

**I. REPORTS OF COMMITTEES**

**I.1 Committee of the Whole**

**I.1.b Report from the May 9, 2019 COTW Meeting**

**I.1.b.b 1068 Chamberlain - Development Permit with Variance  
Application No. 00110 (Gonzales)**

**Moved By** Councillor Collins  
**Seconded By** Councillor Alto

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00110 for 1068 Chamberlain Street, in accordance with:

1. Plans date stamped March 28, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. reduce the rear yard setback from 12.7m to 10.26m.
3. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**

**F.2     1068 Chamberlain - Development Permit with Variance Application No. 00110 (Gonzales)**

Committee received a report dated April 26, 2019 from the Acting Director of Sustainable Planning and Community Development proposing a duplex with a secondary suite by amending the existing Development Permit with Variance permit by reducing the rear yard setback from 12.7m to 10.26m and recommending it be forwarded to an opportunity for public comment.

**Moved By** Councillor Young

**Seconded By** Councillor Thornton-Joe

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00110 for 1068 Chamberlain Street, in accordance with:

1. Plans date stamped March 28, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. reduce the rear yard setback from 12.7m to 10.26m.
3. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report For the Meeting of May 9, 2019

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**To:** Committee of the Whole

**Date:** April 26, 2019

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

**Subject:** Development Permit with Variance Application No. 00110 for 1068 Chamberlain Street

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00110 for 1068 Chamberlain Street, in accordance with:

1. Plans date stamped March 28, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. reduce the rear yard setback from 12.7m to 10.26m.
3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1068 Chamberlain Street. The proposal is to build a duplex with a secondary suite, using new construction for the entire building instead of renovating the pre-existing single family dwelling and adding an addition as per the Council-approved Development Permit with Variances (No. 000488). The building was



demolished during construction without proper permits in place. This Development Permit with Variance Application would authorize a change from renovation to new construction. Other changes to the approved Development Permit with Variances include altering the roofline as well as changes to materials and windows. The variance for this application is related to reducing the rear yard setback.

The following points were considered in assessing this application:

- The proposal is generally consistent with the design approved by Council on December 6, 2017. The original proposal was to raise and renovate the existing single family dwelling and add an addition; however, the building was demolished during construction. This proposal is to revise the Council approved Development Permit in order to permit the entire building to be new construction and to authorize changes to the materials and the roofline.
- The proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes* and fits in with the existing neighbourhood scale and massing.
- The proposal is also generally consistent with many of the goals in the *Gonzales Neighbourhood Community Plan* (2002). The Plan encourages retaining existing housing and additions that fit with the scale of the neighbourhood, which in part led to staff's recommendation of support for the original proposal.
- The variance is to reduce the rear yard setback from 12.7m to 10.26m for a deck. A variance to allow parking in the front yard, approved as part of the Development Permit with Variances Application (No. 000488), is no longer necessary with the change in Schedule C: Off-Street Parking Regulations approved by Council in July 2018. The increase in floor area for the first and second storey was addressed in the site-specific R2-55 Zone, Duplex with Secondary Suite (Chamberlain) District.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for a duplex with a secondary suite. This application is to amend the existing Development Permit with Variance (DPV). The design of the building is nearly the same as that of the earlier application which was approved by Council; however, the building that was to be retained was dismantled, therefore this application proposes new construction as well as changes to the proposed roofline and windows.

The proposed variance is to reduce the rear yard setback from 12.7m to 10.26m.

### **History**

On December 6, 2017, Council approved Rezoning Application No. 00541 and Development Permit with Variances Application No. 000488 to permit the construction of an addition to create a duplex with a secondary suite.

After the applicant submitted a building permit, they submitted a development permit application for proposed changes to the Council-approved Development Permit. The changes included altering the roof type from a hip roof to a gable roof, altering the accessory building setbacks and windows, altering the window sizes and changing the fence height. Those changes fell within the scope of authority delegated to the Director. The Development Permit and Building Permit plans submitted by the applicant were consistent with the Council-approved Development Permit plans, which showed that the existing house would be "raised, moved and renovated with a finished basement."



