



Council Report

For the Meeting of July 11, 2019

To: Council **Date:** June 27, 2019

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

Subject: **Update Report for Rezoning Application No. 00667 and Development Permit with Variances Application No. 00096 for 2921 Gosworth Road**

RECOMMENDATION

Rezoning Application No. 00667

That Council give first and second reading of the Zoning Regulation Bylaw, Amendment Bylaw (No. 1197) No. 19-077 and that a Public Hearing date be set.

Development Permit with Variances Application No. 00096

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00667, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00096 for 2921 Gosworth Road, in accordance with:

1. Plans date stamped April 18, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the front yard setback from 6.00m to 3.38m for Lot A
 - ii. reduce the front yard setback from 6.00m to 4.91m for Lot B
 - iii. reduce the (east) side yard setback from 2.40m to 1.50m for Lot A.
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to update Council on the Development Permit with Variances application for 2921 Gosworth Road.

In accordance with Council's motion on June 13, 2019, included below, the necessary conditions have been met should Council wish to consider the Development Permit with Variances. The applicant has revised the landscape plan and site plan to correct minor inconsistencies to the satisfaction of the Director of Sustainable Planning and Community Development.

Rezoning Application No. 00649

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00677 for 2921 Gosworth Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date be set.

Development Permit with Variances No. 00096

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00667, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00096 for 2921 Gosworth Road, in accordance with:

- 1. Plans date stamped April 18, 2019.*
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:*
 - i. reduce the front yard setback from 6.00m to 3.38m for Lot A*
 - ii. reduce the front yard setback from 6.00m to 4.91m for Lot B*
 - iii. reduce the (east) side yard setback from 2.40m to 1.50m for Lot A.*
- 3. A revised site plan and landscape plan to correct minor inconsistencies 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."*

PURPOSE

Minor revisions to the plans were required to accurately show the existing trees on the site. The landscape plan and site plan have been revised and the updated plans are attached to this report. The motion for Council's consideration has been updated to reflect these changes.

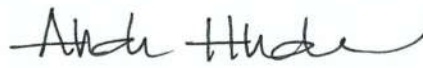
CONCLUSIONS

As per Council's motion on June 13, 2019, the applicant has revised the landscape and site plans to address inconsistencies. The recommendation provided for Council's consideration contains appropriate language to advance the application to a Public Hearing and an Opportunity for Public Comment.

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:

Joelyn Denbys
Date: *July 5, 2019*

List of Attachments

- Attachment A: Plans date stamped April 18, 2019 (with pages dated received June 20, 2019 and deemed April 18, 2019)
- Attachment B: Motion from June 13, 2019 Council Meeting.



① Front Left



② Front Right



③ Rear

④ South (Front) Cover
3/16" = 1'-0"**GENERAL NOTES**

- 1) DIMENSIONS PROVIDED SHALL TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS OF BUILDING DESIGNER AND CONSULTANT'S DRAWINGS PRIOR TO WORK. COMMENCEMENT. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY. ANY NOTES ELSEWHERE ON THE PLANS THAT EXCEED THE REQUIREMENTS STATED IN THE GENERAL NOTES TAKE PRECEDENCE.
- 2) PRIOR TO ANY ALTERATION OR MODIFICATION OF PLANS OR DETAILS ON SITE, CONTRACTOR(S), TRADESMEN AND/OR HOMEOWNERS MUST CONTACT BUILDING DESIGNER TO CONFIRM BUILDING CODE AND/OR STRUCTURAL ENGINEERING REQUIREMENTS AND TO MAINTAIN ACCURACY AND COMPLETENESS OF PLANS.
- 3) ALL NEW CONSTRUCTION TO MEET CURRENT BC BUILDING CODE 2012.
- 4) VENTILATION INTAKE AND EXHAUST TO MEET ALL BCBC REGULATIONS.
- 5) VENTILATION CHECKLIST TO BE COMPLETED PRIOR TO FRAMING INSPECTION.
- 6) SAFETY GLASS REQUIRED FOR ALL BATH/ENCL. ENCLOSURES, SHELTERS, AND GLASS IN DOORS.
- 7) EGRESS FROM ALL BEDROOMS TO MEET CURRENT BCBC REGULATIONS.
- 8) CARBON MONOXIDE ALARM LOCATIONS TO BE DETERMINED, AS PER BCBC.
- 9) PHOTO-ELECTRIC/INTERCONNECTED SMOKE DETECTORS LOCATED AS PER BCBC.

