing in the City of Victoria.

Regards,

A handwritten signature in black ink, appearing to be "Sylvain Celair", with a small mark above the end of the signature.

Sylvain Celair
Business Development Manager

Rezoning Application for 1150 McClure Street



Imagery ©2018 Google, Map data ©2018 Google 20 m



Subject Site



Subject Site – Looking East



Neighbouring Properties – East Side



Neighbouring Properties – West Side

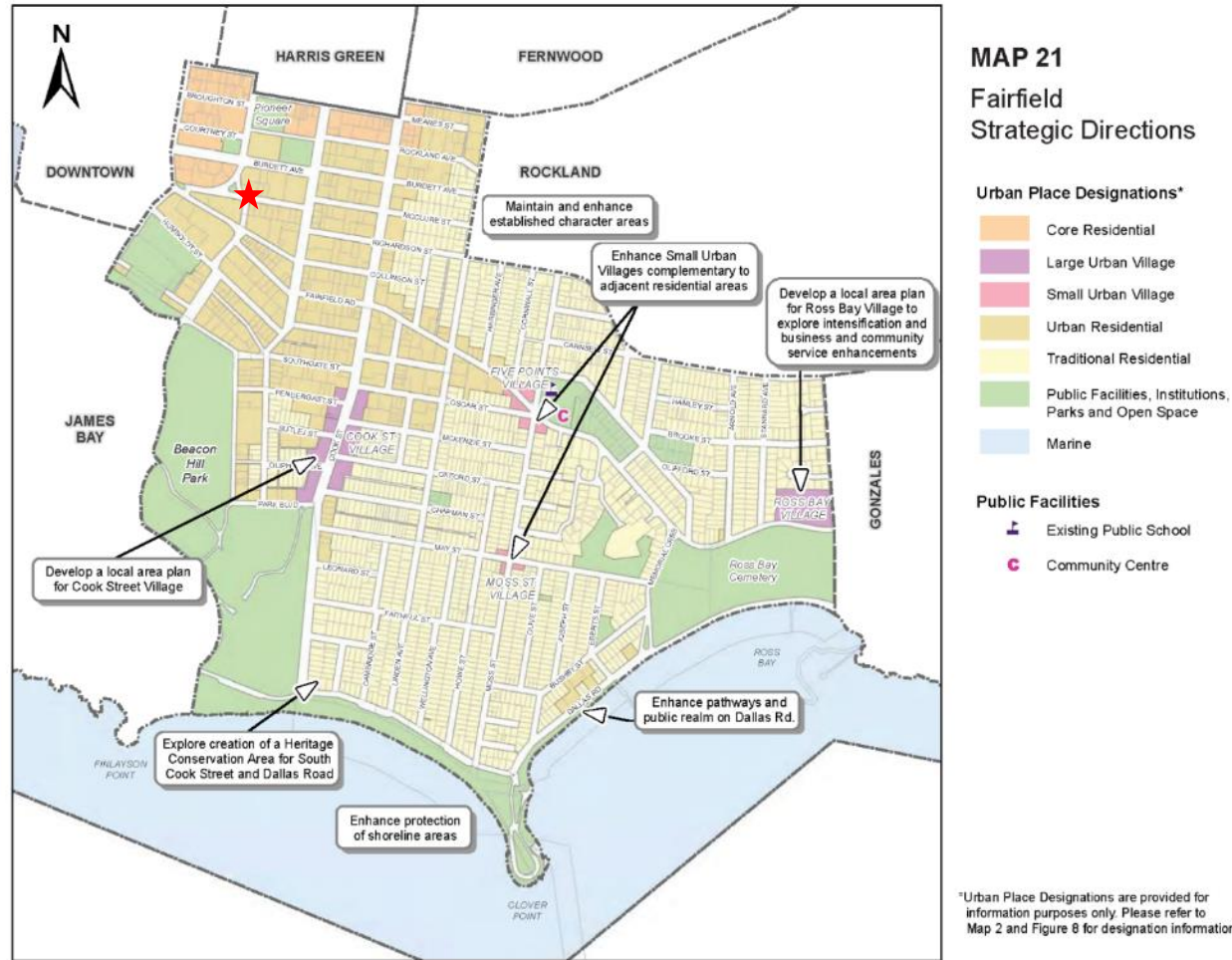


Neighbouring Properties – Across the Street

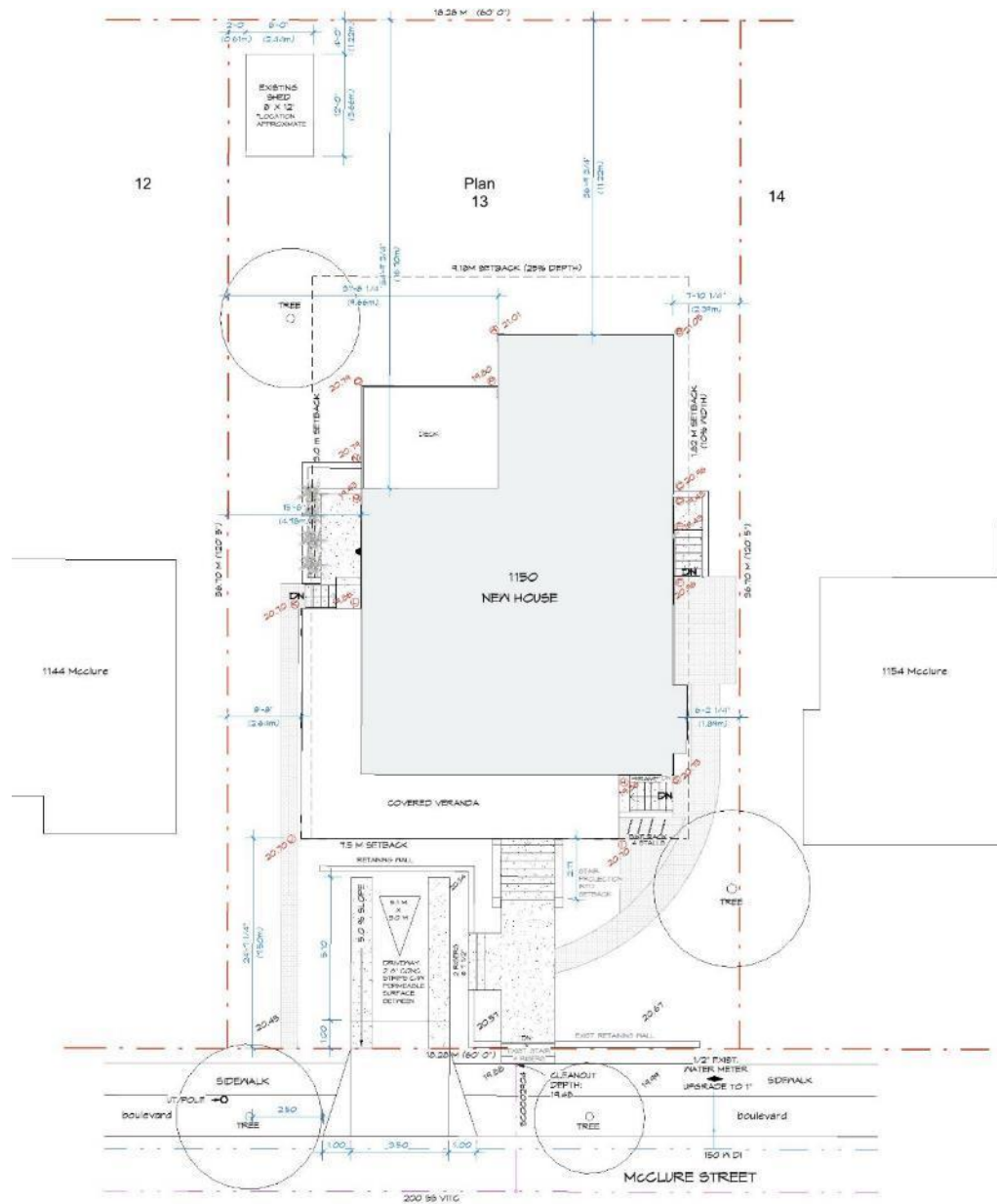