On November 23, 2018, staff became aware that the existing building had been demolished without permits. This was inconsistent with the Building Permit and Development Permit, which stated that the building was to be raised and renovated. The applicant has indicated in their letter dated March 28, 2019, that there were structural deficiencies that were revealed after stripping the existing house which according to the applicant made the retention of the house not feasible. A stop work order was placed on the property on January 8, 2019, and at that time, construction was allowed to progress solely for the purpose of installing a vapor barrier that would mitigate weather damage. On April 2, 2019, the applicant requested that the stop work order be partially lifted to allow completion of the exterior roof assembly installation to further protect from moisture and prevent mould and material damage caused by condensation. On April 5, 2019, the City confirmed that these aspects could be completed.

The *Land Use Procedures Bylaw* authorizes the Director to approve minor amendments to plans attached to or referenced in existing permits when the proposed amendments are substantially in accordance with terms and conditions of the original permit. The change from renovation to new construction is not in accordance with plans approved by Council; therefore, it requires Council approval through a development permit with variance application. The Delegated Development Permit Application has been retired, and all the proposed changes are included for Council's consideration in the Development Permit with Variance Application.

The attached letter to Mayor and Council dated March 28, 2019 describes the proposal and history.

### **Affordable Housing Impacts**

The applicant proposes the creation of two new residential units, which would increase the overall supply of housing in the area.

### **Sustainability Features**

The applicant has identified several sustainability features in their letter dated March 28, 2019, including following Passive House design principles with the goal of achieving certification.

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this application.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit with Variance Application.

### **Accessibility Impact Statement**

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

### **Existing Site Development and Development Potential**

The site is presently a partially constructed building. Under the current R2-55 Zone, Duplex with Secondary Suite (Chamberlain) District, the property could be developed as a single family dwelling with secondary suite or garden suite, or a duplex with secondary suite, at a density of 0.5 to 1 Floor Space Ratio (FSR).

## Data Table

The following data table compares the proposal with the R2-55 Zone, Duplex with Secondary Suite (Chamberlain) District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing R2-55 Zone
Site area (m <sup>2</sup> ) – minimum	709.00	709.39
Site area per unit (m <sup>2</sup> ) – minimum	236.46	236.00
Floor Space Ratio – maximum	0.36	0.50
Combined floor area (m <sup>2</sup> ) – maximum	359.80	380.00
Floor area, first and second storey (m <sup>2</sup> ) – maximum	359.80	360.00
Lot width (m) – minimum	19.44	15.00
Height (m) – maximum	6.88	7.60
Storeys – maximum	2	2
Site coverage (%) – maximum	36.00	40.00
Open site space (%) – minimum	60.00	30.00
<b>Setbacks (m)</b>		
Front – minimum	8.09	7.50
Steps and Porch – maximum	2.24	3.50
Rear – minimum	<b>10.26 *</b>	12.70
Side (north) – minimum	2.58	1.94
Side (south) – minimum	3.29	3.00
Combined side yards – minimum	5.23	4.50
Parking – minimum	2	2
<b>Accessory Building</b>		
Location	Rear Yard	Rear Yard
Combined floor area (m <sup>2</sup> ) – maximum	21.07	37.00
Height (m) – maximum	2.16	3.50



Zoning Criteria	Proposal	Existing R2-55 Zone
Rear setback (m) – minimum	0.66	0.60
Side setback (m) – minimum	0.65	0.60
Separation space from main building – minimum	5.93	2.40
Rear yard site coverage (%) – maximum	15.00	25.00
Rear Open Site Space (%) – minimum	85.00	33.00

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on February 6, 2019 the application was referred for a 30-day comment period to the Fairfield and Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes a variance; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

## ANALYSIS

### Official Community Plan

The Official Community Plan has objectives for the retention and re-use of buildings, as well as passive building systems and energy efficient design. The building is no longer proposed to be renovated and will be new construction; however, the applicant has stated that building materials will be reused where possible. The applicant has indicated in their letter dated March 28, 2019 that the building will be constructed to Passive House design standards, with the aim of achieving certification. While this is the stated goal of the applicant, there is no legally binding commitment in the absence of a covenant, therefore, compliance with any specific design standard is not guaranteed.