CITY OF VICTORIA
RECEIVED **DEEMED**
JUN 20 2019 **APR 18 2018**

PROJECT DATA

Property Owners: 2960521 Holdings Ltd.
 Civic Address: 2921 Gosworth Road, Victoria BC, V8T 8G6
 Legal Description: Amended lot 18, Block 1, Section 24-80, Victoria District, Plan 1232
 Zone: R1-B
 Project Description: Reasoning to R1-B2, Small Lot House
 Site Area: 670m² (7212 SF)
 Storage: LOT A 1
 LOT B 2

PROJECT INFORMATION TABLE - PARENT LOT (A)

	PROPOSED/EXIST.	ALLOWED
Zoning:	R1-B2	
Site Area:	314.5 M ²	MIN. 260 M ²
Site Coverage:	96.1 M ² = 30.5 %	40 %
Total Floor Area:	41.7 M ²	190 M ²
Floor Space Ratio:	0.29	0.6
Height of building (M):	4.7 M	7.5 M
Number of storeys:	1	2
SETBACKS		
Front Yard:	3.58 M *	6.0 M
Rear Yard:	2.67 M	6.0 M
Side - East:	1.5 M	1.5 M
Side - West:	1.54 M	2.4 M
Open Site Space (%):	62.5 %	
Parking Stalls on site:	1	MIN. 1

* **VARIANCE SOUGHT:** 1. Side Yard Setback: from 2.4m to 1.9m (Habitable Room)
 2. Front Yard Setback: from 6.0m to 3.58m

PROJECT INFORMATION TABLE - SMALL LOT (B)

	PROPOSED	ALLOWED
Zoning:	R1-B2	
Site Area:	315 M ²	MIN. 260 M ²
Site Coverage:	64.4 M ² = 26.8 %	40 %
Total Floor Area:	142.8 M ²	190 M ²
Floor Space Ratio:	0.45	0.60
Height of building (M):	6.15 M	7.5 M
Number of storeys:	2	2
SETBACKS		
Front Yard:	4.9 M	6.0 M
Rear Yard:	6.0 M	6.0 M
Side - East:	3.34 M	1.5 M
Side - West:	1.50 M	1.5 M
Open Site Space (%):	60.0 %	
Parking Stalls on site:	1	MIN. 1

* **VARIANCE SOUGHT:** Front Yard setback: from 6.0m to 4.9m

PROJECT TEAM

SURVEYOR:
 Jay Mayenberg Land Surveying Inc.
 44-2271 James Milla Boulevard
 Saanich, BC V8A 1S5
 250-466-9155

STRUCTURAL ENGINEER:
 Byron Koligos, P.Eng.
 Huro Engineering Ltd.
 1180 Huron St.
 Victoria, BC V8A 5M6
 250-691-2640

Sheet List

SHEET NUMBER	SHEET NAME
A1	Cover
A2	Site
A3	Site + Landscaping
A4	Site + Foundation & Floor Plan
A5	Site + Foundation & Floor Plan
A6	Site + Foundation & Floor Plan
A7	Site + Foundation & Floor Plan
A8	Site + Foundation & Floor Plan

Villamar DESIGN
 2921 GOSWORTH ROAD
 VICTORIA, BC
 V8T 8G6
 250-951-4088

2921 Gosworth Rd.
 Victoria, BC

2960521
 Holdings Ltd.

DATE	ISSUED FOR
June 7, 2018	Assume Site & Landscaping plans
Apr. 16, 2018	Revisions: COTM
Jan. 26, 2018	Revisions: City Review
Nov. 30, 2018	Revisions: City Review
Oct. 15, 2018	Reasoning Application

