

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.d Report from the December 13, 2018 COTW Meeting

I.1.d.e Update on Rezoning Application No. 00582 & Development Permit Application No. 00582 & Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street

Moved By Councillor Thornton-Joe
Seconded By Councillor Collins

Rezoning Application No. 00582

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00582 for 224 Superior Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set, subject to the preparation and execution of a Housing Agreement to ensure future strata bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit Application No. 00582

That Council, after giving notice and allowing for an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped August 8, 2018.
2. Development meeting all Zoning Regulation Bylaw
3. The Development Permit lapsing two years from the date of this resolution.

Heritage Alteration Permit Application with Variances No. 00007

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion: "That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing heritage-designated building at 224 Superior Street, subject to all chimneys being reconstructed to match existing photographs and drawings, to the satisfaction of the Director

of Sustainable Planning and Community Development, and in accordance with:

1. Plans, date stamped August 8, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Reduce side yard setback from 3.65m to 1,20m
 - b. Reduce rear yard setback from 4.0m to 1,36m
 - c. Reduce parking from six stalls to four stalls
 - d. Relaxation to allow parking in the front yard
 - e. Increase the site coverage from 30.0% to 35.09%
3. Heritage Alteration Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 Update on Rezoning Application No. 00582 & Development Permit Application No. 00582 & Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street

Committee received a report dated November 29, 2018 from the Acting Director of Sustainable Planning and Community Development proposing to subdivide the subject lot to create one small lot

Moved By Councillor Thornton-Joe
Seconded By Councillor Potts

Rezoning Application No. 00582 and Development Permit Application No. 00582 for 224 Superior Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00582 for 224 Superior Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set, subject to the preparation and execution of a Housing Agreement to ensure future strata bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit No. 00582

That Council, after giving notice and allowing for an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped August 8, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.

Heritage Alteration Permit Application with Variances No. 00007 for 224

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing heritage-designated building at 224 Superior Street, subject to all chimneys being reconstructed to match existing photographs and drawings, to the satisfaction of the Director of Sustainable Planning and Community Development, and in accordance with:

1. Plans, date stamped August 8, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

- a. Reduce side yard setback from 3.65m to 1,20m
 - b. Reduce rear yard setback from 4.0m to 1,36m
 - c. Reduce parking from six stalls to four stalls
 - d. Relaxation to allow parking in the front yard
 - e. Increase the site coverage from 30.0% to 35.09%
3. Heritage Alteration Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of December 13, 2018

To: Committee of the Whole **Date:** November 29, 2018

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

Subject: **Update Report: Rezoning Application No. 00582 and Development Permit Application No. 00582 for 224 Superior 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. 00582 for 224 Superior Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set, subject to the preparation and execution of a Housing Agreement to ensure future strata bylaws cannot prohibit the rental of units, executed by the applicant to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit No. 00582

That Council, after giving notice and allowing for an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped August 8, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

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.

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.

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 of 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 revised Rezoning Application and Development Permit Application for the property located at 224 Superior Street.

On July 26, 2018, Council passed a motion related to reconsideration of Rezoning and Development Permit with Variances Application No. 00582. Council directed staff to work with the applicant to secure the changes outlined in the applicant's letter dated July 24, 2018, that the letters from the residents at 216 and 218 Superior Street be considered, and that the application return to Committee of the Whole.

As with the previous proposal, the revised proposal is to rezone and subdivide the property to create one small lot, while retaining the existing heritage designated house on another lot and converting it into a four-unit, strata titled, multi-unit dwelling. Variances for the heritage designated house are required to facilitate this development and will be discussed in the concurrent Heritage Alteration Permit with Variances application.

The following points were considered in assessing this revised application:

- the applicant has made changes in response to Council's motion on July 26, 2018, including proposing a Housing Agreement to ensure future strata bylaws cannot prohibit the rental of units
- the small lot house no longer requires a variance for side yard setback, with the removal of two windows in habitable rooms
- the proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development in the *Official Community Plan, 2012* and multi-unit buildings on secondary arterial streets
- the proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy, 2002*.

BACKGROUND

Description of Proposal

The proposal is to subdivide the subject lot to create one small lot, while retaining the existing heritage designated house and converting it into four strata units. There is a Development Permit Application associated with the small lot house; changes to the proposal and alignment with the *Design Guidelines for Small Lot Houses* will be discussed. Variances for the existing house would be required and are covered in the concurrent Heritage Alteration Permit with Variances application report.

Affordable Housing Impacts

The proposal is to construct one new single-family dwelling and convert an existing bed and breakfast into four strata units; therefore, increasing the overall supply of residential units in the area. A Housing Agreement is also being proposed which would ensure that future strata bylaws could not prohibit the rental of units.

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

No public realm improvements are proposed in association with these applications.

Accessibility Impact Statement

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

Land Use Context

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

Existing Site Development and Development Potential

The site presently contains a bed and breakfast within a heritage designated building.

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

Data Table

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

Zoning Criteria	Proposal (existing house)	Zone Standard (T-15)	Zone Standard (R1-B)	Proposal (small lot house)	Proposed Zone Standard (R1-S2)
Site area (m ²) - minimum	953.76*	1330.00	460.00	388.37	260.00
Lot width (m) - minimum	27.22*	35.00	15.00	12.91	10.00
Density (Floor Space Ratio) - maximum	0.49	n/a	n/a	0.46	0.60
1 st & 2 nd storey floor area (m ²) - maximum	470.10**	n/a	420.00	n/a	n/a
Combined floor area (m ²) - maximum	470.10**	n/a	420.00	178.69	190.00
Height (m) - maximum	7.60**	7.50	7.60	6.54	7.50
Storeys - maximum	2	2	2	2	2
Site coverage % - maximum	35.09*	30.00	40.00	29.90	40.00
Setbacks (m) – minimum:					
Front (SW)	11.19	7.50	7.50	8.41	6.00
Rear (NE)	1.36* (stairs)	4.00	7.50	7.39	6.00
Side (NW)	1.2* (stairs)	3.65	2.72	1.80	1.50
Side (SE)	7.65	3.00	3.00	1.50 (non- habitable) 2.70 (habitable)	1.50 (non- habitable) 2.40 (habitable)
Combined side yards	8.85	4.50	4.50	n/a	n/a
Parking – minimum	4*	9 (bed and breakfast)	6 (Strata)	1	1
Parking – location	Front yard*	Schedule C	Schedule C	Garage	Schedule C
Bicycle parking – minimum	5 (Class 1) 3 (Class 2)	n/a	n/a	1 (Class 1)	n/a
Schedule G – House Conversion Regulations					
	Proposal (existing house)	Schedule G			
Floor area (m ²) - minimum	470.10	345.00			
Minimum unit area (m ²) - minimum	116.12	33.00			

Relevant History

A history of the application is as follows:

- The proposal was presented to Committee of the Whole on December 14, 2017. Council motioned to prepare the Zoning Regulation Bylaw amendments, subject to receipt of an executed Statutory Right-of-Way (SRW) of 2.41 metres on Superior Street; and changes being made to the plans to address inconsistencies and to explore parking options for the heritage designated house.
- A report on June 28, 2018 updated Council that the SRW was executed, inconsistencies on the plans were corrected, and there was an update on parking. On June 28, 2018, Council gave first and second readings of the Zoning Regulation Bylaw, Amendment Bylaw.
- It was brought to the attention of the City that chimneys were dismantled on the heritage designated house without proper permits in place; a stop work order was immediately placed on the property. An update report was provided to Council for the July 12, 2018 Council meeting. More information, and an update on the chimneys, can be found in the accompanying Heritage Alteration Permit with Variances report.
- A Public Hearing was held on July 12, 2018, and the proposal was declined by Council.
- A Council Member Motion was brought forward on July 26, 2018 to reconsider the application, with revisions based on the applicant's letter dated July 24, 2018. The motion passed with an amendment to the main motion that the letters from the residents of 216 and 218 Superior Street also be considered. The Council Member Motion from July 26, 2018, and the letter from the applicant dated July 24, 2018, are attached to this report.

Community Consultation

Since the application was last considered by Council, the applicant has engaged with the neighbours at 216 and 218 Superior Street; these neighbours are now in support of the proposal.

As per the Small Lot Rezoning Policy, the applicant must survey all the immediate neighbours. In the original poll of immediate neighbours, the applicant reported 90% in support of the application. With the revisions, the neighbours at 216 and 218 Superior Street indicated support for the application. The applicant now reports that 100% of the immediate neighbours who were polled are in support of the proposal. The original petitions, petition summary and map, and the petitions from 216 and 218 Superior Street, are attached to this report.

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on March 8, 2017. Letters dated March 13, 2017, and November 10, 2017, are attached to the Committee of the Whole report dated December 14, 2017.

ANALYSIS

Council's Motion on July 26, 2018 referred to a letter from the applicant dated July 24, 2018. Since that time, the applicant has indicated they have revised their proposal for the proposed small lot house by:

- reducing the height of the roof
- reducing the overhang of the upper and lower eaves

- reducing the size of the gable on the east side
- reducing the width of the house
- reducing the size of the second floor bay window
- removing the second floor piano windows on the west side
- removing the second floor balcony at the rear of the house
- adding a conservatory on the lower floor at the rear of the house
- moving the garage side door and adding a window on the west side.

Height

The *Small Lot Rezoning Policy* encourages consideration of shadowing impacts, privacy and sunlight for small lots, and rhythm of the streetscape. The height of the small lot house has been reduced from 7.24 meters to 6.54 meters (0.7 metres). There will be shadow impacts to neighbours to the west; however, the shadow impacts will be lessened by reducing the height of the small lot house. The side yard setback has been increased to the west, which will lessen shadow impacts slightly. The small lot house, as proposed, will be lower in height than the houses on either side.

Setbacks and windows

The revised proposal has increased the side yard setback on the north-west side from 1.5 meters to 1.8 meters; additionally, the revised proposal has removed the habitable windows (bedrooms). In the R1-S2 Zone, Restricted Small Lot (Two Storey) District, 1.5 meters is permitted when there are no habitable windows. The removal of the windows means a variance is no longer required for the north-west side yard setback.

Balcony and Conservatory

The revised proposal includes removing the second storey rear balcony, and instead having a glass conservatory on the first storey. The *Small Lot Rezoning Policy* encourages careful placement of above grade balconies and decks, using visual separation to enhance privacy, as well as, neighbour consultation on the design. In this case, the rear balcony was removed, which the neighbour has indicated as being in support of, as per the petition attached to this report. A glass conservatory is proposed to be located at the rear of the house, and would have a solid wall on the west side for privacy, while the rear and east sides would be glass.

Tree Preservation Bylaw and Urban Forest Master Plan

Two mature public English Oak trees and one Hornbeam tree are being retained on the Superior Street boulevard. One English Oak is located approximately 2.0 meters from a proposed driveway crossing. The project arborist will work with the applicant and City staff to provide further arborist supervision and mitigation measures during construction to retain and protect these trees.

Regulatory Considerations

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

The revision to the plans include removing the habitable windows on the north-west side of the small lot house, meaning there are no longer variances required to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

CONCLUSIONS

The applicant has responded to the Council Motion of July 26, 2018 to make revisions to address neighbours concerns, reduce the height, and increase setbacks for the proposed small lot house; and has agreed to a housing agreement to not restrict rentals in future strata bylaws for the proposed four units in the heritage designated house. Therefore, staff recommend that Council consider supporting this application.

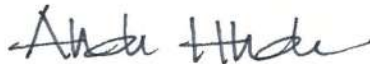
ALTERNATE MOTION

That Council decline Rezoning Application No. 00582, and Development Permit Application No. 00582, for the property located at 224 Superior Street.

Respectfully submitted,

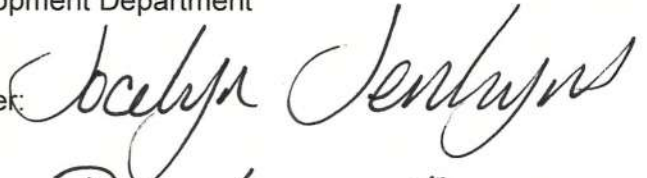


Chelsea Medd
Planner
Development Services Division



Andrea Hudson
Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Dec 6, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 8, 2018
- Attachment D: Letter from applicant to Mayor and Council date stamped November 21, 2018
- Attachment E: Petitions from 216 and 218 Superior Street date stamped October 9, 2018
- Attachment F: Original petition summary, map and petitions date stamped August 18, 2017
- Attachment G: Staff Report for the Committee of the Whole of December 14, 2017
- Attachment H: Staff Update Report for Council Meeting of June 28, 2018
- Attachment I: Staff Update Report for the Council Meeting of July 12, 2018
- Attachment J: Council Member Motion Report for Council Meeting of July 26, 2018
- Attachment K: Council Motion from July 26, 2018
- Attachment L: Correspondence.



Committee of the Whole Report

For the Meeting of December 13, 2018

To: Committee of the Whole **Date:** November 29, 2018

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

Subject: **Heritage Alteration Permit Application with Variances No. 00007 for 224 Superior Street**

RECOMMENDATION

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing heritage-designated building at 224 Superior Street, subject to all chimneys being reconstructed to match existing photographs and drawings, to the satisfaction of the Director of Sustainable Planning and Community Development, and in accordance with:

1. Plans, date stamped August 8, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Reduce side yard setback from 3.65m to 1.20m
 - b. Reduce rear yard setback from 4.0m to 1.36m
 - c. Reduce parking from six stalls to four stalls
 - d. Relaxation to allow parking in the front yard
 - e. Increase the site coverage from 30.0% to 35.09%
3. Heritage Alteration Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information, analysis and recommendations for a revised Heritage Alteration Permit Application with Variances for the property located at 224 Superior Street. The proposal is to undertake minor exterior alterations to the existing heritage-designated eight room bed and breakfast to facilitate its conversion to four self-contained strata units. The application is concurrent with Rezoning and Development Permit Applications to subdivide the property for the creation of a small lot on the west portion of the property. Variances for the existing house would be required to facilitate the rezoning.

After the application was declined by Council at a Public Hearing on July 12, 2018, Council passed a motion, on July 26, 2018, to reconsider the Rezoning and Development Permit Applications as well as the Heritage Alteration Permit with Variances, pending changes outlined in the applicant's letter, dated July 24, 2018, as well as detailed in letters from the residents of 216 and 218 Superior Street (attached). The applicant has now made a number of changes to the proposal in response to this direction.

Variances associated with the proposal are as follows:

- reducing the side yard setback from 3.65m to 1.20m
- reducing the rear yard setback from 4.0m to 1.36m
- increasing site coverage from 30% to 35.9%
- reducing the required parking from six to four stalls
- relaxing parking location to allow parking in the front yard.

The exterior alterations to facilitate the conversion to four strata units include the removal and replacement of non-original materials, and the installation of one set of new stairs and one door that do not impact the original fabric or character-defining elements of the heritage-designated building.

The following points were considered in assessing this application:

- The proposal is consistent with relevant goals and objectives of the *Official Community Plan* and Development Permit Area 16: Form and Character for conserving heritage property and adapting existing building stock for diverse housing types.
- The proposal is consistent with the *James Bay Neighbourhood Plan* as it conserves the heritage-designated structure and encourages new economic use.
- The proposal is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* as the conversion is retained within the existing footprint and does not dramatically alter the exterior form.

The application is generally consistent with City policy. The rear yard setback variance relates to an existing stair, and the side yard setback variance relates to the introduction of a new property line to subdivide the lot to create a small lot on the west portion of the existing parcel. The location of the parking in the front is also recommended as supportable as the location of the stalls has a minimal impact on the significant aspects of the heritage house and is partially screened from the street by a hedge. The reduction in the required number of parking stalls from six to four is the result of a change to the Zoning Bylaw (ZBL) requirements which occurred after Council's reconsideration motion was passed; however, as there is little room on site to accommodate different parking layouts and the original site layout was established prior to the new bylaw coming into effect, staff recommend to Council that it is supportable.

BACKGROUND

Description of Proposal

This Heritage Alteration Permit Application with Variances is concurrent with a Rezoning Application to subdivide the property to create a small lot on the west portion of the site, leaving the existing heritage-designated house for a conversion from an eight room bed and breakfast to four individual strata units.

Variances associated with the concurrent Rezoning Application and the conversion to four strata units involve a reduction in the side yard setback from 3.65m to 1.20m; a reduction in the rear yard setback from 4.0m to 1.36m; an increase in site coverage from 30% to 35.9%; and a relaxation to allow parking in the front yard. The exterior alterations to facilitate the conversion to four strata units include the following:

- removal of non-original stairs
- addition of one set of new stairs and one door
- replacement of a non-original window with a window in keeping with the existing original windows
- replacement of a non-original door with a window
- replacement of a non-original window with a door.

The proposed exterior alterations were reviewed by staff and determined to be consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and would normally be approved through the Delegated Heritage Alteration Permit process.

Affordable Housing Impacts

The applicant proposes to convert an existing bed and breakfast to four new strata residential units, therefore increasing the overall supply of residential units in the area. The applicant also agrees to a Housing Agreement, which would ensure that future strata bylaws could not prohibit the rental of units.

Active Transportation Impacts

The applicant is proposing five Class 1 (long term) and three Class 2 (short term) bicycle parking spaces for four strata units located within the heritage-designated property, which is in excess of the requirements set out in the ZBL.

Sustainability Features

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

Relevant History

The history of the application is as follows:

- The proposal was presented to the Committee of the Whole on December 14, 2017. Council motioned to prepare the zoning bylaw amendments subject to receipt of an executed statutory right-of-way (SRW) of 2.41m on Superior Street, correction of minor plan inconsistencies, and the applicant exploring alternate parking layouts with staff to reduce the impact on the streetscape.

- On May 31, 2018, it was brought to the attention of the City that three chimneys on the heritage-designated house were dismantled without required permits and a stop work order was immediately placed on the property and Council was apprised of the situation.
- A staff report on June 28, 2018 updated Council that the SRW was executed, plan inconsistencies were revised, and an update on parking was provided. Council gave first and second readings of the Zoning Regulation Bylaw, Amendment Bylaw on June 28, 2018.
- A Public Hearing was held on July 12, 2018 and the proposal was declined by Council.
- A Council report and motion was brought forward on July 26, 2018 (attached) to reconsider the application, with revisions based on the applicant's letter dated July 24, 2018. Council passed the motion with an amendment to the main motion directing staff to work with the applicant to secure changes outlined in the applicant's letter (Attachment D) and the letters from residents of 216 and 218 Superior Street and that the revised proposal return to the Committee of the Whole.

Data Table

The following data table compares the proposed changes to the existing house with the existing T-15 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal (existing house)	Existing Zone Standard T-15
Site area (m ²) - minimum	953.76	1330.00
Density (Floor Space Ratio) - maximum	0.49	0.50
Total floor area (m ²) - maximum	470.1	n/a
Height (m) - maximum	7.60*	7.50
Storeys - maximum	2	2
Site coverage (%) - maximum	35.09*	30.00
Setbacks - minimum		
Front (Superior St.)	11.19	7.50
Rear (N)	1.36* (stair)	4.00
Side (E)	7.65	3.00
Side (W)	1.20* (stair)	3.65
Vehicle parking - minimum	4	9 for bed & breakfast 6 for conversion
Parking location	Front yard*	Rear, side yard
Bicycle parking stalls - minimum		
Class 1	5	n/a
Class 2	3	n/a

Community Consultation

Since the application was last considered by Council, the applicant has engaged with the neighbours at 216 and 218 Superior Street (authors of letters referenced in Council's motion), who now appear to be in support of the proposal.

As per the Small Lot Rezoning Policy, the applicant must poll all the immediate neighbours. In the original poll of immediate neighbours, the applicant reported 90% in support of the application. With the revisions, the applicants now report 100% of the immediate neighbours polled are in support.

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on March 8, 2017. Letters dated March 13, 2017 and November 10, 2017 are attached to the Committee of the Whole report from December 14, 2017.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies.

Official Community Plan

The proposal is consistent with the relevant City policies within the *Official Community Plan* (OCP) because it is in accordance with the goal of protecting and celebrating Victoria's cultural and natural heritage resources, the objective of conserving heritage property as a resource with value for present and future generations, and the strategic neighbourhood directions that include maintaining a diversity of housing types and the adaptation and renewal of existing building stock.

Local Area Plans

The proposed conversion from an eight room bed and breakfast to four self-contained strata units is consistent with the goals, objectives, and policies of the *James Bay Neighbourhood Plan*, as it conserves the heritage-designated building and promotes continued economic life of heritage structures through creative parking provision solutions.

Standards and Guidelines for the Conservation of Historic Places in Canada

The *Standards and Guidelines for the Conservation of Historic Places in Canada* recommends accommodating new functions and services in non-character-defining interior spaces as an alternative to constructing a new addition, and selecting a new use that suits the existing building form. The proposal is consistent with these recommendations as the conversion is contained within the existing footprint of the heritage-designated house, and the new use does not dramatically alter the exterior form.

Schedule C - Off-Street Parking

The proposal requires 1.45 parking spaces per dwelling unit greater than 70m² in floor area. This equates to a parking requirement of six parking spaces, which are to be located behind the front wall of the building. Previously, this variance did not exist as the old (pre July 26, 2018) parking regulations only required four stalls. The new bylaw recognizes that larger units often present a higher parking demand.

Locating the parking in front of the house also represents a variance from Schedule C. Staff explored alternate parking layouts with the applicant to reduce the impact on the streetscape and determined the proposed parking layout was the appropriate solution to minimize impact on both the streetscape and the heritage-designated building viewed when the parking area is full.

Heritage Advisory Panel

The Delegated Heritage Alteration Permit for the reconstruction of the three chimneys was presented to the Heritage Advisory Panel on October 9, 2018 for review and comment, and thereafter approved by staff to ensure reinstatement of the three chimneys could proceed.

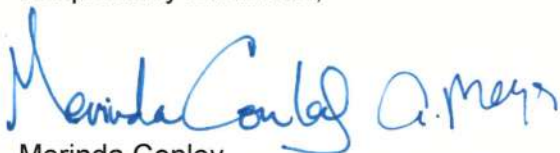
CONCLUSIONS

The application is generally consistent with City policy and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The rear yard setback variance relates to an existing stair, the side yard setback variances relates to the concurrent Rezoning Application to subdivide for the creation of a small lot on the west portion of the existing parcel, and the front yard parking variance is supported as a solution with minimal impact on the heritage-designated property. It is recommended for Council's consideration that the application be approved.

ALTERNATE MOTION

That Council decline Heritage Alteration Permit Application with Variances No. 00007 for the property located at 224 Superior Street.

Respectfully submitted,

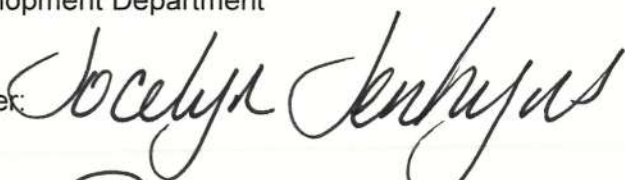


Merinda Conley
Senior Heritage Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

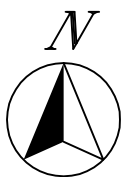


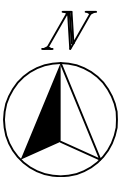
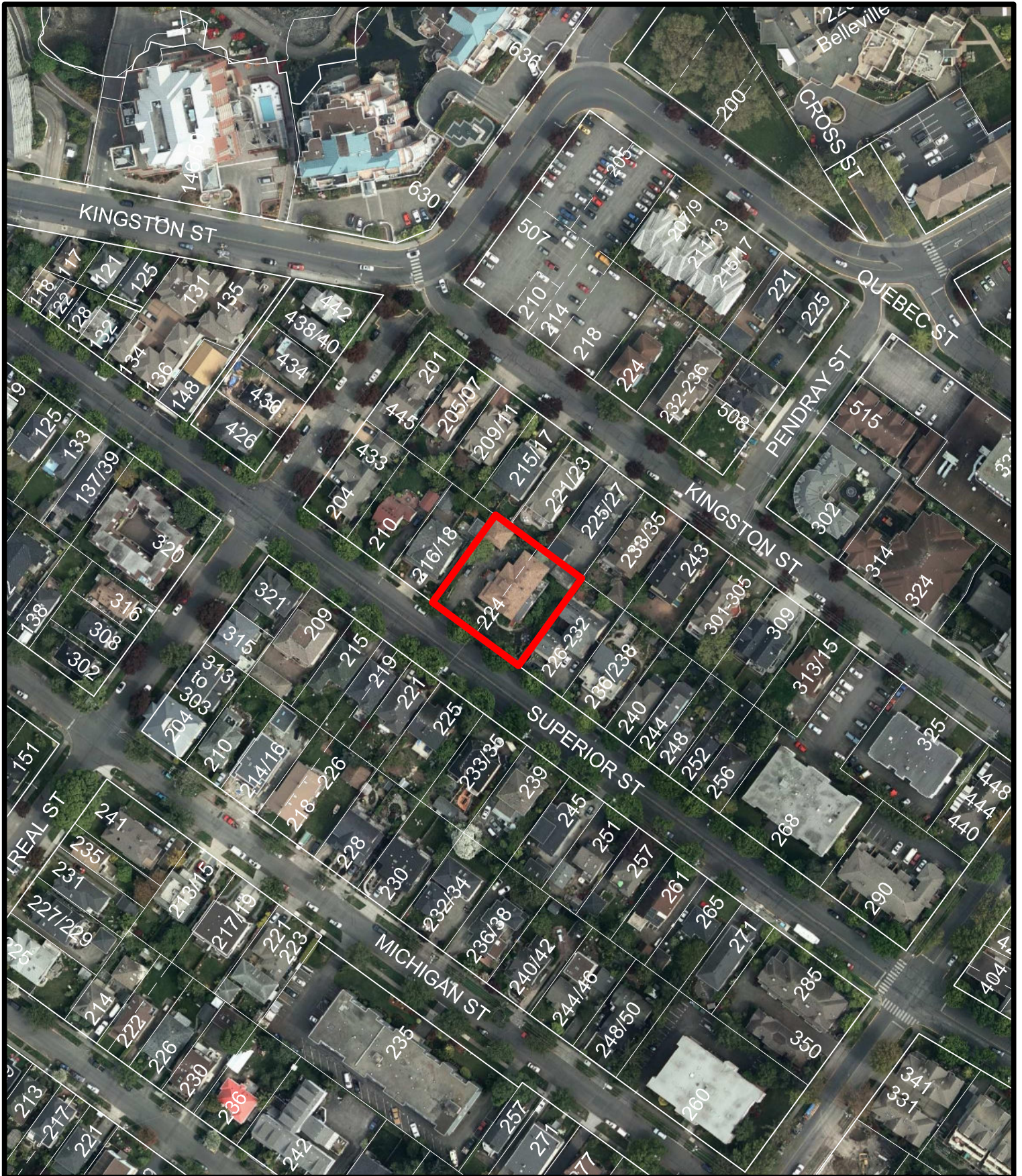
Date: Dec 6, 2018

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans, dated August 8, 2018
- Attachment D: Letter from applicant to Mayor and Council, date stamped November 21, 2018
- Attachment E: Petitions from 216 and 218 Superior Street date stamped October 9, 2018
- Attachment F: Original petition summary, map and petitions date stamped August 18, 2017

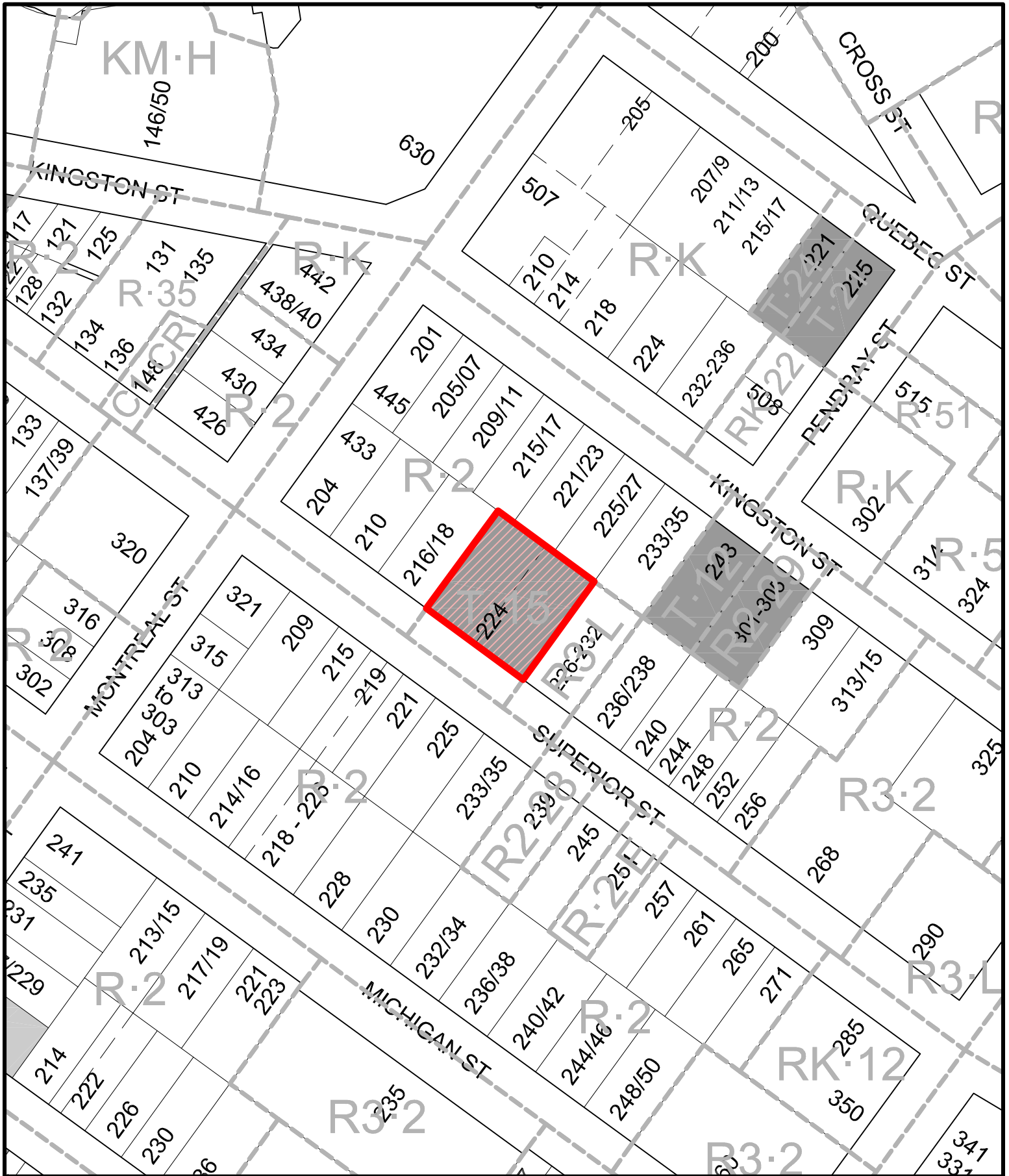
- Attachment G: Staff Report for the Committee of the Whole Meeting of December 14, 2017
- Attachment H: Staff Report for the Council Meeting of June 28, 2018
- Attachment I: Staff Update Report for the Council Meeting of July 12, 2018
- Attachment J: Council Reconsideration Report for Council Meeting of July 26, 2018
- Attachment K: Council Motion from July 26, 2018.





224 Superior Street
Rezoning No.00582





224 Superior Street

Heritage Alteration Permit with Variance #00007



Designated



Registered







Received
City of Victoria

AUG 08 2018

Planning & Development Department
Development Services Division

Kingston Street

Montreal Street

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

Merlin
DESIGN
250 885 2207

224 Superior Street

Plan of Existing Site

Drawing Detail

Project

Drawn by
D. Halton

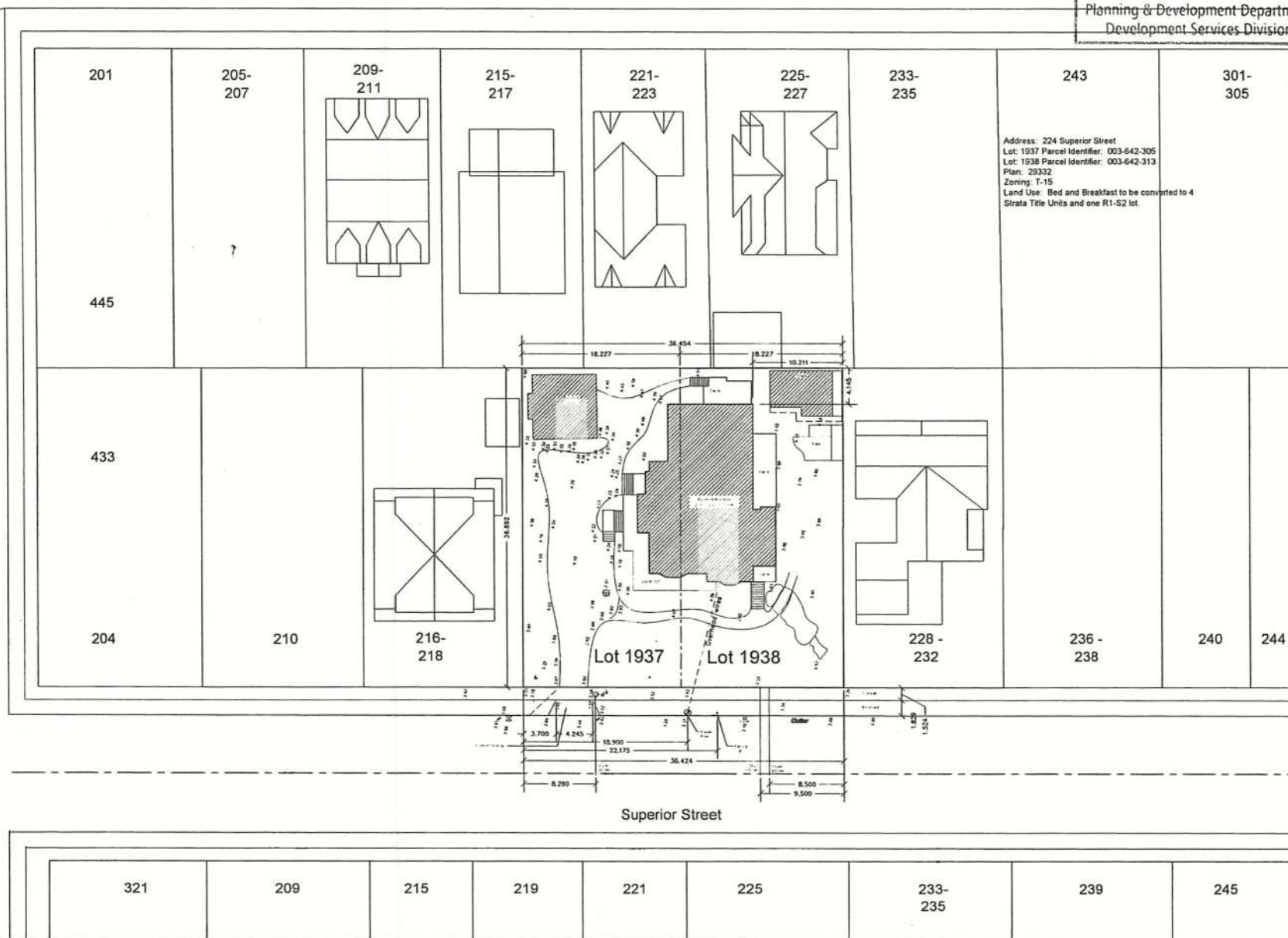
Date
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Page

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ATTACHMENT C





Address: 224 Superior Street
Lot: 1937 Parcel Identifier: 003-642-305
Lot: 1938 Parcel Identifier: 003-642-313
Plan: 29332
Zoning: T-15
Land Use: Bed and Breakfast to be converted to 4
Strata Title Units and one R1-52 lot.

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City of Victoria

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Development Services Division

Merlin
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224 Superior Street

Existing Landscape Plan

Drawing Detail

Project

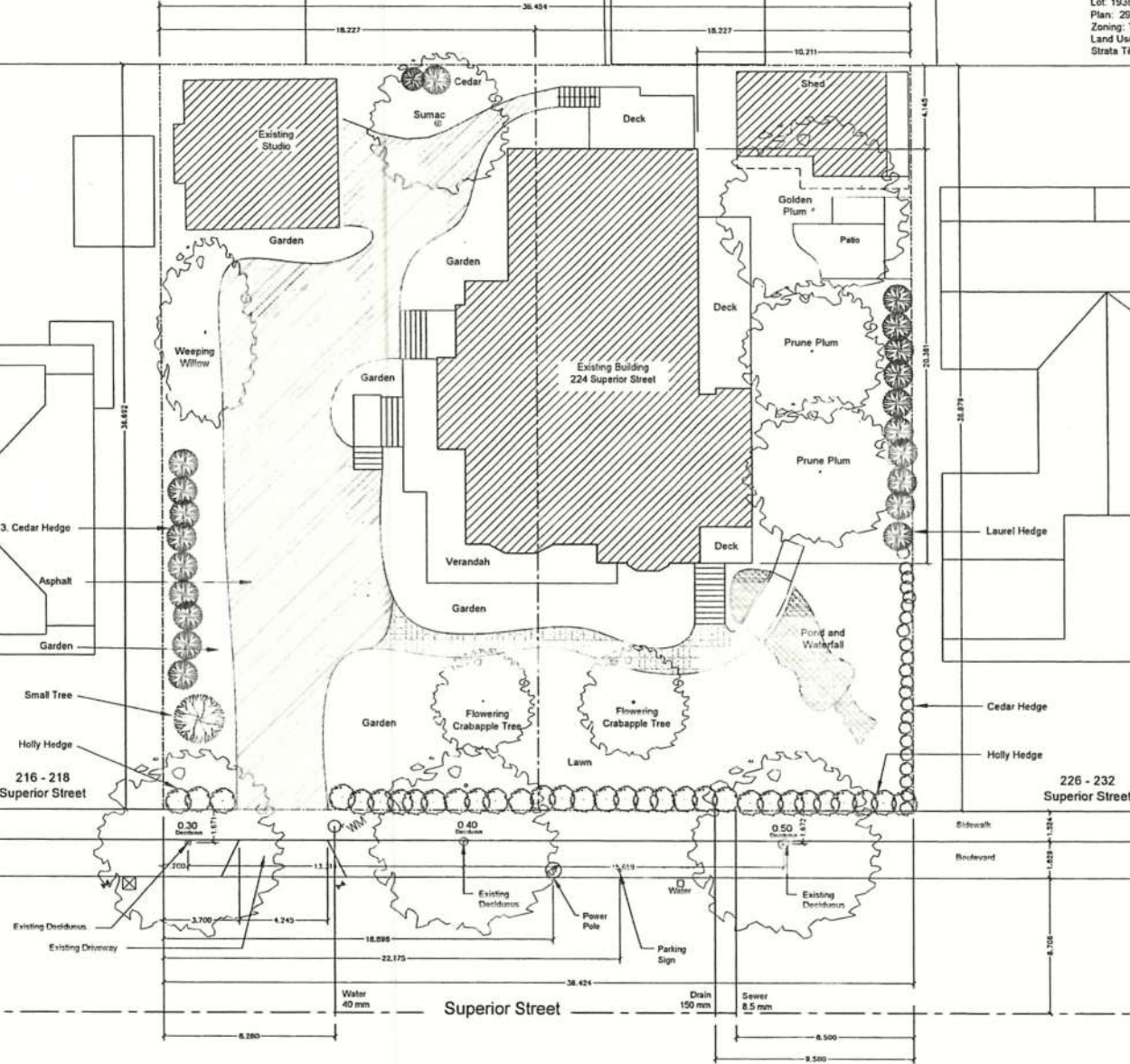
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D. Halton

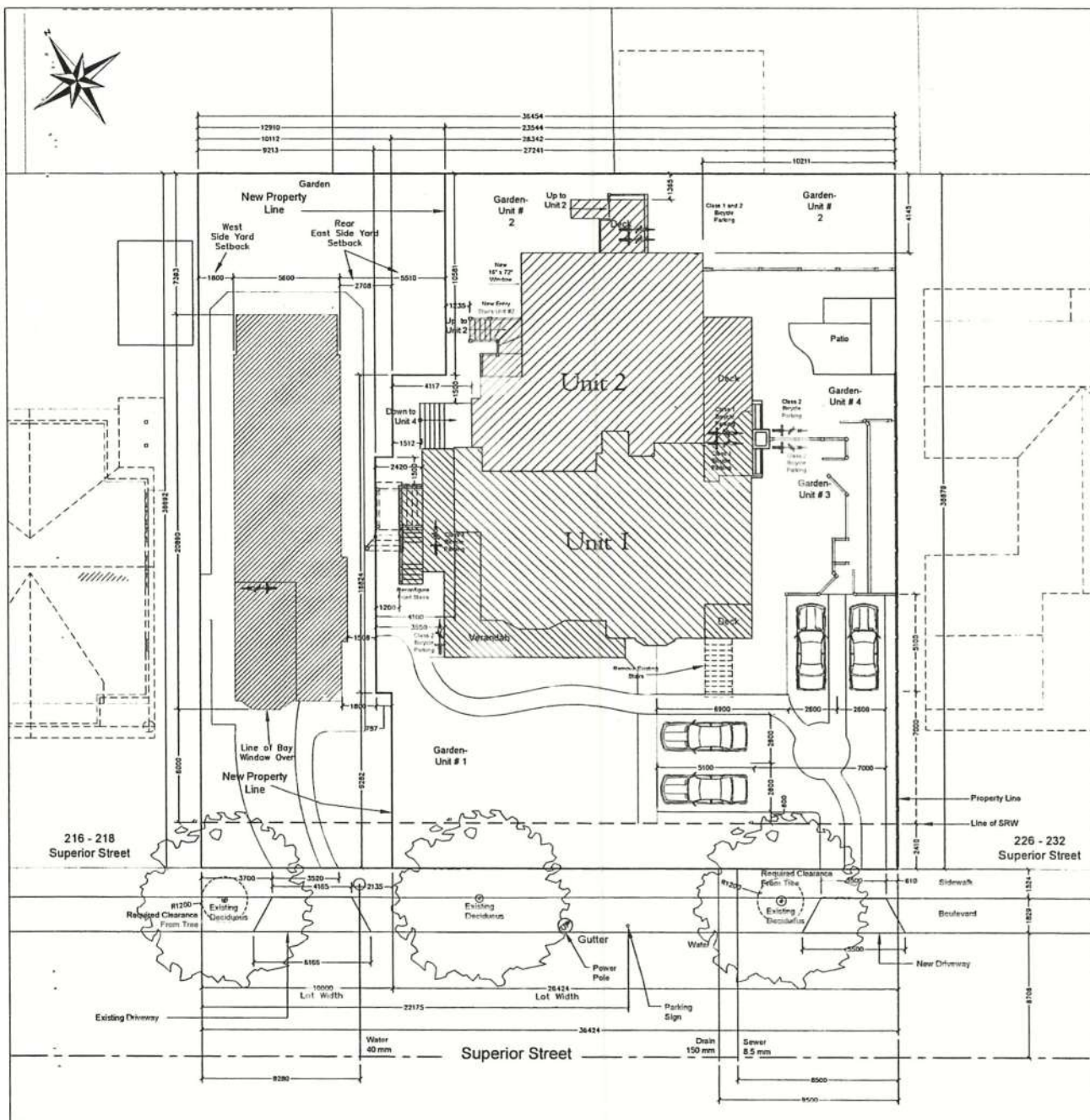
Date
Dec 20, 2016

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Page

2





PROJECT INFORMATION TABLE				
Fairfax Planning Permit Number:				
214 Tappan Street				
Site location:				5.15
Site area (sq meters) including WWF				913.76
Area of "RSP"				87.78
Site boundary or WWF				805.98
Total floor area (sq meters)				420.10
Proposed office space				n/a
Above ground area				6.19.1
Site coverage %				34.99%
Open site space %				43.10%
Merged only (above ground)				5.98%
Number of stories				2
Parking spots (including car stack)				4
Bicycle parking spots (including car stack)				4
Building Setbacks (m)				
a. Front yard				12.24
b. Rear yard				1.90
c. Side yard (west)				4.25
d. Side yard (east)				7.93
e. Foundation (city wall)				11.89
Residential Use Details				
a. Total number of units				4
b. Unit type				3-bedrooms
c. Proposed number of units				4
d. Minimum net floor area(m ²)				155.43
e. Total residential floor area(m ²)				420.10

PROJECT INFORMATION TABLE				
222 Superior Street				
		Zoning Standard		Calculated Value
		for the		
	Small Lot	Small Lot		
Zone	R1 S2	R1 S2		no
Site area (sq. meters)	288.37	260.00		no
Site coverage %	29.90%	40.0%		no
Total floor area (sq. meters)	178.69	190		no
Floor space ratio	0.46(1)	0.6(1)		no
Height of building (meters)	6.5	7.5		no
Number of stories	2	2		no
Building Setbacks (m)				
Front yard		6.00	6	no
Rear yard		6.90	6	no
Side yard (west)		1.80	1.5	no
Side yard (east)		1.5- 5.8	1.5	no
Open site space %		60.1%		no
Parking slots located on site		1	0	no
Bicycle parking number		in the garage		no

Driveway Space Calculation	
222 Driveway	
Height at the Sidewalk	3.67
Height at the House	3.96
Difference	0.19
Length of Driveway	9.28
Slope	2.047%

224 East	
Height at the Sidewalk	3.33
Height at the House	3.65
Difference	0.32
Length of Driveway	12.19
Slope	2.624%

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 **Merlin**
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224 Superior Street

Proposed Site Plan (with Upper Floor of Strata)

Page

3

4

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Development Services Division

Project August 4, 2017

2. Design

3. Legal

4. Planning

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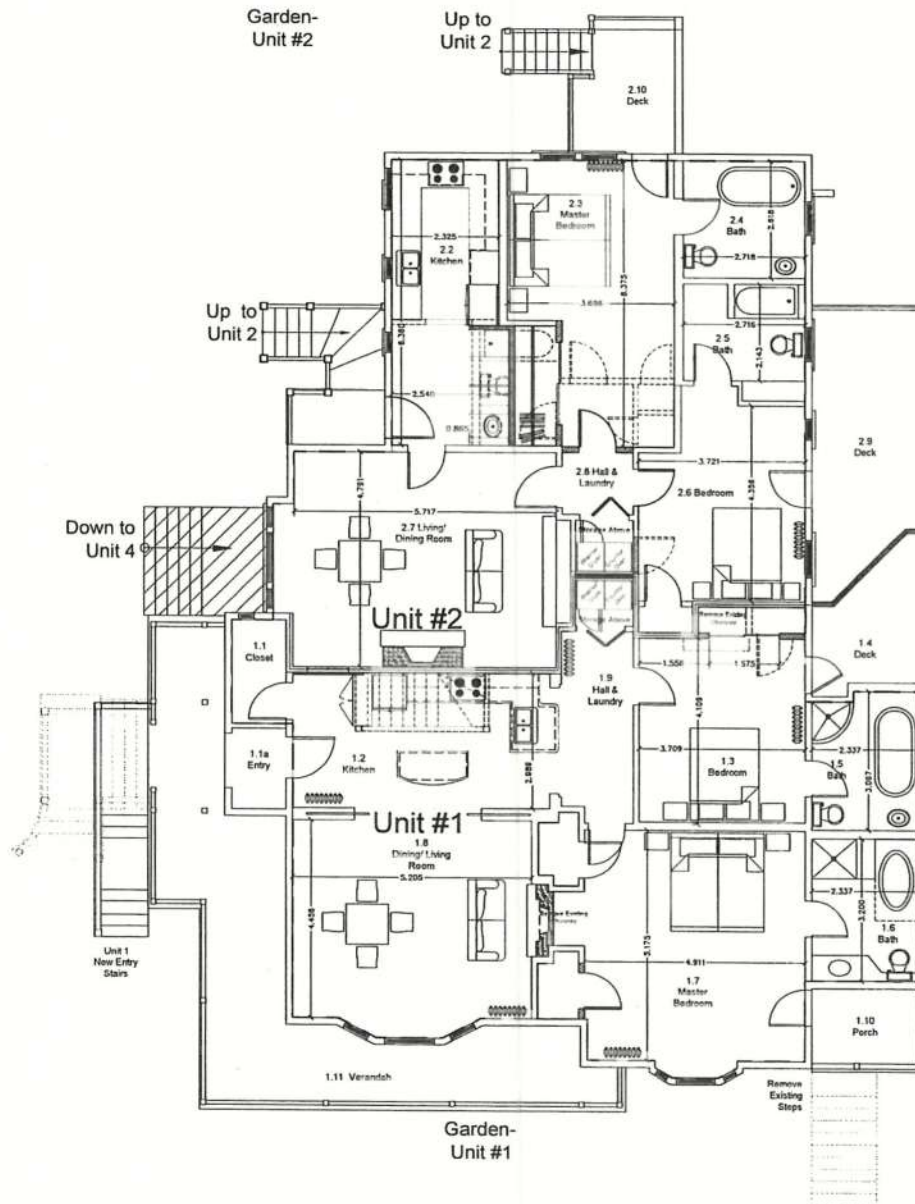
310. Design

311. Design

312. Design



REVISIONS	
No.	Description
1	Final Design
2	Design Review
3	Design Review
4	Design Review
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Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-305
 Lot: 1938 Parcel Identifier: 003-642-313
 Plan: 29332
 Zoning: T-15
 Land Use: Bed and Breakfast to be converted to 4
 Strata Title Units and one R1-S2 lot.