Policy – Official Community Plan

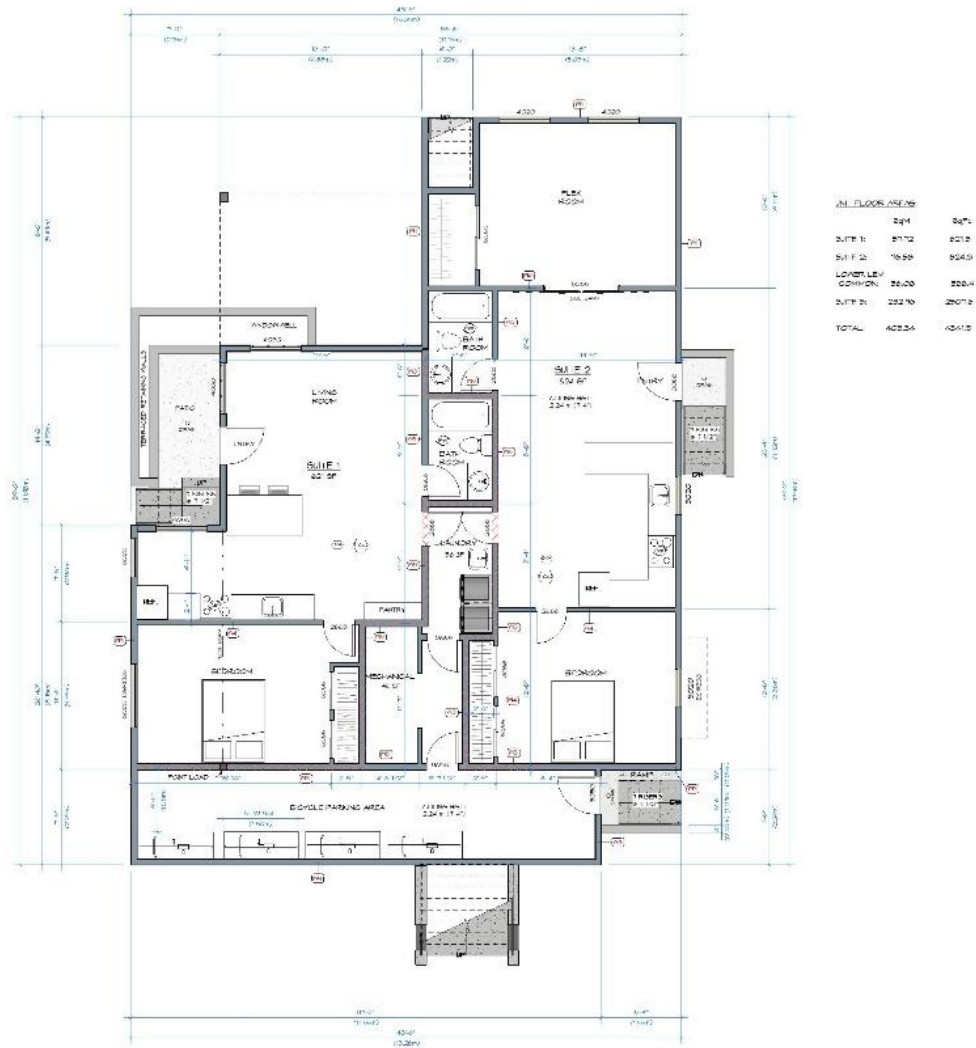
SECTION 21: NEIGHBOURHOOD DIRECTIONS



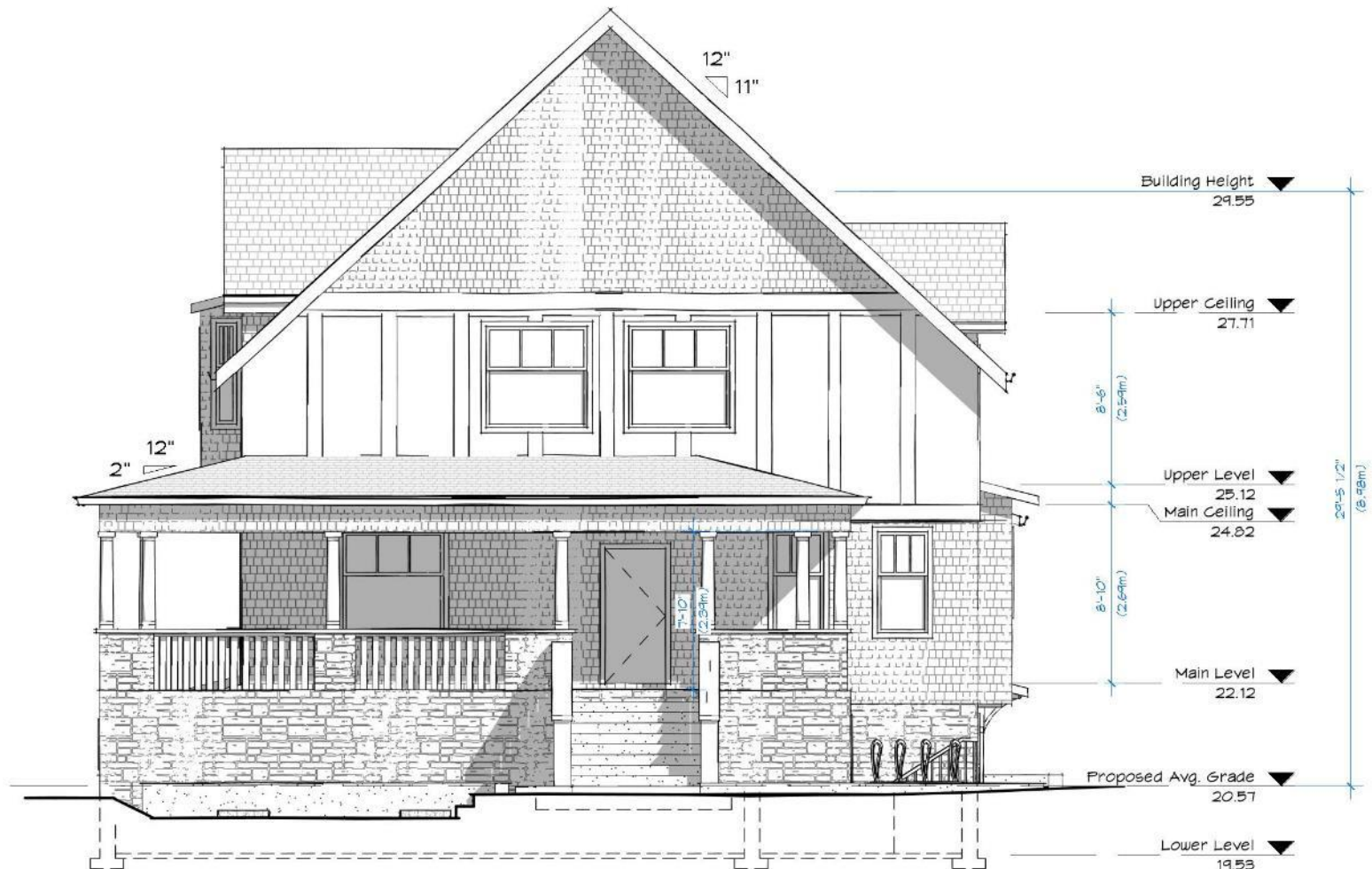
Site Plan