REZONE

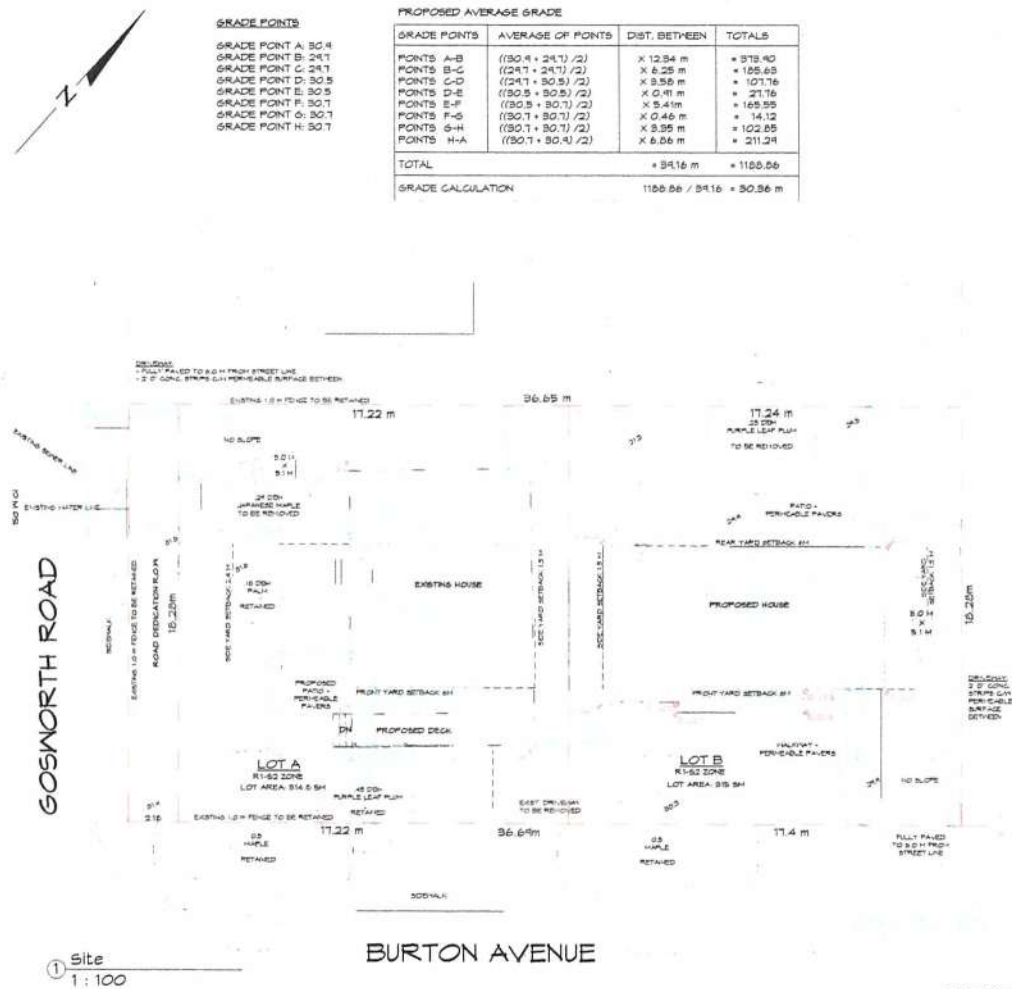
Cover

SHEET 006 OF 016
APRIL 16, 2019

PROJECT NUMBER: 1211
 DRAWN BY: APM
 CHECKED BY: DE

A1

SCALE: AS INDICATED



CITY OF VICTORIA
RECEIVED
JUN 20 2019

DEEMED
APR 18 2018



2921 Gosworth Rd.
 Victoria, BC

2960521
 Holdings Ltd.

DATE	ISSUED FOR
June 7, 2019	Alcune Site & Landscape plans
Apr. 16, 2019	Revisions: COTM
Jan. 25, 2019	Revisions: City Review
Nov. 30, 2018	Revisions: City Review
OCT. 19, 2018	Rezoning Application

REZONE

Site

MEET AND DATE	JUNE 7, 2019
PROJECT NUMBER	1811
DRAWN BY	JUN
CHECKED BY	DE
SCALE	AS INDICATED



② Site - Context
1.96

① South (Front)-Streetscape
1.96



2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

DATE	ISSUED FOR
June 7, 2014	Attire Site & Landscape plans
Apr. 16, 2014	Revisions: COTN
Jan. 29, 2014	Revisions: City Review
Nov. 30, 2013	Revisions: City Review
Oct. 19, 2013	Rezoning Application