Key to Symbols

— HEAVY LINE
 indicates a wall that needs
 refinishing or repair.

▨ HEAVY LINE
 with HATCHING
 indicates a new wall.

- - - DASHED LINE
 indicates a wall or element
 that is to be removed.

Total Square Footage:
 Main Floor: 227.85 Sq.M

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 Development Services Division

Revisions	August 4, 2017
No.	Description
1	Outline Showing Total Floor
2	Total Floor Area Added
3	Storage Removed

Merlin
 DESIGN
 250 885 2207

224 Superior Street

Project

Plan Details- Upper Floor of Strata

Drawing Detail

Drawn by
 D. Halton

Date
 Dec 20, 2016

Scale
 1:50

Page

7

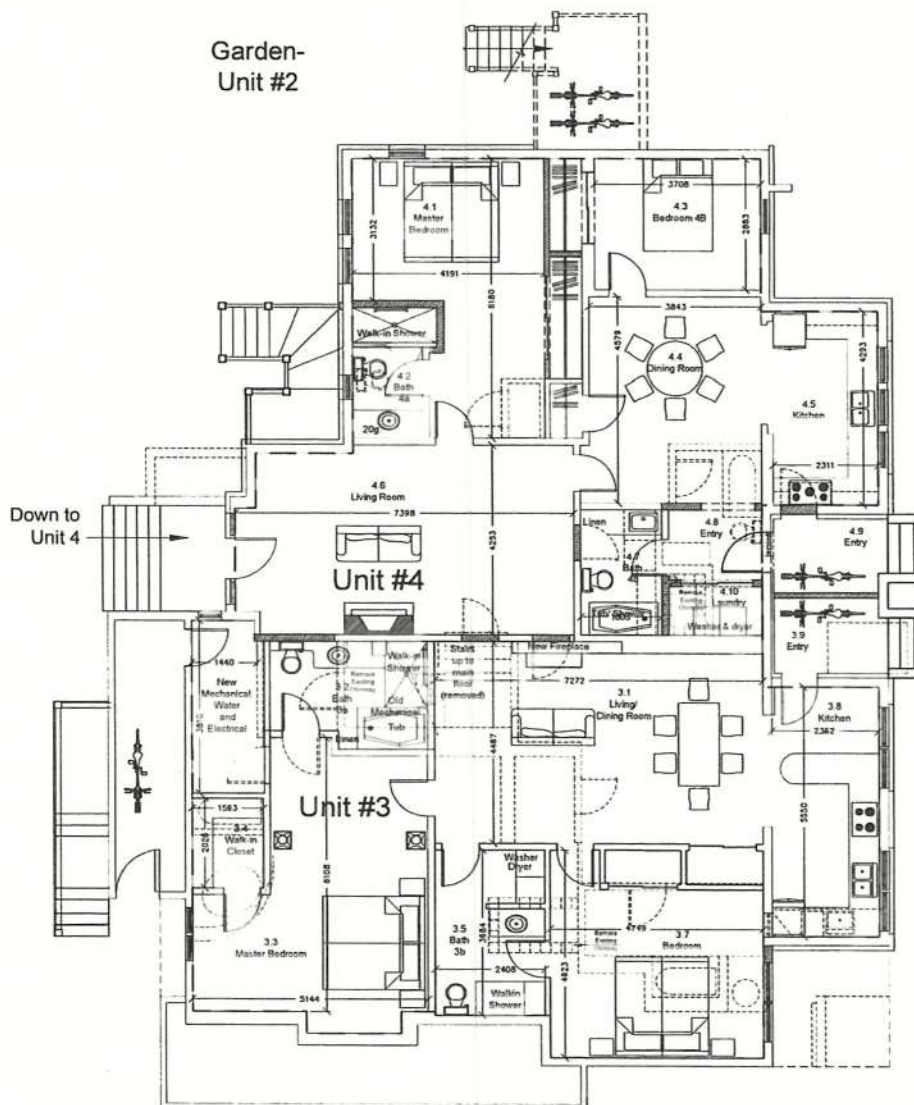


Garden-
Unit #2

Garden-
Unit #2

Garden-
Unit #4

Garden-
Unit #3



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

Key to Symbols

HEAVY LINE
 indicates a wall that needs
 refinishing or repair.

HEAVY LINE
 with HATCHING
 indicates a new wall.

DASHED LINE
 indicates a wall or element
 that is to be removed.

Total Square Footage:
 Lower Floor: 242.25 sq. M.

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 Development Services Division

Revised: August 4, 2017
25a Description
1 Scope Extension Area Deleted
2 Scope Extension Deleted
3 Mechanical Room Relocated
4 Area Reconfigured
5 Room Extension Removed
6 Storage Removed

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 DESIGN
 250 885 2207

224 Superior Street

Plan- Lower Floor of Strata

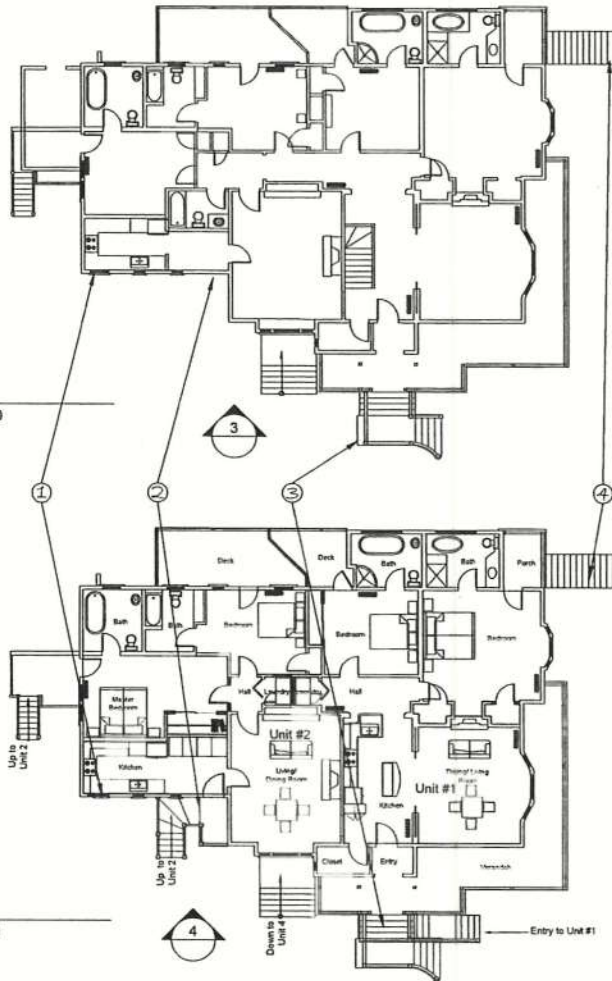
Project

Drawn by
 D. Halton

Date
 Dec. 20, 2016

Scale
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 8

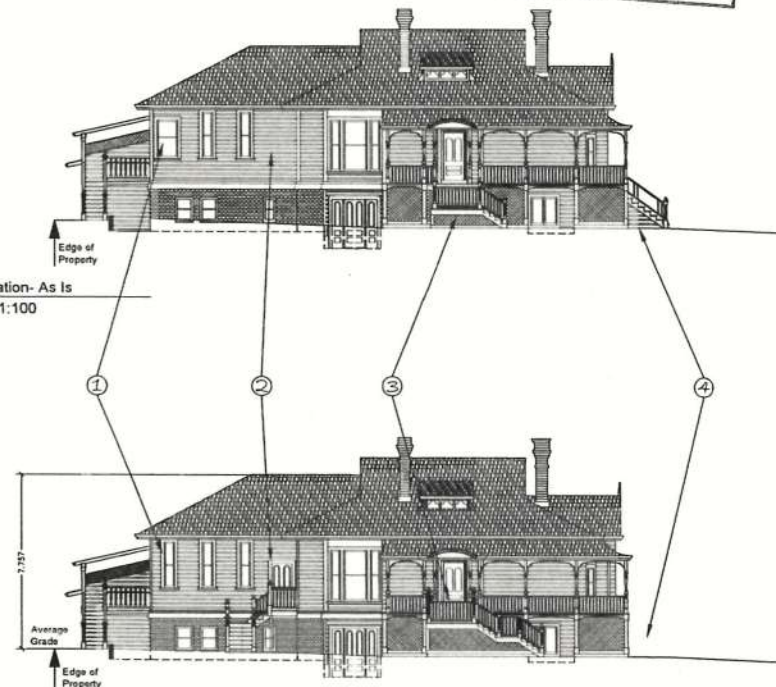


1 Plan- As Is
Scale: 1:100

2 Plan- Proposed
Scale: 1:100

3 West Elevation- As Is
Scale: 1:100

4 West Elevation- Proposed
Scale: 1:100



1. The window indicated by 1 is not original to the house; it was a door. In the renovation of 1990, the door was converted to a window. We would like to change this window to one that matches the original window.
2. Add a new door and entry stairs. This will become the entry to Unit #2.
3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1990 renovation. The curve at the bottom was added in 2012. The new stairs would maintain the original design but would be reconfigured as shown in Drawing 1.
4. These stairs are not original to the house. With the new interior configuration, these stairs would give access from Unit 1 to the parking area. Therefore, these stairs would be removed.

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City of Victoria

AUG 08 2018

Planning & Development Department
Development Services Division

Permitted Dec. 20, 2017

Not Dec. 2017

1 Disposition Granted

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224 Superior Street

Proposed Changes to the Exterior- West Elevation
Drawing Detail

Project

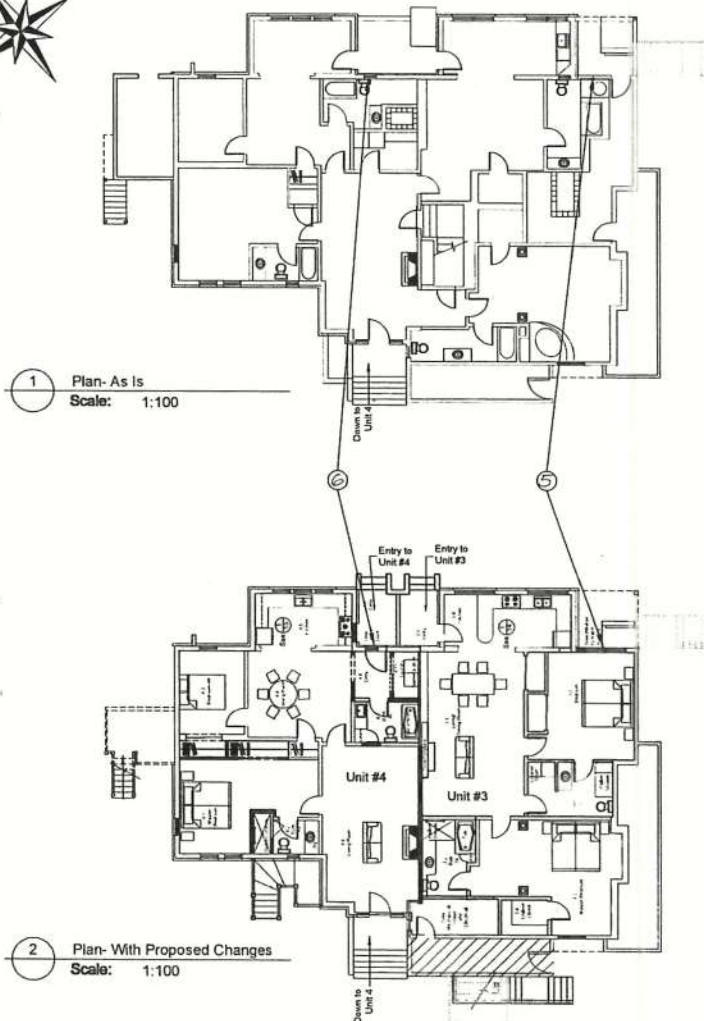
Drawn by
D. Halton

Date
Dec. 20, 2016

Scale
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Page

9



1 Plan- As Is
Scale: 1:100

2 Plan- With Proposed Changes
Scale: 1:100



3 East Elevation- As Is
Scale: 1:100



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

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

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

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

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Planning & Development Department
Development Services Division

Permitted August 4, 2017
No Description
1 New Window Removal
2 Location of Window Changes
3 Facade Reconfigured

Merlin
DESIGN
250 885 2207

224 Superior Street

Project

Drawn by
D. Halton

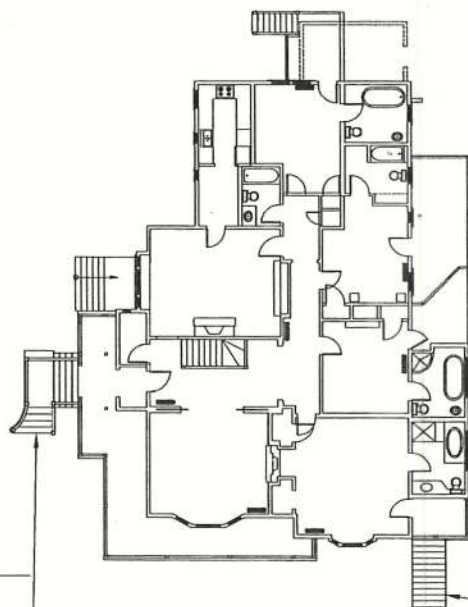
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Dec. 20, 2016

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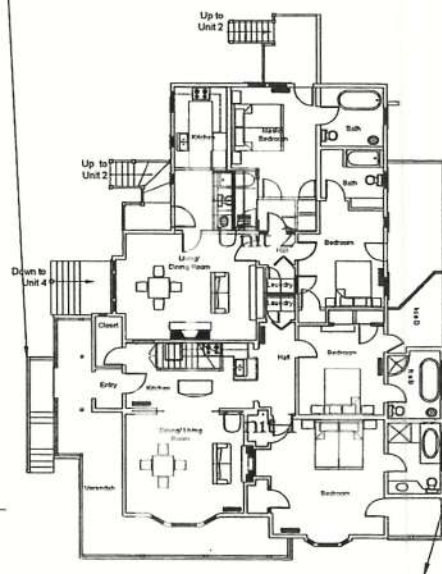
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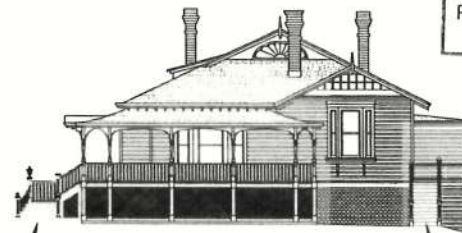
Drawing Detail
Proposed Changes to the Exterior- East Elevation



1
11 Plan-As Is
Scale: 1:100



2
11 Plan-Proposed
Scale: 1:100



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



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

3. Reroute the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1990 renovation. The curve at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing.
4. With the new interior configuration, these stairs would give access from Unit 1 to the garden of Unit #3. Therefore, these stairs would be removed.

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City of Victoria

AUG 08 2018

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Development Services Division

Received July 20, 2017

Site Description

1. New Page Added

Merlin
DESIGN
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224 Superior Street

Proposed Changes to the Exterior- South Elevation
Drawing Detail

Project

Drawn by
D. Halton

Date
July 20, 2017

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Page

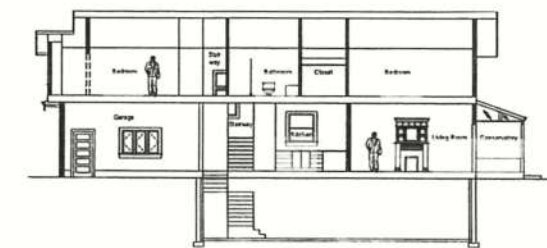
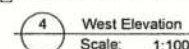
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2 South Elevation
Scale: 1:100



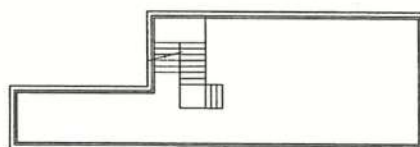
3 North Elevation
Scale: 1:100



8 Section
Scale: 1:100



9 Section
Scale: 1:100



7 Plan- Cellar
Scale: 1:100

Special Separation						
Building Name	Area of Existing Building (sq. ft.)	Area of New Building (sq. ft.)	Shifting Balance Increase	Area of New Building (sq. ft.)	Percentage of Existing Building	Percentage of Existing Capacity
East	751.6	67.5	1.00	8.1	1.08%	
	212.2	31.35	0.15	12.12	5.71%	
West	240.5	212.75	0.88	17.75	7.34%	
Academy Center	264.2	29.75	0.11	11.11	4.21%	
Not the Center		10.43	0.04	4.04	1.53%	

POWER STATION	DATE	WGT
Main Run		
1 Gangeside	2/87	34/37
2 Gangeside - 1st	8/12	20/21 20/21
3 Gangeside - 2nd	1/88	20/21 20/21 20/21
4 Gangeside	1/88	20/21 20/21 20/21
5 Gangeside - 3rd	1/88	20/21 20/21 20/21
6 Gangeside - 4th	1/88	20/21 20/21 20/21
7 Gangeside	1/88	20/21 20/21 20/21
8 Gangeside	1/88	20/21 20/21 20/21
9 Gangeside	1/88	20/21 20/21 20/21
10 Gangeside - 5th	1/88	20/21 20/21 20/21
11 Gangeside - 6th	1/88	20/21 20/21 20/21
12 Gangeside - 7th	1/88	20/21 20/21 20/21
13 Gangeside - 8th	1/88	20/21 20/21 20/21
14 Gangeside - 9th	1/88	20/21 20/21 20/21
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31 Gangeside - 24th	1/88	20/21 20/21 20/21
32 Gangeside - 25th	1/88	20/21 20/21 20/21
33 Gangeside - 26th	1/88	20/21 20/21 20/21
34 Gangeside - 27th	1/88	20/21 20/21 20/21
35 Gangeside - 28th	1/88	20/21 20/21 20/21
36 Gangeside - 29th	1/88	20/21 20/21 20/21
37 Gangeside - 30th	1/88	20/21 20/21 20/21
38 Gangeside - 31st	1/88	20/21 20/21 20/21
39 Gangeside - 32nd	1/88	20/21 20/21 20/21
40 Gangeside - 33rd	1/88	20/21 20/21 20/21
41 Gangeside - 34th	1/88	20/21 20/21 20/21
42 Gangeside - 35th	1/88	20/21 20/21 20/21
43 Gangeside - 36th	1/88	20/21 20/21 20/21
44 Gangeside - 37th	1/88	20/21 20/21 20/21
45 Gangeside - 38th	1/88	20/21 20/21 20/21
46 Gangeside - 39th	1/88	20/21 20/21 20/21
47 Gangeside - 40th	1/88	20/21 20/21 20/21
48 Gangeside - 41st	1/88	20/21 20/21 20/21
49 Gangeside - 42nd	1/88	20/21 20/21 20/21
50 Gangeside - 43rd	1/88	20/21 20/21 20/21
51 Gangeside - 44th	1/88	20/21 20/21 20/21
52 Gangeside - 45th	1/88	20/21 20/21 20/21
53 Gangeside - 46th	1/88	20/21 20/21 20/21
54 Gangeside - 47th	1/88	20/21 20/21 20/21
55 Gangeside - 48th	1/88	20/21 20/21 20/21
56 Gangeside - 49th	1/88	20/21 20/21 20/21
57 Gangeside - 50th	1/88	20/21 20/21 20/21
58 Gangeside - 51st	1/88	20/21 20/21 20/21
59 Gangeside - 52nd	1/88	20/21 20/21 20/21
60 Gangeside - 53rd	1/88	20/21 20/21 20/21
61 Gangeside - 54th	1/88	20/21 20/21 20/21
62 Gangeside - 55th	1/88	20/21 20/21 20/21
63 Gangeside - 56th	1/88	20/21 20/21 20/21
64 Gangeside - 57th	1/88	20/21 20/21 20/21
65 Gangeside - 58th	1/88	20/21 20/21 20/21
66 Gangeside - 59th	1/88	20/21 20/21 20/21
67 Gangeside - 60th	1/88	20/21 20/21 20/21
68 Gangeside - 61st	1/88	20/21 20/21 20/21
69 Gangeside - 62nd	1/88	20/21 20/21 20/21
70 Gangeside - 63rd	1/88	20/21 20/21 20/21
71 Gangeside - 64th	1/88	20/21 20/21 20/21
72 Gangeside - 65th	1/88	20/21 20/21 20/21
73 Gangeside - 66th	1/88	20/21 20/21 20/21
74 Gangeside - 67th	1/88	20/21 20/21 20/21
75 Gangeside - 68th	1/88	20/21 20/21 20/21
76 Gangeside - 69th	1/88	20/21 20/21 20/21
77 Gangeside - 70th	1/88	20/21 20/21 20/21
78 Gangeside - 71st	1/88	20/21 20/21 20/21
79 Gangeside - 72nd	1/88	20/21 20/21 20/21
80 Gangeside - 73rd	1/88	20/21 20/21 20/21
81 Gangeside - 74th	1/88	20/21 20/21 20/21
82 Gangeside - 75th	1/88	20/21 20/21 20/21
83 Gangeside - 76th	1/88	20/21 20/21 20/21
84 Gangeside - 77th	1/88	20/21 20/21 20/21
85 Gangeside - 78th	1/88	20/21 20/21 20/21
86 Gangeside - 79th	1/88	20/21 20/21 20/21
87 Gangeside - 80th	1/88	20/21 20/21 20/21
88 Gangeside - 81st	1/88	20/21 20/21 20/21
89 Gangeside - 82nd	1/88	20/21 20/21 20/21
90 Gangeside - 83rd	1/88	20/21 20/21 20/21
91 Gangeside - 84th	1/88	20/21 20/21 20/21
92 Gangeside - 85th	1/88	20/21 20/21 20/21
93 Gangeside - 86th	1/88	20/21 20/21 20/21
94 Gangeside - 87th	1/88	20/21 20/21 20/21
95 Gangeside - 88th	1/88	20/21 20/21 20/21
96 Gangeside - 89th	1/88	20/21 20/21 20/21
97 Gangeside - 90th	1/88	20/21 20/21 20/21
98 Gangeside - 91st	1/88	20/21 20/21 20/21
99 Gangeside - 92nd	1/88	20/21 20/21 20/21
100 Gangeside - 93rd	1/88	20/21 20/21 20/21
101 Gangeside - 94th	1/88	20/21 20/21 20/21
102 Gangeside - 95th	1/88	20/21 20/21 20/21
103 Gangeside - 96th	1/88	20/21 20/21 20/21
104 Gangeside - 97th	1/88	20/21 20/21 20/21
105 Gangeside - 98th	1/88	20/21 20/21 20/21
106 Gangeside - 99th	1/88	20/21 20/21 20/21
107 Gangeside - 100th	1/88	20/21 20/21 20/21
108 Gangeside - 101st	1/88	20/21 20/21 20/21
109 Gangeside - 102nd	1/88	20/21 20/21 20/21
110 Gangeside - 103rd	1/88	20/21 20/21 20/21
111 Gangeside - 104th	1/88	20/21 20/21 20/21
112 Gangeside - 105th	1/88	20/21 20/21 20/21
113 Gangeside - 106th	1/88	20/21 20/21 20/21
114 Gangeside - 107th	1/88	20/21 20/21 20/21
115 Gangeside - 108th	1/88	20/21 20/21 20/21
116 Gangeside - 109th	1/88	20/21 20/21 20/21
117 Gangeside - 110th	1/88	20/21 20/21 20/21
118 Gangeside - 111th	1/88	20/21 20/21 20/21
119 Gangeside - 112th	1/88	20/21 20/21 20/21
120 Gangeside - 113th	1/88	20/21 20/21 20/21
121 Gangeside - 114th	1/88	20/21 20/21 20/21
122 Gangeside - 115th	1/88	20/21 20/21 20/21
123 Gangeside - 116th	1/88	20/21 20/21 20/21
124 Gangeside - 117th	1/88	20/21 20/21 20/21
125 Gangeside - 118th	1/88	20/21 20/21 20/21
126 Gangeside - 119th	1/88	20/21 20/21 20/21
127 Gangeside - 120th	1/88	20/21 20/21 20/21
128 Gangeside - 121st	1/88	20/21 20/21 20/21
129 Gangeside - 122nd	1/88	20/21 20/21 20/21
130 Gangeside - 123rd	1/88	20/21 20/21 20/21
131 Gangeside - 124th	1/88	20/21 20/21 20/21
132 Gangeside - 125th	1/88	20/21 20/21 20/21
133 Gangeside - 126th	1/88	20/21 20/21 20/21
134 Gangeside - 127th	1/88	20/21 20/21 20/21
135 Gangeside - 128th	1/88	20/21 20/21 20/21
136 Gangeside - 129th	1/88	20/21 20/21 20/21
137 Gangeside - 130th	1/88	20/21 20/21 20/21
138 Gangeside - 131st	1/88	20/21 20/21 20/21
139 Gangeside - 132nd	1/88	20/21 20/21 20/21
140 Gangeside - 133rd	1/88	20/21 20/21 20/21
141 Gangeside - 134th	1/88	20/21 20/21 20/21
142 Gangeside - 135th	1/88	20/21 20/21 20/21
143 Gangeside - 136th	1/88	20/21 20/21 20/21
144 Gangeside - 137th	1/88	20/21 20/21 20/21
145 Gangeside - 138th	1/88	20/21 20/21 20/21
146 Gangeside - 139th	1/88	20/21 20/21 20/21
147 Gangeside - 140th	1/88	20/21 20/21 20/21
148 Gangeside - 141st	1/88	20/21 20/21 20/21
149 Gangeside - 142nd	1/88	20/21 20/21 20/21
150 Gangeside - 143rd	1/88	20/21 20/21 20/21
151 Gangeside - 144th	1/88	20/21 20/21 20/21
152 Gangeside - 145th	1/88	20/21 20/21 20/21
153 Gangeside - 146th	1/88	20/21 20/21 20/21
154 Gangeside - 147th	1/88	20/21 20/21 20/21
155 Gangeside - 148th	1/88	20/21 20/21 20/21
156 Gangeside - 149th	1/88	20/21 20/21 20/21
157 Gangeside - 150th	1/88	20/21 20/21 20/21
158 Gangeside - 151st	1/88	20/21 20/21 20/21
159 Gangeside - 152nd	1/88	20/21 20/21 20/21
160 Gangeside - 153rd	1/88	20/21 20/21 20/21
161 Gangeside - 154th	1/88	20/21 20/21 20/21
162 Gangeside - 155th	1/88	20/21 20/21 20/21
163 Gangeside - 156th	1/88	20/21 20/21 20/21
164 Gangeside - 157th	1/88	20/21 20/21 20/21
165 Gangeside - 158th	1/88	20/21 20/21 20/21
166 Gangeside - 159th	1/88	20/21 20/21 20/21
167 Gangeside - 160th	1/88	20/21 20/21 20/21
168 Gangeside - 161st	1/88	20/21 20/21 20/21
169 Gangeside - 162nd	1/88	20/21 20/21 20/21
170 Gangeside - 163rd	1/88	20/21 20/21 20/21
171 Gangeside - 164th	1/88	20/21 20/21 20/21
172 Gangeside - 165th	1/88	20/21 20/21 20/21
173 Gangeside - 166th	1/88	20/21 20/21 20/21
174 Gangeside - 167th	1/88	20/21 20/21 20/21
175 Gangeside - 168th	1/88	20/21 20/21 20/21
176 Gangeside - 169th	1/88	20/21 20/21 20/21
177 Gangeside - 170th	1/88	20/21 20/21 20/21
178 Gangeside - 171st	1/88	20/21 20/21 20/21
179 Gangeside - 172nd	1/88	20/21 20/21 20/21
180 Gangeside - 173rd	1/88	20/21 20/21 20/21
181 Gangeside - 174th	1/88	20/21 20/21 20/21
182 Gangeside - 175th	1/88	20/21 20/21 20/21
183 Gangeside - 176th	1/88	20/21 20/21 20/21
184 Gangeside - 177th	1/88	20/21 20/21 20/21
185 Gangeside - 178th	1/88	20/21 20/21 20/21
186 Gangeside - 179th	1/88	20/21 20/21 20/21
187 Gangeside - 180th	1/88	20/21 20/21 20/21
188 Gangeside - 181st	1/88	20/21 20/21 20/21
189 Gangeside - 182nd	1/88	20/21 20/21 20/21
190 Gangeside - 183rd	1/88	20/21 20/21 20/21
191 Gangeside - 184th	1/88	20/21 20/21 20/21
192 Gangeside - 185th	1/88	20/21 20/21 20/21
193 Gangeside - 186th	1/88	20/21 20/21 20/21
194 Gangeside - 187th	1/88	20/21 20/21 20/21
195 Gangeside - 188th	1/88	20/21 20/21 20/21
196 Gangeside - 189th	1/88	20/21 20/21 20/21
197 Gangeside - 190th	1/88	20/21 20/21 20/21
198 Gangeside - 191st	1/88	20/21 20/21 20/21
199 Gangeside - 192nd	1/88	20/21 20/21 20/21
200 Gangeside - 193rd	1/88	20/21 20/21 20/21
201 Gangeside - 194th	1/88	20/21 20/21 20/21
202 Gangeside - 195th	1/88	20/21 20/21 20/21
203 Gangeside - 196th	1/88	20/21 20/21 20/21
204 Gangeside - 197th	1/88	20/21 20/21 20/21
205 Gangeside - 198th	1/88	20/21 20/21 20/21
206 Gangeside - 199th	1/88	20/21 20/21 20/21
207 Gangeside - 200th	1/88	20/21 20/21 20/21
208 Gangeside - 201st	1/88	20/21 20/21 20/21
209 Gangeside - 202nd	1/88	20/21 20/21 20/21
210 Gangeside - 203rd	1/88	20/21 20/21 20/21
211 Gangeside - 204th	1/88	20/21 20/21 20/21
212 Gangeside - 205th	1/88	20/21 20/21 20/21
213 Gangeside - 206th	1/88	20/21 20/21 20/21
214 Gangeside - 207th	1/88	20/21 20/21 20/21
215 Gangeside - 208th	1/88	20/21 20/21 20/21
216 Gangeside - 209th	1/88	20/21 20/21 20/21
217 Gangeside - 210th	1/88	20/21 20/21 20/21
218 Gangeside - 211st	1/88	20/21 20/21 20/21
219 Gangeside - 212nd	1/88	20/21 20/21 20/21
220 Gangeside - 213rd	1/88	20/21 20/21 20/21
221 Gangeside - 214th	1/88	20/21 20/21 20/21
222 Gangeside - 215th	1/88	20/21 20/21 20/21
223 Gangeside - 216th	1/88	20/21 20/21 20/21
224 Gangeside - 217th	1/88	20/21 20/21 20/21
225 Gangeside - 218th	1/88	20/21 20/21 20/21
226 Gangeside - 219th	1/88	20/21 20/21 20/21
227 Gangeside - 220th	1/88	20/21 20/21 20/21
228 Gangeside - 221st	1/88	20/21 20/21 20/21
229 Gangeside - 222nd	1/88	20/21 20/21 20/21
230 Gangeside - 223rd	1/88	20/21 20/21 20/21
231 Gangeside - 224th	1/88	20/21 20/21 20/21
232 Gangeside - 225th	1/88	20/21 20/21 20/21
233 Gangeside - 226th	1/88	20/21 20/21 20/21
234 Gangeside - 227th	1/88	20/21 20/21 20/21
235 Gangeside - 228th	1/88	20/21 20/21 20/21
236 Gangeside - 229th	1/88	20/21 20/21 20/21
237 Gangeside - 230th	1/88	20/21 20/21 20/21
238 Gangeside - 231st	1/88	20/21 20/21 20/21
239 Gangeside - 232nd	1/88	20/21 20/21 20/21
240 Gangeside - 233rd	1/88	20/21 20/21 20/21
241 Gangeside - 234th	1/88	20/21 20/21 20/21
242 Gangeside - 235th	1/88	20/21 20/21 20/21
243 Gangeside - 236th	1/88	20/21

Second Year			
20	Ray, Richard, Right	921	1937; 1940; 1942
21	Ray, Richard, Forward	1396	1935; 1940; 1942
22	Reardon, Jack	945	1935; 1940; 1942
23	Reardon, William	1373	1935; 1940; 1942
24	Reardon, William	1147	1935; 1940; 1942
25	Reardon, Hugh	903	1935; 1940; 1942
26	Reardon, William	1043	1935; 1940; 1942
27	Reardon, Jack	1017	1935; 1940; 1942
28	Reid, Alvin	419	1935; 1940; 1942
29	Reid, Alvin	422	1935; 1940; 1942
30	Reid, Alvin	102	1935; 1940; 1942
31	Reid, Alvin	1020	1935; 1940; 1942
32	Reid, Alvin	101	1935; 1940; 1942
33	Reid, Alvin	1010	1935; 1940; 1942
34	Reid, Alvin	1010	1935; 1940; 1942
35	Reid, Alvin	1010	1935; 1940; 1942
36	Reid, Alvin	1010	1935; 1940; 1942
37	Reid, Alvin	1010	1935; 1940; 1942
38	Reid, Alvin	1010	1935; 1940; 1942
39	Reid, Alvin	1010	1935; 1940; 1942
40	Reid, Alvin	1010	1935; 1940; 1942
41	Reid, Alvin	1010	1935; 1940; 1942
42	Reid, Alvin	1010	1935; 1940; 1942
43	Reid, Alvin	1010	1935; 1940; 1942
44	Reid, Alvin	1010	1935; 1940; 1942
45	Reid, Alvin	1010	1935; 1940; 1942
46	Reid, Alvin	1010	1935; 1940; 1942
47	Reid, Alvin	1010	1935; 1940; 1942
48	Reid, Alvin	1010	1935; 1940; 1942
49	Reid, Alvin	1010	1935; 1940; 1942
50	Reid, Alvin	1010	1935; 1940; 1942
51	Reid, Alvin	1010	1935; 1940; 1942
52	Reid, Alvin	1010	1935; 1940; 1942
53	Reid, Alvin	1010	1935; 1940; 1942
54	Reid, Alvin	1010	1935; 1940; 1942
55	Reid, Alvin	1010	1935; 1940; 1942
56	Reid, Alvin	1010	1935; 1940; 1942
57	Reid, Alvin	1010	1935; 1940; 1942
58	Reid, Alvin	1010	1935; 1940; 1942
59	Reid, Alvin	1010	1935; 1940; 1942
60	Reid, Alvin	1010	1935; 1940; 1942
61	Reid, Alvin	1010	1935; 1940; 1942
62	Reid, Alvin	1010	1935; 1940; 1942
63	Reid, Alvin	1010	1935; 1940; 1942
64	Reid, Alvin	1010	1935; 1940; 1942
65	Reid, Alvin	1010	1935; 1940; 1942
66	Reid, Alvin	1010	1935; 1940; 1942
67	Reid, Alvin	1010	1935; 1940; 1942
68	Reid, Alvin	1010	1935; 1940; 1942
69	Reid, Alvin	1010	1935; 1940; 1942
70	Reid, Alvin	1010	1935; 1940; 1942
71	Reid, Alvin	1010	1935; 1940; 1942
72	Reid, Alvin	1010	1935; 1940; 1942
73	Reid, Alvin	1010	1935; 1940; 1942
74	Reid, Alvin	1010	1935; 1940; 1942
75	Reid, Alvin	1010	1935; 1940; 1942
76	Reid, Alvin	1010	1935; 1940; 1942
77	Reid, Alvin	1010	1935; 1940; 1942
78	Reid, Alvin	1010	1935; 1940; 1942
79	Reid, Alvin	1010	1935; 1940; 1942
80	Reid, Alvin	1010	1935; 1940; 1942
81	Reid, Alvin	1010	1935; 1940; 1942
82	Reid, Alvin	1010	1935; 1940; 1942
83	Reid, Alvin	1010	1935; 1940; 1942
84	Reid, Alvin	1010	1935; 1940; 1942
85	Reid, Alvin	1010	1935; 1940; 1942
86	Reid, Alvin	1010	1935; 1940; 1942
87	Reid, Alvin	1010	1935; 1940; 1942
88	Reid, Alvin	1010	1935; 1940; 1942
89	Reid, Alvin	1010	1935; 1940; 1942
90	Reid, Alvin	1010	1935; 1940; 1942
91	Reid, Alvin	1010	1935; 1940; 1942
92	Reid, Alvin	1010	1935; 1940; 1942
93	Reid, Alvin	1010	1935; 1940; 1942
94	Reid, Alvin	1010	1935; 1940; 1942
95	Reid, Alvin	1010	1935; 1940; 1942
96	Reid, Alvin	1010	1935; 1940; 1942
97	Reid, Alvin	1010	1935; 1940; 1942
98	Reid, Alvin	1010	1935; 1940; 1942
99	Reid, Alvin	1010	1935; 1940; 1942
100	Reid, Alvin	1010	1935; 1940; 1942

No.	Description
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20	Peak Lowered 4 Feet
21	Overhand Reduced 6"
22	Overhand Reduced 12"
23	Entrances Added for Powder Room
24	Cable Lowered by 2 Feet
25	Walls Reduced by 2 Feet
26	Height Reduced
27	Concretary Added
28	Bulking Removed
29	Bay Window Added
30	Plaster Windows Removed
31	Location of Door Moved
32	Window Added
33	Data Revised
34	Data Revised
35	Data Revised
36	Length Changed
37	Structure Added

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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1	Decorations
2	1 Height Reseculated
3	2 Average Grade Added
4	3 Style of Entry Door Chg
5	4 Style of Garage Door
6	5 Decorations Added
7	6 Decorations Added
8	7 Kitchen Resurfaced
9	8 Stained Glass Entry w/
10	with Clear Glass
11	9 Windows Damaged
12	10 Windows Replaced
13	11 Stained Glass Door Replaced
14	12 New Ice Cream
15	13 Garage to Porch
16	14 Sewage Wastewater System
17	15 Sewage Added
18	16 New Roofing Added
19	17 Doors and Railing Added
20	18 Roofing to Fully Sprinkled
21	19 Garage Damaged

 **Merlin**
DESIGN
250 885 2200

222 Superior Street

5
7
8
9

511

Drawn by
D. Halton

Date
Dec. 20, 2016

Scale
1:100

Page

A1

Received
City of Victoria

AUG 08 2018

Planning & Development Department
Development Services Division

224 Superior Street
 Victoria, BC, V8V 1T3
 (250) 885-2207
ferndon22@gmail.com



October 31, 2018

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

Dear Mayor Helps and Council Members:

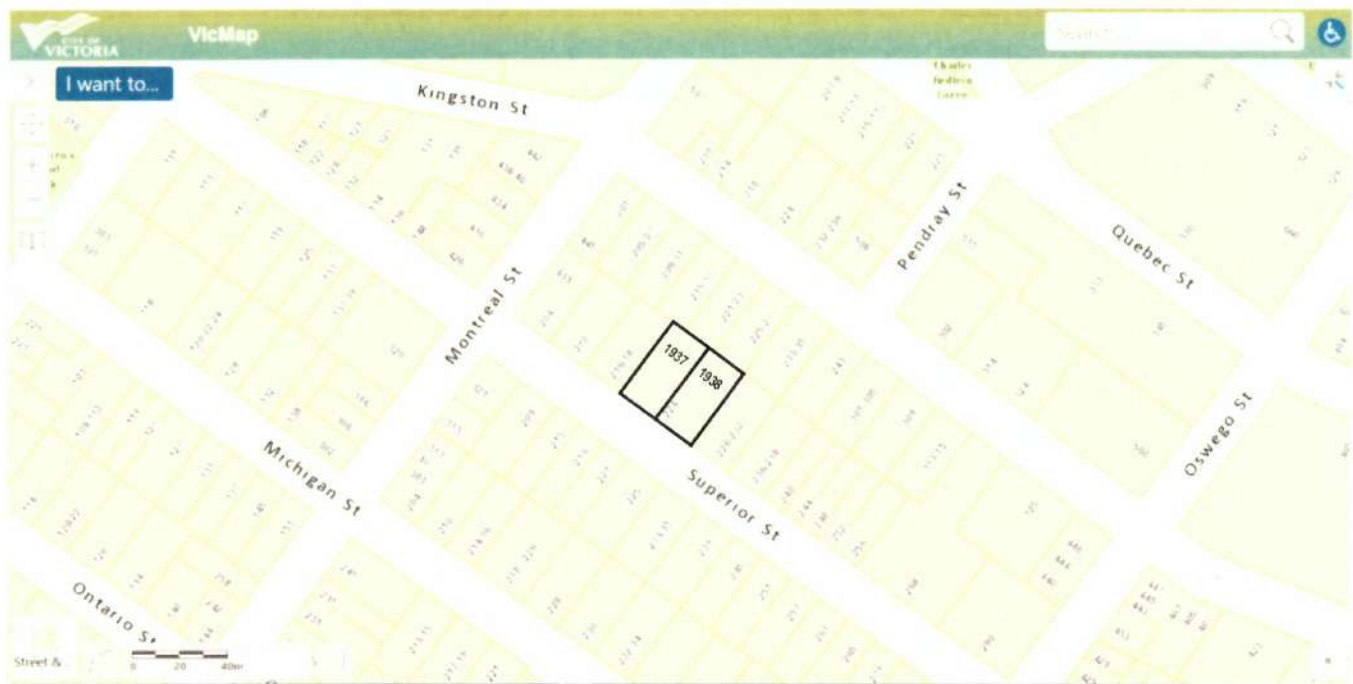
Re: Rezoning and redevelopment of 224 Superior Street

As per the motion passed by Council on July 26, 2019, this is the revised proposal of our plans for the redevelopment of our home and business at 224 Superior Street. We have worked with the neighbours on the west side to integrate the requested changes into the development. As you can see from their email on page 14 and the new signed petition letters on pages 15 and 16, we now have their support. This means that we now have support from 100% of the neighbours abutting the subject property and we look forward to moving the project forward.