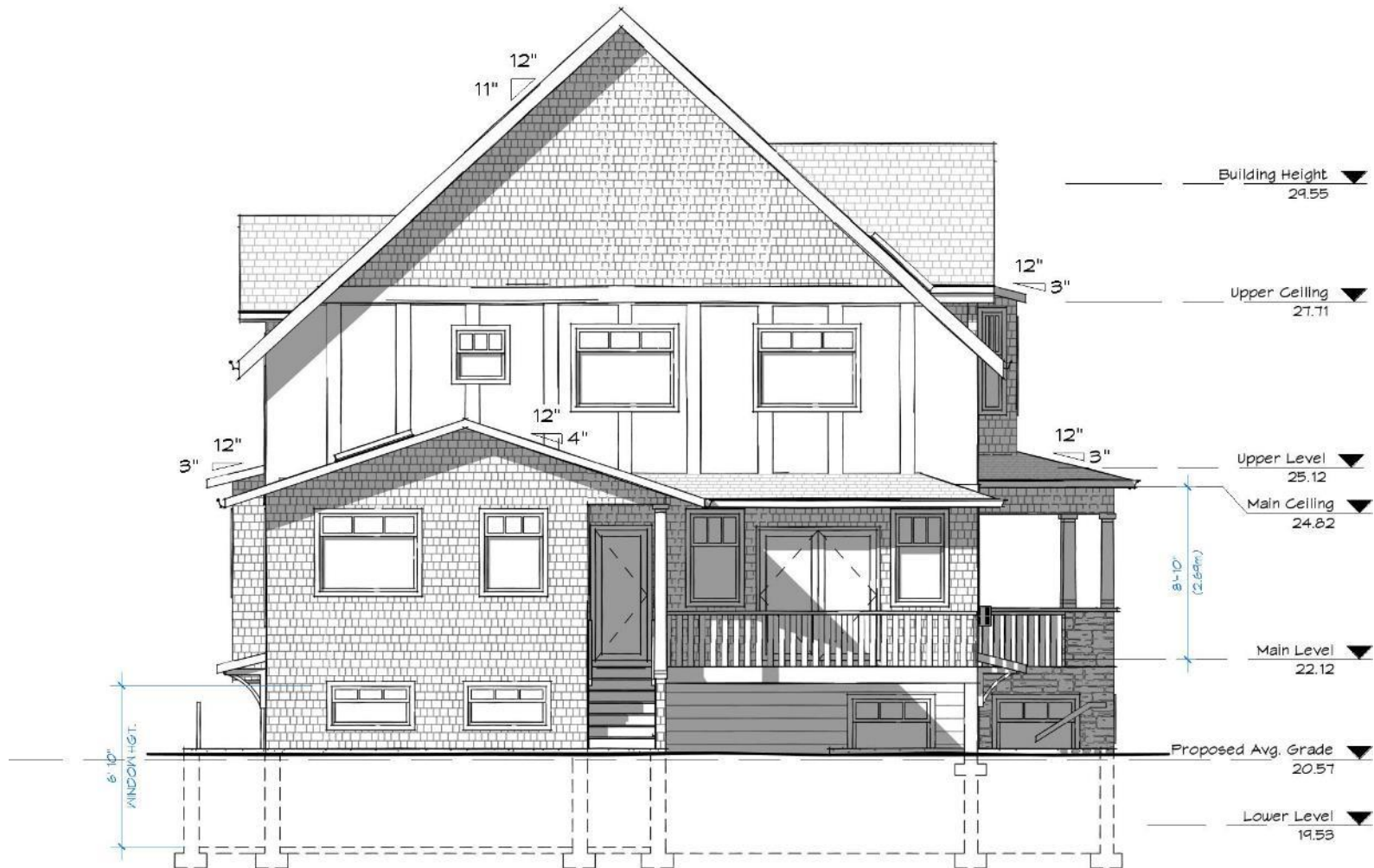
Floor Plans – Basement Level (Rental Suites)

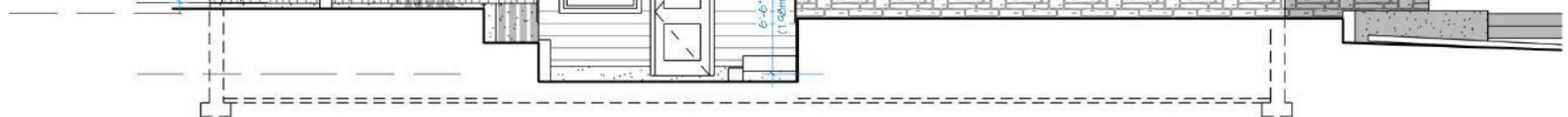


Front Elevation (South)



Rear Elevation (North)