REZONE

Site - Context

SHEET NAME DATE	APRIL 16, 2019
PROJECT NUMBER	BT
DRAWN BY	AM
CHECKED BY	DE
SCALE	A2.1
SCALE	AS INDICATED

CITY OF VICTORIA

RECEIVED

DEEMED

JUN 20 2019

APR 18 2018

Received

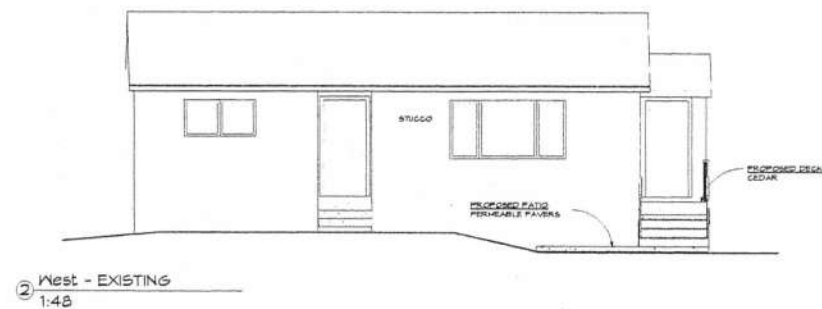


Table with 2 columns: Item, Description. It lists various materials and their quantities for the proposed patio and deck.

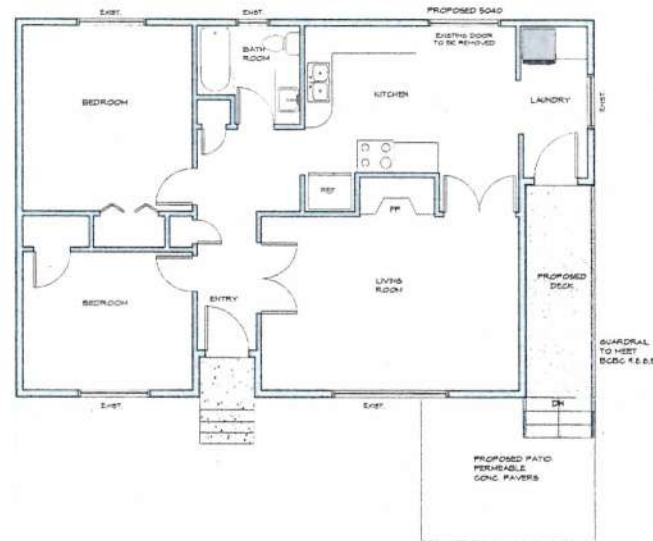
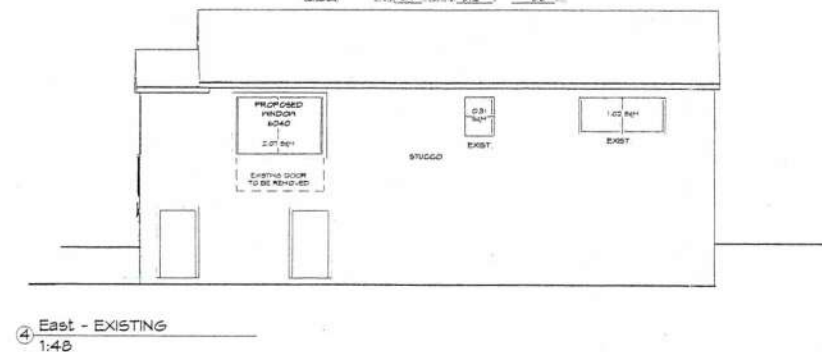
Item	Description
1	PAINTED WOOD TRIM
2	STUCCO
3	PROPOSED PATIO PERMEABLE PAVERS
4	PROPOSED DECK CEDAR
5	PAINTED WOOD TRIM
6	STUCCO
7	PROPOSED PATIO PERMEABLE PAVERS
8	PROPOSED DECK CEDAR

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Area of patio to be paved: 81.2 sq. ft.

Area of deck to be paved: 2.4 sq. ft.