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1. Description of the Project



- **Currently:**
 - T15 zone allowing R-2, Two Family Dwelling and Transient Accommodation
 - Registered heritage house operating as a bed and breakfast
 - Two 60 foot x 120 foot lots
 - West side of site is a large parking area
- **Proposal:**
 - Convert the bed and breakfast into 4 strata homes with private gardens
 - Each strata unit will be 2 bedroom and 2 bath
 - Subdivide existing west parking area into a small lot with a single-family home
 - New home will be 2 bedroom

2. The History of the Project

We have owned the property for 14 years. When we bought it in 2005, we discovered it to be in much worse condition than we had been led to believe it was in, and over the years, in order to become one of Victoria's best B&B operations, we invested hundreds of thousands of dollars in addition to the purchase price.

It is a fact that the bed and breakfast industry in Victoria has changed, as it has in all cities where internet home-share schemes are active. We tried to sell the bed and breakfast and had it on the market for about 18 months. But, with an unknown playing field, we received only 2 offers, one for about the same amount as, and one for less than, we had paid for it 14 years earlier.

Facing this reality, with both our business and our home at risk, after much research, professional advice, thinking and anxiety, we decided that the best option was to redevelop the property in accordance with the James Bay Community Plan and the detailed guidelines set out by the City of Victoria

- **April 25, 2017-** Our project was submitted to the Planning Department. After that, we spent several months working with the Planning and Heritage Departments to incorporate changes that they requested. At the end of this process, **the Planning and Heritage Departments supported our proposal** and recommended that Council Approve our applications.
- **December 14, 2017-** The application was presented to the Committee of the Whole. **The project was approved** with a vote of 8 in favour and one opposed. At this time, Council requested 2 things:
 1. that we work with staff to ensure that the parking configuration was the best possible.

We worked with the Planning and Heritage departments on the location and configuration of the parking and, after meetings with them, the parking as currently configured was approved.
 2. that we cede to the City an 8 foot Statutory Right of Way along the front of the property.

The SRW has been completed and registered with BC Land Registry.
- **June 28, 2018-** The necessary bylaws regarding the rezoning for the project were presented to Council. **These bylaws were approved** with a vote of 8 in favour and one opposed.

- **July 12, 2018-** At the Public Hearing, our project was presented with support from the following:
 - the Planning Department
 - the Heritage Department
 - the Executive of the James Bay Community
 - 19 of 21 of our neighbours.

At that hearing, the only public opposition was from the two neighbours to the west.

There was support for the changes that we were proposing to the heritage house.

Opposition focussed, generally, on 3 areas:

1. Rental Restrictions in the Strata
2. the Small Lot House
3. Housing Diversity

Based on these concerns, Council rejected the project with a tie vote of 4 in favour and 4 opposed.

- **July 26, 2018-** Mayor Helps introduced a motion for the *'Reconsideration of Rezoning and Development Permit with Variances Application for 224 Superior Street'* on the condition that we make the changes to the small lot house as presented in our letter to her dated July 24, 2018. Please see Page 13. **The motion was approved** with a vote of 5 in favour and 4 opposed.
- As we have demonstrated throughout the 2½ year process, we have been more than willing to adapt to changes that are requested and we immediately began incorporating changes to the project as outlined below. **We had communications with the neighbours about the changes which happily led to their agreeing to support the project.** Please see their emails on Page 14, and their signed Petition Letters on Pages 15 and 16.
- **With this resubmission, we have support from the following:**
 - the Planning Department
 - the Heritage Department
 - the Executive of the James Bay Community
 - **21 of 21 of the neighbours that about the property, i.e., 100%;** please see additional information on Page 9.
- **Please note that the new small lot house now meets all the requirements of the City's Regulations and has no variances.**

3. What We Have Done

We carefully studied the comments made at the Public Hearing on July 12, 2018 when the initial application came before Council and have addressed the concerns put forward by neighbours and members of Council. We have made significant changes which are detailed below.

4. No Rental Restrictions

We have agreed to sign a Housing Agreement to **not restrict rentals** in the future Strata Bylaws.

5. Changes We Have Made to the Small Lot House

As outlined in our letter to the Mayor on July 24, 2018, (please see page 13) the following is a list of changes we have made to address concerns expressed by the neighbours to the west:

- a. Reduce the height of the roof-
we reduced it by 4 feet
- b. Reduce the overhang of the eaves-
we reduced it by one foot
- c. Reduce the size of the gable on the east side-
we lowered it 5 feet
- d. Reduce the width of the house-
we reduced it by 2 feet
- e. Push back the second-floor bay window-
we pushed it back 1 foot
- f. Reduce the size of the lower roof-
we reduced it by one foot
- g. Eliminate the second-floor piano windows-
we eliminated it completely
- h. Reduce the size of the balcony on the rear of the house
We eliminated it completely.

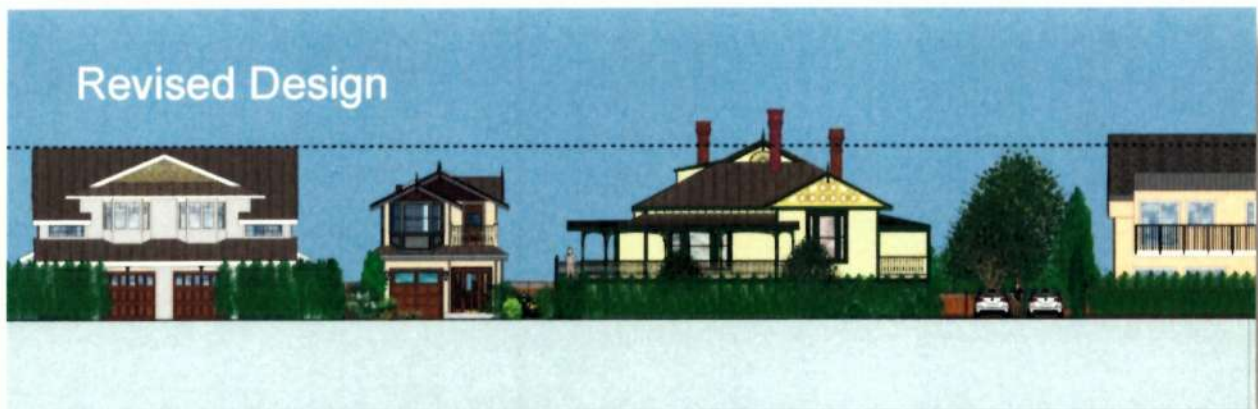
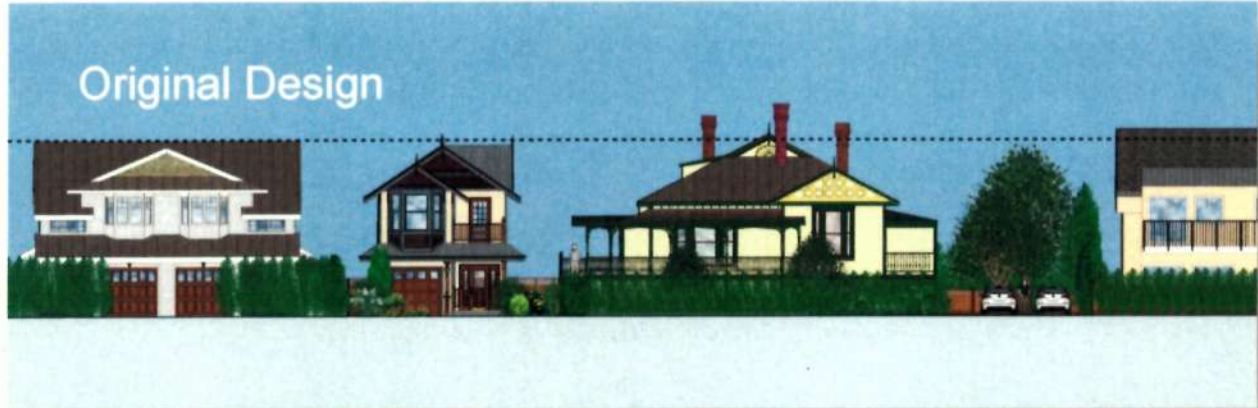
The illustration on the next page shows the Revised Design as compared to the Original Design.



Shaded Area
Indicates the
Size and Height
of the Original
Design

6. Project Design- The New Rooflines

The following illustrations show the relative rooflines of the neighbouring buildings and the Original and the Revised Designs of the Small Lot House.



7. Housing Diversity

The completed project will add 5 new units to Victoria's housing inventory. The fact that this project is on Superior Street, one of the most desirable streets in the market due to its proximity to the Legislature and Downtown, means that diversity in affordability will not be easily accomplished. One of the new units will be a single-family house in James Bay. And we all know what the cost of a single family home in James Bay is these days. The City's regulations don't allow for the creation of anything else on this small lot so there is no other option.

The other 4 units will be in a beautiful, designated heritage house, with 11 foot ceilings, mouldings, frescos, private gardens and other unique features.

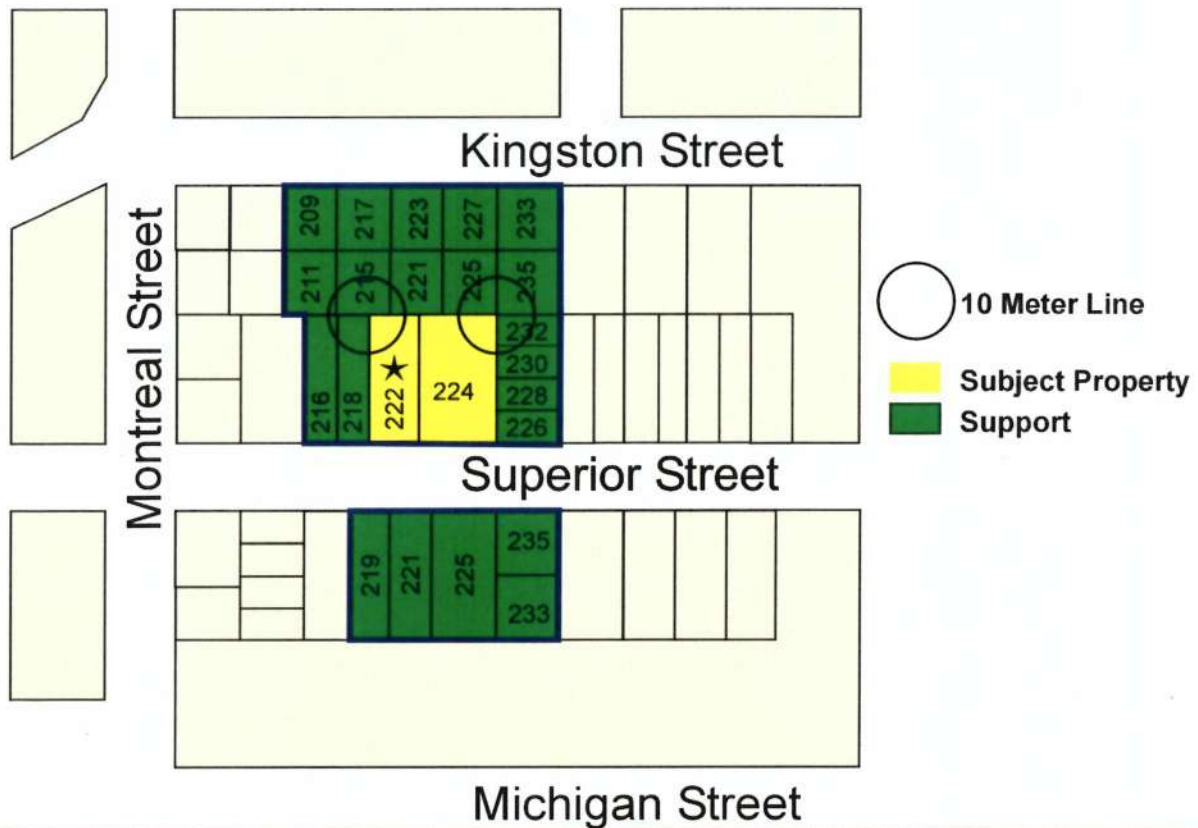


It should be noted that, following the original application, we investigated the feasibility of converting the heritage house into as many as 8 units instead of 4. This would have necessitated the loss of many of the important historical features inside the house, and, equally as important, would have required a considerable variance for the parking. As it is, with 4 units, the parking has been the biggest sticking point all along and it seemed improbable that 6 or 8 parking places, no matter how they were configured, would meet with neighbour OR Planning OR Heritage Department approval.

The fact is, in the current economy, real estate of this nature and in this location has a certain value and while diversity in housing is a necessary goal that the City must pursue, this project, this location, and the restrictions in place for its redevelopment, mean it is

not the place to solve the problem. Not all housing units lend themselves to creating diversity. We feel that these 5 new dwellings, while perhaps not significant in terms of numbers, are none the less a contribution to housing diversity in Victoria.

8. Neighbourhood Support



The regulations regarding Small Lot Subdivision require 75% support of neighbours abutting the property. **We are pleased to say that, with the changes we have made, we have support from 100% of the neighbours that abut the property.**

9. Variances- Strata Units

- 3 variances are being requested, all for the strata conversion:
 1. Location of the parking for the strata conversion. City bylaws require that parking be behind the front face of the house. This was achievable but it would require cutting down 3 trees, and adding twice as much paving as is needed by our proposed parking which is in the front of the lot. The parking as currently configured has been approved by the Planning Department.
 2. Side yard setback on west side of the strata conversion.

Required Setback-	2.7 meters
Requested Setback-	1.2 meters

This measurement is taken from the property line to the **edge of the stairs** leading up to the house.

However, in addition to the above, please consider the following setbacks as well:

The distance from the property line to the verandah-	2.4 meters
The distance from the property line to the house-	4.1 meters.

3. Rear yard setback of the strata conversion. The set back from the property line to the existing stairs is 1.36 meters. We have not made any change here: it is as it has always been.

10. Variances- Small Lot House- None

- The new small lot house meets all of the requirements as specified in the City's Small Lot House Rezoning Policy. No variances are requested.
- The new small lot is 47% larger than required by the guidelines
- The Site Coverage is 25% less than is allowed
- The Floor Space Ratio is 23% less than is allowed
- The Building Height is 13% lower than is allowed
- Please see details below.

PROJECT INFORMATION TABLE

222 Superior Street

	New Small Lot	Zoning Standard for the Small Lot	Calculate Variance
Zone	R1-S2	R1-S2	None
Site area (sq. meters)	383.02	260.00	None
Site coverage %	30.15%	40.0%	None
Total floor area (sq. meters)	182.96	190	None
Floor space ratio	0.47:1	0.6:1	None
Height of building (meters)	7.2	7.5	None
Number of storeys	2	2	None
Building Setbacks (m)			
Front yard	6	6	None
Rear yard	8.512	6	None
Side yard (west)	1.8	1.5- 2.4	None
Side yard (east)	1.5- 2.7- 5.5	1.5- 2.4	None
Open site space %	61.28%		None
Parking stalls (number) on site	1	0	None
Bicycle parking number	in the garage		None



As you can see from the above illustrations, we have designed a project that fits well with the ambiance of James Bay and which we are certain will have a positive affect on the neighbourhood and the city.

Respectfully submitted,

Don Halton and Fernando García
Please see Addenda following.

Addenda

A. Email to Mayor Helps- July 24

From: Don and Fernando <ferndon22@gmail.com>
Date: Tuesday, July 24, 2018 at 2:11 PM
To: "Lisa Helps (Mayor)" <LHelps@victoria.ca>
Subject: 224 Superior
July 24, 2018

Dear Mayor Helps,

Re: 224 Superior Street

First of all, thank-you very much for your time today and for your help in moving our project forward. As I said at the meeting, Fernando and I are artists and know little or nothing about development or municipal politics, so your suggestions are gratefully appreciated.

We have been working on the project for 2 years and have worked with City staff in both the Heritage and Planning Departments throughout. During this 2 year period, both departments made a number of suggestions and requests, and we were happy to address any concerns that were expressed to us and all those changes have been accepted.

Subsequent to our Public Hearing on July 12, and the disappointing result at that meeting, I have been making revisions to the design, specifically in response to concerns that were expressed by some Council members. If it were possible for these changes to be presented again to Council, I feel confident that we could gain Council's support for the project.

Specifically:

1. In response to concerns that the house crowded the heritage house, we can easily consider the following options to reduce the size of the new house:
 - a. Reduce the height of the roof
 - b. Reduce the overhang of the eaves
 - c. Reduce the size of the gable on the east side
 - d. Reduce the width of the house
 - e. Push back the second-floor bay window
 - f. Reduce the size of the lower roof.
2. We can eliminate the need for a variance by eliminating the second-floor piano windows.
3. We are happy to sign a covenant that would require the strata to permit rentals.

I hope that our willingness to make changes addressing concerns expressed by Council will make it possible for you to bring our project forward at the Council meeting on Thursday.

Yours sincerely,

Don Halton
Fernando García

B. Emails from Ray and Brenda Willis

From: RAY WILLIS <willisrw@shaw.ca>
Sent: 3-Aug-18 2:15 PM
To: Don and Fernando <ferndon22@gmail.com>
Subject: Re: Redevelopment of 224 Superior

Don thank you for bringing us the revised plans and pointing out the changes. We appreciate the changes to the house design, specifically the reduction in the overall height of the house, the elimination of the full length balcony at the back of the house and the elimination of the piano windows. In reducing the width of the house by 2 feet we hope that our request for the setback from 1.5m to 2.0m on the west side can be addressed. If you need our support going forward do not hesitate to contact us.
Ray and Brenda

-----Original Message-----

From: RAY WILLIS <willisrw@shaw.ca>
Sent: 3-Aug-18 2:43 PM
To: Don and Fernando <FERNDON22@gmail.com>
Subject: Redevelopment at 224

Don and Fernando

We have shared your design changes for the small lot house with our neighbour at 216 Superior. After discussing the changes with us she agrees with the changes as outlined and will support this design going forward.

Ray and Brenda

C. Petition Letters

We have already submitted to the Planning Department petition letters from 19 of the 21 neighbours abutting the property. We are happy to include these 2 additional letters of support for the project giving us 100% support from the neighbours.

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata Units plus one R1S1 Lot

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

Please review the plans and indicate the following:

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

ADDRESS: 218 Superior St Victoria

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

We are in support of the plans date
stamped Aug 9 2018 which include the
conditions we requested for changes including
1) elimination of rear balcony 2) lowering of roof
by 4 ft., 3) elimination of side windows and
4) moving 1 ft.

Sept 27 2018
Date

Brenda Willis
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata Units plus one R1S1 Lot

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

Please review the plans and indicate the following:

NAME: (please print) Helen Hurenbald (see note above)

ADDRESS: 216 Superior St

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Oct 2, 2018
Date

Helen Hurenbald
Signature

Received
City of Victoria

OCT 9 2018

SMALL LOT HOUSE REZONING PETITION

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

Don Halton

(print name)

, am conducting the petition requirements for the

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata Units plus one R1S1 Lot

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

Please review the plans and indicate the following:

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

ADDRESS: 218 Superior St Victoria

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

We are in support of the plans date
stamped Aug 9 2018 which include the
conditions we requested for changes including
1) elimination of rear balcony 2) lowering of roof
by 4 ft., 3) elimination of side windows and
4) moving 1 ft.

Sept 27 2018

Date

Brenda Willis

Signature

Received
Date

OCT 9 2018

Development Department
Development Services Division

SMALL LOT HOUSE REZONING PETITION

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

Don Halton

(print name)

, am conducting the petition requirements for the

property located at 224 Superior Street

to the following Small Lot Zone: 4 Strata Units plus one R1S1 Lot

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

Please review the plans and indicate the following:

NAME: (please print) Helen Murenbeek (see note above)

ADDRESS: 216 Superior St

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Oct 2, 2018

Date

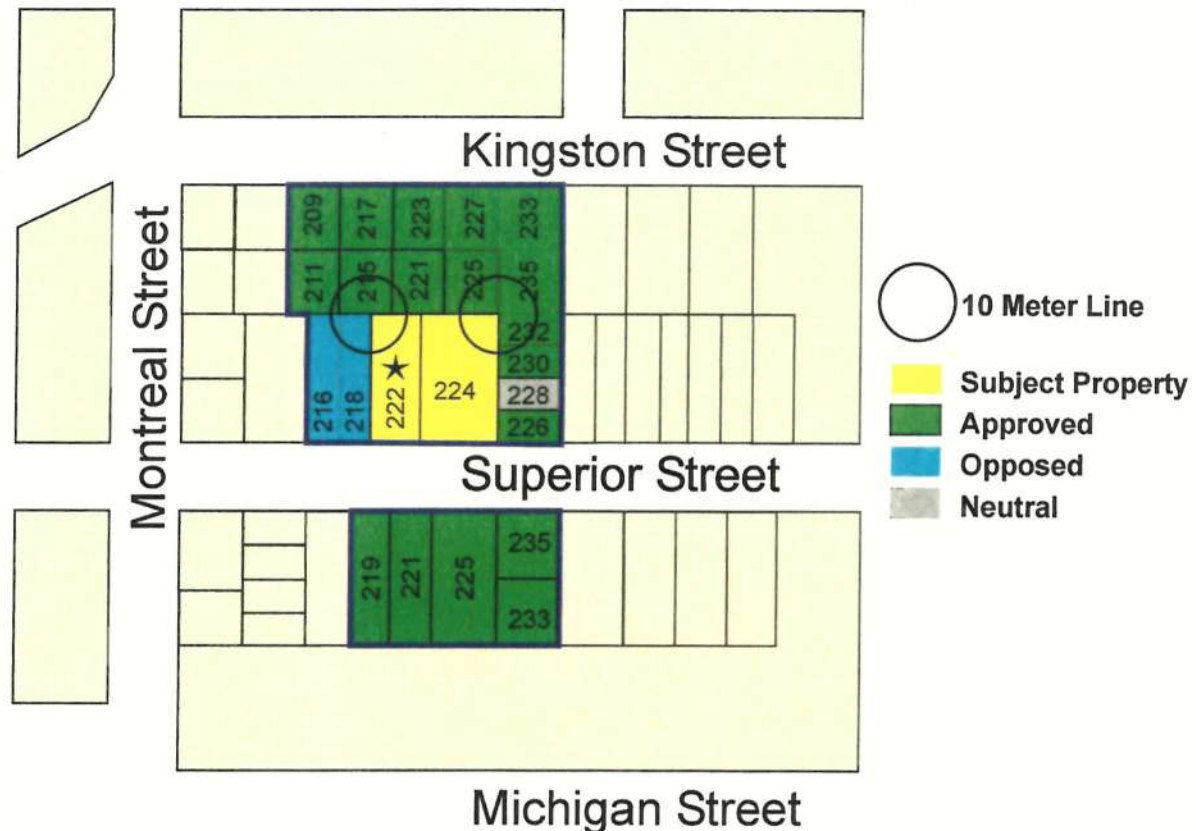
Helen Murenbeek

Signature

AUG 18 2017

Planning & Development Department
Development Services Division**Small Lot Rezoning Petition**

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



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

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

Note:

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

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

SUMMARY **SMALL LOT HOUSE REZONING PETITION**

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

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

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

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

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

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

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

SUMMARY SMALL LOT HOUSE REZONING PETITION

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

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

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

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

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

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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

Please review the plans and indicate the following:

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

ADDRESS: 225 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 12 / 17

Date



Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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

Please review the plans and indicate the following:

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

ADDRESS: 233 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb. 12th, 2017
Date

Jesse Nutter
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

NAME: (please print)

PETER TODESCO / JAN GOTTBERG
(see note above)

ADDRESS: 221 SUPERIOR SE

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

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

JULY 25 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 221 SUPERIOR ST

Are you the registered owner? Yes ☒ No ☐

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

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

Comments:

FEB 15 2017
Date

J. Sotyk [Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 226 SUPERIOR STREET VICTORIA

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

24 JUNE 2017
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 232 SUPERIOR ST

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

May 26/17
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 218 Superior Street

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

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

March 2 2017
Date

R. Willis Bluebellis
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 216 SUPERIOR ST

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

LOSS OF MORNING SUNLIGHT

LOSS OF PRIVACY FROM 2-STOREY HOUSE

TOO MUCH CONDO DEVELOPMENT ALREADY

MORE STRESS ON PARKING BY VISITORS

March 1 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

NAME: (please print) B GRAHAM BARNACK (see note above)

ADDRESS: 235 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

I consider this project an improvement
to our street.

Feb 12/2017
Date

B Graham Barnack
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 219 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

FEB 27, 2017
Date

SD
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 219 SUPERIOR STREET

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 12 2017
Date

Katie Sobie
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 230 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

19 Feb, 2017
Date

Carmen Popescu
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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

Please review the plans and indicate the following:

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

ADDRESS: 230 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

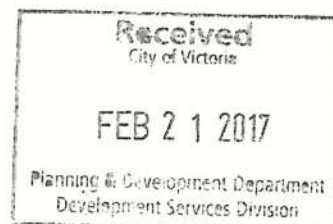
Comments:

7 Oct. 17

Date

CPopescu

Signature



SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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Please review the plans and indicate the following:

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

ADDRESS: 233 KINGSTON STREET, VICTORIA, BC.

Are you the registered owner? Yes ☒ No ☐

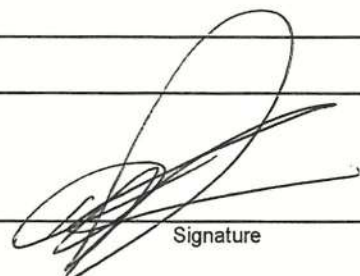
I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

21 FEB 2017
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 211 Kingston St

Are you the registered owner? Yes ☒ No ☐

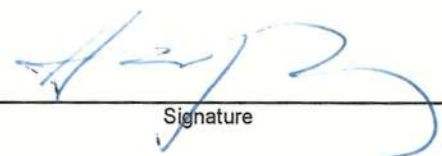
I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Apr 13 / 17
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 209 Kingston Street

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 25/17
Date

Lisa Abram
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 217 Kingston St

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 12 '17
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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Please review the plans and indicate the following:

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

ADDRESS: 221 KINGSTON ST

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

FEB 12 2017
Date

Clint Halton
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 223 KINGSTON STREET

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 12, 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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Please review the plans and indicate the following:

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

ADDRESS: 225 Kingston Street

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 12 / 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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Please review the plans and indicate the following:

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

ADDRESS: 227 Kingston Street

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 19 / 2017
Date

Scott Hopkins
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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

Please review the plans and indicate the following:

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

ADDRESS: 216 Kingston St (OWNERS)

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

10 Feb 2017
Date

Jeannine B. Friesen
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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

Please review the plans and indicate the following:

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

ADDRESS: 215 Kingston St

Are you the registered owner? Yes ☐ No ☒


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

☒ I support the application.

☐ I am opposed to the application.

Comments:

12/02/17
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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

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Please review the plans and indicate the following:

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

ADDRESS: 233 KINGSTON ST, VICTORIA, BC

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

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

24 JULY 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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

Please review the plans and indicate the following:

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

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

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

FEB 14, 2017
Date

[Signature]
Signature

For the Meeting of December 14, 2017

Subject: Rezoning Application No. 00582 for 224 Superior Street

November 30, 2017
Page 1 of 6

BACKGROUND

Description of Proposal

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

Affordable Housing Impacts

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

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

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

Land Use Context

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

Existing Site Development and Development Potential

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

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

Data Table

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

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

Relevant History

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

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on March 8, 2017. Letters dated March 13, 2017 and November 10, 2017 are attached to this report.

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

ANALYSIS

Official Community Plan

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

Neighbourhood Plan

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

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

Small Lot House Rezoning Policy

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

Tree Preservation Bylaw and Urban Forest Master Plan

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

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

Regulatory Considerations

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

Minimum Site Area & Minimum Lot Width

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

Transient Accommodation

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

Statutory Right-of-Way

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

CONCLUSIONS

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

ALTERNATE MOTION

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

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department



Report accepted and recommended by the City Manager:

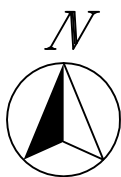


Date:

Dec 7, 2017

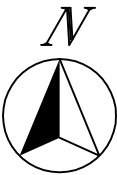
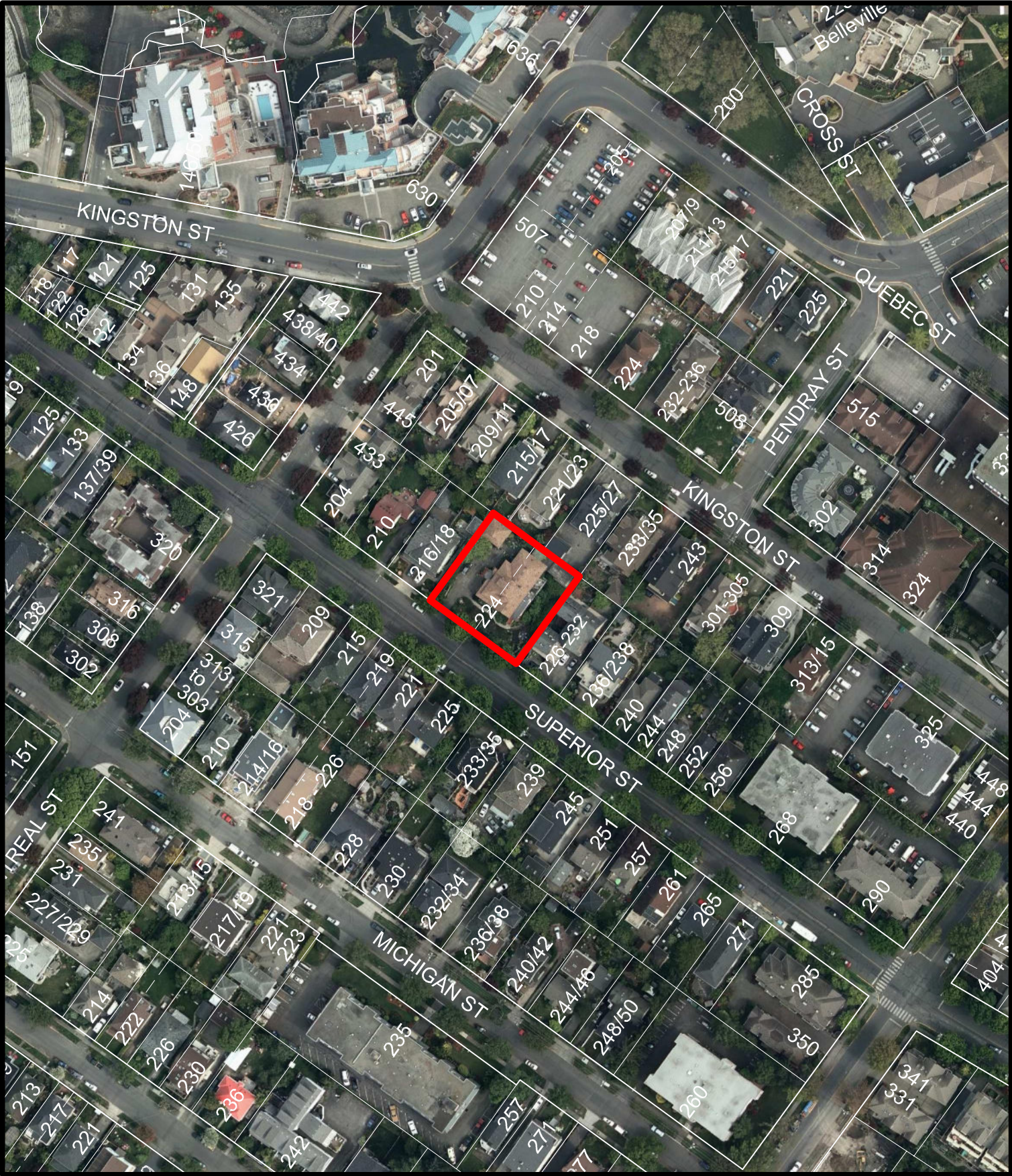
List of Attachments

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



224 Superior Street
Rezoning No.00582





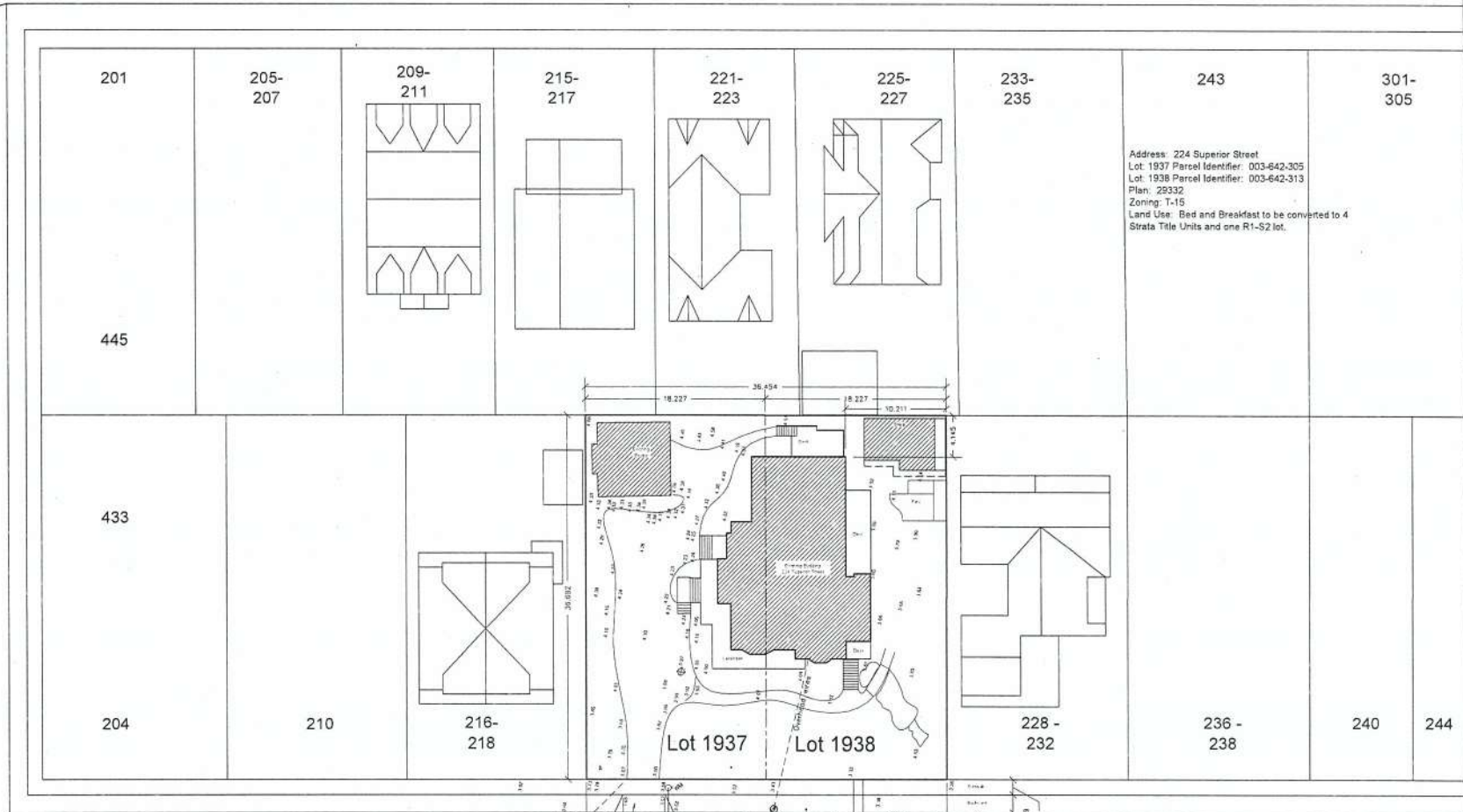
224 Superior Street
Rezoning No.00582





Kingston Street

Montreal Street



Lot 1937

Lot 1938

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

Merlin
DESIGN
250 885 2207

224 Superior Street

Plan of Existing Site

Drawing Detail

Project

Drawn by
D. Halton

Date
Dec 20, 2016

Scale
1:200

Page

1

Superior Street



Revisions

Received Date:
November 9, 2017

ATTACHMENT C



1 East Elevation
Scale: 1:100



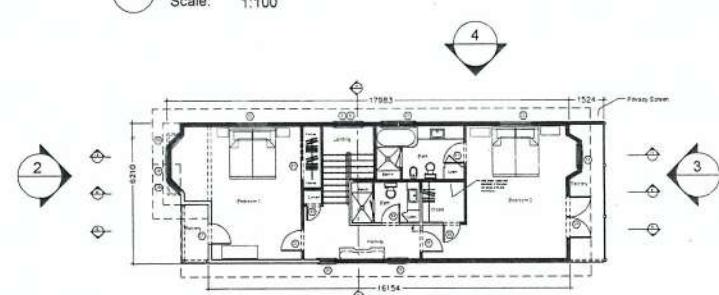
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3 North Elevation
Scale: 1:100



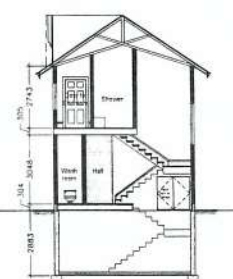
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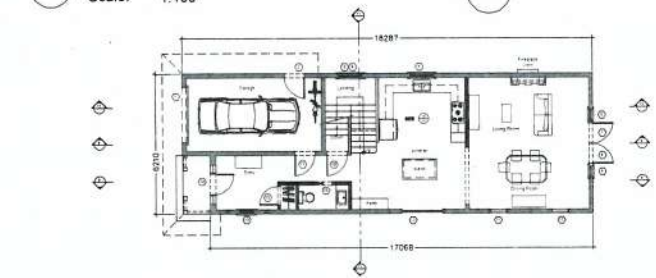
5 Plan-Second Floor
Scale: 1:100



8 Section
Scale: 1:100



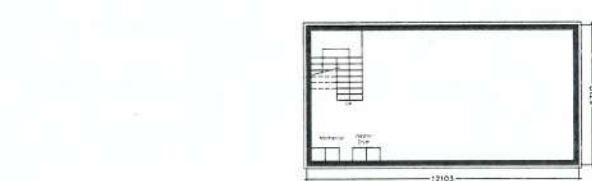
11 Section
Scale: 1:100



6 Plan-Main Floor
Scale: 1:100



9 Section
Scale: 1:100



7 Plan-Cellar
Scale: 1:100



10 Section
Scale: 1:100

Special Separation-Fully Sprinklered Building

Building Area (sq m)	Area of Separation (sq m)	Percentage of Separation	Percentage of Building Area
12,57	1,17	9.3%	24%
12,57	1,17	9.3%	24%
12,57	1,17	9.3%	24%