### Development Permit Area and Design Guidelines

The proposal is generally consistent with the design guidelines in the *Neighbourliness Guidelines for Duplexes*; however, it is not consistent with the allowed uses as it includes a secondary suite. The property was rezoned to a site-specific zone in 2017, which allowed a duplex and secondary suite as permitted uses.

The design of the building in this application is essentially the same as the approved Development Permit; however, the building that was to be retained is proposed to be new construction, and there are changes to the proposed roofline and windows.



The roofline is proposed to be changed from a hipped roof to a gable roof, which is consistent with other buildings in the immediate neighbourhood. The change in roof type would increase the height of the building slightly, from 6.83m to 6.88m. A gable roof may increase the overall massing slightly; however, the change is marginal and the building massing would be similar to other buildings in the neighbourhood, including the multiple dwelling to the north of the property.

### **Gonzales Neighbourhood Community Plan**

The property is located within the Residential designation in the *Gonzales Neighbourhood Plan* (2002). The plan encourages retention of existing housing stock and additions that are sensitive to the neighbourhood. It also encourages minimizing the impacts of new houses on existing houses, density and green character of the neighbourhood. The proposal is to build a new building on the original footprint of the original single family dwelling, with an addition.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

Since excavation and construction activity occurred near a large Garry oak on the neighbour's property to the south without protection measures, an impact assessment was undertaken by Talbot Mackenzie & Associates. In the Arborist Report dated March 28, 2019, the Project Arborist states the following: "we do not feel that any significant impacts have occurred to either the health or stability of the tree." Tree protection recommendations in the report are required to continue work on the site.

### **Regulatory Considerations**

The proposed variance for this application is to reduce the minimum rear yard setback from 12.7m to 10.26m.

The previous Development Permit with Variances Application No. 000488 approved by Council had the following variances to:

- i. allow parking in the front yard
- ii. reduce the minimum rear yard setback 12.7m to 10.26m.

The minimum rear yard setback is requested to be reduced from 12.7m to 10.26m. The reduced setback is measured from a new raised deck for one side of the duplex (Suite 1). The main structure does not intrude in the setback, and staff therefore consider this variance supportable.

The variance for parking location is not required in this application due to the changes to Schedule C: Off-Street Parking Regulations adopted in July 2018, which allow parking in the front yard for two-family dwellings. The driveway would be screened from neighbours by landscaping as well as a perimeter fence on each side.

### **CONCLUSIONS**

This application is to change the existing Development Permit for a duplex with secondary suite, and to utilize new construction instead of renovating the existing house. The existing house was demolished without proper permits in place. The applicant states that there were challenges with adapting and reusing the building and these challenges were realized after construction began. When the City became aware that it was not in accordance to the approved Development Permit or Building Permit plans, a stop work order was placed on the property. Minor amendments to Council-approved plans attached to a Development Permit can be approved by the Director, if in accordance to the terms of the original permit. However, the change from renovation of the

existing building to new construction is not in accordance to the plans approved by Council; therefore, this proposal would replace the existing approved plans. This proposal utilizes a similar design as previously approved, with a change in the roof type, windows, materials, and a change from a renovation to new construction. Staff recommend Council consider supporting this application.

#### **ALTERNATE MOTION**

That Council decline Development Permit with Variance No. 00110 for the property located at 1068 Chamberlain 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:

May 3, 2019

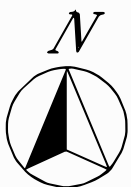
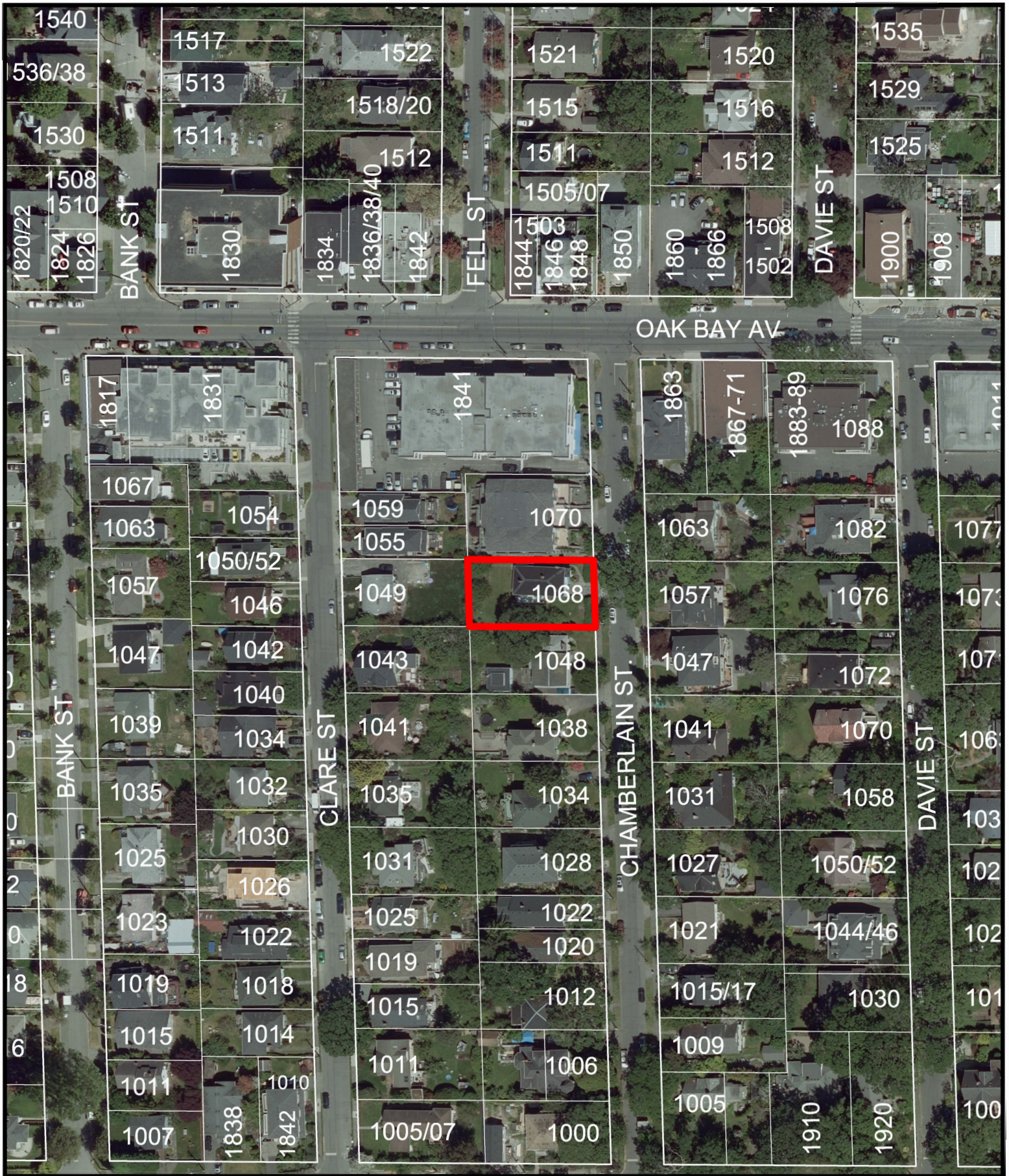
#### **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 28, 2019
- Attachment D: Letter from applicant to Mayor and Council dated March 28, 2019
- Attachment E: Arborist report dated March 28, 2019
- Attachment F: Committee of the Whole Rezoning and Development Permit with Variances reports for the meeting on August 3, 2017
- Attachment G: Council report for the meeting on October 26, 2017.