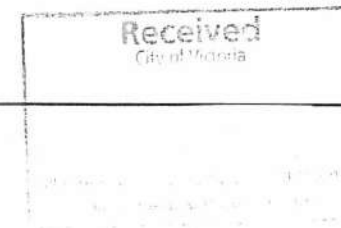
Calculation: 81.2 + 2.4 = 83.6



CITY OF VICTORIA

RECEIVED JUN 20 2019

DEEMED APR 18 2018



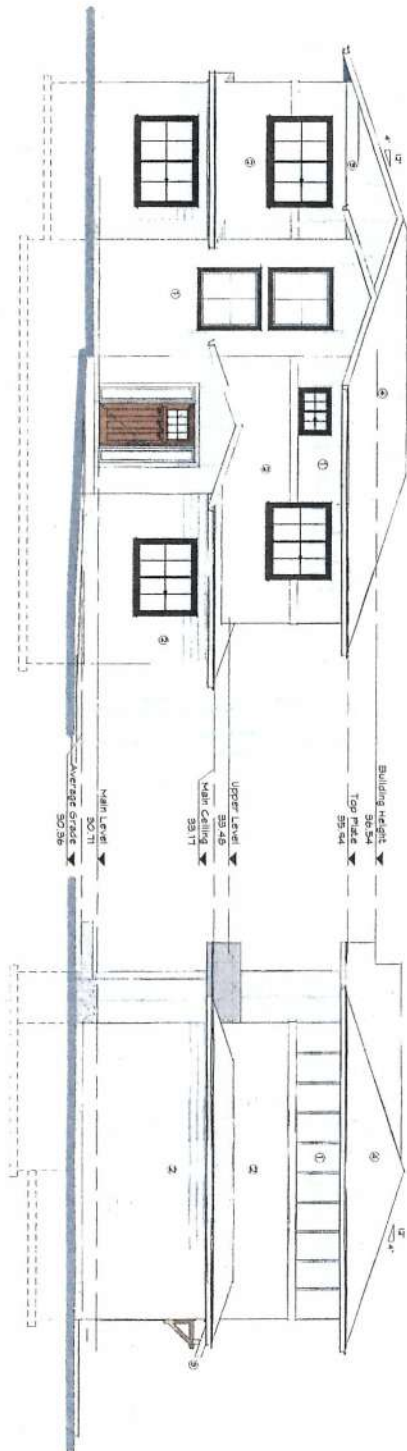
Villamar design

6855A VICTORIA ROAD
VICTORIA, BC
V8N 1A4
778-351-4658

2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

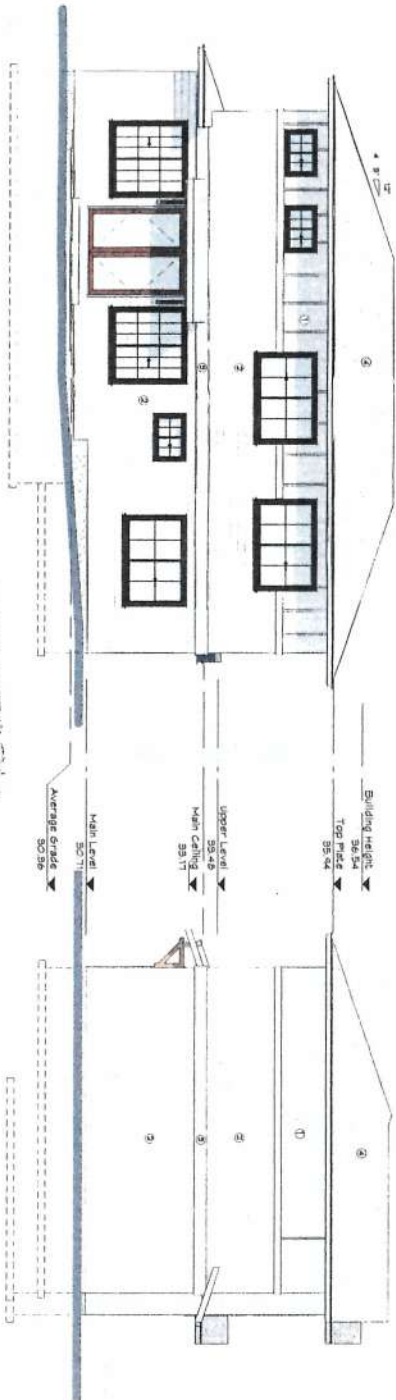
DATE	ISSUED FOR
June 7, 2018	Actual Site & Landscape plans
Apr 18, 2018	Revisions: CITY
Jan 25, 2018	Revisions: City Review
Nov 30, 2018	Revisions: City Review
Oct 19, 2018	Resoning Application
REZONE	
LOT A - Elevations & Floor Plan	
SHEET 484 OF 484	
APRIL 16, 2019	
PROJECT NUMBER	811
DRAWN BY	AM
CHECKED BY	DE
A3	
SCALE AS INDICATED	