NUMBER	DESCRIPTION	WIDTH	HEIGHT
1	Living Room	2400	2400
2	Bedroom	1800	1800
3	Bedroom	1800	1800
4	Bedroom	1800	1800
5	Bedroom	1800	1800
6	Bedroom	1800	1800
7	Bedroom	1800	1800
8	Bedroom	1800	1800
9	Bedroom	1800	1800
10	Bedroom	1800	1800
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49	Bedroom	1800	1800
50	Bedroom	1800	1800

Received
City of Victoria

NOV 09 2017

Planning & Development Department
Development Services Division

Revisions: August 4, 2017

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

Merlin DESIGN
250 885 2207

222 Superior Street

Elevations, Plans and Sections

Drawing Detail

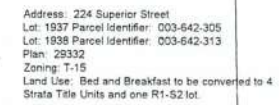
Project

Drawn by
D. Halton

Date
Dec. 20, 2016

Scale
1:100

Page
A1



224 Superior Street

Existing Landscape Plan

Drawing Detail

Drawn by
D. Halton

Date
Dec 20, 2016

Scale 1:100

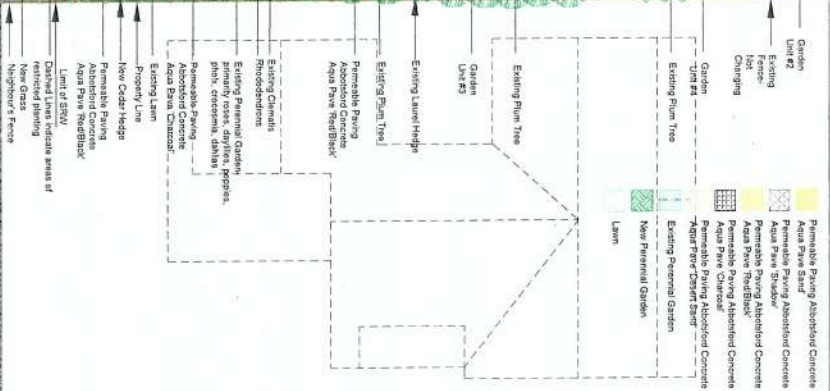
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Received
City of Victoria

NOV 09 2017

Planning & Development Department

2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 26



NOV 09 2017

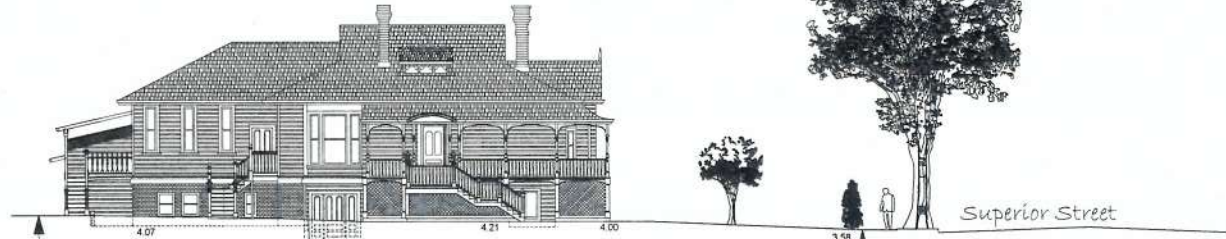
Planning & Development Department
Development Services Division



Received
City of Victoria

NOV 09 2017

Planning & Development Department
Development Services Division



1 West Elevation
Scale: 1:100



2 North Elevation
Scale: 1:100

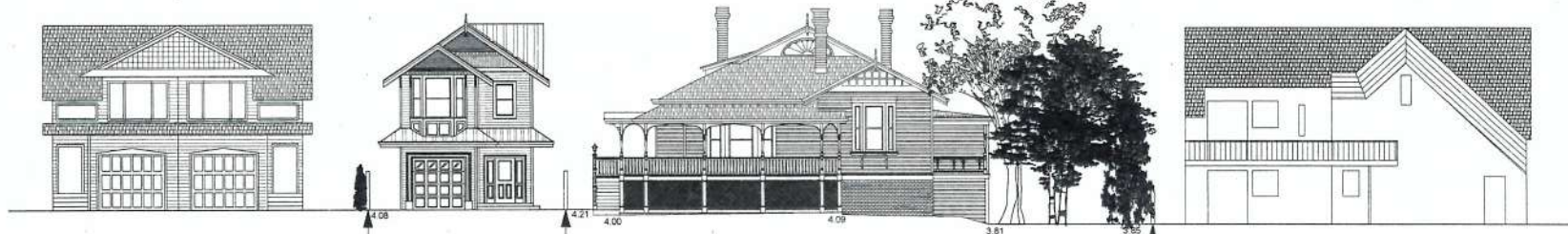


For Details See 3 A1



3 East Elevation
Scale: 1:100

Superior Street



For Details See 2 A1

4 South Elevation - Streetscape
Scale: 1:100

Revisions: July 20, 2017
No. Description
1 Outline Showing Total Floor Area
2 Total Floor Area Added
3 Storage Removed

Merlin
DESIGN
250 885 2207

224 Superior Street

Elevations

Drawing Detail

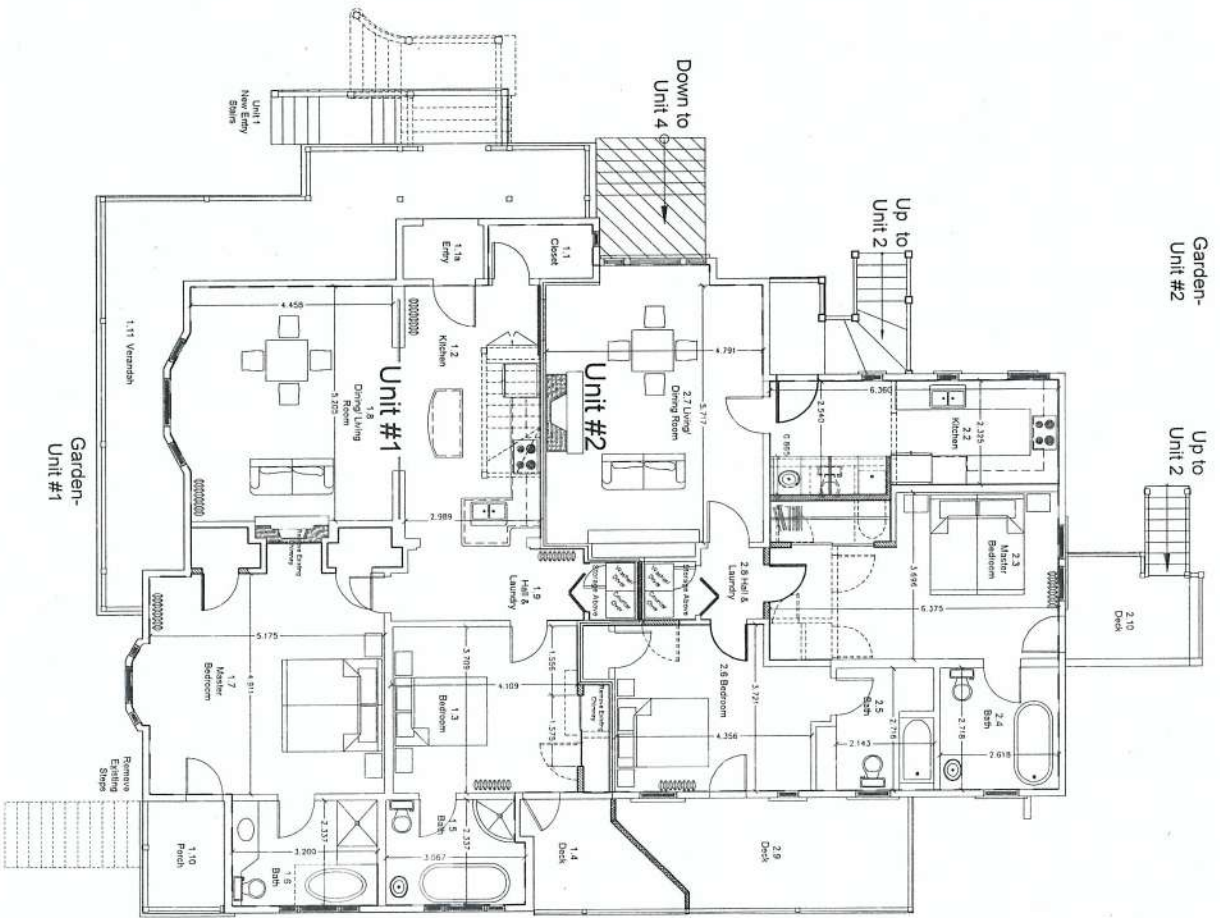
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Drawn by
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Dec. 20, 2016

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Garden-
Unit #2

Up to
Unit 2

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Bedroom

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Bath

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Garden-
Unit #2

Garden-
Unit #4

Garden-
Unit #3

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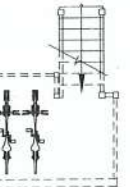
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Garden-
Unit #2



Garden-
Unit #2

Address: 224 Superior Street
Lot: 1897 Parcel Identifier: 003-642-305
Lot: 1898 Parcel Identifier: 003-642-313
Plan: 28332
Zoning: T-15
Land Use: Bed and Breakfast to be converted to a
Strata Title Units and one B1-52 SR.

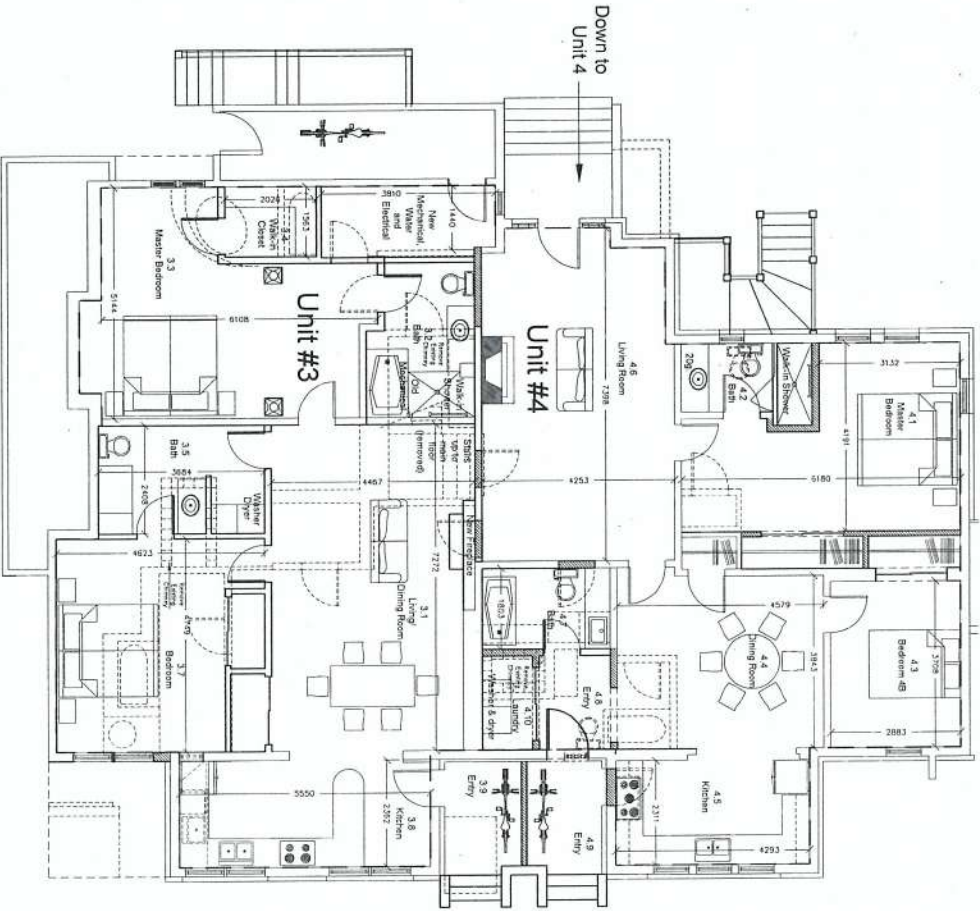
Key to Symbols

HEAVY LINE
indicates a wall that needs
refinishing or repair.

HEAVY LINE
with HATCHING
indicates a new wall.

DASHED LINE
indicates a wall or element
that is to be removed.

Total Square Footage:
Lower Floor: 242.25 sq. ft.



Garden-
Unit #3

Garden-
Unit #4

Garden-
Unit #1

Received
City of Victoria
NOV 09 2017
Planning & Development Department
Development Services Division

No. Description
1. Square Footage Area Detailed
2. Square Footage Calculation
3. Mechanical Room Allocation
4. Area Reconfigured
5. Room Renovation Proposed
6. Storage Renovation

Merlin
DESIGN
250 885 2207

224 Superior Street

Plan- Lower Floor of Strata

Project

Drawing Detail

Drawn by
D. Halton

Date
Dec. 20, 2016

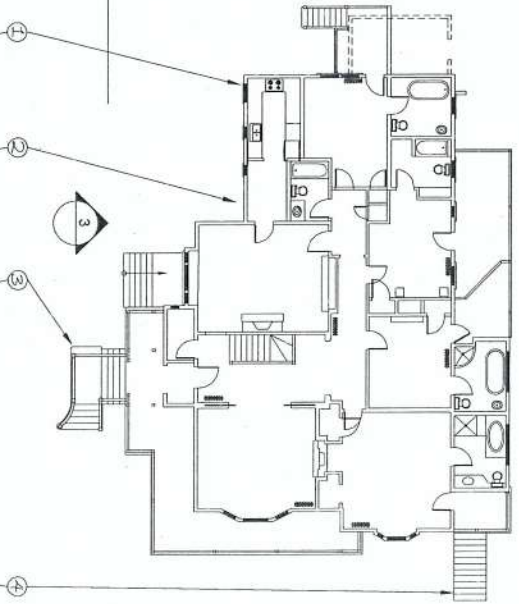
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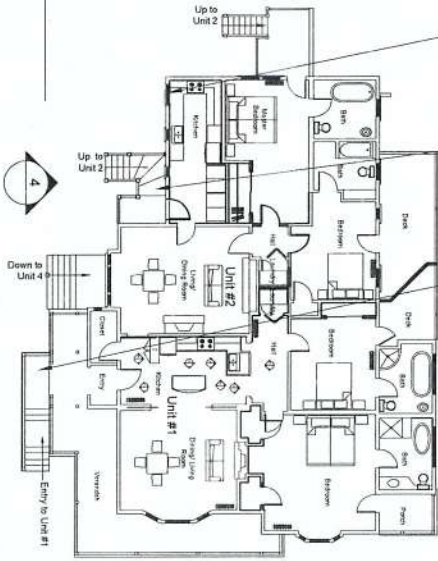
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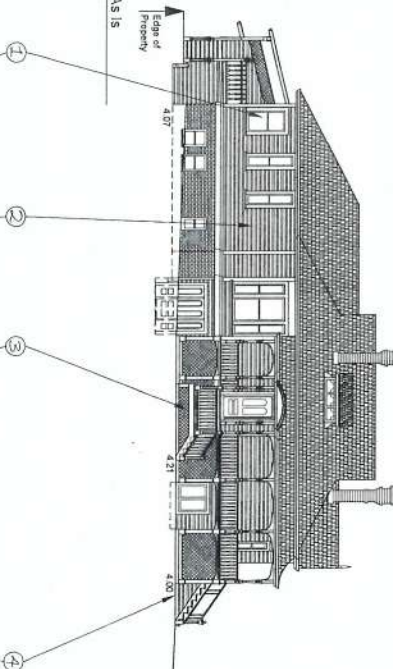
1 Plan- As Is
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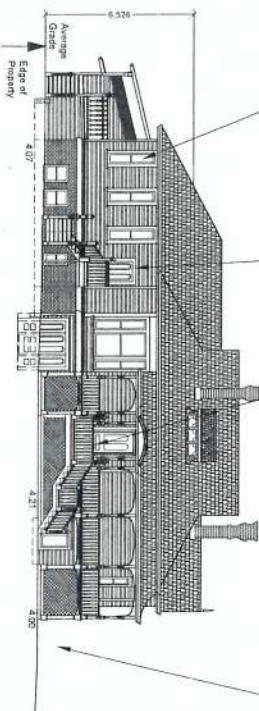
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3 West Elevation- As Is
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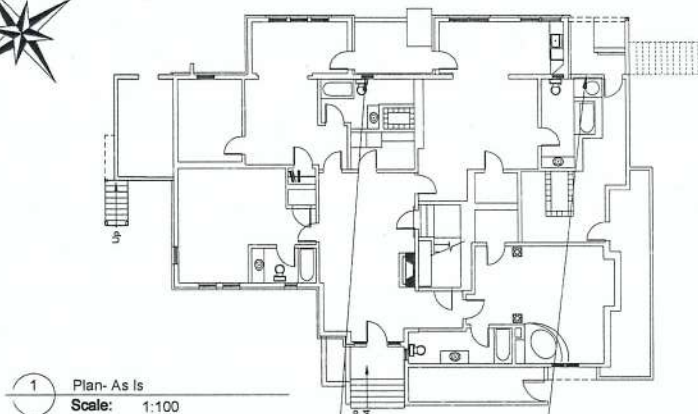


4 West Elevation- Proposed
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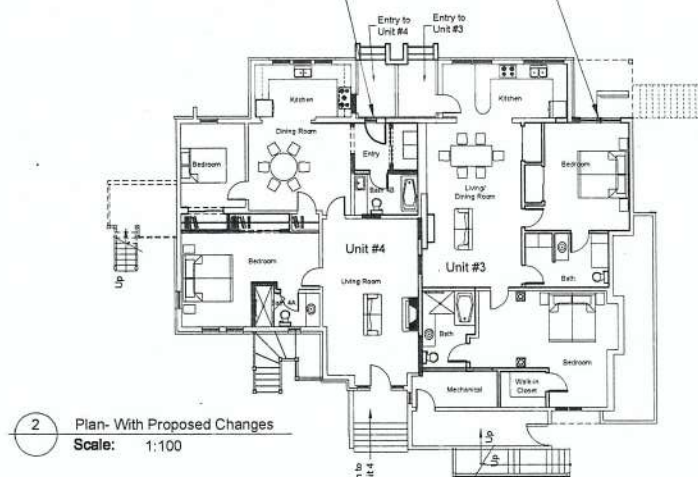


1. The window indicated in ① is not original to the house. It was a door. In the renovation of 1990, the door was converted to a window. We would like to change this window to one that matches the original window.
2. Add a new door and entry stairs. This will become the entry to Unit #2.
3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house. The new stairs would maintain the original design but would be configured as shown in Drawing ④.
4. These stairs are not original to the house. With the new interior configuration, these stairs would give access from Unit 1 to the parking area. Therefore, these stairs would be removed.

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City of Victoria
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Development Services Division



1 Plan- As Is
Scale: 1:100



2 Plan- With Proposed Changes
Scale: 1:100

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City of Victoria
NOV 09 2017
Planning & Development Department
Development Services Division



3 East Elevation- As Is
Scale: 1:100



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

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

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

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

Revisions: August 4, 2017

No. Description

1 New Window Recessed

2 Location of Window Changed

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Project
224 Superior Street
Drawing Detail
Proposed Changes to the Exterior- East Elevation

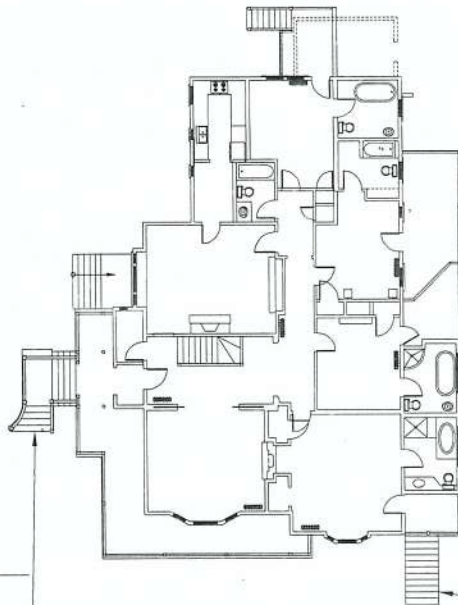
Drawn by
D. Halton

Date
Dec. 20, 2016

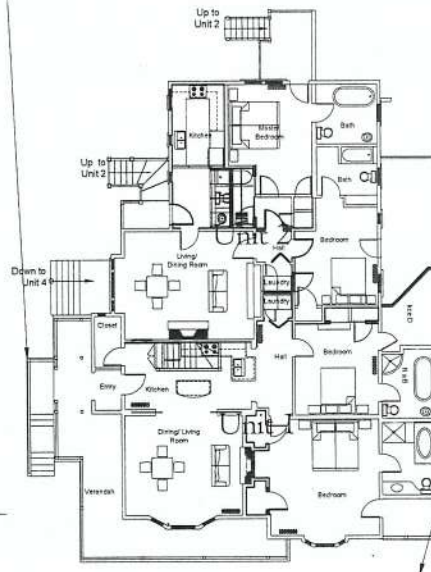
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10



1 Plan- As Is
11 Scale: 1:100



2 Plan- Proposed
11 Scale: 1:100

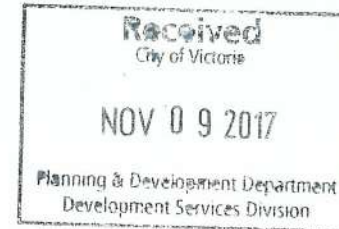


3 South Elevation- As Is
10a Scale: 1:100



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

3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1950 renovation. The curve at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing
4. With the new interior configuration, these stairs would give access from Unit 1 to the garden of Unit #3. Therefore, those stairs would be removed.



Revisions: July 20, 2017

No Description

1 New Page Added

Merlin
DESIGN
250 885 2207

224 Superior Street

Proposed Changes to the Exterior- South Elevation
Drawing Detail

Project

Drawn by
D. Halton

Date
July 20, 2017

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11

Drawn by	DJH
Date	August 4, 2017
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Page	12

November 9, 2017

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

Dear Mayor Helps and Council Members:

Re: Application for rezoning and redevelopment of 224 Superior Street

The attached detailed proposal comprises our plans for the redevelopment of our home and business at 224 Superior Street. We are proposing to convert the existing heritage house into 4 strata units and rezone the existing parking area to create a small lot with a new single family house.

We have been working with City of Victoria staff for the past several months in order to prepare this document. During that time we have had several consultations with CALUC and, since the property is a designated heritage property, we have been in contact with the Heritage Planner as well.

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

We are requesting R1S2 zoning for the new single family house where we will live, and site specific zoning for the 4 strata units in the heritage property.

Respectfully submitted,

Don Halton and Fernando García
224 Superior Street
Victoria, BC, V8V 1T3
(250) 885-2207
ferndon22@gmail.com

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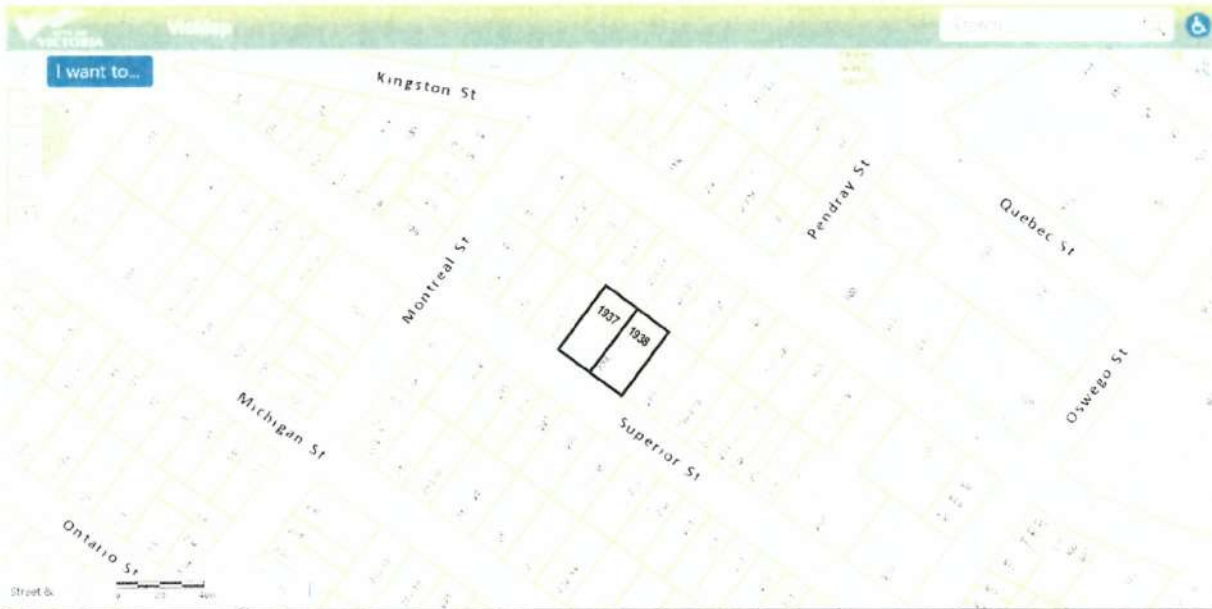
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**Note: This document replaces
the Letters to Mayor and Council
dated April 19, 2017, April 21, 2017 and August 4, 2017.
Amended November 9, 2017**

The Project in Summary

1. Description of the Proposal



- Currently:
 - T15 zone allowing R-2, Two Family Dwelling and Transient Accommodation
 - Registered heritage house operating as a bed and breakfast
 - Two 60 foot x 120 foot lots
 - West side of site is a large parking area
- Proposal:
 - Convert the bed and breakfast into 4 strata homes with private gardens
 - Each strata unit will be 2 bedroom and 2 bath
 - Subdivide existing west parking area into a small lot with a single family home
 - New home will be 2 bedroom

2. Variances

- 4 variances only are being requested, 3 for the strata conversion and one for the new small lot house:
 - Location of the parking for the strata conversion. City bylaws require that parking be behind the front face of the house. We could do this but it would require cutting down 3 trees, and adding twice as much paving as is required by our proposed parking which is in the front of the lot. Please see details on Page 24
 - Side yard setback on west side of the strata conversion. The required setback for the side yard is 2.7 meters. We are requesting a variance to reduce this to

1.2 meters. This measurement is from the property line to the edge of the stairs leading up to the house. The measurement from the property line to the verandah is 2.4 meters and from the property line to the house is 4.1 meters.

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

3. Government Policies

- The proposal aligns perfectly with City of Victoria Official Community Plan, specifically Section 21.16 which states the City's desire to
 - support sensitive infill
 - enable adaptation and renewal of the existing building stock
 - maintain a variety of housing types and tenures for a range of age groups and incomes
 - maintain an interesting diversity of land uses, housing types and character areas
- Proposal aligns with the James Bay Neighbourhood Plan
- Proposal received enthusiastic support from the executive of the James Bay Community Association Land Use Committee
- The project meets the 'Goals and Objectives' as outlined by the City in the 'Small Lot House Rezoning Policy', specifically:
 - Support growth through small, adaptive and gradual change
 - Revitalize neighbourhoods by allowing new infill construction
 - Make (optimal) use of neighbourhood infrastructure (schools, water and sewer)
 - Increase the quantity of detached dwelling lots while providing other options
 - Meet changing needs, wants and values of existing and future residents throughout the life cycle (e.g., the need for ground-oriented housing for families with children, the desire for smaller houses and yards for seniors, couples, empty nesters or singles)

4. Neighbourhood Survey

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

5. Project Benefits and Amenities

A. ECONOMIC BENEFITS

- 5 new ground level homes in James Bay
- 5 off-street parking spaces
- \$1.5 million investment in building and local construction industry
- Increase in property taxes to the City
- Uniqueness of the strata units is attractive to an important demographic in Victoria's economic development

B. ENVIRONMENTAL BENEFITS

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

C. SOCIAL BENEFITS

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

6. Need and Demand

- OCP estimates that an additional 2,700 ground-oriented units will be required in the City by 2041
- There is consistent demand for housing in the City
- Victoria Real Estate Board describes the Victoria market as 'very active'
- 2017 house sales lower than 2016 but still at historically record levels

7. Heritage

- Only 6 changes will be made to the exterior of the heritage house.
- None of the proposed changes affect any of the significant architectural elements of the heritage house in any way
- All changes have been discussed with Merinda Conley, Heritage Planner

- All changes have been approved in principle by her
- The alterations to the heritage property are detailed on Page 18 below

8. Neighbourhood

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

9. Project Design

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

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

10. Revisions Made After Planning Department Input

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

11. In Summary

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

12. View from Across the Street



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

The Project in Detail

13. Description of the Proposal

The house at 224 Superior Street is currently a bed and breakfast and has been operating as such for about 30 years. We have owned the property for 11 ½ years. The property consists of 2 lots, numbers 1937 and 1938 of Plan 29332. Each of the two lots is 18.2 x 36.7 meters (60' x 120') and each, as a single entity, would be considered a large lot in reference to the R2 zoning. The house sits right on the dividing line of the 2 lots.

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

Each of the 4 new townhouses will be a 2 bedroom and 2 bath unit varying in size from 116 to 121 square meters (1290 to 1680 sq. ft.). The new infill house will be 183 square meters (1966 sq. ft.) with 2 bedroom and 2 ½ baths.

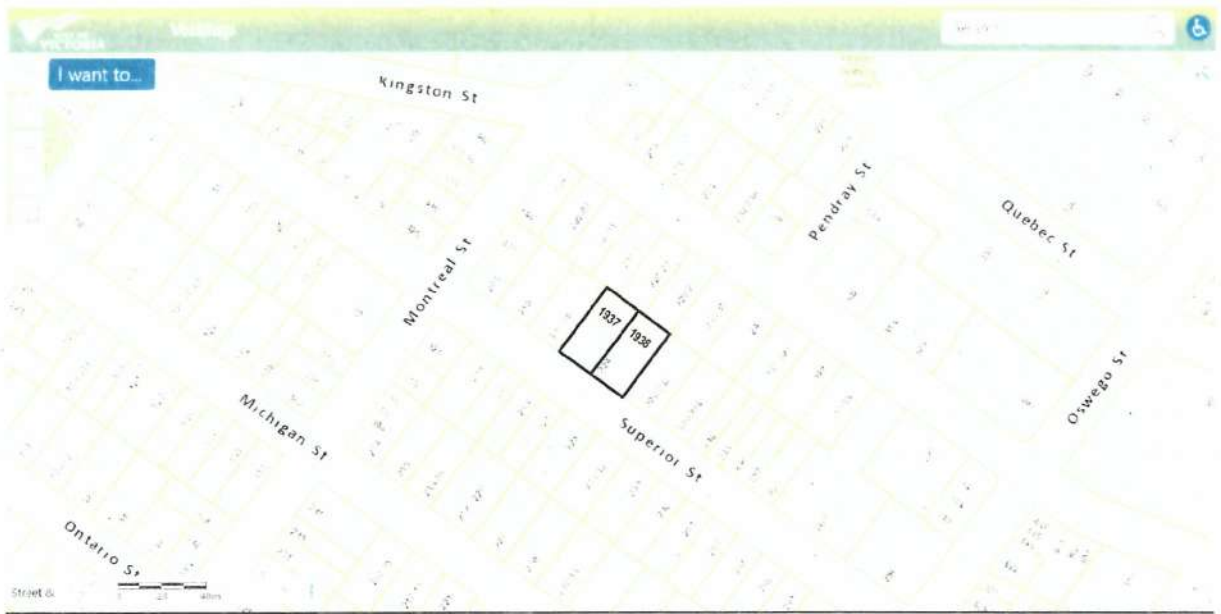


Figure 2: Site Location- 224 Superior Street

14. Variances

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

Location of the parking for the strata conversion. City bylaws require that parking be behind the front face of the house. We could do this but it would require cutting down 3 large trees, removing a lot of hedge and adding twice as much paving as is required by our proposed parking which is to have the parking in the front of the lot. Please see details on Page 26 and 27. The parking variance we are requesting is supported by over 92% of the neighbours. Please see the Neighbourhood Survey Results on page 23.

Side yard setback on west side. The required setback for the side yard is 2.7 meters. We are requesting a variance to reduce this to 1.2 meters. This measurement is from the property line to the edge of the stairs leading up to the house. The measurement from the property line to the verandah is 2.4 meters and from the property line to the house is 4.1 meters.

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

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

PROJECT INFORMATION TABLE

222 Superior Street

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

15. Government Policies

We have reviewed the City of Victoria Official Community Plan and the James Bay Neighbourhood Plan and believe that this proposal aligns perfectly with the goals outlined in those plans, specifically the City's desire to

- maintain a variety of housing types and tenures for a range of age groups and incomes
- maintain an interesting diversity of land uses, housing types and character areas
- enable adaptation and renewal of the existing building stock and
- support sensitive infill.

In this area of James Bay, there are a number of apartments, townhouses, duplexes and single family homes. Immediately beside the subject property, to the west, is a new duplex (the bungalow was replaced in 2010), then a single family home (zoned duplex) and then another duplex. To the east, adjacent to the property is a 4 unit townhouse complex, followed by a duplex and then 4 single family homes on small lots.

A large heritage home is difficult and expensive to maintain. In the time that we have owned the building, we have done a considerable amount of work repairing and upgrading the exterior. While we consider the building to be in excellent shape at this time, on-going maintenance is required. With the multi-family conversion of the current residence, the at times significant cost of upkeep of the heritage house becomes shared among four strata owners.

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

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

- Support growth through small, adaptive and gradual change.
- Revitalize neighbourhoods by allowing new infill construction.
- Make (optimal) use of neighbourhood infrastructure (schools, water and sewer).
- Increase the quantity of detached dwelling lots while providing other options.
- Meet changing needs, wants and values of existing and future residents throughout the life cycle (e.g., the need for ground-oriented housing for families with children, the desire for smaller houses and yards for seniors, couples, empty nesters or singles).

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

16. Project Benefits and Amenities

In direct line with the aims of the Official Community Plan, the principal benefit of the development will be the addition of 5 new dwelling units in James Bay. Pressure for residential housing in the City continues to grow. Each of the strata townhouse units will be 2 bedrooms with a private garden. While we cannot determine in advance who may purchase the units, they would be perfect for families, something for which the James Bay Community Association Executive expressed their enthusiasm and support.

In terms of income to the City, the 4 new strata townhouses and the new single family home will generate a significant increase in property taxes over those currently generated by the existing bed and breakfast.

17. Need and Demand

The City's 'Victoria Housing Strategy 2016- 2025' report estimates that an additional 2,700 ground-oriented units will be required in the City by 2041. This project will add 5 new housing units in James Bay. We aren't suggesting that our 5 units make a significant contribution to achieving this goal, but every bit helps.

With each unit being reasonably sized and with a private garden, we hope to attract middle class buyers, small families, professionals or retired people. With access to Beacon Hill Park, Fisherman's Wharf and downtown, and being within easy walking distance of shopping and local schools, we think there will be a great appeal for these units. In addition, the unique heritage qualities of the building, both exterior and interior, make them very attractive and unique in today's marketplace.

18. Heritage

The house at 224 Superior Street is a registered heritage property. Over the past 11 years, we have done a considerable amount of work restoring many of the heritage features that were in desperate need of repair. In this proposal, we are requesting permission to make some changes to the exterior of the building but none that affect the unique heritage features in any way. The interior of the building will remain largely unchanged: we have only to fire rate the party walls.

The house has a fire suppression system installed.

There are 6 changes that we would like to make to the exterior of the heritage building. These are fully detailed in the drawings:

1. The window on the west side of the house at the north end, (please see Drawing Page 9) is not original to the house. It was a door. In the renovation of 1996, the door was converted to a window. We would like to change this window to one that matches the style of the original windows.
2. Also on the west side of the house at the north end, we would like to add a new door and entry stairs. This will become the entry to Unit #2. (Please see Drawing Page 9.)
3. The existing entry stairs are not original to the house. The configuration as they exist now is not original to the house but was changed in the 1996 renovation. The curve at the bottom was added in 2012. We would like to reconfigure the stairs to streamline them to allow an adequate setback along the new property line. The new stairs would maintain the original design but be configured as shown on Page 9 of the drawings.
4. The stairs on the south side of the house are also not original. Historical photos show them in several different configurations. With the new interior configuration of the strata units, these stairs would give access from a bedroom in Unit 1 to the proposed new parking area. For this reason, we would like to remove these stairs completely.
5. On the east side of the house, there is a recess under the existing deck with a door. We would like to convert the door to a window matching the existing windows on the east side. This window is for a bedroom in Unit #3.
6. In an alcove under the deck farther along the east side, is a small window. We would like to replace the existing window with a new door as entry to Unit #4.

19. Neighbourhood

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

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

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

20. Neighbourhood Surveys

A. SMALL LOT HOUSE REZONING PETITION

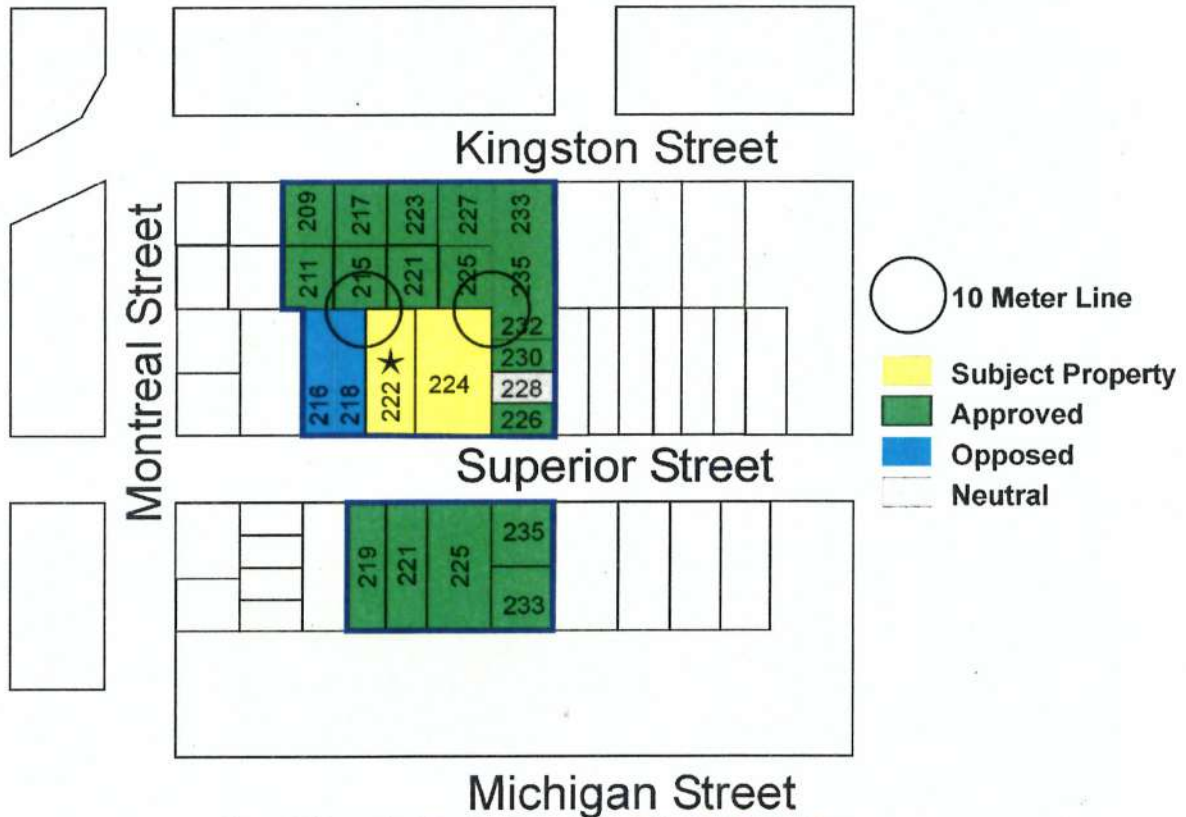


Figure 3: Illustration Showing Properties within the Inclusion Zone

RESULTS OF THE SMALL LOT REZONING PETITION

The 21 properties bordering the proposed rezoning were approached as per the City's Small Lot House Rezoning Regulations. Of those, one was neutral. Of the remaining 20 properties, 18 were in favour of the subdivision. Only 2 were opposed. Please note that, as of October 1, 2017, the neighbours at 218 Superior have indicated verbally that they are no longer opposed to the project. We have not received new petitions from them however.

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

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

B. 100 METER REDEVELOPMENT PETITION

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

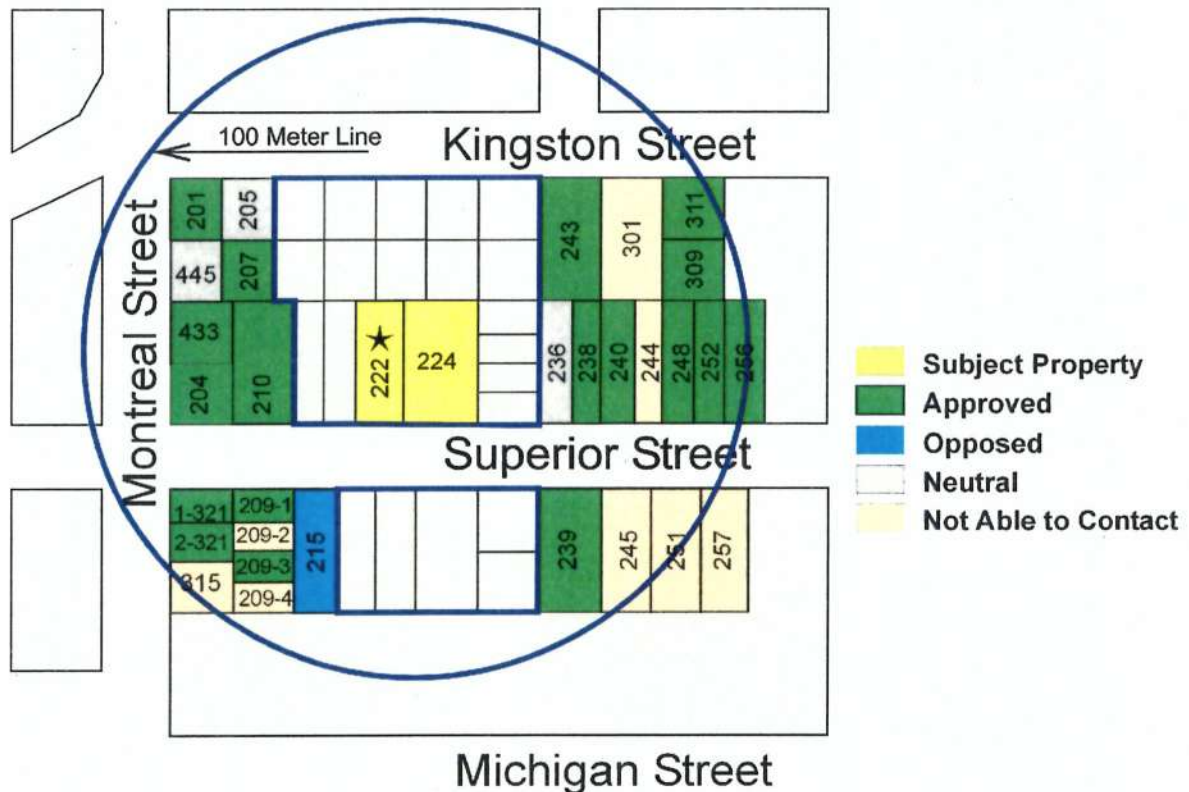


Figure 4: Illustration Showing Properties within the 100 Meter Zone

RESULTS OF THE REDEVELOPMENT SURVEY- 100 METER ZONE

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

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



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

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

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

C. PARKING VARIANCE PETITION

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

The signed petitions have been submitted to the Planning Department.