EXPOSED BUILDING FACE: 61.1 SqM
LIMITING DISTANCE: 3.79 M
ALLOWED GLAZED OPENING: 18% = 11.0 SqM
EXISTING: 6.31 SqM

EXPOSED BUILDING FACE:	13.1 SqM
LIMITING DISTANCE:	2.54 M
ALLOWED GLAZED OPENING:	12% = 1.5 SqM
PROPOSED:	1.12 SqM

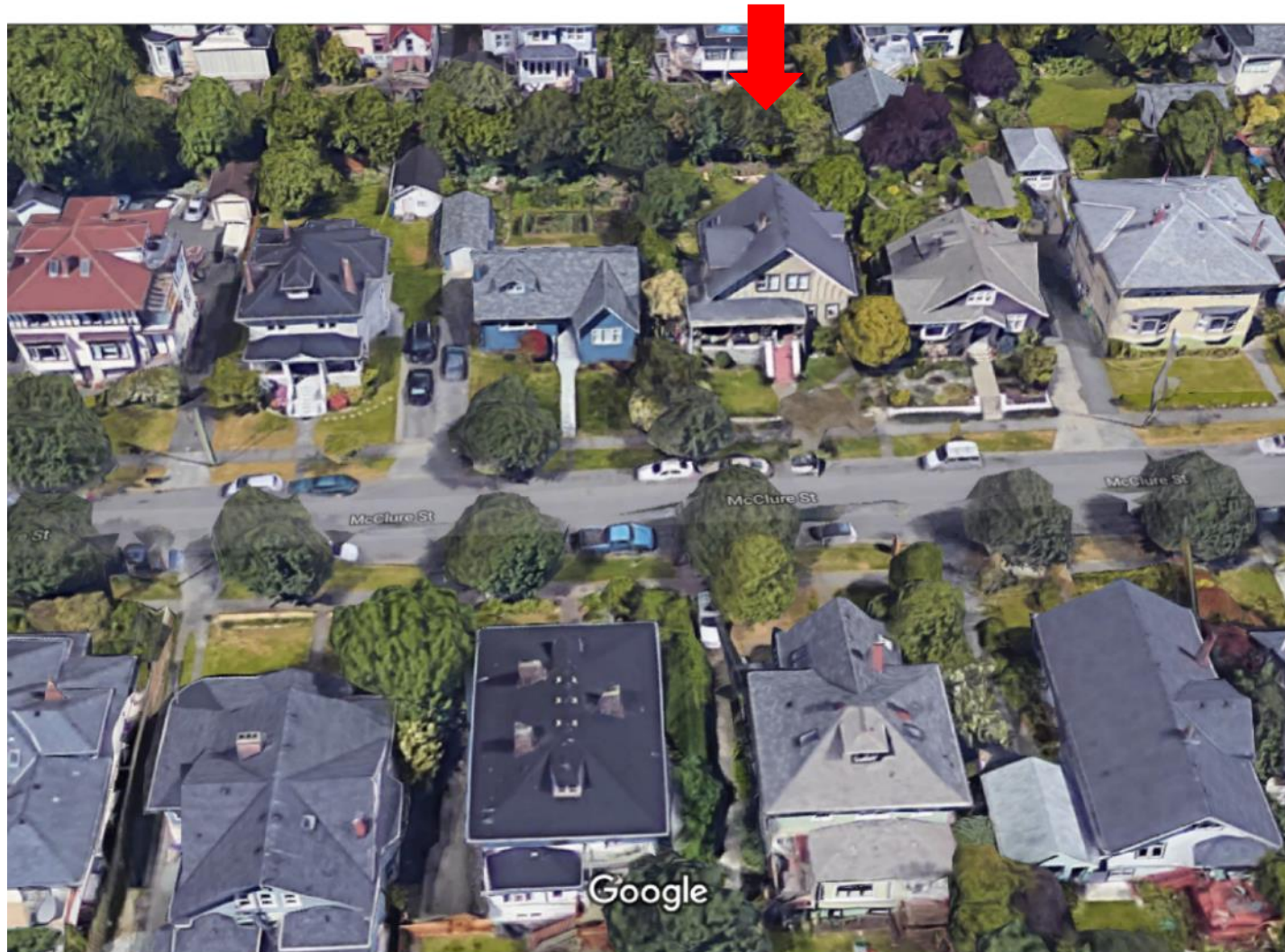
Side Elevation (East)



Neighbourhood Context – Streetscape



Neighbouring Context – With Previous Building



Imagery ©2018 Google, Map data ©2018 Google 10 m



Renderings – Front



South Elevation



South & West Elevations

Renderings – Rear and Sides



North & West Elevations

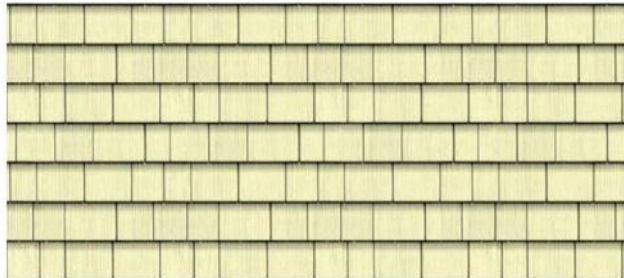


North & East Elevations

Material Board



SHAKE SHINGLES



STONE CLADDING



RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00652 for 1150 McClure Street, that first and second reading of the Zoning Regulation Bylaw amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, in order to secure:
 - two basement suites as rental units in perpetuity
 - building design and landscape.
2. The applicant entering into an agreement with a car-share organization to secure two car-share memberships and car-share usage credits, to the satisfaction of the Director of Sustainable Planning and Community Development.