① South (Front)
1/4" = 1'-0"

② East (Right)
1/4" = 1'-0"

- MATERIAL AND COLOR KEY**
- 1 - BOARD & BATTEN SIDING - Hardiboard or equal, Arctic White
 - 2 - LAM SIDING - Hardiboard or equal
 - 3 - PAINTED WOOD TRIM - White
 - 4 - ASPHALT ROOF SHINGLES - Harsco or equal Storm Grey
 - WINDOWS AS SHOWN - BRICK



③ North (Rear)
1/4" = 1'-0"

④ West (Left)
1/4" = 1'-0"

CITY OF VICTORIA
RECEIVED
DEEMED

JUN 20 2019

APR 18 2018

Received
City of Victoria

Villamar
DESIGN

2921 GOSWORTH RD.
VICTORIA, BC
2460521
Holdings Ltd.

602-554-4088
VICTORIA, BC
VICTORIA, BC
VICTORIA, BC

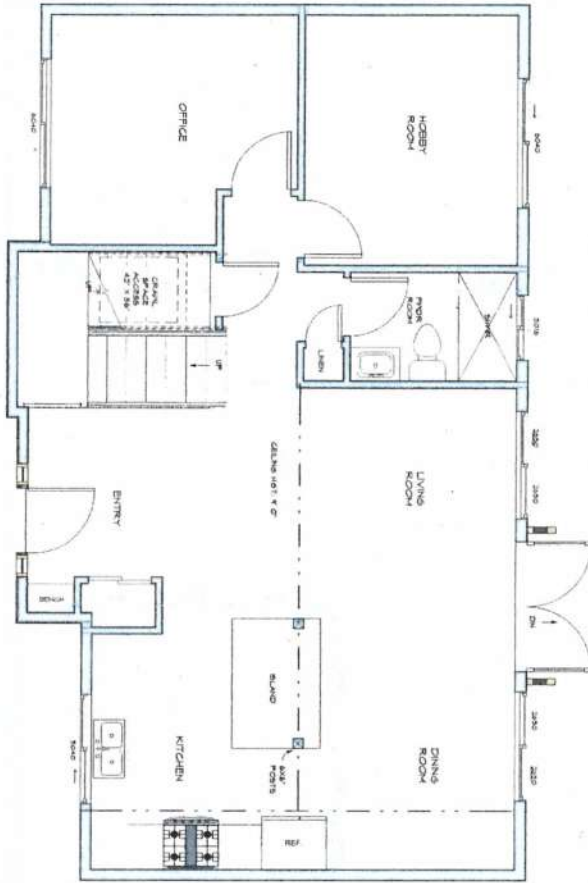
DATE	ISSUED FOR
June 1, 2018	Planning and Licensing Review
April 16, 2019	Revisions (City)
April 25, 2019	Revisions (City Review)
May 10, 2019	Revisions (City Review)
Oct. 15, 2019	Revisions (City Review)

REZONE
LOT B - Elevations

DATE	APRIL 16, 2019
PROJECT	2921 GOSWORTH RD.
CLIENT	2460521
SCALE	A4



① Main Level
1:32



FLOOR AREAS
MAIN: 644 SF
UPPER: 710 SF
TOTAL: 1354 SF

CITY OF VICTORIA
RECEIVED
JUN 20 2018
DEEMED
APR 18 2018



2921 Gosworth Rd.
Victoria, BC

2460521
Holdings Ltd.

DATE	ISSUED FOR
June 1, 2014	Active Site & Landscape plan
Apr 16, 2014	Revisions
Apr 28, 2014	Revisions
May 20, 2014	Revisions
May 20, 2014	Revisions
Oct 15, 2014	Revisions