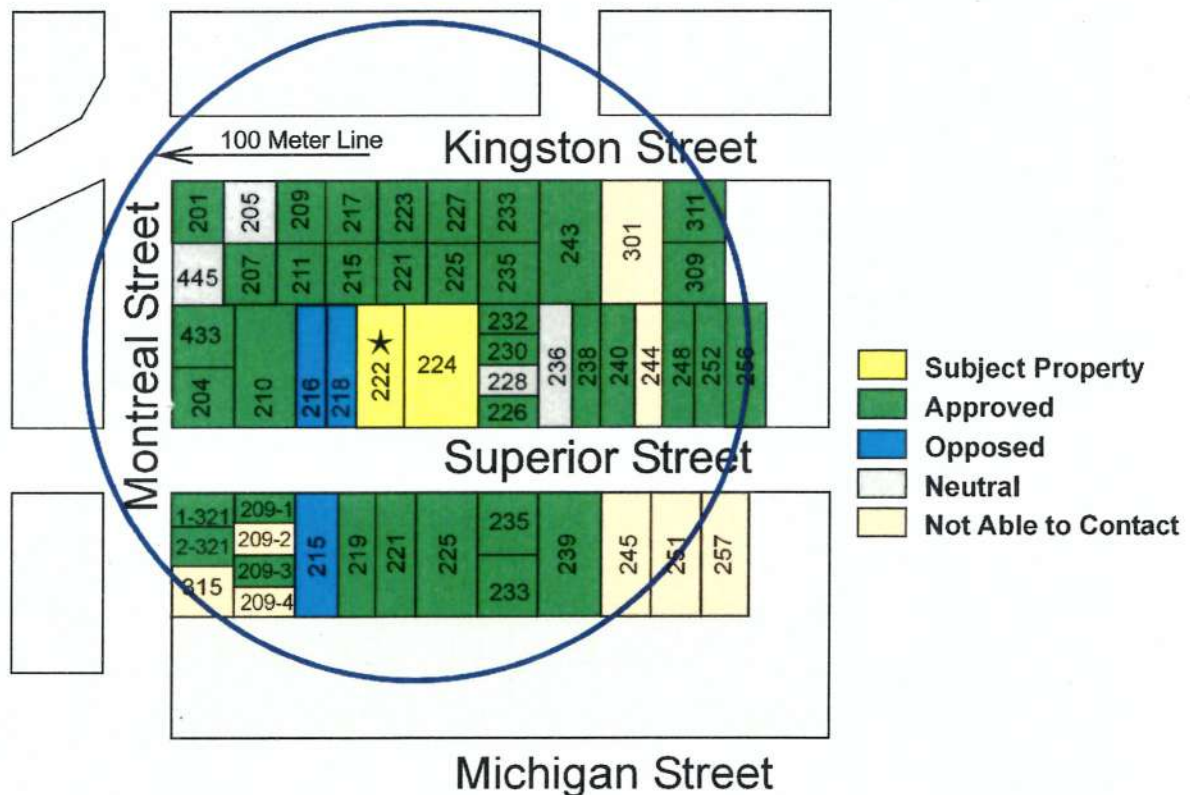


Figure 5: Illustration Showing Results of the Parking Survey

RESULTS OF THE PARKING VARIANCE SURVEY

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

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

21. Parking

We have included one parking space for each of the townhouse units and an enclosed single car garage for the new house. Regarding the new townhouses in the heritage house, the City's bylaws require that parking be behind the front face of the house. If we comply with this requirement, it would require that all of the vegetation, trees, hedges etc. on the east side be removed and that the entire east side of the heritage house be paved to create the parking area.

After extensive consideration, and consultation with the neighbours, we are requesting that this requirement be waived and that parking be allowed in the front of the lot. 92.3% of the neighbours are in favour of our proposed parking. Please see details of the Parking Variance Survey on Page 23.

The surface of the parking area will be permeable paving. The variance we are requesting requires 1334 square feet less paving than the required parking which represents a 54% reduction. Or, to put it another way, by allowing the parking in the front of the lot, there will be an additional 1334 square feet of gardens, lawns, trees and shrubs in our 'Garden City'.

In addition, by allowing parking in front of the building, we are able to configure the remainder of the property in such a way as to provide a private garden for each of the 4 townhouses. These private gardens provide very desirable green space for each home and will allow space for bicycle parking as well.

Please see the images on the following 3 page.

i. Illustrations Showing the Proposed Parking



Figure 6: View from Street Level



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

ii. *Plan of the Proposed Parking*

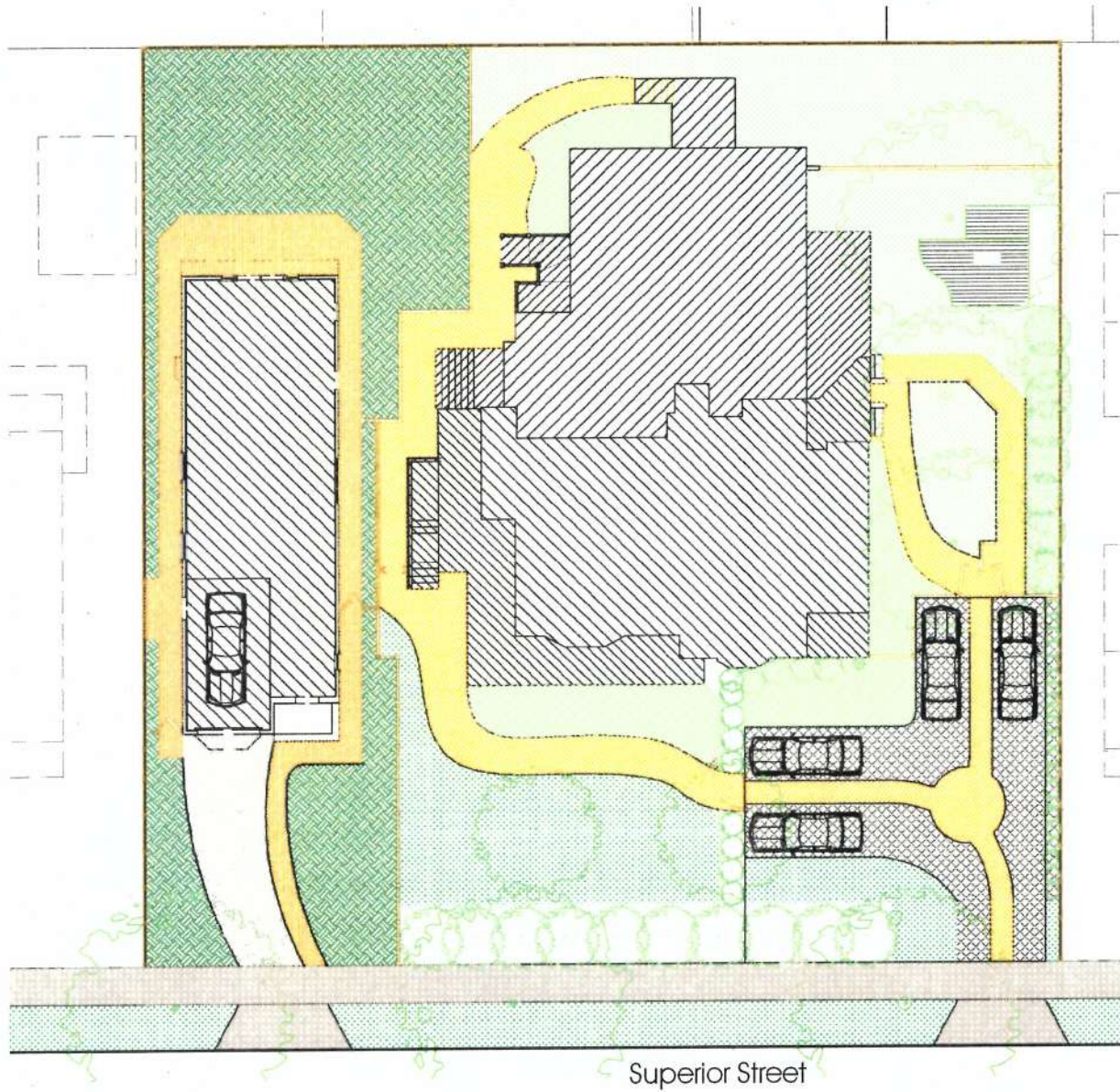


Figure 8: Layout showing the Proposed Parking

iii. *Plan of the Parking as per Bylaws*



Figure 9: Layout showing the Parking as per Bylaws

22. Project Design- The New Single Family House

A. GENERAL

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

B. ROOF

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

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

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

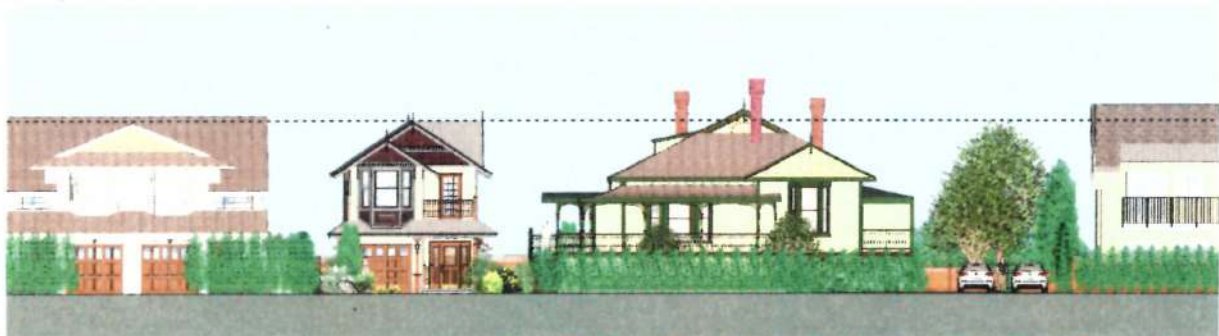


Figure 10: Illustration showing the relative rooflines of the adjacent houses
Boulevard trees not shown



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

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

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

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

C. MASSING AND PROPORTION

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

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



Figure 11: Front View of the House

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

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

D. ENTRYWAY



Figure 12: Illustration of Front Door

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

E. FINISHES AND MATERIALS

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

F. COLOUR

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

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

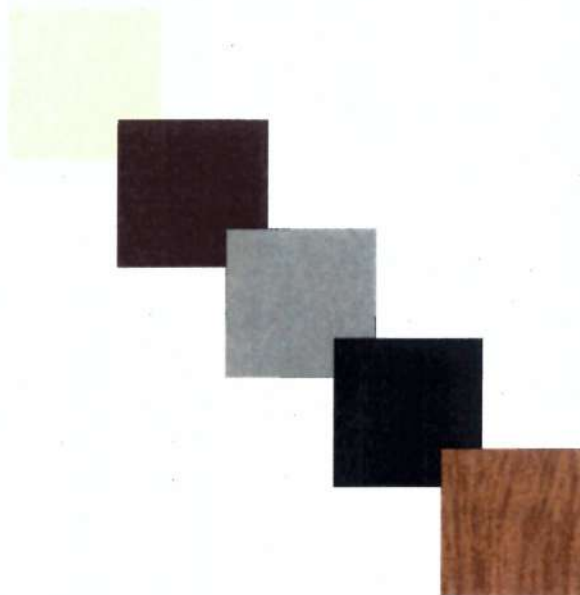


Figure 13: Colour palette for the new house

i. View of the new house at 222 Superior



Figure 14: Illustration: Street View of 222 Superior Street

ii. Another View from the Street



Figure 15: Illustration: Another View of 222 Superior

One boulevard tree not shown for clarity

iii. View with the Parking



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

G. SHADOWING

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

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

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

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

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

H. DETAILED HOURLY SHADOW STUDY

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

Shown from the Rear of the Property- Standard Time



January 21 at 9:00 am



January 21 at 10:00 am



January 21 at 11:00 am



January 21 at 12:00 pm

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

Shown from the Rear of the Property- Standard Time



February 21 at 9:00 am



February 21 at 10:00 am



February 21 at 11:00 am



February 21 at 12:00 pm

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

Shown from the Rear of the Property- Daylight Saving Time



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



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



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



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

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

Shown from the Rear of the Property- Daylight Saving Time



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



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



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



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

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

Shown from the Rear of the Property- Daylight Saving Time



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



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

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

Shown from the Rear of the Property- Daylight Saving Time



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



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



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



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

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

Shown from the Rear of the Property- Daylight Saving Time



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



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



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

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

Shown from the Rear of the Property- Daylight Saving Time



June 21 at 8:00 am



June 21 at 9:00 am



June 21 at 10:00 am



June 21 at 11:00 pm

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

Shown from the Rear of the Property- Daylight Saving Time



June 21 at 12:00 pm



June 21 at 1:00 pm



June 21 at 2:00 pm



June 21 at 3:00 pm

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

Shown from the Rear of the Property- Daylight Saving Time



October 21 at 9:00 am



October 21 at 10:00 am



October 21 at 11:00 am



October 21 at 12:00 pm

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

Shown from the Rear of the Property- Standard Time



November 21 at 9:00 am



November 21 at 10:00 am



November 21 at 11:00 am



November 21 at 12:00 pm

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

Shown from the Rear of the Property- Standard Time



December 21 at 9:00 am



December 21 at 10:00 am



December 21 at 11:00 am



December 21 at 12:00 pm

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

I. PRIVACY

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

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

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

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



ii. Window Location Study: Upper Floor

A study showing the relationship of the windows on the upper floor

- between 218 and 222 and
- between 222 and 224

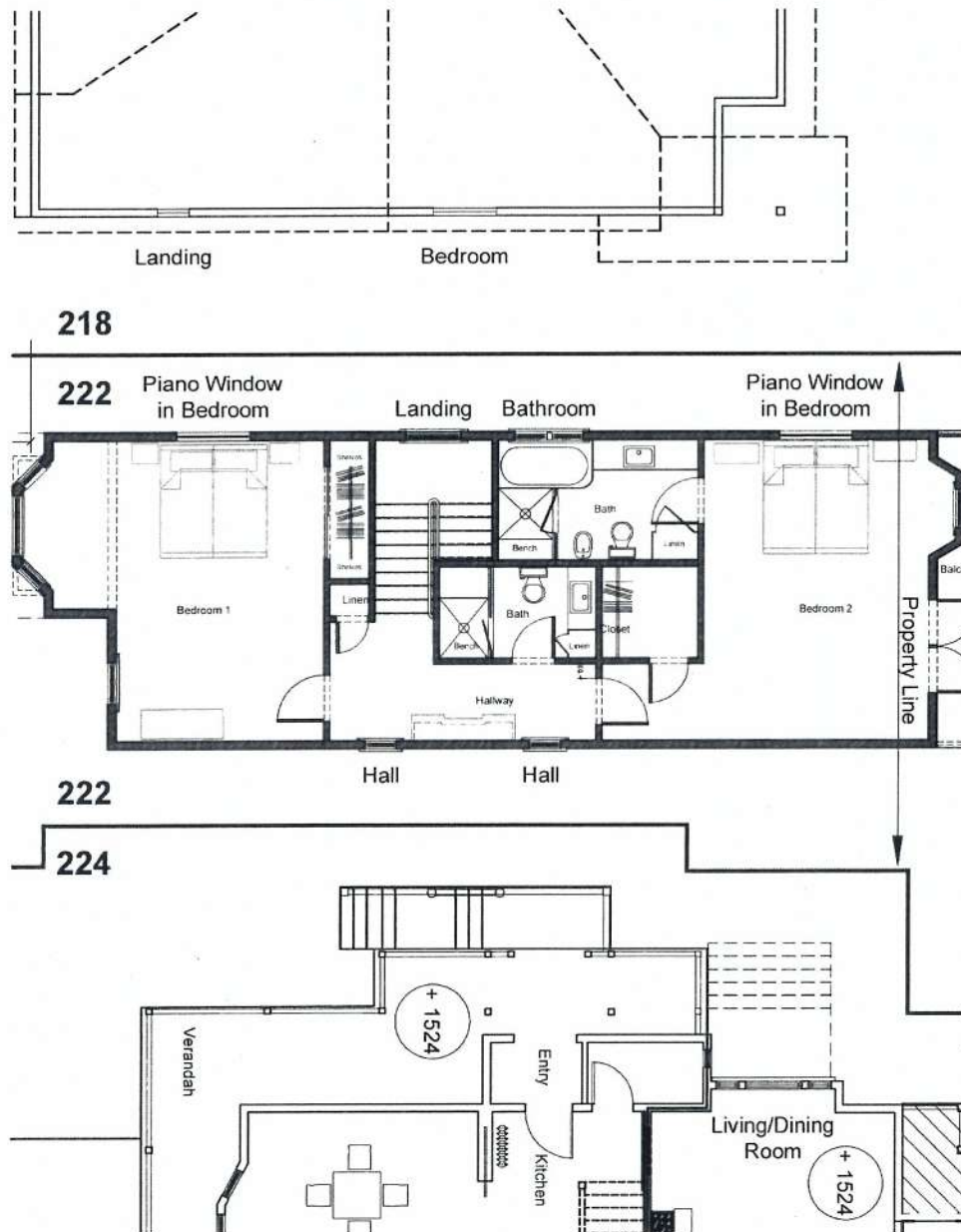


Figure 31: Window Study- Upper Floor

J. LANDSCAPING

The new house will be built in what is now the parking area of the current bed and breakfast. There is landscaping along the west side of the parking area consisting of a cedar hedge, small bushes, a flower gardens and one large tree. This will have to be removed. The large tree that will have to be removed is a weeping willow.

Any new landscaping will be designed to beautify the properties and enhance the ambiance of the house and the local environment. We will use hedging as appropriate for screening and privacy; the driveway, walkways and patios will comply with the City's new storm water guidelines.

Many of the bushes that will have to be moved to create parking for the strata units will be moved into the private gardens of the strata units or into either the front or rear of the new residence.

Some of the large rocks from the existing pond will be moved to the front and rear yards of the new residence.

23. Revisions Made After Planning Department Input

- Moved the house 1.8 meters to the rear of the property to open up the view to the heritage house
The new house was originally in line with the house to the west. At the request of the heritage planner, the new house was moved back in the lot a distance halfway between the house at 216/218 and the heritage house at 224.
- Redesigned the front entrance of the new house
The original design featured a neo- gothic style front entrance. This has been changed to a more traditional, somewhat Victorian design.
- Eliminated some of the stained glass in the new house
2 large stained glass windows have been removed from the east side of the house and the stained glass has been removed from the privacy panel on the balcony.
- Removed the proposed gargoyle from the new house
- Redesigned the garage door for the new house
- Change the proposed paint scheme for the new house
Details of the new colour scheme for the new house are on page 32.
- Added a front verandah on the new house
- Added a balcony on the front of the new house
- Added SRW
- Reconfigured the parking in the front of the lot to allow for the requirements of the SRW
- Added Class 1 and Class 2 bike parking

24. Green Building Features

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

However, we are targeting the following green features:

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

25. Infrastructure

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

26. Curriculum Vitae

A. DON HALTON, DESIGNER

Theatre Designer, 25 years, many productions
Creative Director, Futures Theatre, Expo 86, Vancouver
Designer, British Columbia Pavilion, Expo 88, Brisbane, Australia
Creative Director, Expo 92, Seville, Spain
Creative Director, Expo 93, Taejon, Korea
Art Director, Film and Television, worked with Morgan Freeman, Kevin Spacey, Justin Timberlake, Eric Stoltz, Felicity Huffman, Richard Gere
Art Director, the very first Lotto 6/49 commercial, and hundreds of other commercials

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James Bay Neighbourhood Association

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

www.jbna.org

March 13th, 2017

Mayor and Council,
City of Victoria

Re: 224 Superior – Albion Manor

Dear Mayor and Councilors,

A proposal for a lot division, Albion Manor conversion from a B&B to a stratified complex, and the construction of a small lot single family dwelling was heard at the March 8th, 2017 JBNA Community Meeting.

There are 3 distinct types of considerations with regards to this proposal:

- 1) The lot division and construction of a small lot single family dwelling:
Pro: additional housing on a large lot. Con: shadowing of neighbour to the west.
- 2) The creation of 4 strata housing units, either with
 - a. 4 green space garden areas and parking on the front of the property, or
 - b. side/rear parking without 4 garden lots.
- 3) The creation of 2 or 3 driveways for the single family dwelling and 4 strata properties.

Following is the excerpt from the minute for the meeting. Two residents also submitted their statements in writing.

Residents were split in opinion of the proposal, with nearby residents concerned about the proposed parking/driveways and others showing preference for the more family oriented homes with greenspace.

For your consideration,

Marg Gardiner
President, JBNA

No index entries found.

Cc: JBNA Board, Jim Handy, Planning
Mark Imhoff, Mark Imhoff Group, Don Halton, Owner

Attach: Excerpt from March 8th, 2017, JBNA General Meeting
Appendix: Resident submissions

For the new SFD to be built – a small jog in the lot line is provided to increase yard space for the small lot. The front yard setback aligns with the house next door to the west. No variances to R1-S2 are being sought. The plan is in conformance with the concepts outlined in the City's James Bay Neighbourhood Plan. There are at least 5 small-lot developments on Superior Street already. Shadowing effects on West neighbour were considered; all shadowing effects should be cleared by about 10 am all year, with 1 hour 22 minutes of shading in winter and 3 hours 30 minutes shading in summer.

Landscaping – separate gardens for all four suites and for the new SFD. One willow tree in the rear and one tree on the boulevard would need to be removed. The option to provide parking in the side/rear yard without variances was also presented. A variance to allow parking in the front yard is being sought to maximize greenspace.

Q/A with near-by residents who are within the 100 meter notification area.

C: Neighbour directly west of the SFD proposed. We are most affected. Primary concern is subdivision of property with 2-storey SF 5 feet from property line. Our primary source of sunlight is through windows on the East side. We reviewed the shading graph and became very concerned about the effect on sunlight. The 10-foot main floor and 9-foot second floor are major causes of our shading concerns. City guidelines indicate neighbours need to be considered with regards to shading.

Q: Neighbour, East of subject property. Thus far, we've been shown the proposed parking with variances. I am concerned that people will support what is shown, and that the design won't be built. I support the variance request to put parking in the front yard.

Q: Representing my mother - 3 houses East. Our concern is parking for a total of 5 units, which implies 10 cars. Street parking here is very tight.

Q: Neighbour across the street. I am glad they are maintaining the building. My concern is the number of parking spaces in the front yard. I would like to see parking down the side of the house, and be behind the front of the property line. It takes away parking from the street with 2 additional driveways.

C: Neighbour across the street. We would support this application without the parking variances. The non-variance drawing looks exaggerated. Our preference is the confirming model, with different landscape options.

C: Neighbour across the street. I think the project is great. I am concerned about how narrow the new home is; that it will detract from the heritage home.

C: Neighbour townhouse next door. I am concerned about parking; would prefer parking at the side. Could the tall hedge be removed?

C: Neighbour to the West again – very unhappy with how little we were consulted during this process. We're losing our sunlight.

Q/A with residents beyond the 100 meter notification area.

Q: San Jose. I am sympathetic to privacy and shading issues. Would the new house be able to be moved back to reduce shading for the neighbour?

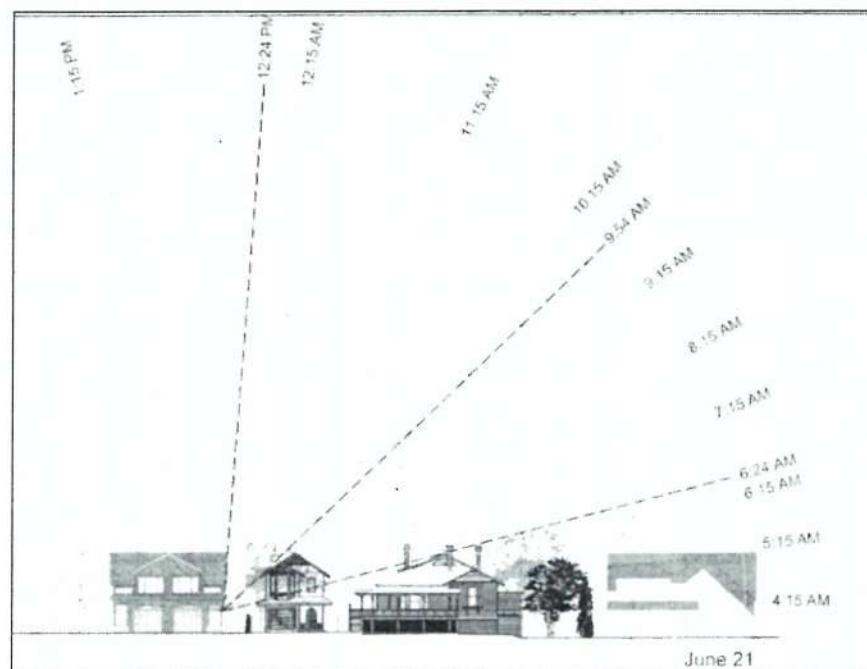
Appendix submitted with JBNA letter to CoV:

From: RAY WILLIS
Subject: Digital Presentation from March 8 meeting
Date: March 9, 2017 2:39:20 PM PST
To: Marg Gardiner, JBNA <marg.jbna@shaw.ca>

Hello Marg

Let us begin by thanking you again for giving us the opportunity to raise our concerns about the proposed small lot and house development at 224 Superior. Attached as requested are digital copies of the information that was submitted last evening. In addition we would like to clarify some statements made by Mark Immhoff to the audience. The shading graph slide he presented appears to be different from the graph he presented to us on March 2 in which significantly more hours of shading are indicated. Also he told the group that he had left us a message to call him back in regards to discussing changes to the plan. Unless he has an incorrect number for us and left a message at some other residence we received no such message. We will be addressing both of these issues with Mark and once again ask him if Don is willing to make any changes (in particular ceiling heights) to address our shading and privacy concerns. It was gratifying to hear complete strangers offer their support to us both during and after the meeting. An example of the wonderful neighbourhood in which we live and the good work of yourself and the JBNA in bringing community members together to engage in meaningful dialogue. If you can offer any other advice in regards to the process we would appreciate hearing from you.

Take Care
Ray and Brenda Willis





James Bay Neighbourhood Association

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

www.jbna.org

November 10th, 2017

Miko Betanzo, Senior Planner
City of Victoria

Dear Miko,

Re: Albion, 224 Superior, REZ 00528.

Tim VanAlstine, Linda Carlson, and I, representing the JBNA Development Review Committee, meet today with Don Halton, owner of 224 Superior.

Mr Halton had asked for a meeting as he had been advised by City Planning to enquire as to whether JBNA DRC thought that the revised proposal should come again to the community for comment.

Upon review of the schematics (see attached schematic) we do not think that the changes would change impacts of the development on the community. For this reason, the changes do not warrant a second community meeting.

For your consideration,

Yours truly,

Marg Gardiner
JBNA CALUC Co-Chair

Cc: JBNA Board
Don Halton
Chelsea Medd, Co

Attachment: *Footprint schematic of proposal reviewed November 10, 2017.*

Footprint schematic of proposal reviewed November 10, 2017



SUMMARY SMALL LOT HOUSE REZONING PETITION

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

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

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

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

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

SUMMARY SMALL LOT HOUSE REZONING PETITION

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

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

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

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

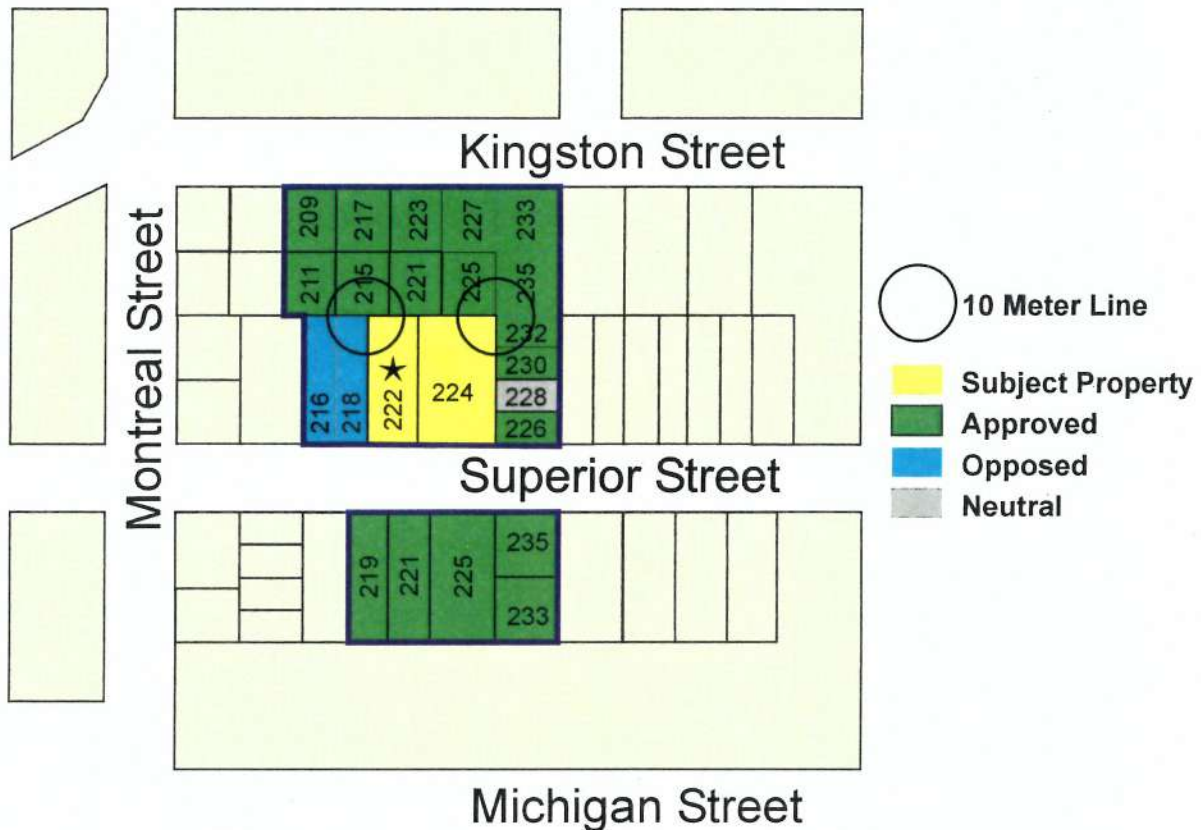
**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

AUG 18 2017

Planning & Development Department
Development Services Division

Small Lot Rezoning Petition

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



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

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

Note:

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

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

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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

Please review the plans and indicate the following:

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

ADDRESS: 225 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 12 / 17
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 233 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb. 12th, 2017
Date

Jesse Nutter
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

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Please review the plans and indicate the following:

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

ADDRESS: 221 SUPERIOR SE

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

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

JULY 25, 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 221 SUPERIOR ST

Are you the registered owner? Yes ☒ No ☐

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

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

Comments:

FEB 15 2017
Date

J. Gottrod ED
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 226 SUPERIOR STREET VICTORIA

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

24 JUNE 2017
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 232 SUPERIOR ST

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

May 26/17
Date

H. Boettcher
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 218 Superior Street

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

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

March 2 2017
Date

R. Willis B. Willis
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 216 SUPERIOR ST

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

LOSS OF MORNING SUNLIGHT
LOSS OF PRIVACY FROM 2-STOREY HOUSE
TOO MUCH CONDO DEVELOPMENT ALREADY
MORE STRESS ON PARKING BY VISITORS

March 1 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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(print name)

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

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Please review the plans and indicate the following:

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

ADDRESS: 285 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

I consider this project an improvement
to our street.

Feb 12/2017
Date

D Graham Barnard
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

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

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Please review the plans and indicate the following:

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

ADDRESS: 219 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

FEB 27, 2017
Date

SDH
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 219 SUPERIOR STREET

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 12 2017
Date

Katie Sobie
Signature

SMALL LOT HOUSE REZONING PETITION

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

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(print name)

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Please review the plans and indicate the following:

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

ADDRESS: 230 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

19 Feb, 2017
Date

Carmen Popescu
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

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Please review the plans and indicate the following:

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

ADDRESS: 230 SUPERIOR ST.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

7 Oct. 17
Date

CPopescu
Signature



SMALL LOT HOUSE REZONING PETITION

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(print name)

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Please review the plans and indicate the following:

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

ADDRESS: 233 KINGSTON STREET, VICTORIA, BC.

Are you the registered owner? Yes ☒ No ☐

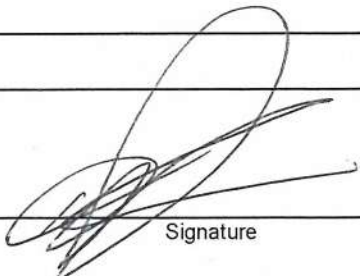
I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

21 FEB 2017
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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Please review the plans and indicate the following:

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

ADDRESS: 211 Kingston St

Are you the registered owner? Yes ☒ No ☐

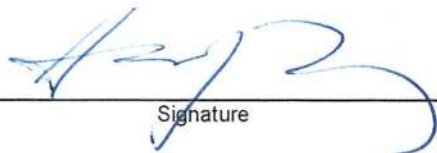
I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Apr 13 / 17
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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

Please review the plans and indicate the following:

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

ADDRESS: 209 Kingston Street

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 25/17
Date

Lisa Abram
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 217 Kingston St

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 12 17
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 221 KINGSTON ST

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

FEB 12 2017

Date

C. Halton

Signature

SMALL LOT HOUSE REZONING PETITION

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

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(print name)

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 223 KINGSTON STREET

Are you the registered owner? Yes ☒ No ☐

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

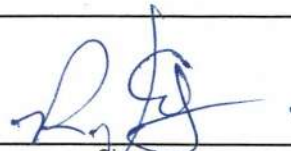
☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb. 12, 2017

Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 225 Kingston STREET.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 12 / 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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(print name)

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 227 Kingston Street

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 19 / 2017
Date

Scott Hopkins
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 224 Superior Street

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

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Please review the plans and indicate the following:

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

ADDRESS: 216 Kingston St (OWNERS)

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

10 Feb 2017
Date

Jeannine B. Friesen
Signature

SMALL LOT HOUSE REZONING PETITION

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

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(print name)

property located at 224 Superior Street

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Please review the plans and indicate the following:

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

ADDRESS: 215 Kingston St

Are you the registered owner? Yes ☐ No ☒


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

☒ I support the application.

☐ I am opposed to the application.

Comments:

12/02/17
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

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(print name)

property located at 224 Superior Street

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Please review the plans and indicate the following:

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

ADDRESS: 233 KINGSTON ST, VICTORIA, BC

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

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

24 JULY 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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(print name)

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Please review the plans and indicate the following:

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

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

Are you the registered owner? Yes ☒ No ☐

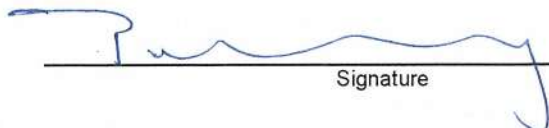
I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

FEB 14, 2017
Date


Signature

Parking Variance Petition

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

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

PARKING VARIANCE PETITION

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

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

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

NAME: (please print) ANNA VANDERHORST

ADDRESS: 210 SUPERIOR ST.

I have reviewed the plans for both options.

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

Comments:

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

13 Feb 2017
Date

AVanderhorst
Signature

PARKING VARIANCE PETITION

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

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

NAME: (please print) John Strawbridge

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

I have reviewed the plans for both options.

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

Comments:

Feb. 13, 2017
Date

John Strawbridge
Signature

PARKING VARIANCE PETITION

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

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

NAME: (please print) ERETAN BLAIS

ADDRESS: 3-209 SUPERIOR STREET, VICTORIA

I have reviewed the plans for both options.

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

Comments:

12/02/17
Date

[Signature]
Signature

PARKING VARIANCE PETITION

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

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

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

NAME: (please print) SEAN GEMMILL

ADDRESS: 219 SUPERIOR ST (OWNER)

I have reviewed the plans for both options.

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

Comments:

FEB 27, 2017
Date

SJL
Signature

PARKING VARIANCE PETITION

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

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

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

NAME: (please print) KATIE SOBIE

ADDRESS: 219 SUPERIOR STREET

I have reviewed the plans for both options.

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

Comments:

Feb 12 2017
Date

Katie Sobie
Signature

PARKING VARIANCE PETITION

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

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

NAME: (please print) _____


ADDRESS: 225 SUPERIOR ST.

I have reviewed the plans for both options.

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

Comments:

Feb 12/17.
Date


Signature

PARKING VARIANCE PETITION

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

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

NAME: (please print) JESSE NUTTER

ADDRESS: 233 SUPERIOR ST.

I have reviewed the plans for both options.

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

Comments:

FEB. 13th, 2017
Date

Jesse Nutter
Signature

PARKING VARIANCE PETITION

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

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

NAME: (please print)

B CRAHAM FERNANDO

ADDRESS:

235 SUPERIOR ST. V8V 1T4.

I have reviewed the plans for both options.

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

Comments:

The Parking plan will improve the
look of this property.

Feb 12/2017

Date

B Crahan Fernando

Signature

PARKING VARIANCE PETITION

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

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NAME: (please print) MARIKETA PETERICA

ADDRESS: 239 SUPERIOR ST VICTORIA

I have reviewed the plans for both options.

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

Comments:

FEB 13 / 17
Date


Signature

PARKING VARIANCE PETITION

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

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

NAME: (please print) BRIAN PISCALNOT

ADDRESS: 321 MONTREAL

I have reviewed the plans for both options.

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

Comments:

FEB 13 / 2017
Date

Brian Piscalnot
Signature

PARKING VARIANCE PETITION

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

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

NAME: (please print) Jessica Dyson-Welton

ADDRESS: Unit B, 321 Montreal St.

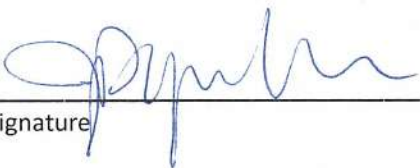
I have reviewed the plans for both options.

☒ I support the parking in the front yard.

☐ I am opposed to the parking in the front yard.

Comments:

Feb. 13/17
Date


Signature

PARKING VARIANCE PETITION

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

NAME: (please print) Charles Wilson & DARLA HUNTER

ADDRESS: 433 MONTREAL STREET

I have reviewed the plans for both options.

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

Comments:

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

February 14, 2017
Date

Darla G Hunter
Signature
C E Hunter

PARKING VARIANCE PETITION

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

NAME: (please print) Jon Dunn

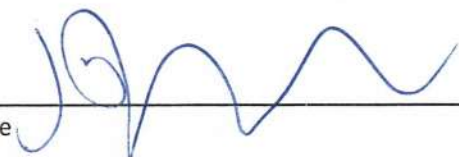
ADDRESS: 201 KINGSTON ST.

I have reviewed the plans for both options.

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

Comments:

14 FEB 2017
Date


Signature

PARKING VARIANCE PETITION

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

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

ADDRESS: 207, ~~KINGSTON~~ KINGSTON STREET

I have reviewed the plans for both options.

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

Comments:

feb 14 - 2017
Date

Samira Fraser
Signature

PARKING VARIANCE PETITION

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

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

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

NAME: (please print) Lisa Abram

ADDRESS: 209 Kingston Street

I have reviewed the plans for both options.

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

Comments:

Feb 25/17
Date

NA Abram
Signature

PARKING VARIANCE PETITION

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

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

NAME: (please print) _____

ADDRESS: 211 Kingston St

I have reviewed the plans for both options.

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

Comments:

Apr 13/17
Date


Signature

PARKING VARIANCE PETITION

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

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NAME: (please print) Don Friesen ^{JEANNINE} ~~DOUG~~ FRIESEN

ADDRESS: 215 Langston St (OWNERS)

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

Comments:

Date

10 April 2017

Signature

Jeannine B. Friesen

PARKING VARIANCE PETITION

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

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NAME: (please print) Fabio Del Collette

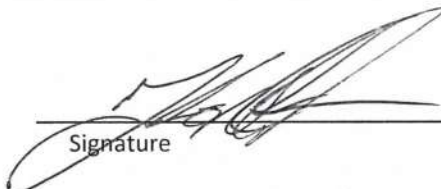
ADDRESS: 215 Kingston St

I have reviewed the plans for both options.

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

Comments:

12/02/17
Date


Signature

PARKING VARIANCE PETITION

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

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NAME: (please print) J-D - EDGAR

ADDRESS: 217 Kingston St

I have reviewed the plans for both options.

☒ I support the parking in the front yard.

☐ I am opposed to the parking in the front yard.

Comments:

Date

12 Feb '17

Signature

[Signature]

PARKING VARIANCE PETITION

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

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

NAME: (please print) _____

ADDRESS: _____ 921 KINGSTON ST
VICTORIA

I have reviewed the plans for both options.



I support the parking in the front yard.



I am opposed to the parking in the front yard.

Comments:

Date

12/2/17

Signature

Don Halton

PARKING VARIANCE PETITION

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

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NAME: (please print) RICHARD NEWSON

ADDRESS: 223 KINGSTON STREET

I have reviewed the plans for both options.

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

Comments:

FEB. 12, 2017
Date

R. NEWSON
Signature

PARKING VARIANCE PETITION

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

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NAME: (please print)

Scott Hepburn

ADDRESS:

225 Kingston

I have reviewed the plans for both options.



I support the parking in the front yard.



I am opposed to the parking in the front yard.

Comments:

Feb 12/2017

Date

Scott Hepburn

Signature

PARKING VARIANCE PETITION

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NAME: (please print)

ADDRESS:

I have reviewed the plans for both options.

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

Comments:

Feb 19 / 2017

Date

Signature

PARKING VARIANCE PETITION

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

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NAME: (please print) PAUL HADVEY

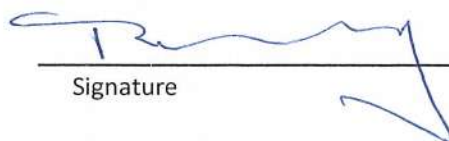
ADDRESS: 235 KINGSTON ST. VICTORIA

I have reviewed the plans for both options.

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

Comments:

FEB 14. 2017
Date


Signature

PARKING VARIANCE PETITION

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NAME: (please print) CARMEN BOPESCU

ADDRESS: 230 SUPERIOR ST

I have reviewed the plans for both options.

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

Comments:

Carmen Bopescu 19 Feb, 2017
Date

Carmen Bopescu
Signature

PARKING VARIANCE PETITION

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NAME: (please print) MARK & TRACY SMITH

ADDRESS: 238 SUPERIOR ST.