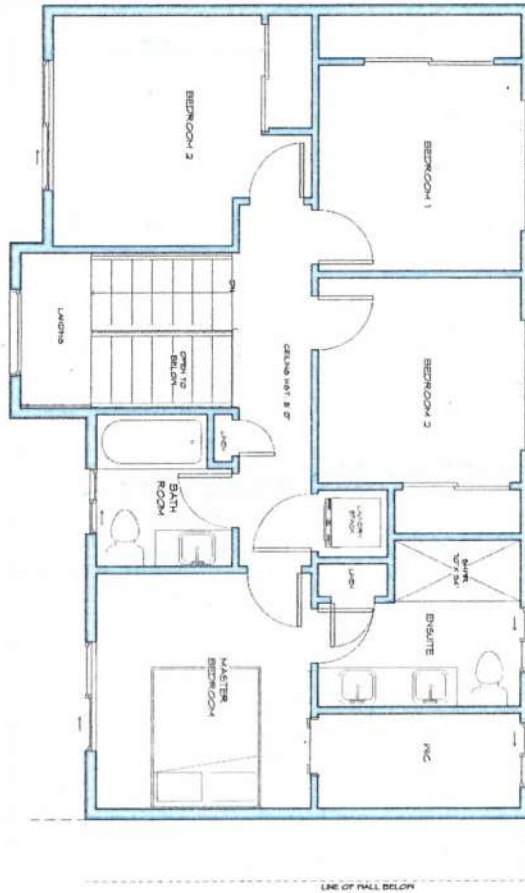
REZONE
LOT B - Main Floor
Plan

DATE	ISSUED FOR
APRIL 16, 2014	Revisions
APR 16, 2014	Revisions
APR 16, 2014	Revisions
APR 16, 2014	Revisions
APR 16, 2014	Revisions
APR 16, 2014	Revisions

A6



① Upper Level
132



FLOOR AREAS
MAIN: 646 SF
UPPER: 641 SF
TOTAL: 1287 SF

CITY OF VICTORIA
RECEIVED **DEEMED**
JUN 20 2019 APR 18 2019



Received
2019/04/16



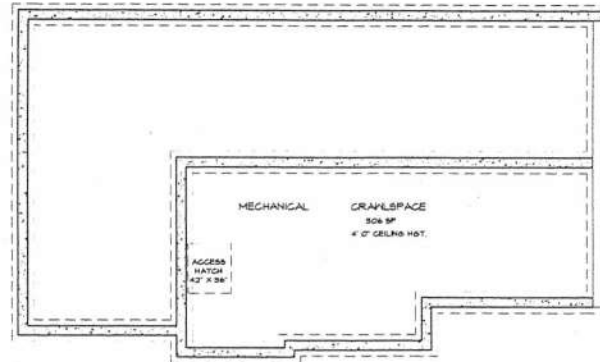
2921 Gosworth Rd.
Victoria BC
2460521
Holdings Ltd.

DATE	ISSUED FOR
June 1, 2019	Building Site & Landscape Plans
Apr 16, 2019	Revisions (COTY)
Apr 28, 2019	Revisions City Review
May 30, 2019	Revisions City Review
Oct 18, 2019	Revisions Amendment