I have reviewed the plans for both options.

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

Comments:

19/02/2017
Date

Mark Smith
Signature

PARKING VARIANCE PETITION

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NAME: (please print)

Colleen Woods

ADDRESS:

252 Superior, Victoria

I have reviewed the plans for both options.

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

Comments:

Date

Signature

Feb 14 / 2017

Colleen Woods

PARKING VARIANCE PETITION

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NAME: (please print) KATHARINA NOLLA

ADDRESS: 256 Superior ST Victoria BC V8V 1T3

I have reviewed the plans for both options.

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

Comments:

02 14 2017
Date

KL Nolla
Signature

PARKING VARIANCE PETITION

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NAME: (please print) H. Bowman

ADDRESS: 215 SUPERIOR ST., VICTORIA, BC.

I have reviewed the plans for both options.

☐ I support the parking in the front yard.

☒ I am opposed to the parking in the front yard.

Comments:

FEB 14, 2017
Date


Signature

PARKING VARIANCE PETITION

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NAME: (please print) JAN GOTTFRED + PETER TODARO

ADDRESS: 221 SUPERIOR

I have reviewed the plans for both options.

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

Comments:

FEB 15 2017
Date

[Signature]
Signature

224 Superior Street Redevelopment Proposal

Re: Parking Petition

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

224 Superior Street Redevelopment Proposal

Re: Parking Petition

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

224 Superior Street Redevelopment Proposal

Re: Parking Petition

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

224 Superior Street Redevelopment Proposal

Re: Parking Petition

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

PARKING VARIANCE PETITION

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NAME: (please print) CARMEN BRESW

ADDRESS: 230 SUPERIOR ST.

I have reviewed the plans for both options.

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

Comments:

7 Oct. 17
Date

Carmen Bresw
Signature

FEB 21 2017

Planning & Development Department
Development Services Division**PARKING VARIANCE PETITION**

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

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NAME: (please print)

Kim Beron

ADDRESS:

233 Kingston Street, Victoria, B.C.

I have reviewed the plans for both options.

☐ I support the parking in the front yard.

☒ I am opposed to the parking in the front yard.

Comments:

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

Date

21 Feb 2017

Signature



PARKING VARIANCE PETITION

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

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NAME: (please print) KIM BERNH

ADDRESS: 233 KINGSTON ST, VICTORIA, BC.

I have reviewed the plans for both options.

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

Comments:

SEE COMMENTS ON SMALL LOT REZONING
PETITION

24 JULY 2017
Date


Signature

PARKING VARIANCE PETITION

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

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NAME: (please print) HOLLY BOETTCHER

ADDRESS: 232 SUPERIOR ST.

I have reviewed the plans for both options.

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

Comments:

May 26/17
Date


Signature

PARKING VARIANCE PETITION

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

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NAME: (please print) JAN GOTTFRED / PETER TORRES

ADDRESS: 221 SUPERIOR ST

I have reviewed the plans for both options.

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

Comments:

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

JULY 25, 2017
Date

[Signature]
Signature



GYE + ASSOCIATES

Consultants in Urban Forestry and Arboriculture

Received
City of Victoria

AUG 18 2017

Planning & Development Department
Development Services Division

Arborist Report

224 Superior Street, Victoria

Date of Report: August 18, 2017

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

Prepared by Jeremy Gye

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

5965 Wallace Drive, Victoria, BC V9E 2G7

Tel: (250) 544-1700 (office)

(250) 883-4533 (cell)

Email: jgye@gyeandassociates.ca



EXECUTIVE SUMMARY

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



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

ASSIGNMENT

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

METHODOLOGY

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



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

OBSERVATIONS

SITE DESCRIPTION

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

TREE RESOURCE

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

Table -1. Tree inventory table

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



SITE PLAN

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

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

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

DISCUSSION

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

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

TREE PROTECTION MEASURES

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

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



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

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

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

ROLE OF THE PROJECT ARBORIST

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

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

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



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

End report.

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

Jeremy Gye – Senior Consultant

Gye and Associates, Urban Forestry Consultants Ltd.

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

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

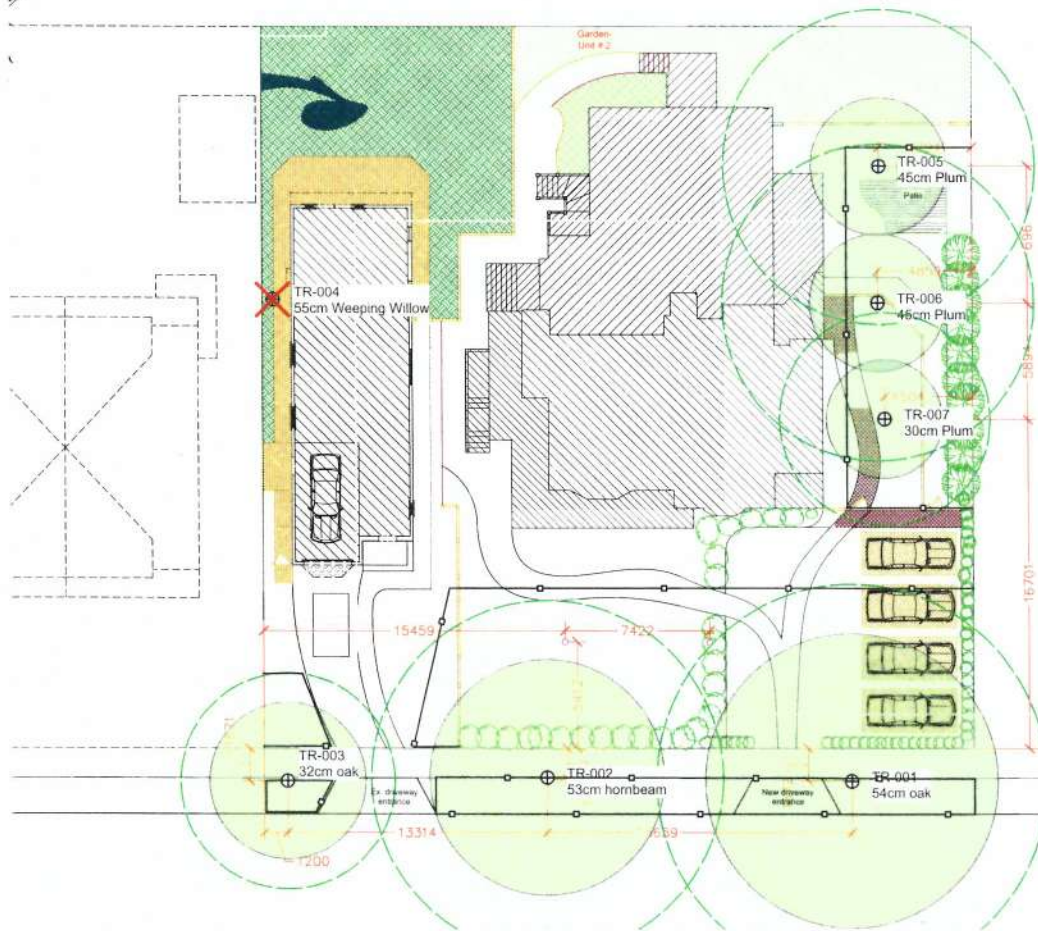
ISA Certified Municipal Specialist (Certification No. PN-0144AM)

ISA Tree Risk Assessment Qualified



APPENDICES

Tree Preservation and Landscape Plan drawing (see attached).



TREE PRESERVATION MEASURES

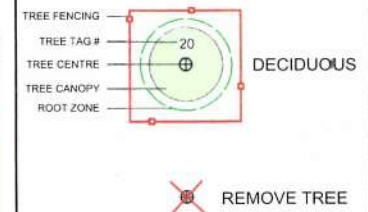
1. The arborist shall meet with the demolition contractor prior to demolition to review site access, workplan, debris staging, tree protection etc.
2. Before site preparation begins, erect tree protection fencing as indicated. Contact arborist for inspection once fencing is complete.
3. The arborist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

Tree Protection Fencing Detail

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



LEGEND



TREE TABLE

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

Gye and Associates.ca

PROJECT
224 Superior Street,
Victoria, BC

SHEET TITLE
Tree Management Plan

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

REV NO	DESCRIPTION	DATE
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March 21 2017
 Ray and Brenda Willis
 218 Superior Street
 Victoria V8V 1T3
 Phone [REDACTED]
 Cell [REDACTED]

Dear Mayor Helps
 Victoria City Councillors
 City of Victoria Planning Department

We are Ray and Brenda Willis owners since March 2010 of a duplex unit at 218 Superior Street. We are writing to you about concerns we have regarding the negative impact the proposed redevelopment of the heritage property at 224 Superior Street (Albion Manor B&B) will have; a) on the immediate neighbourhood, b) on the state of James Bay's most beautiful heritage property, and C) on our home.

a) Impact on the immediate neighbourhood: Three Driveways on Superior Street

The proposed redevelopment with the inclusion of a small lot calls for two additional driveways off of Superior Street. This action would eliminate all current residential parking in front of 224 pushing parking in front of other properties on the street. Also the additional driveways require the removal of a mature tree from the boulevard in front of the property. Three driveways in such a small area will create increased congestion entering and exiting Superior Street one of the main arterial streets in the area.

b) Impact on the Heritage Property

The heritage property at 224 Superior is the last fully in tact heritage property in James Bay, and, as such, it is an iconic heritage property. It is a beautiful heritage home surrounded by lovely gardens. The property is a favourite photography stop for cruise ship passengers and other visitors to Victoria. It embodies the grand era of Victoria. The proposed redevelopment plan calls for subdividing the property to create a small lot with a two story house. Creation of the small lot significantly reduces the overall size of the property leaving a heritage house (minus the grand entrance stairway) crowded by a two story skinny house. In addition the plan eliminates the majority of the front gardens in order to create unit parking. The end result turns what now is heritage grandeur into just another big old house with a paved yard.

c) Impact on Our Home

The proposed small lot will have a two story house built 5 feet from our property line. The design of the house calls for 10 foot main floor, 9 foot second floor ceilings and a second floor balcony across the entire rear of the house. The house as planned will have a significant impact on our access to direct sunlight, as well as, the privacy of our back yard. Due to the direction and configuration of our duplex 80 per cent of our direct sunlight comes through east facing windows. The shading factor on our windows and yard will be significant. The City of Victoria Small Lot Policy highlights proposals should use "good neighbour design relative to privacy and sunlight." In addition, it states that applicants "should consider the shadowing, privacy, and sunlight impact of any new building." As of March 21 2017 our multiple requests for discussions and considerations regarding modifications (such as lower interior ceilings) to the design of the house have been ignored by the owner of 224 Mr. Halton and his developer Mr. Imhoff.

Final Points

We understand Mr. Halton's financial rationale for redeveloping the heritage house into 4 condos. We know there is a housing shortage in Victoria, although at the suggested price of 700,000.00+ for the condos and 900,000.00+ for the skinny house this plan will not assist the need for affordable housing in the city. Therefore given the concerns highlighted the question we put forward to city council is this – does the end justify the means? A plausible and win win alternative for redeveloping the heritage property at 224 could be achieved by eliminating the small lot. Without subdividing the property, the heritage house can still be developed into 4 (and it has been suggested by Mr. Imhoff into 5) condos giving the city additional housing in the area. As important, without the small lot the need for two additional driveways is eliminated, the street parking is not affected, the boulevard tree remains, the gardens remain intact, and the outside of the house is not affected as the grand staircase could remain. Owner and guest parking can be easily accommodated on the west side

of the property where the small lot is being proposed. Of course, there is always a downside, by eliminating the creation of the small lot the current owner of 224 does not get to profit from the creation of a small lot and house and will invariably argue he has no place to live. The owner could still remain in his heritage house by residing in one of the condos to be developed in his current residence.

Thank you for your consideration of our input.

Ray and Brenda Willis



Council Report
For the Meeting of June 28, 2018

To: Council **Date:** June 14, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Update Report for Rezoning, Development Permit with Variance No. 00582 and Heritage Alteration Permit with Variances No. 00007 for 224 Superior Street**

RECOMMENDATION

Rezoning Application No. 00582

That Council give first and second reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1141) No. 18-019 for Rezoning Application No. 00582 for 224 Superior Street.

Development Permit with Variance Application No. 00582

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider this updated motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped April 23, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Reduce the side yard (west) setback from 2.40m to 1.50m to allow for two habitable rooms with windows.
3. That prior to issuance of the Development Permit with Variance, the City receive confirmation of registration of a Statutory Right-of-Way (SRW) of 2.41m on Superior Street, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

Heritage Alteration Permit with Variances Application No. 00007

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider this updated motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances

No. 00007 for the existing Heritage Designated house at 224 Superior Street, in accordance with:

1. Plans date stamped April 23, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Reduce the side yard setback from 3.65m to 1.20m
 - ii. Reduce the rear yard setback from 4.0m to 1.36m
 - iii. Allow parking in the front yard
 - iv. Increase the site coverage from 30.0% to 35.09%.
3. That prior to issuance of the Heritage Alteration Permit with Variances, the City receive confirmation of registration of a Statutory Right-of-Way (SRW) of 2.41m on Superior Street, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Heritage Alteration Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to update Council on the Rezoning, Development Permit with Variance and Heritage Alteration Permit with Variances applications for 224 Superior Street. The conditions set by Council on December 14, 2017 have been met. The Statutory Right-of-Way has been executed by the applicant, the Bylaws have been drafted, and the applicant has met with staff to explore alternate parking layouts and have corrected minor plan inconsistencies.

BACKGROUND

The proposal is to subdivide the property at 224 Superior Street, retain the existing Heritage Designated house and rezone the new lot to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The existing house would be rezoned to a site-specific zone to allow four self-contained units. This application also requires a Development Permit with Variance for the small lot house and a Heritage Alteration Permit with Variances for the existing house.

Parking

At Committee of the Whole on December 14, 2018, Council motioned that Staff explore the parking layout further to help reduce the impact of the front yard parking on the streetscape. Staff looked at alternative parking configurations with the applicant; however, the layout proposed at Committee of the Whole most closely met the *Zoning Regulations Bylaw*, *Highway Access Bylaw* and other bylaws, and retained the existing publicly owned boulevard trees.

Parking is proposed to be in front of the Heritage Designated house in an 'L' shape configuration. This would allow the driveway crossing to be as far from the existing boulevard tree as possible, while also providing space for vehicles to back up. While two vehicles would park directly in front of the house, the location does not obstruct views of the upper levels of the house which have more heritage significance than the lower level. Additionally, there is an existing mature hedge which would help reduce the visibility of the vehicles from the street.

Parking on the east side-yard or rear-yard would be challenging, and was not seen as an ideal option. Locating parking on the east side with parallel parking would impact the mature plum trees on site, and would require more paving and hard surface.

Note: the landscaping on site is not designated heritage, and the trees are not bylaw protected.

Plan Revision

Minor revisions to the plans were required for consistency between the drawings and the detail on the materials proposed. The plans have been revised and are included in the attachments. The motion for Council's consideration has been updated to reflect this.

Statutory Right-of-Way

A Statutory Right-of-Way of 2.41m on Superior Street has been executed; however, at the time of writing this report the agreement has not been registered with the Land Titles Office by the applicant. The motion for Council's consideration has been updated to reflect this.

CONCLUSIONS

As per Council's motion on December 14, 2017, the applicant has explored alternative parking layouts, revised the plans to fix minor inconsistencies, and executed a Statutory Right-of-Way. As the applicant has carried out the recommendations set forth by Council, Staff recommend that the application advance to a Public Hearing for further consideration.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager

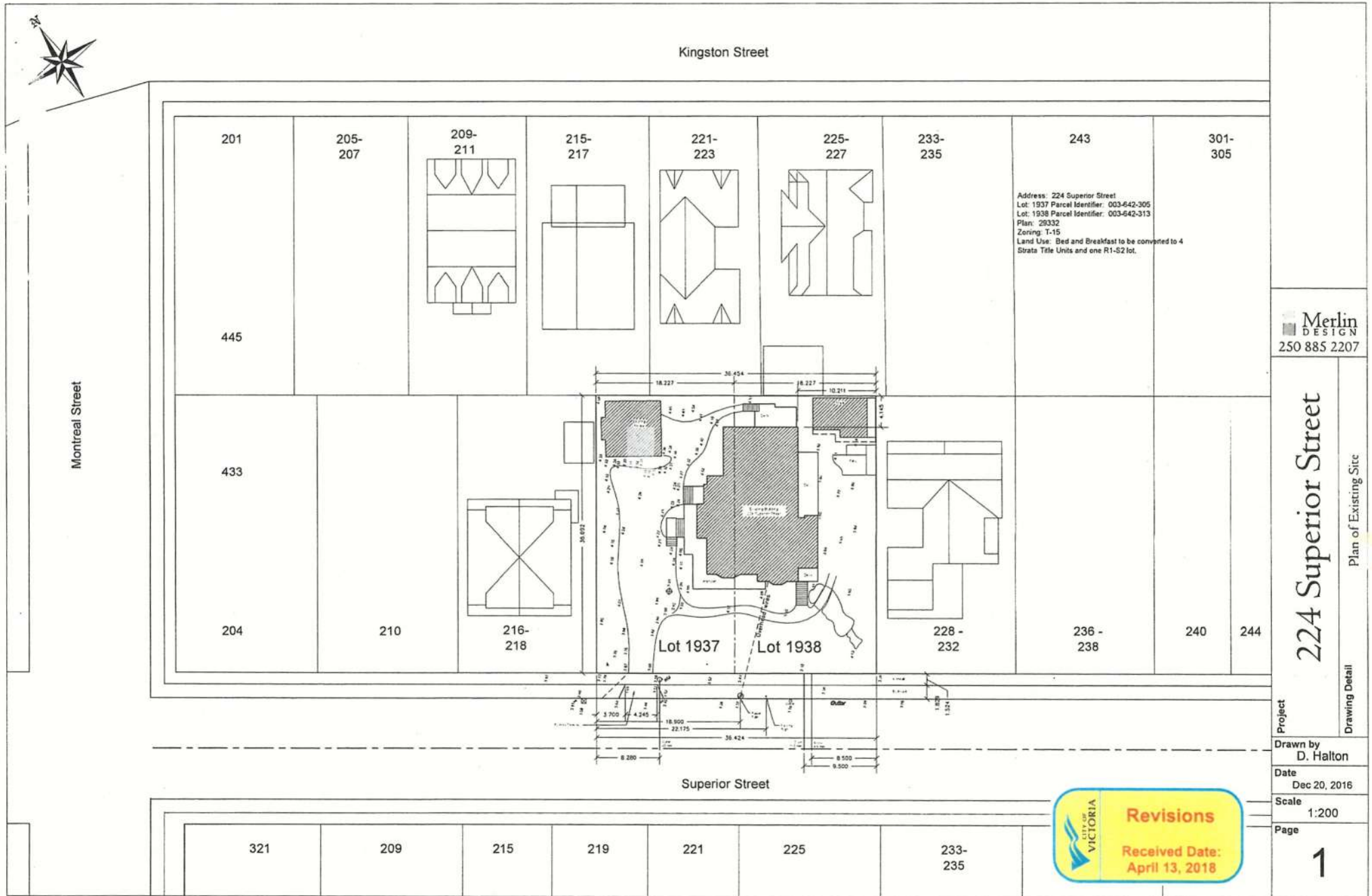


Date:

June 21, 2018

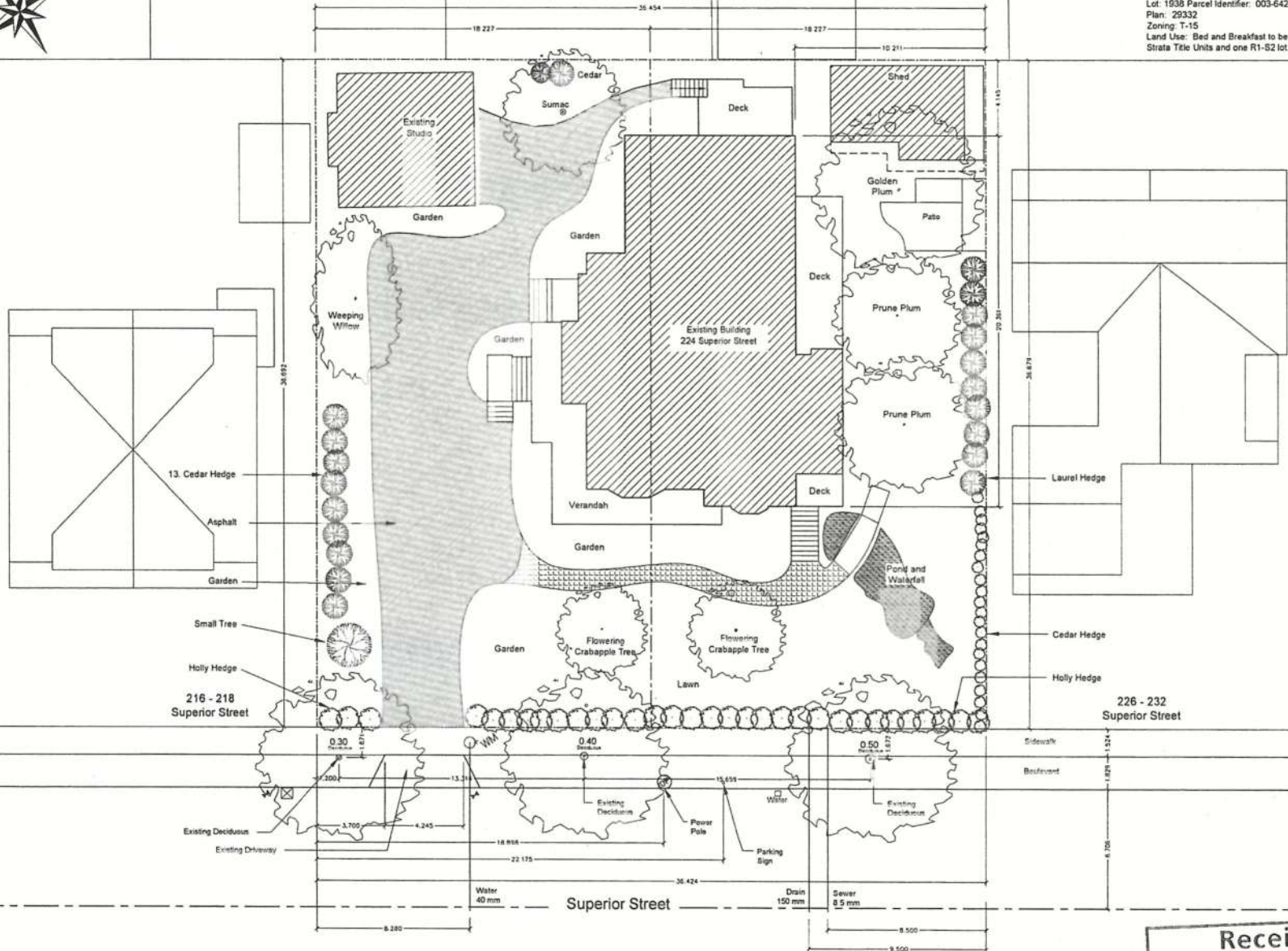
List of Attachments:

- Attachment A: Revised Plans date stamped April 13, 2018
- Attachment B: Council Motion from December 14, 2017.





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



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224 Superior Street

Existing Landscape Plan

Drawing Detail

Project

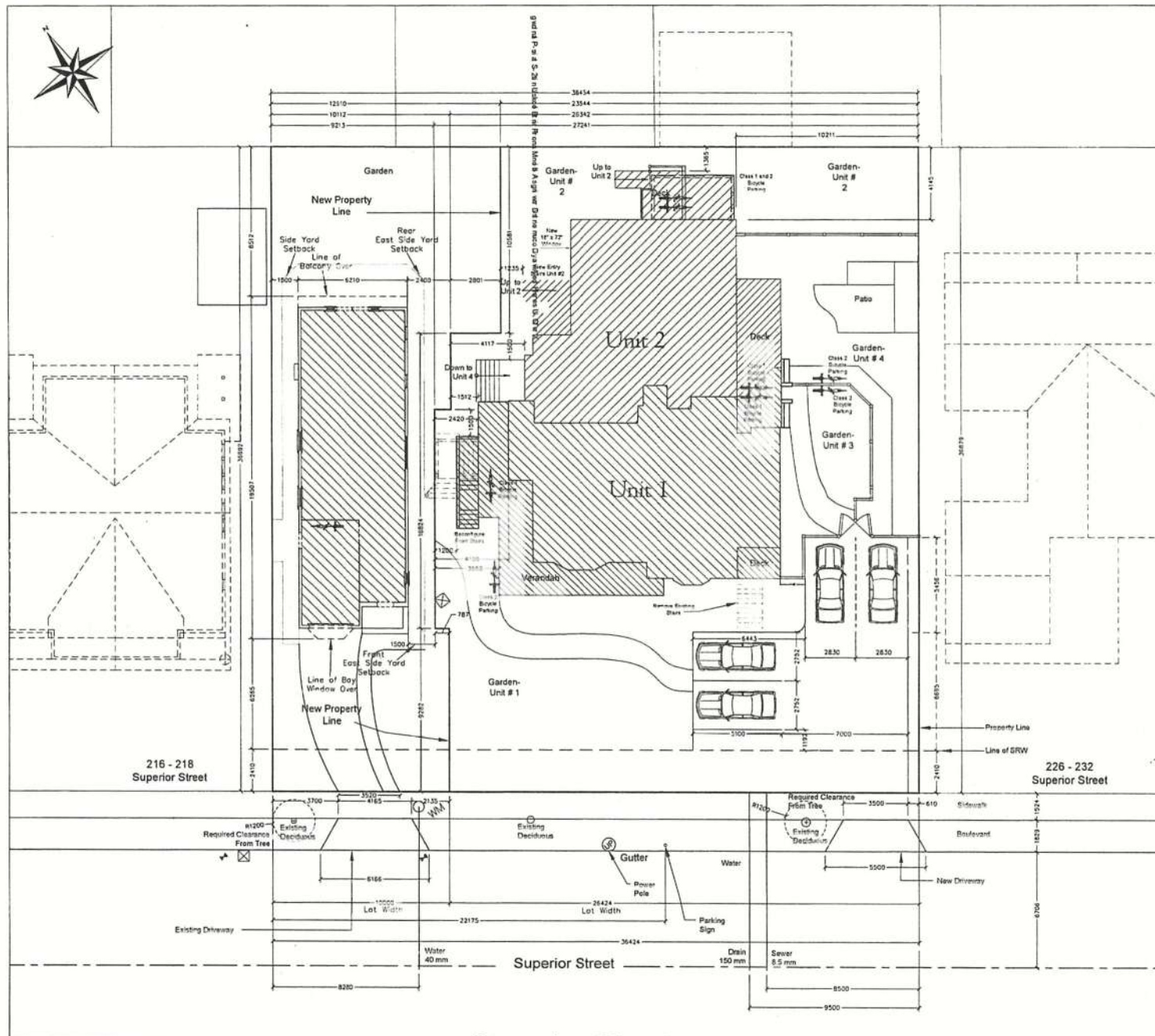
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 D. Halton

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 Dec 20, 2016

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Received
 City of Victoria
 APR 13 2018
 Planning & Development Department
 Development Services Division



Address: 224 Superior Street
 Lot: 1937 Parcel Identifier: 003-642-305
 Plan: 22032
 Zoning: T-15
 Land Use: Bed and Breakfast to be converted to 4 Strata Title Units and one R1-S2 lot

PROJECT INFORMATION TABLE
 Parent/Existing Parcel Number: 224 Superior Street

Zone (existing)	T-15
Site area (sq. meters) including SRW	953.76
Area of SRW	87.78
Site Area without SRW	865.98
Total floor area (sq. meters)	470.30
Commercial floor area	none
Floor space ratio	0.51:1
Site coverage %	34.89%
Open side space %	49.31%
Height of building (meters)	5.588
Number of storeys	2
Parking stalls (number) on site	4
Motorcycle number (coverage and racks) in each unit	
Building setbacks (m)	
a. Front yard	12.174
b. Rear yard	1.365
c. Side yard (seal)	4.254
d. Side yard (seal)	1.601
e. Combined side yards	11.895
Residential Use Details	
a. Total number of units	4
b. Unit type	2 bedrm
c. Ground orientated units	4
d. Minimum unit floor area (m2)	116.11
e. Total residential floor area (m2)	480.30

PROJECT INFORMATION TABLE
 222 Superior Street

Zone	Small Lot	Small Lot	Calculate	Variance
Site area (sq. meters)	81.52	81.52	none	
Site coverage %	33.02	33.02	none	
Total floor area (sq. meters)	30.106	40.0%	none	
Floor space ratio	332.09	350	none	
Height of building (meters)	0.471	0.6:1	none	
Number of storeys	7.2	7.5	none	
Building setbacks (m)	2	2	none	
Front yard	6.265	6	none	
Rear yard	8.412	6	none	
Side yard (seal)	1.5	1.5	none	
Side yard (seal)	1.5-1.4	1.5	none	
Open side space %	61.28%		none	
Parking stalls (number) on site	1	0	none	
Motorcycle number in the garage			none	

Driveway Slope Calculation
 222 Driveway

Height at the Sidewalk	3.67
Height at the House	3.86
Difference	0.19
Length of Driveway	9.38
Slope	2.047%

224 East

Height at the Sidewalk	3.33
Height at the House	3.65
Difference	0.32
Length of Driveway	12.19
Slope	2.624%

Revisions August 4, 2017

No.	Description
1	Dimensions Added
2	Dimensions Added
3	House Moved Back
4	Dimensions Changed
5	Dimensions Changed
6	Dimensions Changed
7	Property Line Reconfigured
8	Dimensions Changed
9	Driveway Slope Added
10	Driveway Slope Added
11	Driveway Configuration Changed
12	Figures Updated
13	Figures Updated
14	Calculations Added
15	Changes Reviewed

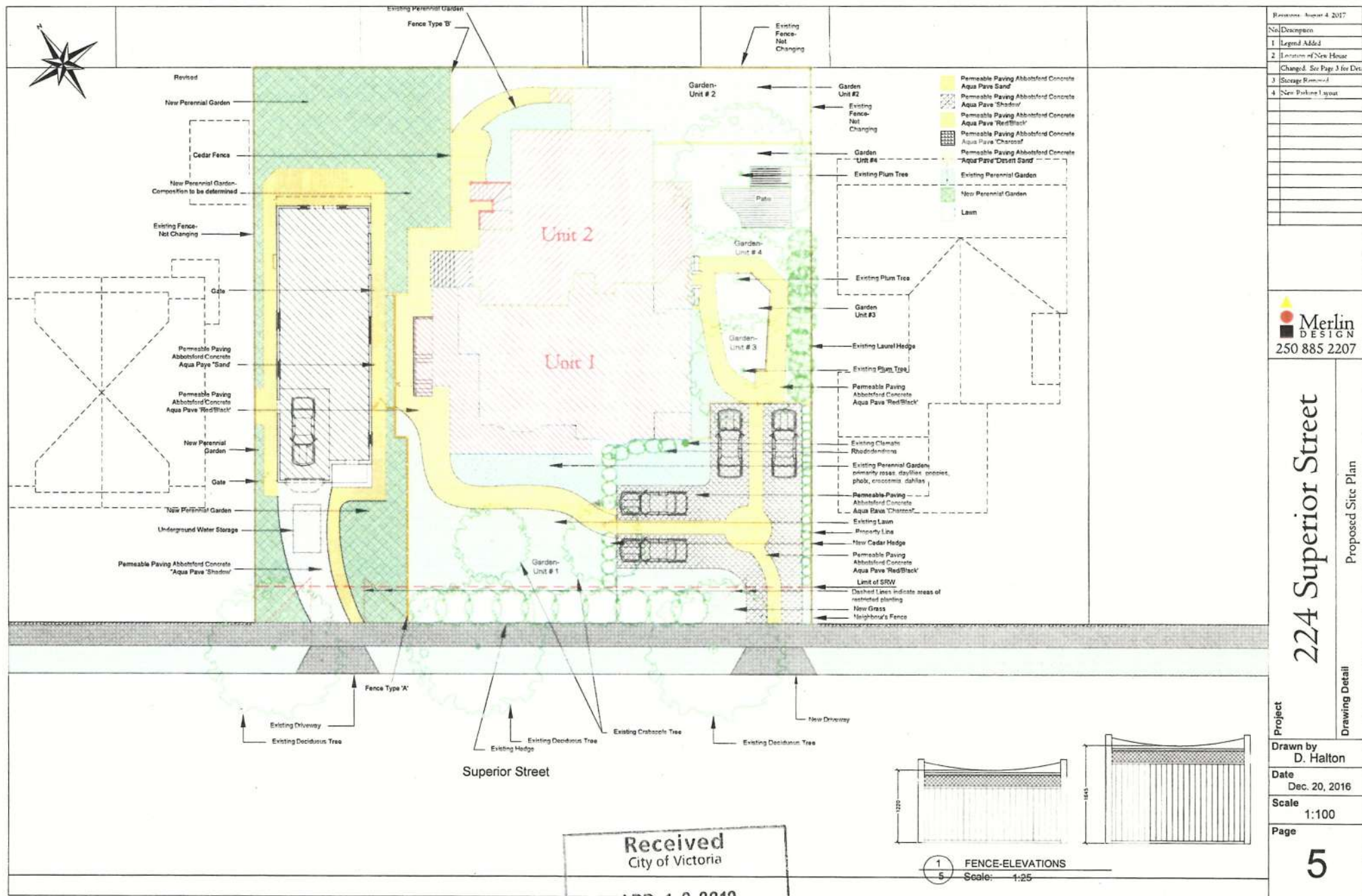
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224 Superior Street
 Proposed Site Plan (with Upper Floor of Strata)
 Drawing Detail

Project
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 D. Halton
 Date
 Dec 20, 2016
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Revised August 4, 2017
No Description
1 Legend Added
2 Location of New House

Changed. See Page 3 for Details

3 Storage Room

4 New Driveway



Revisions: July 20, 2017

No. Description

1 Outline Showing Total Floors

Area Demolished

2 Total Floor Area Added

3 Storage Removed

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224 Superior Street

Elevations

Project

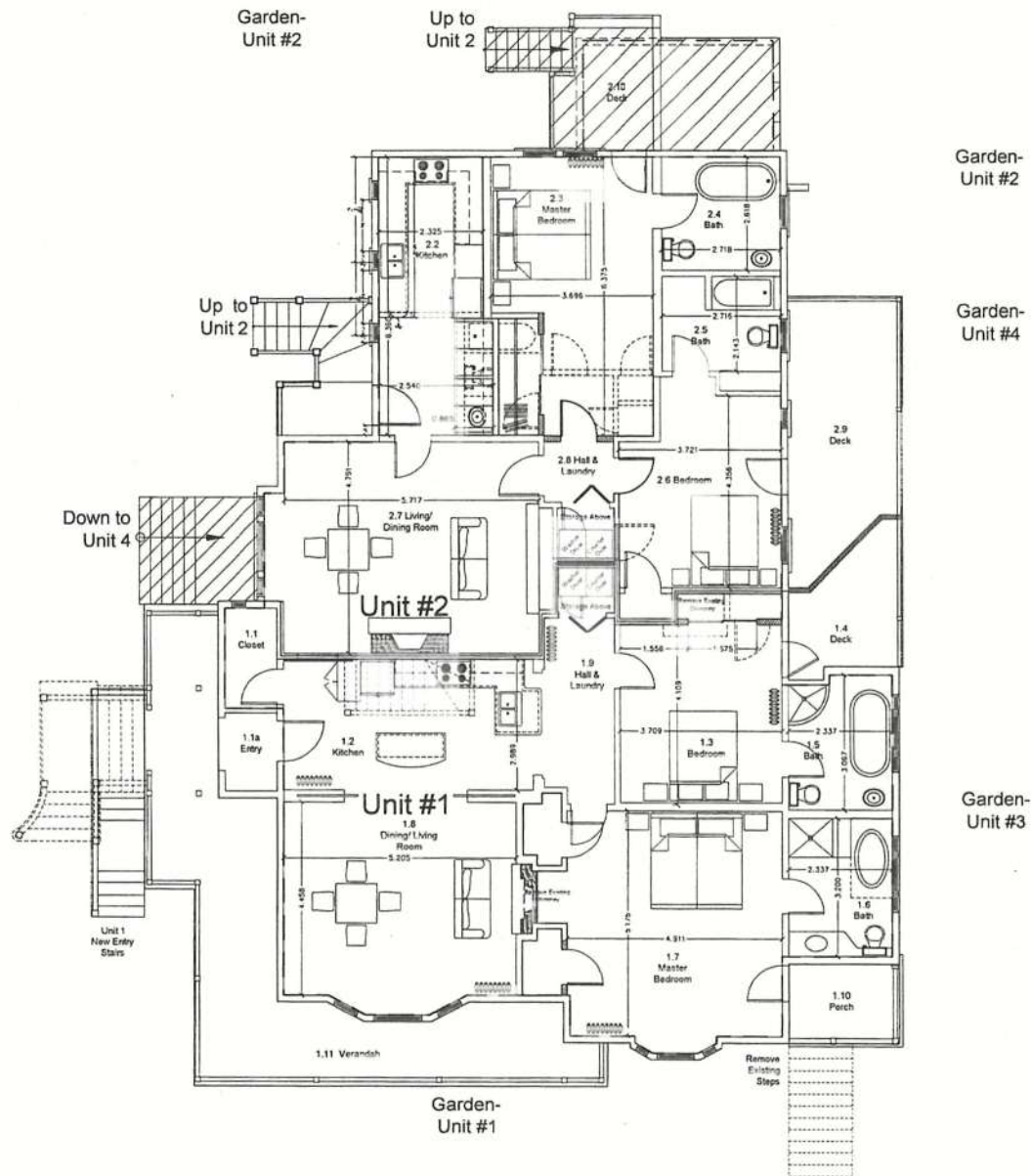
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D. Halton

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

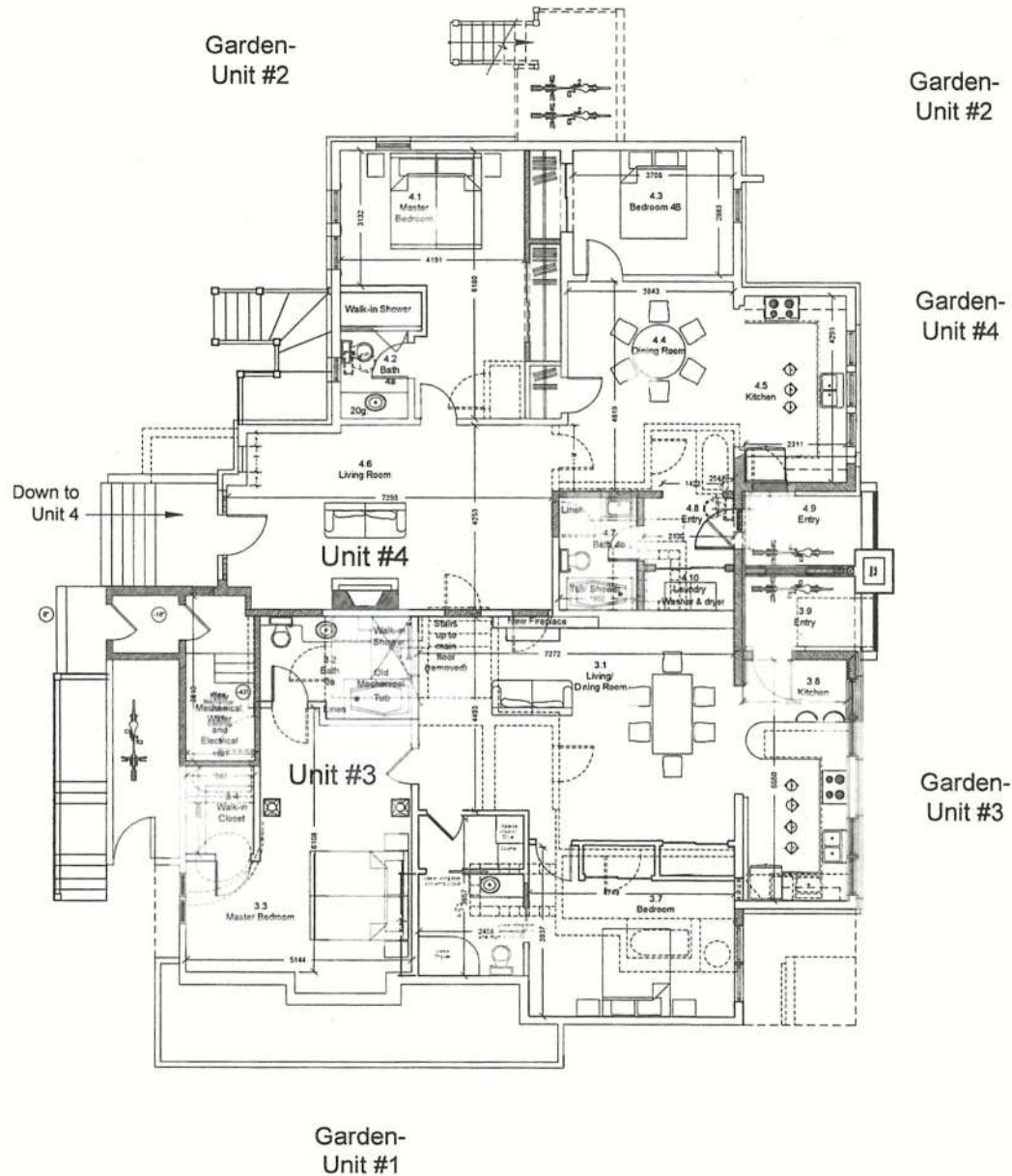
Key to Symbols

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

Total Square Footage
 Main Floor: 227.00 Sq.M



Project		224 Superior Street
Drawing Detail		Plan Details- Upper Floor of Strata
Drawn by		D. Halton
Date		Dec 20, 2016
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Page		7



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

Key to Symbols

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

Total Square Footage
 Lower Floor: 242.25 sq. M.