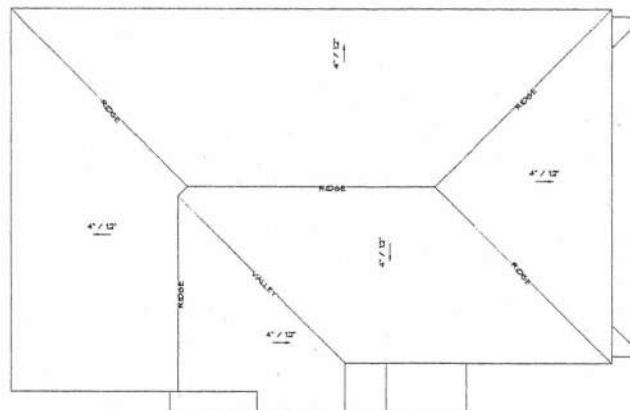
REZONE

LOT B - Upper
Floor Plan

DATE	APRIL 16, 2019
REVISION	1/1
REVISION	2/1
REVISION	3/1
REVISION	4/1
REVISION	5/1
REVISION	6/1
REVISION	7/1
REVISION	8/1
REVISION	9/1
REVISION	10/1
REVISION	11/1
REVISION	12/1
REVISION	13/1
REVISION	14/1
REVISION	15/1
REVISION	16/1
REVISION	17/1
REVISION	18/1
REVISION	19/1
REVISION	20/1
REVISION	21/1
REVISION	22/1
REVISION	23/1
REVISION	24/1
REVISION	25/1
REVISION	26/1
REVISION	27/1
REVISION	28/1
REVISION	29/1
REVISION	30/1
REVISION	31/1
REVISION	32/1
REVISION	33/1
REVISION	34/1
REVISION	35/1
REVISION	36/1
REVISION	37/1
REVISION	38/1
REVISION	39/1
REVISION	40/1
REVISION	41/1
REVISION	42/1
REVISION	43/1
REVISION	44/1
REVISION	45/1
REVISION	46/1
REVISION	47/1
REVISION	48/1
REVISION	49/1
REVISION	50/1
REVISION	51/1
REVISION	52/1
REVISION	53/1
REVISION	54/1
REVISION	55/1
REVISION	56/1
REVISION	57/1
REVISION	58/1
REVISION	59/1
REVISION	60/1
REVISION	61/1
REVISION	62/1
REVISION	63/1
REVISION	64/1
REVISION	65/1
REVISION	66/1
REVISION	67/1
REVISION	68/1
REVISION	69/1
REVISION	70/1
REVISION	71/1
REVISION	72/1
REVISION	73/1
REVISION	74/1
REVISION	75/1
REVISION	76/1
REVISION	77/1
REVISION	78/1
REVISION	79/1
REVISION	80/1
REVISION	81/1
REVISION	82/1
REVISION	83/1
REVISION	84/1
REVISION	85/1
REVISION	86/1
REVISION	87/1
REVISION	88/1
REVISION	89/1
REVISION	90/1
REVISION	91/1
REVISION	92/1
REVISION	93/1
REVISION	94/1
REVISION	95/1
REVISION	96/1
REVISION	97/1
REVISION	98/1
REVISION	99/1
REVISION	100/1



② Foundation Plan
1/4" = 1'-0"



① Roof Plan
1/4" = 1'-0"

ROOF AREAS:

MAIN ROOF: 1110 SF

LOWER ROOFS: 192 SF

TOTAL: 1302 SF

* THIS IS FOR REFERENCE ONLY
AND MUST BE CONFIRMED BY
ROOFING CONTRACTOR

CITY OF VICTORIA
RECEIVED **DEEMED**
JUN 20 2019 **APR 18 2018**

Received
City of Victoria

Plan



2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

DATE	ISSUED FOR
June 1, 2014	Actual Site & Landscape plans
Apr. 16, 2014	Revisions: COTM
Jan. 28, 2014	Revisions: City Review
Nov. 30, 2015	Revisions: City Review
Oct. 15, 2018	Rezoning Application

REZONE

LOT B - Foundation
and Roof Plan

DATE: APRIL 16, 2019

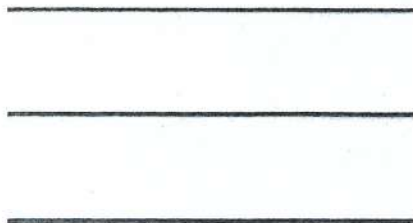
PROJECT NUMBER	ISIT
DRAWN BY	AJA
CHECKED BY	DE
SCALE	A8



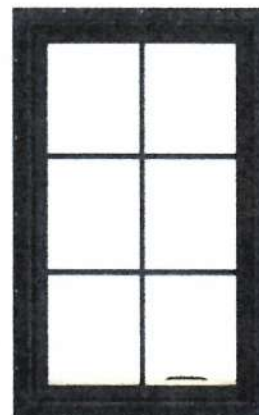
WHITE BOARD AND BATTEN



GRAY ASPHALT SHINGLE ROOF



WHITE LAP SIDING



BLACK WINDOWS & DOORS

CITY OF VICTORIA

RECEIVED

DEEMED

JUN 20 2019

APR 18 2018



2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

REZONE

Material Board

SHEET NAME DATE	
APRIL 26, 2019	
PROJECT NAME	ISIT
DRAWN BY	AM
CHECKED BY	DE
A11	
SCALE	

7. 2921 Gosworth Road - Update Report for Rezoning Application No. 00649 and Development Permit with Variances Application No. 00096 (Oaklands)

Motion:

Rezoning Application No. 00649

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00677 for 2921 Gosworth Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date be set.

Development Permit with Variances Application No. 00096

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00667, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00096 for 2921 Gosworth Road, in accordance with:

1. Plans date stamped April 18, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 6.00m to 3.38m for Lot A
 - ii. reduce the front yard setback from 6.00m to 4.91m for Lot B
 - iii. reduce the (east) side yard setback from 2.40m to 1.50m for Lot A.
3. A revised site plan and landscape plan to correct minor inconsistencies 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."

Carried