Revisions: August 4, 2017
No. Description
1 Square Footage Area Deleted
2 Square Footage Calculation
3 Mechanical Room Relocated
4 Area Reconfigured
5 Room Extension Removed
6 Storage Room Added

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Project
 224 Superior Street
 Drawing Detail
 Plan- Lower Floor of Strata

Received
 City of Victoria

APR 13 2018

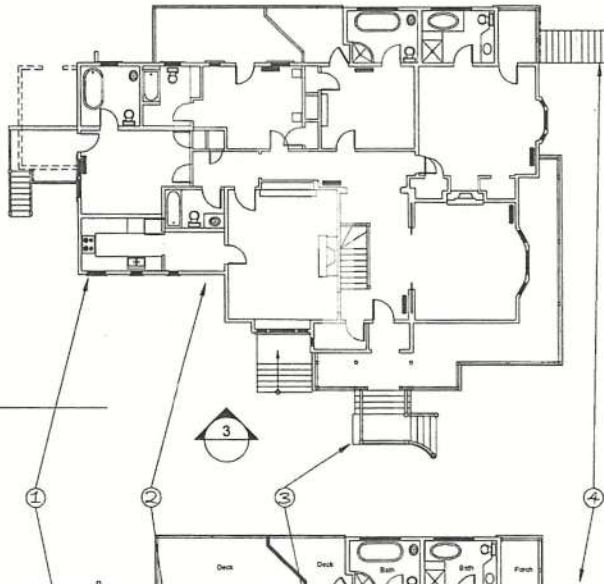
Planning & Development Department
 Development Services Division

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Date Dec. 20, 2016
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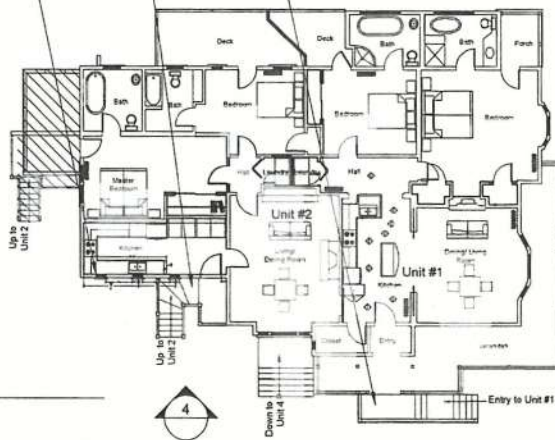
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1 Plan- As Is
Scale: 1:100



2 Plan- Proposed
Scale: 1:100



3 West Elevation- As Is
Scale: 1:100



4 West Elevation- Proposed
Scale: 1:100



1. The window indicated in 1 is not original to the house; it was a door. In the renovation of 1990, the door was converted to a window. We would like to change this window to one that matches the original window.
2. Add a new door and entry stairs. This will become the entry to Unit #2.
3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1990 renovation. The curve at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing 4.
4. These stairs are not original to the house. With the new interior configuration, these stairs would give access from Unit 1 to the parking area. Therefore, these stairs would be removed.

Revised: August 4, 2017

No Description

1. Permission Granted

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224 Superior Street
Drawing Detail
Proposed Changes to the Exterior- West Elevation

Project

Drawn by
D. Halton

Date
Dec. 20, 2016

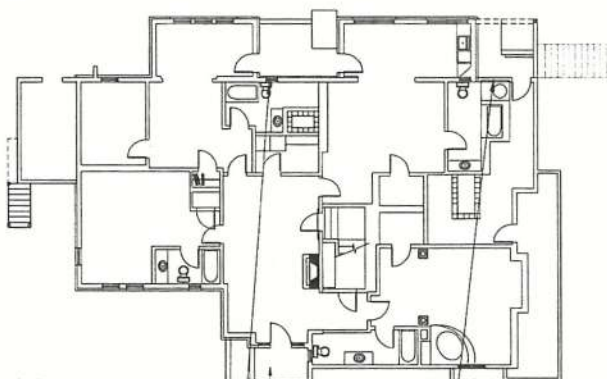
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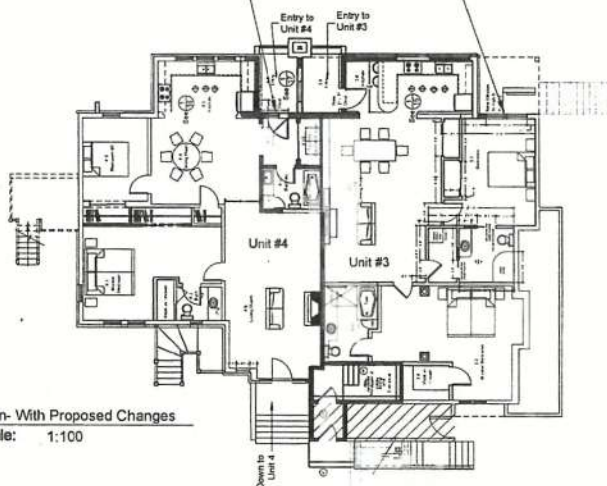
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1 Plan- As Is
Scale: 1:100



2 Plan- With Proposed Changes
Scale: 1:100



3 East Elevation- As Is
Scale: 1:100



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



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

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

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

Revisions	August 4, 2017
No	Description
1	New Window Removed
2	Location of Window Changed
3	Facade Reconfigured

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Project
224 Superior Street
Drawing Detail
Proposed Changes to the Exterior- East Elevation

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Date
Dec. 20, 2016
Scale
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Page

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1 Plan- As Is
Scale: 1:100

3

4

2 Plan- Proposed
Scale: 1:100

3

4

3 South Elevation- As Is
Scale: 1:100

3

4

4 South Elevation- Proposed
Scale: 1:100

10a

Edge of Property

3. Reconfigure the existing entry stairs. This will be the entrance to Unit #1. The configuration as they exist now is not original to the house but was changed in the 1980 renovation. The entry at the bottom was added in 2012. The new stairs would maintain the original design but would be configured as shown in Drawing 4. With the new interior configuration, these stairs would give access from Unit 1 to the garden of Unit #3. Therefore, these stairs would be removed.

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224 Superior Street

Project

Drawing Detail

Proposed Changes to the Exterior- South Elevation

Drawn by
D. Halton

Date
July 20, 2017

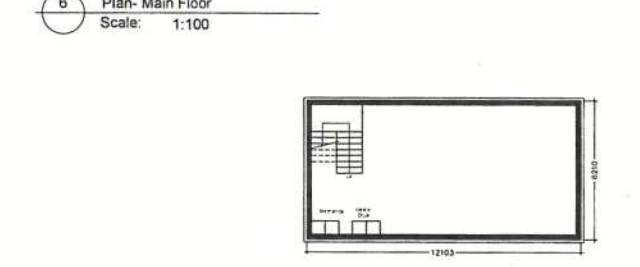
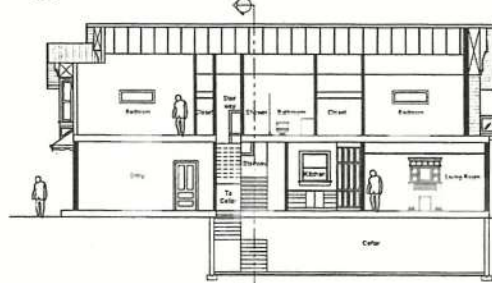
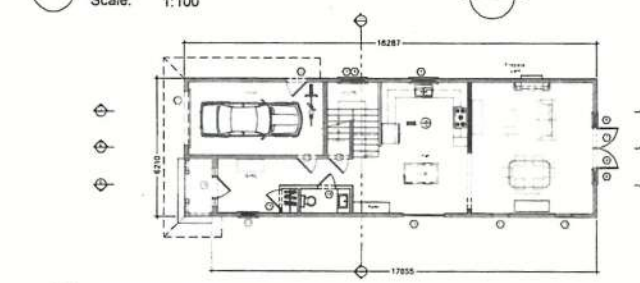
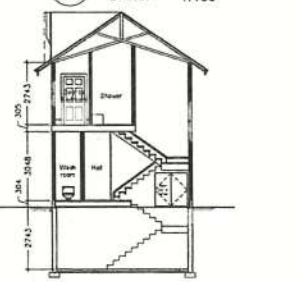
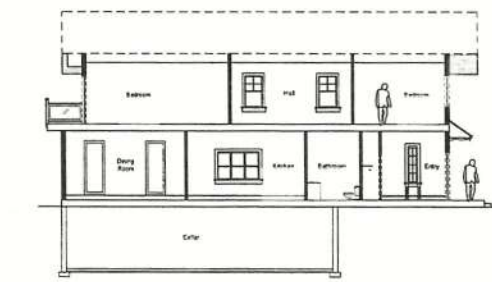
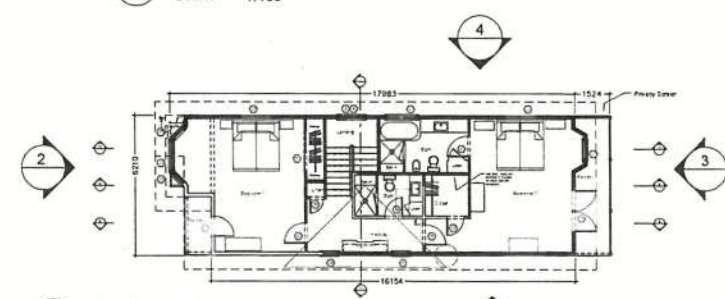
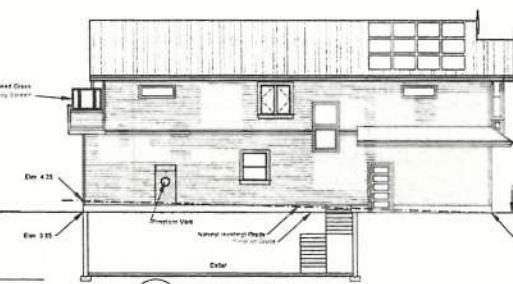
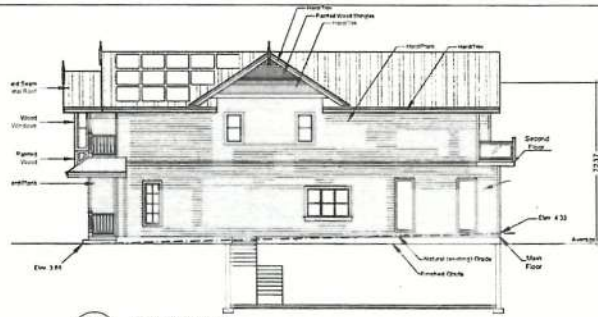
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Page

11

Received
City of Victoria
APR 13 2018
Planning & Development
Development Services

Project: July 20, 2017
South Elevation
1 New Page Added



Special Separation-Fully Sprinklered Building

Building Type	Area of Building (sq m)	Number of Storeys	Number of Occupants	Number of Fire Alarms	Number of Fire Exits
Residential	1000	1	10	1	1
Commercial	1000	1	10	1	1
Industrial	1000	1	10	1	1

Room	Description	Area (sq m)	Volume (m³)
1	Garage	24.00	44.00
2	Entry	1.00	1.00
3	Living Room	1.00	1.00
4	Dining Room	1.00	1.00
5	Kitchen	1.00	1.00
6	Bathroom	1.00	1.00
7	Bedroom	1.00	1.00
8	Bedroom	1.00	1.00
9	Bedroom	1.00	1.00
10	Bedroom	1.00	1.00
11	Bedroom	1.00	1.00
12	Bedroom	1.00	1.00
13	Bedroom	1.00	1.00
14	Bedroom	1.00	1.00
15	Bedroom	1.00	1.00
16	Bedroom	1.00	1.00
17	Bedroom	1.00	1.00
18	Bedroom	1.00	1.00
19	Bedroom	1.00	1.00
20	Bedroom	1.00	1.00
21	Bedroom	1.00	1.00
22	Bedroom	1.00	1.00
23	Bedroom	1.00	1.00
24	Bedroom	1.00	1.00
25	Bedroom	1.00	1.00
26	Bedroom	1.00	1.00
27	Bedroom	1.00	1.00
28	Bedroom	1.00	1.00
29	Bedroom	1.00	1.00
30	Bedroom	1.00	1.00
31	Bedroom	1.00	1.00
32	Bedroom	1.00	1.00
33	Bedroom	1.00	1.00
34	Bedroom	1.00	1.00
35	Bedroom	1.00	1.00
36	Bedroom	1.00	1.00
37	Bedroom	1.00	1.00
38	Bedroom	1.00	1.00
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40	Bedroom	1.00	1.00
41	Bedroom	1.00	1.00
42	Bedroom	1.00	1.00
43	Bedroom	1.00	1.00
44	Bedroom	1.00	1.00
45	Bedroom	1.00	1.00
46	Bedroom	1.00	1.00
47	Bedroom	1.00	1.00
48	Bedroom	1.00	1.00
49	Bedroom	1.00	1.00
50	Bedroom	1.00	1.00

Revisions: August 4, 2017

No.	Description
1	Height Recalculated
2	Access Grade Added
3	Style of Entry Door Changed
4	Style of Garage Door Changed
5	Description Added
6	Description Added
7	Description Added
8	Kitchen Renavigated
9	Sealed Glass Replaced with Clear Glass
10	Complete Windows

Merlin DESIGN
250 885 2207

222 Superior Street

Elevations, Plans and Sections

Project

Drawn by D. Halton

Date Dec. 20, 2016

Scale 1:100

Page

A1

Received
City of Victoria

APR 13 2018

Planning & Development Department
Development Services Division

224 Superior Street**Rezoning, Development Permit with Variance and Heritage Alteration Permit with Variances****Council Motion - December 14, 2017:****Rezoning Application No. 00582**

That Council instruct staff to prepare the necessary Zoning Regulation bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00582 for 224 Superior Street, that first and second reading of the Zoning Regulation bylaw amendments be considered by Council and a Public Hearing date be set, subject to receipt of an executed Statutory Right-of-Way (SRW) of 2.41m on Superior Street.

Development Permit Application No. 00582

That Council after giving notice and allowing for an Opportunity for Public Comment at a meeting of Council and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00582 for 224 Superior Street, in accordance with:

1. Plans date stamped November 9, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the side yard (west) setback from 2.40m to 1.50m to allow for two habitable rooms with windows
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Alteration Permit Application with Variances No. 00007

That subject to the correction of minor plan inconsistencies and the applicant exploring alternate parking layouts with staff to reduce the impact on the streetscape to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice, and allowing an Opportunity for Public Comment at a meeting of Council, and after a Public Hearing for Rezoning Application No. 00582, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing Heritage-Designated house at 224 Superior Street, in accordance with:

1. Plans, date stamped November 9, 2017
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Reduce side yard setback from 3.65m to 1.20m
 - ii. Reduce rear yard setback from 4.0m to 1.36m

- iii. Relaxation to allow parking in the front yard
 - iv. Increase the site coverage from 30.0% to 35.09%
3. Final plans as amended in accordance with this motion to be generally in accordance with the plans identified above to the satisfaction of the Director, Sustainable Planning and Community Development
 4. Heritage Alteration Permit lapsing two years from the date of this resolution."

COPY



NOTICE OF PUBLIC HEARING

APPLICATION FOR REZONING OF PROPERTY KNOWN AS 224 SUPERIOR STREET:

ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1141) - No. 18-019:

The purposes of this Bylaw are to rezone the property with the civic address of 224 Superior Street so that:

- the western portion of the property is rezoned to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, in order to permit the land being used for a small lot house; and
- the eastern portion of the property is rezoned to the R2-56 Zone, Superior Street Conversion District, in order to permit the land being used for a four-unit multiple dwelling.

New Zones: R1-S2 Zone, Restricted Small Lot (Two Storey) District; and
R2-56 Zone, Superior Street Conversion District

Legal descriptions: Lot 1937, Victoria City; and
Lot 1938, Victoria City

Existing Zone: T-15 Zone, Superior Street Transient Accommodation District

The Bylaw will also repeal the bylaw (90-81) that created the T-15 Zone, Superior Street Transient Accommodation District.

DEVELOPMENT PERMIT WITH VARIANCE APPLICATION

The Council of the City of Victoria will also consider issuing a Development Permit with a variance for a portion of the land known as 224 Superior Street (in Development Permit Area 15A: Intensive Residential – Small Lot) for the purposes of reducing the side yard (west) setback from 2.40m to 1.50m to allow for two habitable rooms with windows, and approving the exterior design and finishes for the proposed small lot house, as well as, landscaping.

HERITAGE ALTERATION PERMIT WITH VARIANCES APPLICATION

The Council of the City of Victoria will also consider issuing a Heritage Alteration Permit with variances for the land known as 224 Superior Street, for the purposes of approving the exterior alterations to the existing heritage designated building. Variances on the R2-56 Zone, Superior Street Conversion District, are required as follows:

- Reduce west side yard setback from 3.65m to 1.20m
- Reduce rear yard setback from 4.0m to 1.36m
- Allow parking in the front yard
- Increase the site coverage from 30.0% to 35.09%.

Members of the public interested in this matter will be given an opportunity to be heard by City Council at a Public Hearing to be held in the Council Chamber, City Hall, #1 Centennial Square, Victoria, B.C., V8W 1P6, on Thursday, _____, 2018, at 6:30 p.m.

Correspondence can be submitted for inclusion in the meeting agenda via mail to the address noted above, or by email at: publichearings@victoria.ca. Correspondence should be received by 11:00 a.m. the day before the Council meeting.

Copies of the proposed Bylaw and other relevant documents and information may be inspected at City Hall, #1 Centennial Square, Victoria, B.C. from the date of this Notice to and including the date of the Public Hearing, from 8:00 a.m. to 4:30 p.m., from Monday to Friday both inclusive, excluding public holidays.

Please note that all correspondence submitted to the City of Victoria in response to this Notice will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.



NO. 18-019

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by:

- Creating the R2-56 Zone, Superior Street Conversion District;
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone, Superior Street Accommodation District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District;
- Rezone a portion of the land known as 224 Superior Street from the T-15 Zone, Superior Street Accommodation District, to the R2-56 Zone, Superior Street Conversion District;
- Repeal Bylaw 90-81 creating the T-15 Zone, Superior Street Transient Accommodation District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

Title

1. This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1141)".

Rezoning

2. Bylaw No. 80-109, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 2 – Attached Dwelling Zones by adding the following words:

"2.147 R2-56 Superior Street Conversion District"

3. The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 2.146 the provisions contained in Schedule 1 of this Bylaw.
4. The land known as 224 Superior Street, legally described as Lot 1937, Victoria City, and Lot 1938, Victoria City and shown hatched on the attached map, is removed from the T-15 Zone, Superior Street Accommodation District, and:
 - (a) that portion of the lot marked "R2-56" on the attached map is placed in the R2-56, Superior Street Conversion District; and
 - (b) that portion of the lot marked "R1-S2" on the attached map is placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

Repeal

5. Bylaw No. 90-81, the Zoning Regulation Bylaw, Amendment Bylaw (No. 293) is repealed.
6. Bylaw No. 80-109, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 5 – Transient Accommodation Zones by deleting the following words:

"5.15 T-15 Superior Street Transient Accommodation"

READ A FIRST TIME the day of 2018

READ A SECOND TIME the day of 2018

Public hearing held on the day of 2018

READ A THIRD TIME the day of 2018

ADOPTED on the day of 2018

CITY CLERK

MAYOR

PART 2.147 – R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT**2.147.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Multiple dwelling created through a house conversion of a building constructed prior to 1900, with no more than four self-contained dwelling units
- c. Home occupation subject to the regulations in Schedule "D"

2.147.2 Lot Area

- | | |
|------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 945m ² |
|------------------------------|-------------------|

2.147.3 Floor Space Ratio

- | | |
|---------------------------------------|-------|
| a. <u>Floor space ratio</u> (maximum) | 0.5:1 |
|---------------------------------------|-------|

2.147.4 Height, Storeys

- | | |
|---|------|
| a. Principal <u>building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2 |

2.147.5 Setbacks, Projections

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 11m |
| Except for the following maximum projections into the setback: | |
| • Steps less than 1.7m in <u>height</u> | 2.5m |
| • porch | 2.5m |
| b. <u>Rear yard setback</u> (minimum) | 4.0m |
| c. <u>Side yard setback - west</u> (minimum) | 3.65m |
| d. <u>Side yard setback - east</u> (minimum) | 3.00m |

2.147.6 Site Coverage, Open Site Space

- | | |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 30% |
|-----------------------------------|-----|

PART 2.147 – R2-56 ZONE, SUPERIOR STREET CONVERSION DISTRICT

2.147.7 Vehicle and Bicycle Parking

- | | |
|---|--|
| a. <u>Vehicle and bicycle parking</u> (minimum) | Subject to the regulations in Schedule "C" except as otherwise specified by regulations in this Part |
| b. <u>Multiple dwelling</u> (vehicle parking - minimum) | 1 per unit |



CITY OF
VICTORIA



Council Report
For the Meeting of July 12, 2018

To: Council **Date:** July 6, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Update Report for Heritage Alteration Permit with Variances No. 00007 and Development Permit with Variance No. 00582 for 224 Superior Street**

UPDATED RECOMMENDATION

Development Permit with Variance Application No. 00582

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider the following updated motion.

"That Council authorize the issuance of Development Permit with Variance Application No. 00582 for 224 Superior Street, subject to the reconstruction of the chimneys on the heritage-designated building in accordance with Heritage Alteration Permit with Variances No. 00007, in accordance:

1. Plans date stamped April 13, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Reduce the side yard (west) setback from 2.40m to 1.50m to allow for two habitable rooms with windows.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Alteration Permit with Variances Application No. 00007

That Council, after giving notice and allowing for an Opportunity for Public Comment and a Public Hearing at a meeting of Council for Rezoning Application No. 00582, consider this updated motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00007 for the existing Heritage Designated house at 224 Superior Street, in accordance with:

1. Plans date stamped April 13, 2018.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Reduce the side yard setback from 3.65m to 1.20m
 - ii. Reduce the rear yard setback from 4.0m to 1.36m
 - iii. Allow parking in the front yard
 - iv. Increase the site coverage from 30.0% to 35.09%.
3. All original chimneys be reconstructed to match existing photographs and drawings prior to all other work commencing, and to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Heritage Alteration Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to update Council on work without permit that occurred at 224 Superior Street, and to provide an amended recommended motion for Council's consideration.

Staff were notified of work without permit at 224 Superior Street on May 31, 2018 and a stop work order was issued on June 1, 2018. The work undertaken involved dismantling chimneys on the heritage-designated house for future seismic stabilization. However, this work was performed without a Heritage Alteration Permit.

Regarding the work without permit, the contractor explained that a meeting occurred onsite with the owner, the contractor, and an engineer. The engineer stated that all of the chimneys required seismic stabilization during the interior alterations for the four self-contained units. Without knowledge of the required permit process, a worker dismantled three chimneys to allow for internal metal reinforcement and reconstruction. The building owner confirmed that the bricks removed were saved for reuse during reconstruction.

The owner has agreed to reconstruct the chimneys in accordance with the Heritage Alteration Permit with Variances plans dated April 13, 2018, which reflect their original construction. Staff recommend that remedial work take place whereby the chimneys are seismically secured and reconstructed to match existing photographs and drawings prior to all other work commencing.

The motion provided for Council's consideration has also been updated to reflect that a Statutory Right-of-Way of 2.41m has been registered on the property's title and that the plan date stamps have been updated.

CONCLUSION

A stop work order remains active at 224 Superior Street. Required permits are necessary before work can proceed. Proposed alterations must be in accordance with the Heritage Alteration Permit with Variances, if approved; therefore, staff recommend an additional condition, noted as item 3 in the above updated Heritage Alteration Permit with Variances motion, that all original chimneys be reconstructed prior to the commencement of any further work occurring on site. All other recommended conditions for the Development Permit with Variance and the Heritage Alteration Permit with Variances have been met to the satisfaction of City staff.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department



Merinda Conley
Senior Planner – Heritage
Development Services Division

Report accepted and recommended by the City Manager:



Date: July 11, 2018

List of Attachments:

- Attachment A: Letter from Farhill Engineering Ltd., dated July 10, 2018
- Attachment B: Site Photographs
- Attachment C: Chimney Details

FARHILL ENGINEERING LTD.105 – 937 Dunford Ave – Victoria BC – V9B 2S4 – 250-818-8937 – info@farhill.ca

Tuesday, July 10, 2018

Craig Jackman
Bluewater Developments
Victoria BC

Re: 224 Superior - Existing Chimneys

Dear Mr Jackman,

Farhill Engineering attended the residence located at 224 Superior St. It is our understanding that the existing brick fireplaces have been removed from the structure leaving the existing chimneys without support.

Accordingly it is our recommendation that the existing chimneys be removed and restructured. I would not consider the existing unreinforced chimneys to have any seismic resistance. Per your proposal I recommend that new structure be designed to accommodate the existing brick facade as a veneer that matches the original design. This will allow us to provide adequate support for both gravity and seismic forces.

Please call me if you have any further questions or concerns.

Signed and Sealed,

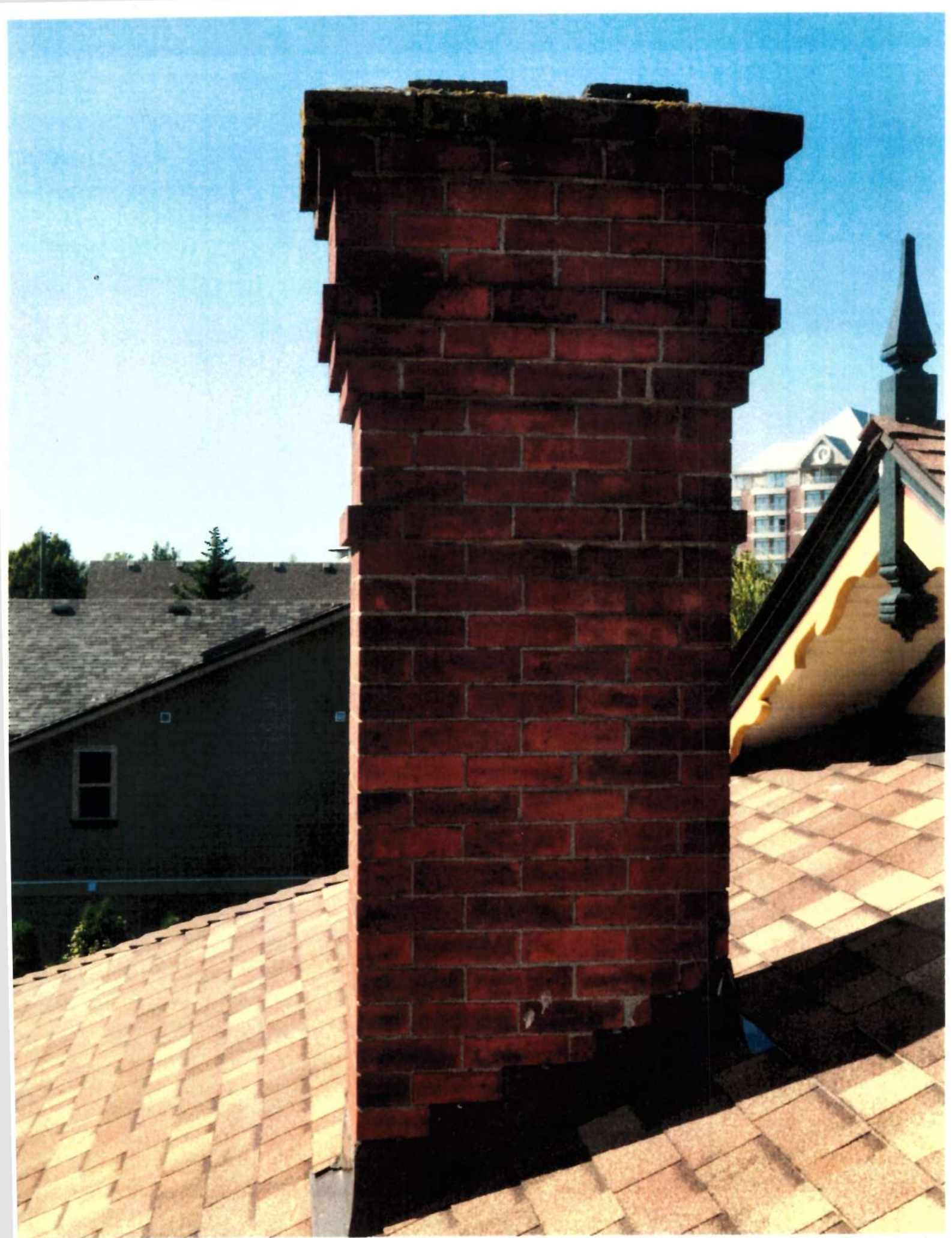
Stephen E Malkow, *P.Eng.**July 10/18*

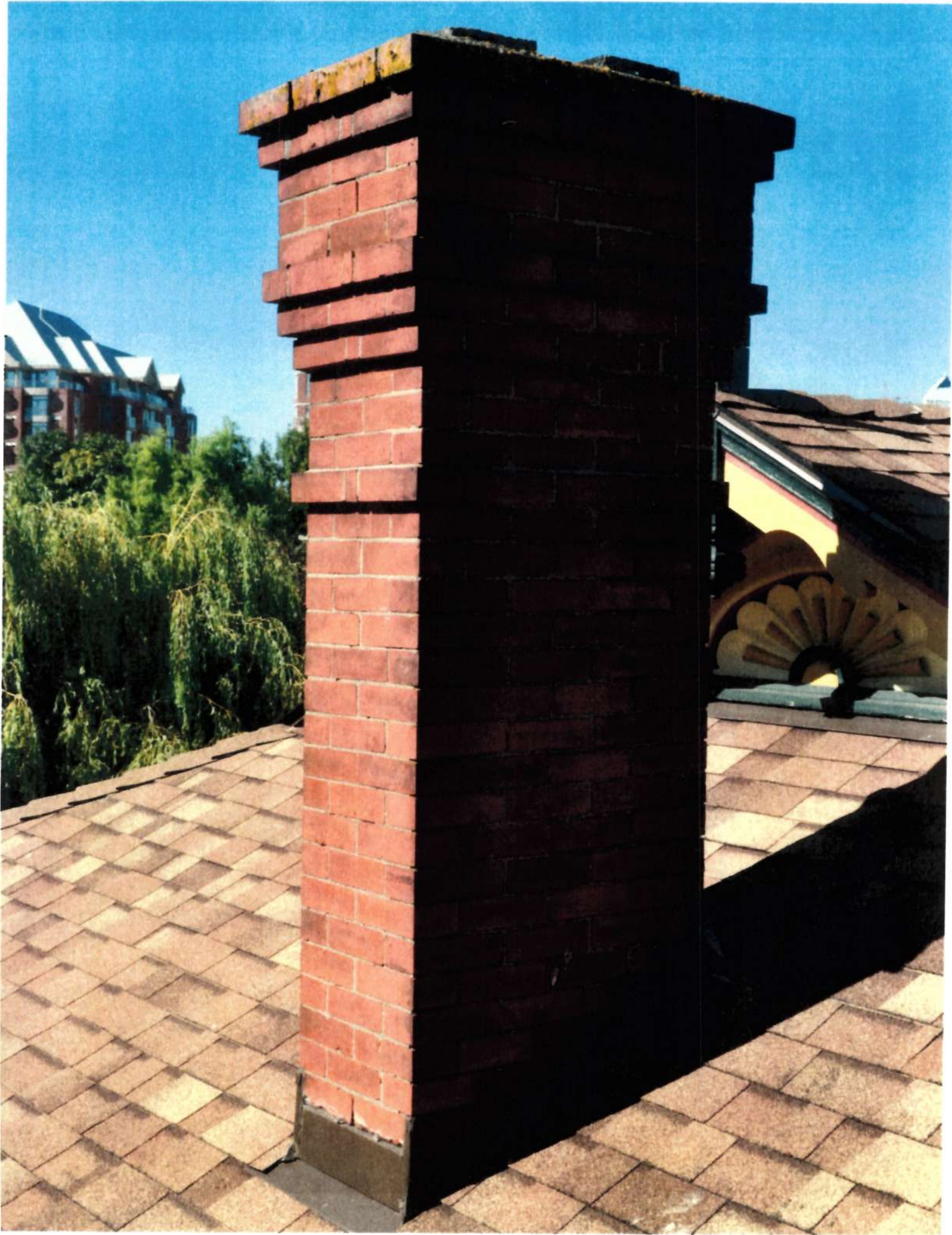


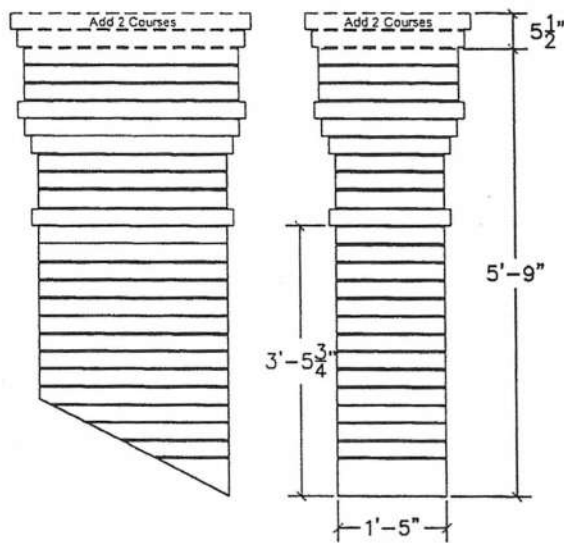




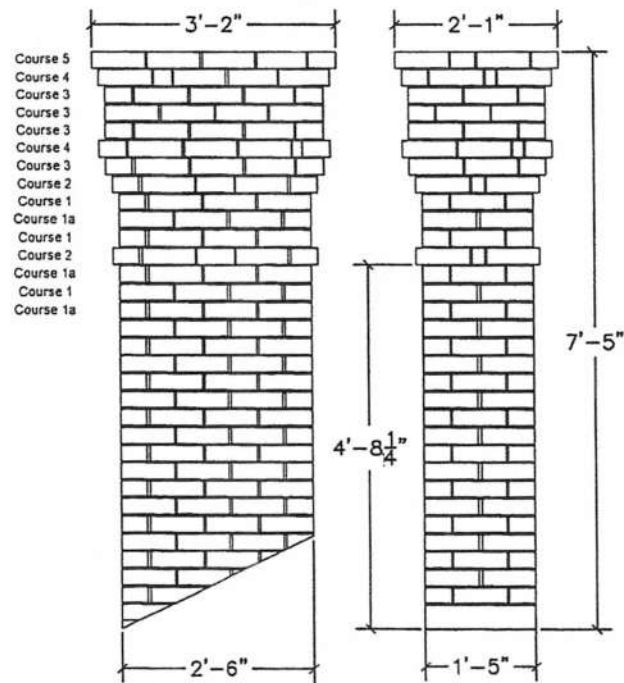




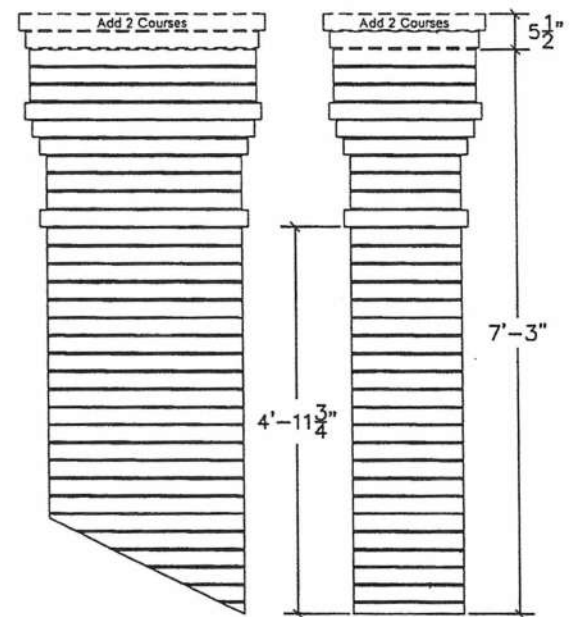




No. 1



No. 2



No. 3

Chimney Details
224 Superior Street



For the Council Meeting of July 26 2018

Date: Tuesday, July 24, 2018 **From:** Mayor Helps
Subject: Reconsideration of Rezoning and Development Permit with Variances Application
for 224 Superior Street

Background

On July 12th 2018, Council held a hearing for a rezoning, development permit with variances and heritage alteration permit for a heritage conversion and a small lot house at 224 Superior Street. Council voted 4-4 on this proposal and it failed on a tie.

Both the property owner and at least one councillor who voted against the project have indicated that they wish to have the proposal reconsidered. See Appendix A for letter from the property owner that addresses the concerns of councillors who voted against the project.

In response to an email from Councillor Thornton-Joe asking how the application could be reconsidered, Council received this advice from staff:

The *Council Procedures Bylaw* permits a Council member to make a motion to reconsider a matter at the next Council Meeting. But as the rezoning application for 224 Superior was considered at the July 12 Council meeting and the next Council meeting was on July 19, that time frame has passed.

However, under the *Community Charter*, the Mayor may reconsider the matter within the 30 days following the meeting, so it would require a motion from the Mayor to reconsider the application.

As a courtesy to the property owner and a councillor who may be wishing to reconsider the application, I will request that Council reconsider the application.

Staff's advice is that if Council wishes to rescind the decision, the legislation's provisions around reconsideration being "subject to the same conditions that applied to the original decision" are construed on balance to mean that a reconsideration should be done with another public hearing held before a vote to consider the bylaw is taken. This has added transparency, eliminates the "new information" possibility, but most importantly is considered to be the intent behind that legislative requirement.

Recommendation

1. That Council rescind its decision with regard to third reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1141) No. 18-019.
2. That Council direct staff to work with the applicant to secure the changes outlined in the applicant's letter (Appendix A) and return to Council with a revised proposal.

Respectfully Submitted,A handwritten signature in dark ink, appearing to read "M. Helps", written in a cursive style.

Mayor Helps

APPENDIX A – Letter from Applicant

July 24, 2018

Dear Mayor Helps,

Re: 224 Superior Street

First of all, thank-you very much for your time today and for your help in moving our project forward. As I said at the meeting, Fernando and I are artists and know little or nothing about development or municipal politics, so your suggestions are gratefully appreciated.

We have been working on the project for 2 years and have worked with City staff in both the Heritage and Planning Departments throughout. During this 2 year period, both departments made a number of suggestions and requests, and we were happy to address any concerns that were expressed to us and all those changes have been accepted.

Subsequent to our Public Hearing on July 12, and the disappointing result at that meeting, I have been making revisions to the design, specifically in response to concerns that were expressed by some Council members. If it were possible for these changes to be presented again to Council, I feel confident that we could gain Council's support for the project.

Specifically:

1. In response to concerns that the house crowded the heritage house, we can easily consider the following options to reduce the size of the new house:
 - a. Reduce the height of the roof
 - b. Reduce the overhang of the eaves
 - c. Reduce the size of the gable on the east side
 - d. Reduce the width of the house
 - e. Push back the second floor bay window
 - f. Reduce the side of the lower roof.
2. We can eliminate the need for a variance by eliminating the second floor piano windows.
3. We are happy to sign a covenant that would require the strata to permit rentals.

I hope that our willingness to make changes addressing concerns expressed by Council will make it possible for you to bring our project forward at the Council meeting on Thursday.

Yours sincerely,

Don Halton
Fernando García

M. NEW BUSINESS

M.1 Reconsideration of Rezoning and Development Permit with Variances Application for 224 Superior Street

Main Motion as amended:

1. That Council rescind its decision with regard to third reading of Zoning Regulation Bylaw, Amendment Bylaw (No. 1141) No. 18-019.
2. That Council direct staff to work with the applicant to secure the changes outlined in the applicant's letter (Appendix A) that the letters from the residents at 216 and 218 Superior also be considered, and return to Council with a revised proposal.

Carried

Amendment:

That the letters from the residents at 216 and 218 Superior also be considered

Carried

Pamela Martin

From: HELEN MURENBEELD [REDACTED]
Sent: July 26, 2018 9:09 AM
To: Public Hearings
Subject: Reconsideration of rezoning and development permit with variances application for 224 Superior

Mayor Helps and City Council,

I am Helen Murenbeeld from 216 Superior St. I spoke to you two weeks ago, on July 12, regarding this development. As you might remember, I was strongly opposed to the 1.5 meters West setback, and the height of the proposed building. As neighbours, we are not opposed to a skinny house development but, find the proposed skinny house too Big for the newly created lot.

Hence, we are happy to hear that Mr.Halton and Mr.Garcia have given "options to reduce the size of the new house". We are particulairly interested in:

- a. Reduce the height of the roof
- d. Reduce the width of the house
- e. Push back the second floor bay window
- f. Reduce the side of the lower roof

As I understand the democratic process, without these changes this development failed on tie vote on July 12.

In conclusion, I accept a new design with the above indicated changes.

Respectfully Submitted,
Helen Murenbeeld
216 Superior St.

July 4 2018

Dear Mayor Helps and Victoria City Councillors

RE: Citizen Input Regarding Proposed Changes to 224 Superior Street

Our names are Ray and Brenda Willis owners since 2010 of a duplex unit at 218 Superior Street. We are writing to you to provide input as requested on the proposed changes to 224 Superior as outlined in the correspondence we received from the City of Victoria dated June 29 2018.

1. **Zoning Regulation Bylaw, Amendent Bylaw (No 1141) No 18-019**

We would like to make clear that we do **not support** Amendments to the Zoning Regulation Bylaw No 18-019 calling for the western portion of the property to be rezoned to R1-S2 Restricted Small Lot. **We have two major concerns with the subdivision of this property.** As outlined in our earlier correspondence of March 21 2017 to The Mayor and City Councillors we continue to advance the issue that the creation of a restricted small lot with a two story home will negatively impact the status of the current **designated Heritage Home**, and also, our adjacent property at 218 Superior.

The heritage property at 224 Superior is a one of a kind fully in tact heritage designated property in James Bay, and, as such, it is an iconic heritage property. It is a beautiful heritage home surrounded by lovely gardens. The property is a favourite photography stop for cruise ship passengers and other visitors to Victoria. It embodies the grand era of Victoria and history of the James Bay community. Creation of the small lot significantly reduces the overall size of the property leaving a heritage house (minus the grand entrance stairway) crowded by a two story skinny house. In addition, the plan eliminates the majority of the front gardens in order to create unit parking. We were particularly surprised to see that the development proposal was not reviewed by the Heritage Panel as indicated on the City of Victoria planning schedule. We assumed that a development of this magnitude on a designated heritage home would have been a priority for review by this city panel.

The creation of the proposed Restricted Small Lot will also have a **negative impact** on the privacy and access to light in our home. The design of the house calls for 10 foot main floor and 9 foot second floor ceilings and a second floor balcony across the entire rear of the house. The house as planned will have a significant impact on our access to direct sunlight, as well as, the privacy of our back yard. The shading factor on our windows and yard will be significant particularly during the winter months. The City of Victoria Small Lot Policy highlights proposals should use "good neighbour design relative to privacy and sunlight." In addition, it states that applicants "should consider the shadowing, privacy, and sunlight impact of any new building."

2. **Development Permit with Variance Application**

In regards to the above request for variance we **do not support** "issuing of a development permit with a variance for a portion of the land known as 224 Superior Street for the purposes of reducing the side yard (west) setback from 2.40m to 1.5m to allow for two habitable rooms with windows." According to City of Victoria planning R1-S2 Zone Restricted Small Lot guidelines setbacks of the main structure must be in compliance with the following for side yard 2.4m for any portion of a dwelling used for habitable space. As our home is directly adjacent to this side of the proposed development, the addition of windows in this habitable space that are less than the regulatory 2.40m **will impact negatively on the privacy of the windows in our bedrooms and upper hallway.** The current design and plans for the proposed small house at 1.5m indicate sufficient light from windows in other parts of the habitable space to negate the need for additional windows

Thank you for allowing us the opportunity to provide input to your discussions on the proposal.

We are providing our email address and ask that they remain confidential.

Ray and Brenda Willis

Email: [REDACTED]

Pamela Martin

From: HELEN MURENBEELD [REDACTED]
Sent: July 26, 2018 9:09 AM
To: Public Hearings
Subject: Reconsideration of rezoning and development permit with variances application for 224 Superior

Mayor Helps and City Council,

I am Helen Murenbeeld from 216 Superior St. I spoke to you two weeks ago, on July 12, regarding this development. As you might remember, I was strongly opposed to the 1.5 meters West setback, and the height of the proposed building. As neighbours, we are not opposed to a skinny house development but, find the proposed skinny house too Big for the newly created lot.

Hence, we are happy to hear that Mr.Halton and Mr.Garcia have given "options to reduce the size of the new house".

We are particularly interested in:

- a. Reduce the height of the roof
- d. Reduce the width of the house
- e. Push back the second floor bay window
- f. Reduce the side of the lower roof

As I understand the democratic process, without these changes this development failed on tie vote on July 12.

In conclusion, I accept a new design with the above indicated changes.

Respectfully Submitted,
Helen Murenbeeld
216 Superior St.

Pamela Martin

From: HELEN MURENBEELD [REDACTED]
Sent: July 5, 2018 1:39 PM
To: Public Hearings
Subject: Regarding the Amendment Bylaw (No.1141) No. 18-019 Civic Address 224 Superior Street

City Council,

As a neighbor to 224 Superior, we are opposed to the side yard (west) setback from 2.40m to 1.50m. Also, we are opposed to the Heritage Alteration Permit with Variances Application which proposes a further reduced west side yard from 3.65m to 1.20 m. The proposed setback leaves no room for landscaping along the west side yard fence, and gets too close to the neighboring property. It subtracts from the neighboring property's daylight.

Hopefully, the 2- year old roof that the tax payers of Victoria paid for, will remain in tact. I note this because, the old chimneys of the heritage building have already been removed! I am not sure if the removal of the chimneys were permitted.

Will the tax payers from Victoria be reimbursed if, the roof is scrapped?

Helen Murenbeeld
216 Superior St.

Karen Sidhu

From: Public Hearings
Subject: FW: proposed changes to 224 Superior Street

From: LENORE HARLTON
Sent: July 7, 2018 10:39 AM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: proposed changes to 224 Superior Street

I would like my phone number and email address kept confidential please.

I object to the proposed changes to 224 Superior Street on a number of grounds.

1) Heritage designation: As an owner of 215 Superior street for the past 30 years, I am very well aware of the attraction the home holds for all those walking by this block of Superior. Pedestrians of all sorts are constantly crossing the street and stopping in front of the home to take pictures. It is an important tourist attraction and I object to any proposal that includes change to the exterior of the building. This lot is a remarkable addition to the neighbourhood and has been for some years. Presumably it was designated heritage when it was purchased by the present Owners so why would they be allowed to change this attraction just to maximize profit.

2) Parking: Despite the arguments presented by the Owners, it seems just common sense that making additional driveway areas and taking away the existing parking will be detrimental to the current parking situation. Never mind the detriment to the looks of the property. As it is, the persons who stay at the bed and breakfast often make no attempt to stay parked in the lot and are constantly encroaching on the already limited street parking. As it is we cannot at times get parking ourselves because of church attendees and patrons of the restaurant at the end of Superior street.

3) Setbacks and site coverage: Surely the Owners can profit adequately without completely destroying the property with a small additional house and altered setbacks.

2 questions please: 1) I understand a stop work order has been placed on the property. I would like to know specifically what steps are now being taken to enforce the current bylaws. Heritage and otherwise. I am upset that the Owners advertised the property last May and seem to consider themselves outside the bylaws.

2) I am also concerned that the young people clearing out the bricks from the home were apparently not protecting themselves from any possible asbestos contamination. Is it true the City simply depends on the Owner/developer to state there is no asbestos in a property, even one of this age?? It seems to me arguable the City might bear some responsibility there in future if that is true.

All of which is respectfully submitted. Thank you for your time.

Lenore B. Harlton
215 Superior Street
Victoria BC V8V 1T4

Proposed Changes to 224 Superior Street

To City of Victoria,

I am opposed to the changes put forward in your request for input document. I do not believe the changes are in the best interest of our neighbourhood.

It appears a design proposal has been brought forward that requires many of our zoning bylaws to be changed in order to implement. This is on a heritage property, one of the oldest and most prominent heritage properties in James Bay.

Some of my concerns are;

Parking; the existing driveway and parking area is suitable for multiple parking stalls while still maintaining the heritage integrity. The proposed plan would require 3 driveways and parking in the front of the buildings which is not conducive to maintaining the heritage integrity. As well the 3 driveways would remove many road side parking spots.

The present lot size provides proper site coverage which maintains the heritage integrity. Building a house on a small rezoned lot will reduce the heritage integrity not to mention harmful to the use and enjoyment of the property adjoining on the west border.

Setbacks are created in bylaws to protect the properties surrounding a building site and future owners within the site. The proposal is suggesting to reduce setbacks in three areas, and once again, on a heritage site.

Thank you for your consideration,

Regards

Hewitt (Hew) Bowman
215 Superior St.

Pamela Martin

From: Cookie Dubney [REDACTED]
Sent: July 11, 2018 2:07 PM
To: Public Hearings
Subject: 224 Superior Street - Council Meeting June 12, 2018

I support this proposal for 224 Superior St

C. Dubney

302-630 Montreal Street

Please do not disclose my phone or email address - Thank You.

--

Cookie Dubney Victoria B.C.. [REDACTED] Please use [REDACTED]

Pamela Martin

From: ann nelson [REDACTED]
Sent: July 11, 2018 4:48 PM
To: Public Hearings
Cc: ann nelson
Subject: Proposed changes to 224 Superior Street

To whom it may concern,

I am of the opinion that the proposed changes to the noted address should be allowed to proceed, ONLY if the Heritage designation of the building on the outside is restored. It is my understanding that some changes have already been made that should not have been undertaken.

I would also add, there are concerns from the neighbour to the west of this property that the proposed design will completely eliminate all access to sunlight for them, which seems completely unfair to allow, and in my opinion, a terrible precedent for the city to set, allowing one neighbour to improve property at the absolute expense of another.

I also would like to bring to your notice that the present owners refuse to cut a large hedge on the east side of the property, neighbouring us. This hedge is approximately 40 feet high and deprives us of sunlight on the west side of our home. This has been an ongoing issue for at least ten years, so we are fully aware of what a detriment something similar would be, to the neighbour on the west.

I send this in confidence and would like my email address to remain confidential.

Many thanks,
Blaise Nelson
226 Superior Street
Victoria, BC
V8V 1T3

Sent from my iPad

Pamela Martin

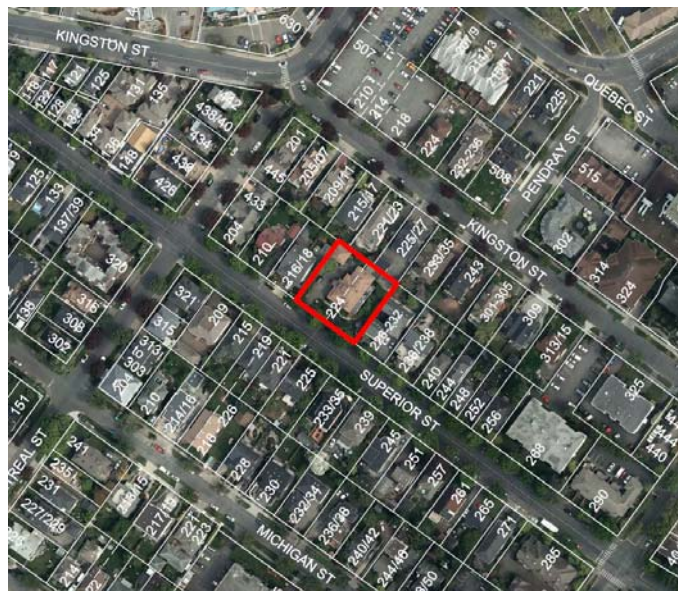
From: Norman MacMurchy [REDACTED]
Sent: July 3, 2018 12:47 PM
To: Public Hearings
Subject: Zoning Amendment Bylaw (No. 1141) No. 18-019

As resident (and owner) of 204 Superior Street, I have reviewed the proposed rezoning of the property with the civic address of 224 Superior Street. After viewing the proposed development plan, I fully support the proposal. I see the development to be in keeping with the nature of the neighbourhood. The addition of more permanent housing (as opposed to the use of the property as a B&B) is, in my view an additional positive feature.

Norman MacMurchy

Sent from my iPad

Rezoning and Development Permit Application Update for 224 Superior Street



Subject Property: 224 Superior Street



221, 219 and 215 Superior Street (SW)



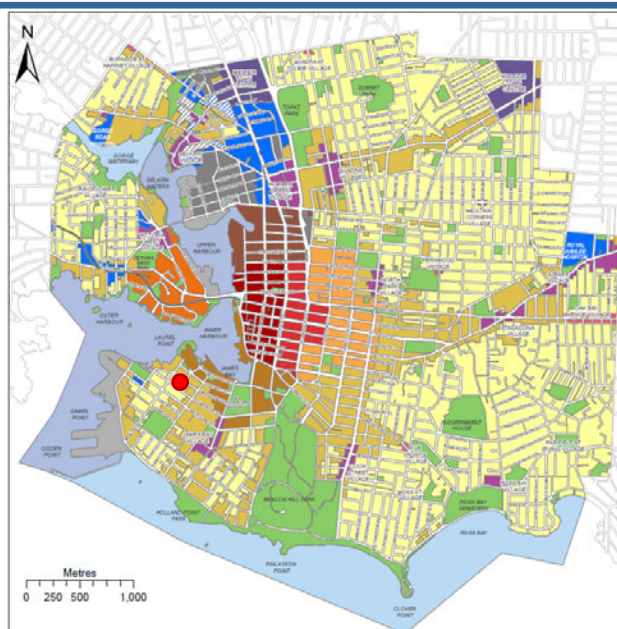
225 Superior Street (SW)



221/223 Superior Street (West)



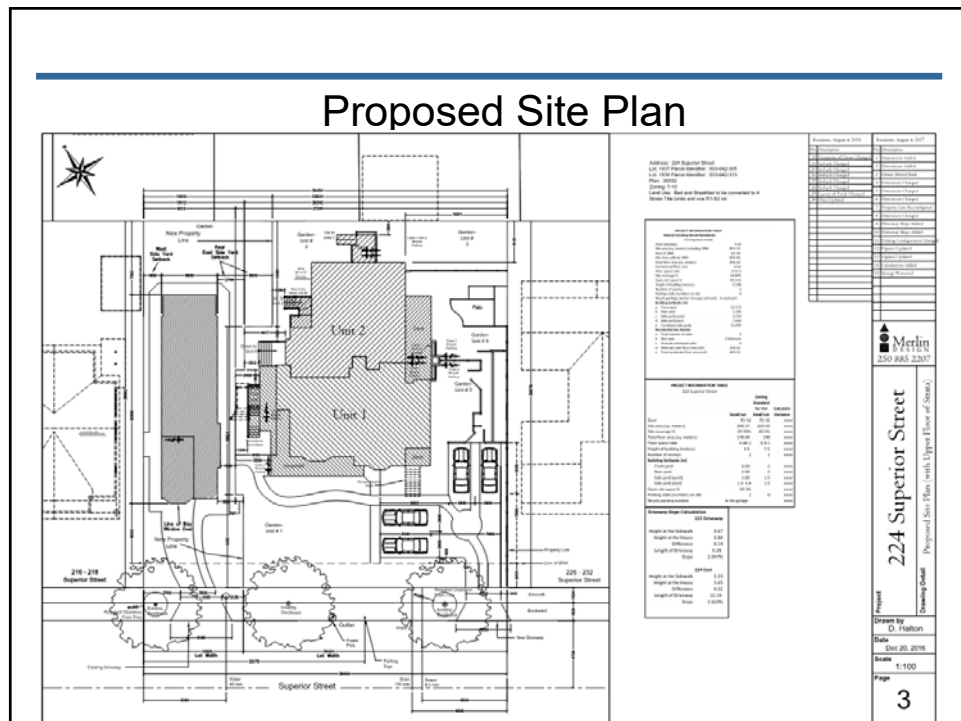
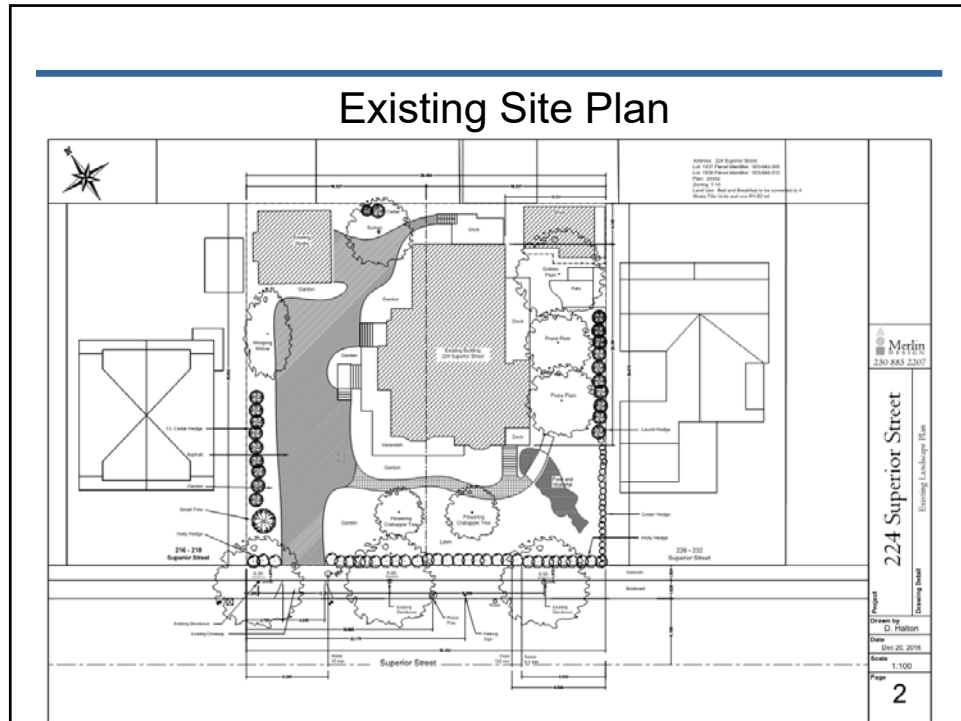
226-232 Superior Street (East)



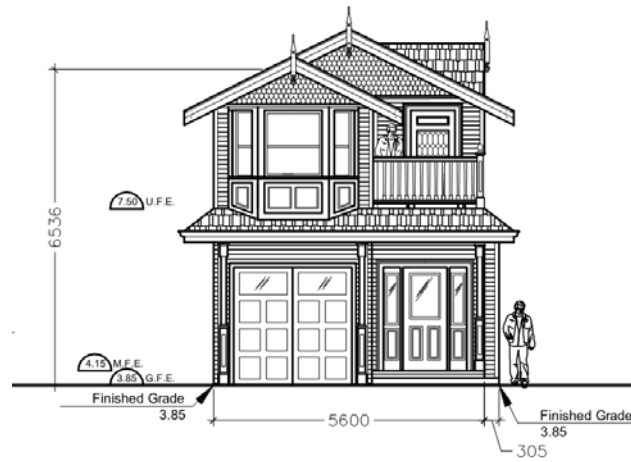
MAP 2
Urban Place
Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Songhees
- Core Residential
- General Employment
- Employment-Residential
- Industrial Employment
- Industrial Employment-Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

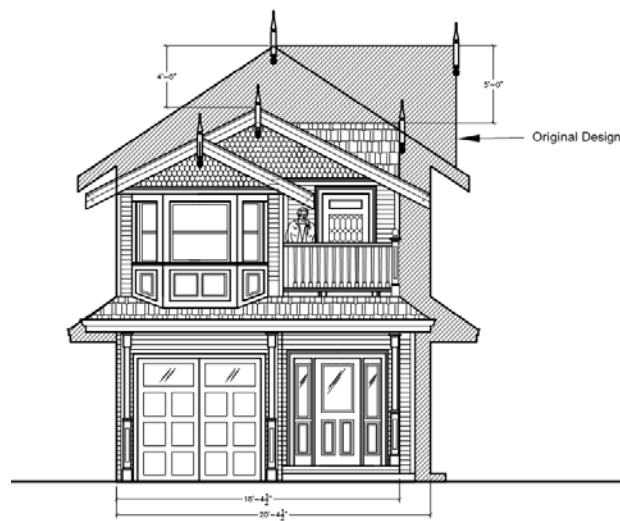
Urban Place Designations extend to the centerlines of adjacent streets.



Front Elevation (South)



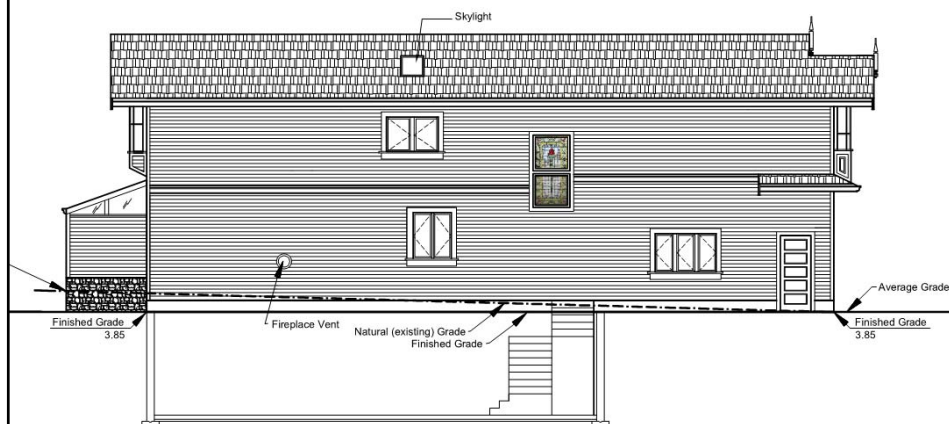
Proposed Changes



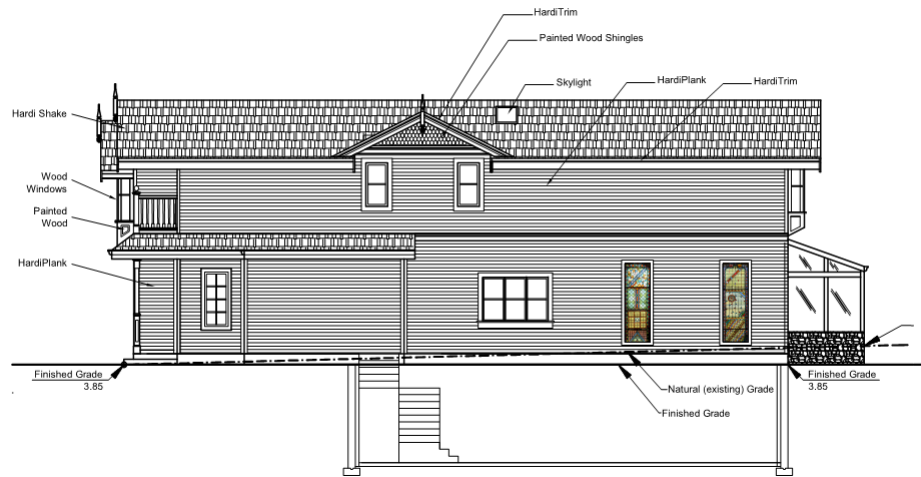
Rear Elevation (North)



Side Elevation (West)



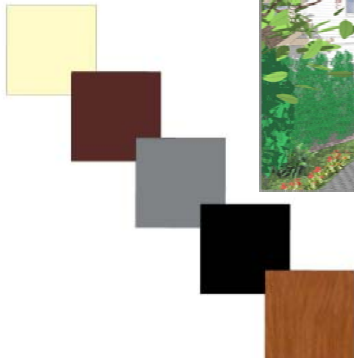
Side Elevation (East)

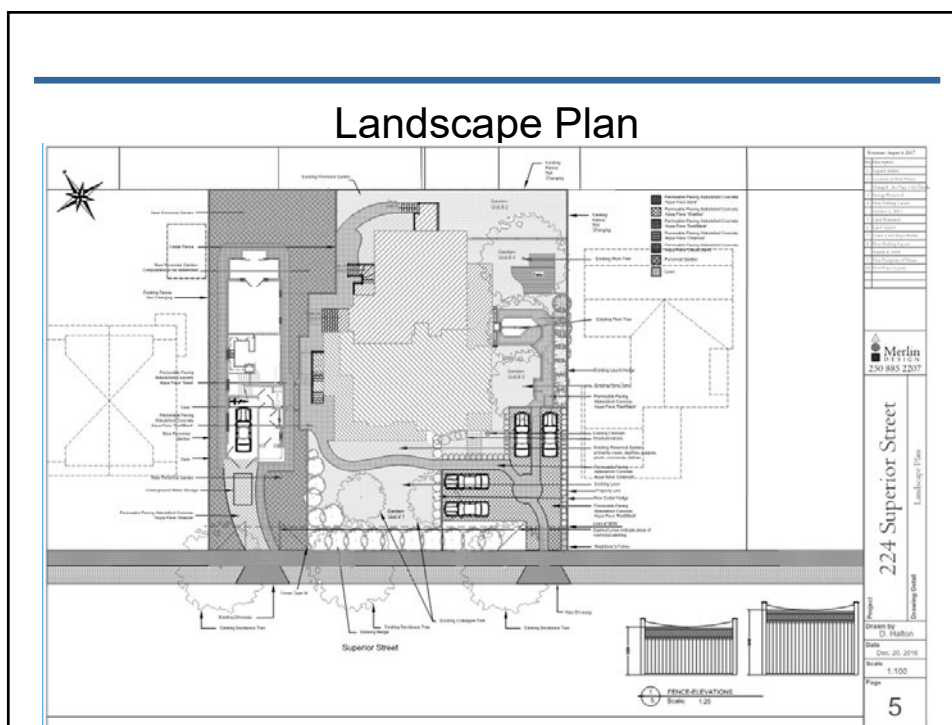
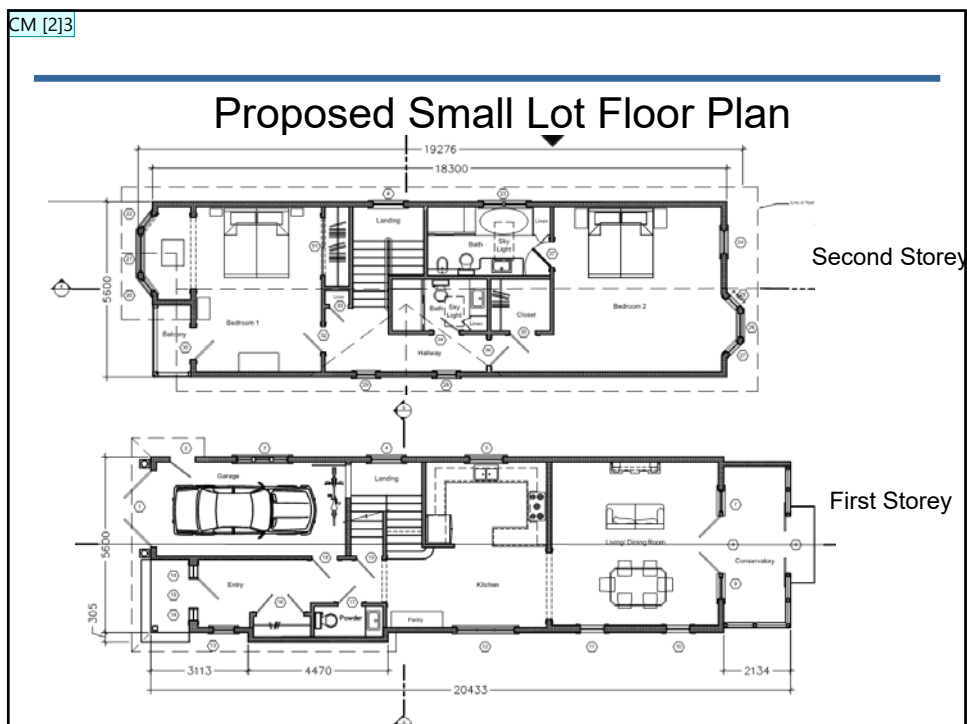


Colour Board

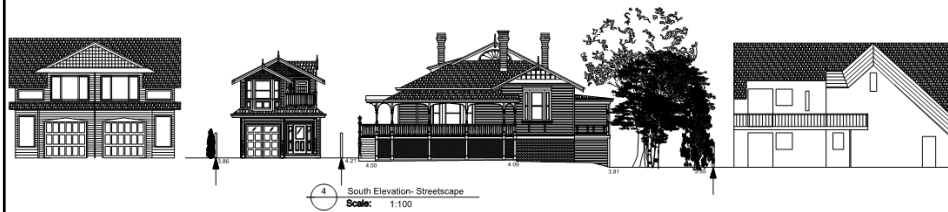


*to demonstrate materials only





Streetscape Rendering



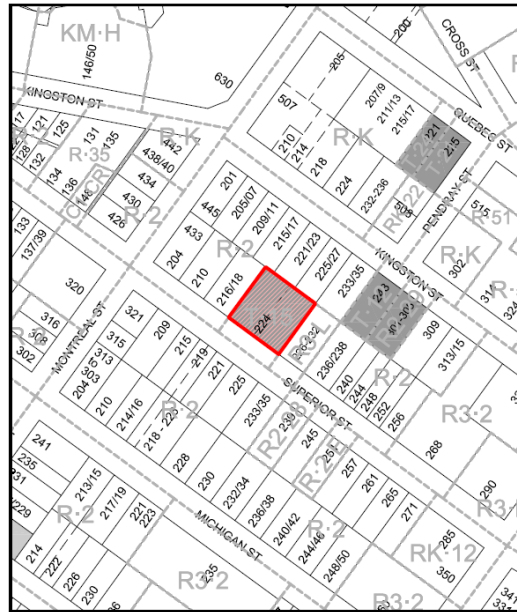
Heritage Alteration Permit Application with Variances for 224 Superior Street



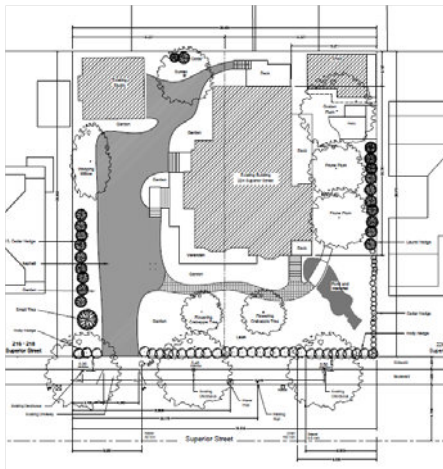
224 Superior Street | Heritage-Designated



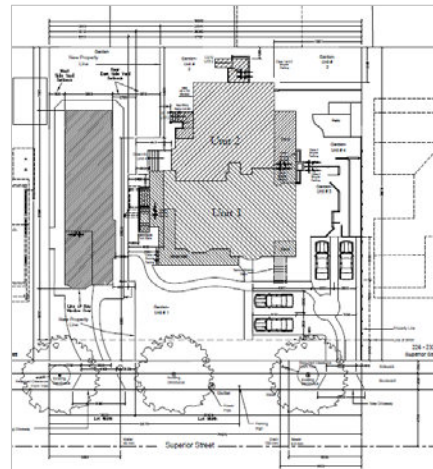
Location | James Bay Neighbourhood



Concurrent with Rezoning and DPA



Existing Site Plan



Proposed Site Plan



Convert to four self-contained units



Series of alterations since 1986



1986



2017

Numerous front entry
stair reconfigurations



Series of alterations since 1986



Structure raised and new
foundation with finished
basement in 1990



Series of alterations since 1986



1986
Northwest
Corner



2017
Northwest
Corner

Changes to fenestration openings



Series of alterations since 1986



1986
Southeast
Corner

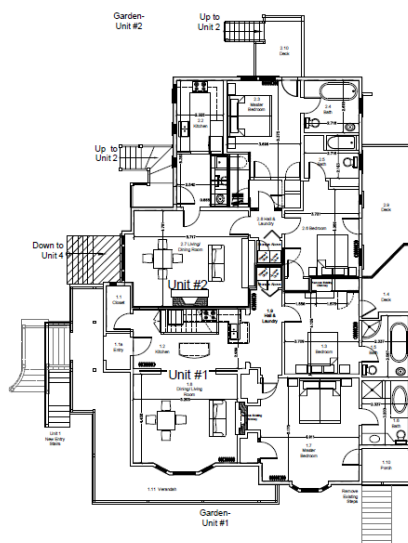


2017
Southeast
Corner

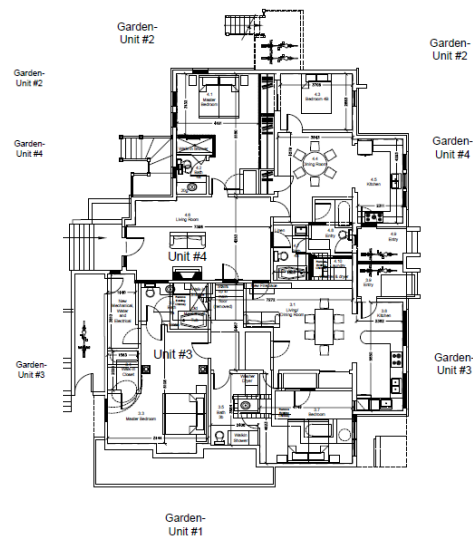
Stair addition with several alterations,
deck, and 2002-05 addition



Alterations to existing interior floor plan



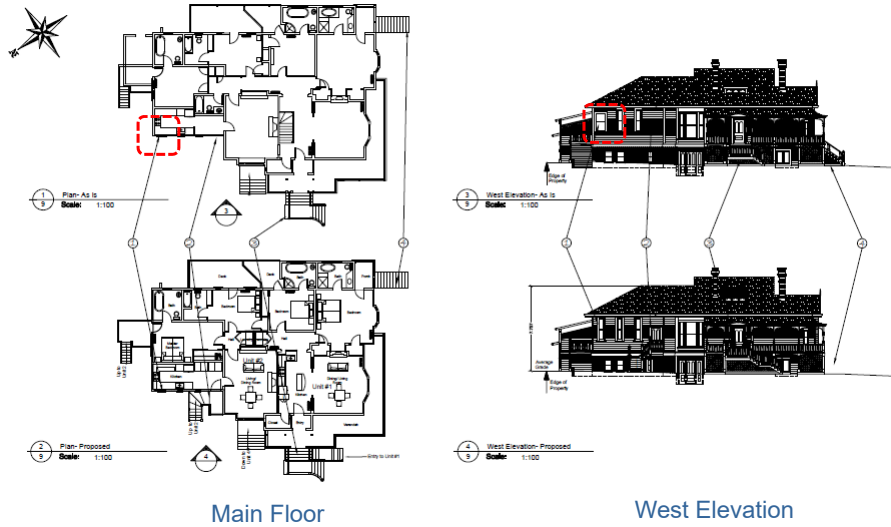
First Floor Plan



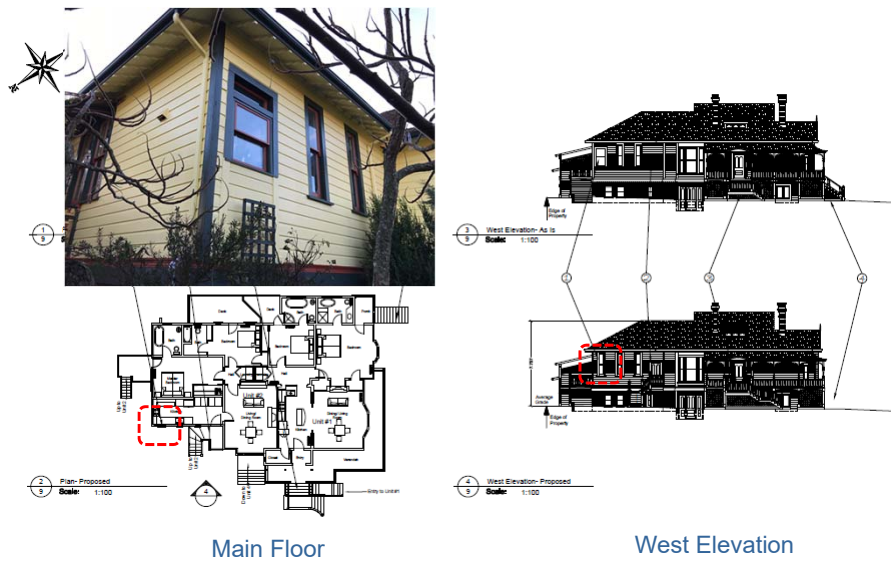
Lower Floor Plan



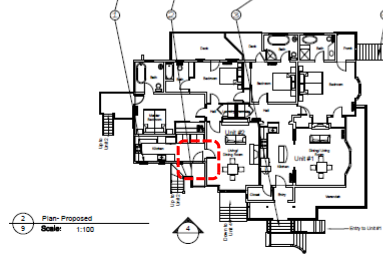
Exterior Alterations | Window replacement



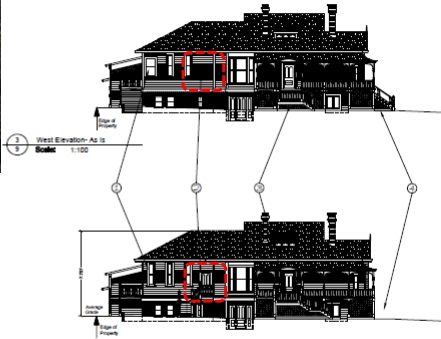
Exterior Alterations | Window replacement



Exterior Alterations | New door and entry stair



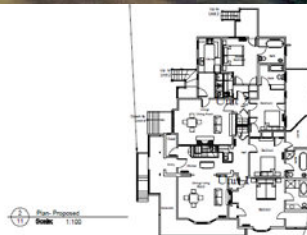
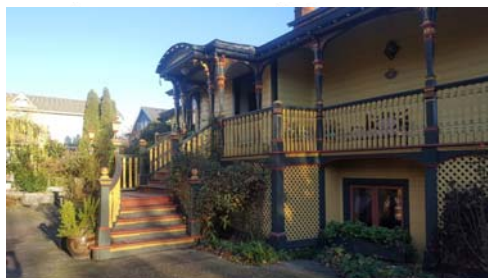
Main Floor



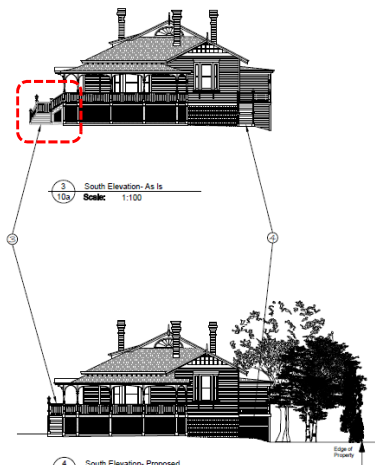
West Elevation



Exterior Alterations | Reconfigure non-original stairs



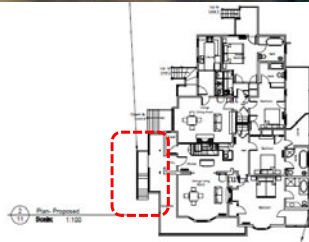
Main Floor



West Elevation



Exterior Alterations | Reconfigure non-original stairs



Main Floor



3 South Elevation-As Is
Scale: 1:100

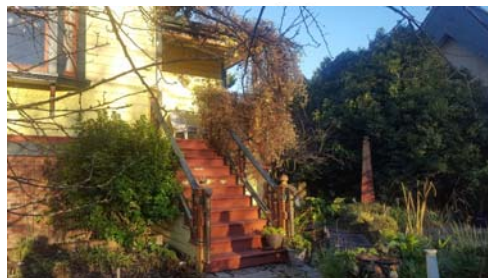


4 South Elevation-Proposed
Scale: 1:100

West Elevation



Exterior Alterations | Removal of non-original stairs



Main Floor



3 South Elevation-As Is
Scale: 1:100

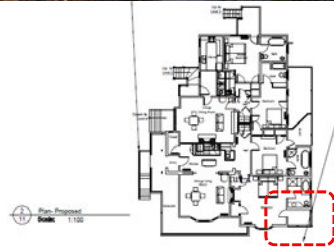
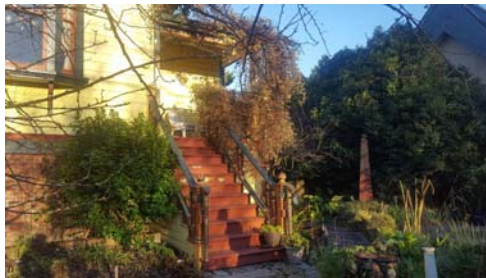


4 South Elevation-Proposed
Scale: 1:100

West Elevation



Exterior Alterations | Removal of non-original stairs



Main Floor



3 South Elevation-As Is
Scale: 1:100

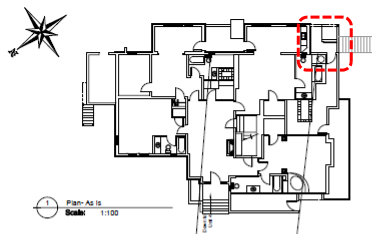


4 South Elevation-Proposed
Scale: 1:100

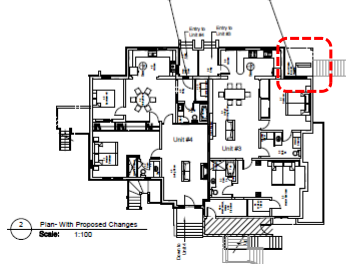
West Elevation



Exterior Alterations | Non-original door replaced with window



1 Plan-As Is
Scale: 1:100



2 Plan-With Proposed Changes
Scale: 1:100

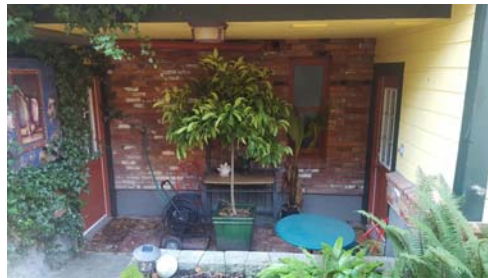
Lower Floor



3 East Elevation-As Is
Scale: 1:100

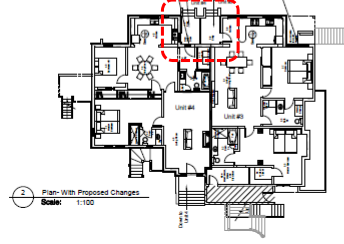


Exterior Alterations | Non-original window replaced with door



East Elevation-As Is

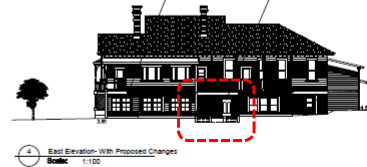
Scale: 1:100



Plan-With Proposed Changes

Scale: 1:100

Lower Floor



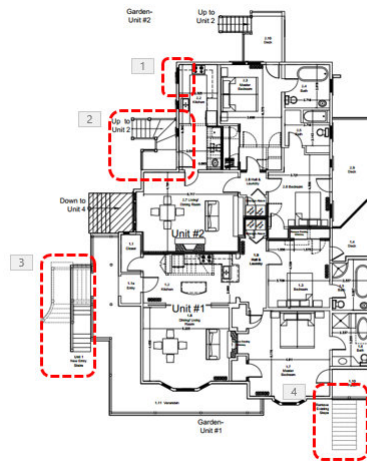
East Elevation-With Proposed Changes

Scale: 1:100

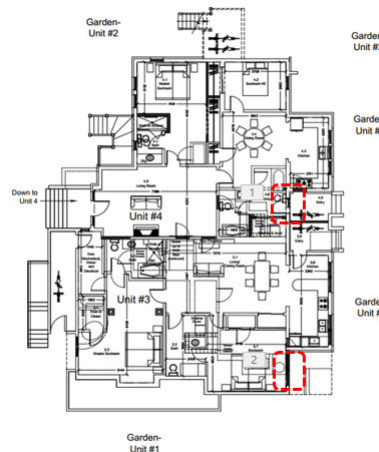
East Elevation



Exterior alterations considered minor



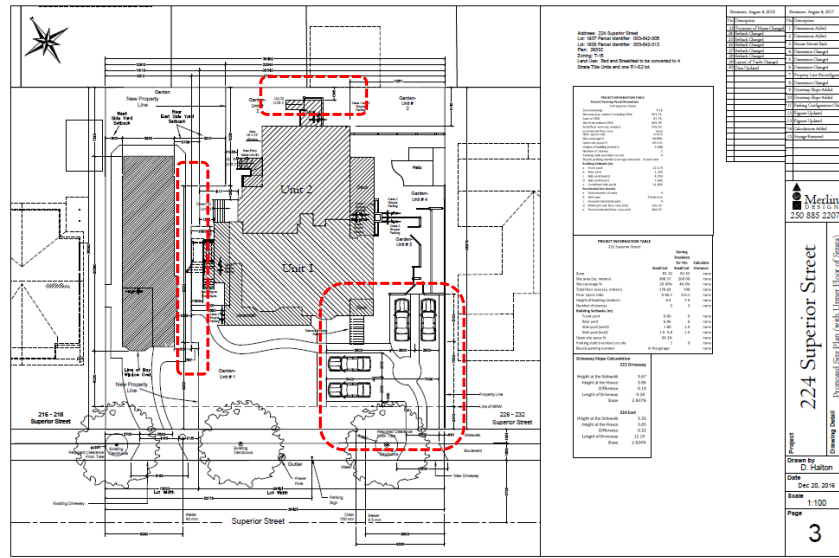
Main Floor Plan



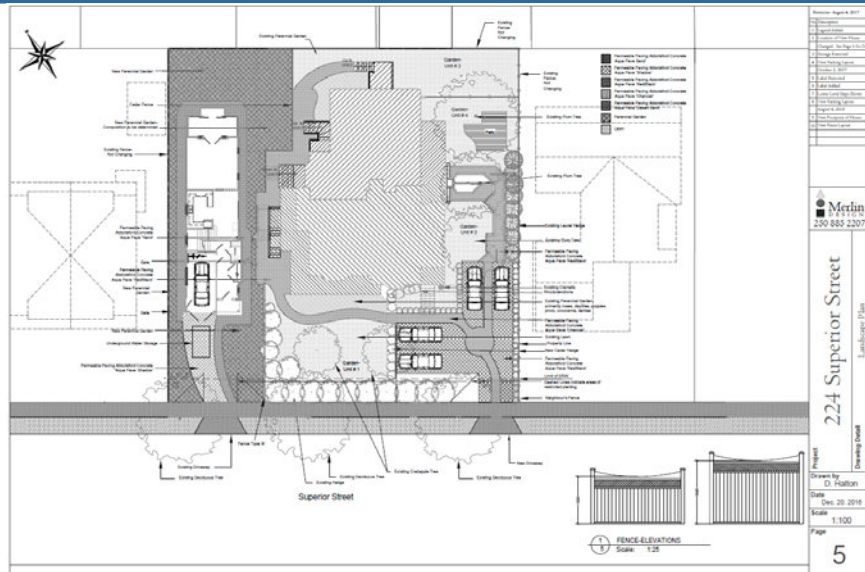
Lower Floor Plan



Proposed Variances



Proposed Variances



Recommendation