1068 Chamberlain Street  
Development Permit with Variance No.000110













LOCATION PLAN

# LOW-ENERGY DUPLEX

Address: 1098 Chamberlain  
 Layer: Lot 16, Section 14, Victoria District, Plan 252  
 PID: 030-195-550

Zoning: R2-55: Duplex with Secondary Suite\* (Chamberlain)

Property area: 709.4 sq.m.  
 Property frontage: 15.44m

## Proposed

The single-family home will be DEMOLISHED, RECONSTRUCTED\* and expanded to internally residential opportunity in the neighbourhood.

An attached, two-storey, single-family residence will be constructed on the southern portion of the property.

The existing single-storey, single-family residence with basement will be DEMOLISHED AND REPLACED\* to include a second suite\*.

ALL SUITES will be constructed to a high energy-performance standard with the aim to achieve Passive House Certification.

\*Per BCRC 2012, all suites will be constructed in accordance with the requirements for a multi-unit residential duplex.

\*Demolition of the existing home is necessitated by the condition of the existing structure and structural demands of the current building code. Parts of the existing home will be salvaged and reused for non-structural purposes in the new building. Portions of the new building will resemble the existing home in proportion and layout, saving to the original extent to reuse part of the original structure.

## Area:

Property area: 709.39 sq.m.  
 Frontage: 15.44 m  
 Basement (Suite 1/2): 107.7 sq.m.  
 Main floor (Suite 1): 107.7 sq.m.  
 Lower floor (Suite 2): 70.2 sq.m.  
 Upper floor (Suite 2): 74.2 sq.m.  
 Total area: 259.8 sq.m. (excludes basement)  
 FSR: 0.26

## Setbacks:

Setbacks:	Required:	Proposed:
Front	7.37 m*	8.09 m (F-house)
Front yard	3.80 m	6.70 m (7.0 m, 5.1 m A.F.D.)
Rear	3.80 m	6.70 m (Eaves 14' varies)
Star	3.80 m	5.33 m (MEETS GRADE)
North Side	1.95 m	2.58 m (BUILDING) 1.94 (HEAT PUMP)
South Side	3.80 m	3.29 m
Combined	4.95 m	5.23 m
Rear House	12.64 m*	12.70 m
Rear Deck	12.80 m	10.26 m

\* 0.15m allowance for exterior insulation

Eaves projection into required setback: (0.75 m encroachment permitted)

Front porch	8.81 m
Front of house (not over porch)	8.82 m
North Side	NONE
South Side	0.28 m
Rear	0.70 m

## Height:

Permitted:	Proposed:
7.6 m	6.81 m to top of parapet 6.86 m to mid-height of gable roof 7.58 m to roof peak

Number of storeys: Two

Parking: Two stalls in front-yard

Bicycle Parking: Three Class 1 in accessory buildings

Site Coverage: 294 sq.m/253.4 sq.m. (38%)

Open Site Space:

Lot: 213 sq.m/222.7 sq.m. (30%)

Rear yard area: 19.44 x 10.26 = 199.30 sq.m.

Rear coverage: 31.2 sq.m. (15%)

Rear Open: 66 sq.m. 168.1 sq.m. (85%)

Total number of units: 2 + secondary suite\*

Unit types: Three bedroom, 144 sq.m.

Two bedroom + den, 164 sq.m.

studio, 52 sq.m.

Total floor area: 259 sq.m.

All units ground oriented

## AVERAGE GRADE PER VICTORIA ZONING DEFINITION

HOUSE	EL.1	EL.2	LENGTH (m)
A-B	20.02	19.95	15.18
B-C	19.88	19.88	5.51
C-D	19.88	19.28	6.96
D-E	19.28	19.47	3.40
E-F	19.47	19.47	1.09
F-G	19.47	20.84	0.78
G-H	20.84	20.99	1.00
H-I	20.99	20.11	0.52
I-J	20.11	20.14	1.64
J-K	20.14	20.96	2.38
K-L	20.96	20.33	19.43
L-M	20.33	20.28	3.87
M-N	20.28	20.19	1.11
N-P	20.19	19.27	1.26
P-Q	19.27	19.27	1.02
Q-R	19.27	19.27	5.52
R-S	19.27	20.96	0.90
S-T	20.96	20.96	1.47
T-U	20.96	20.97	0.54
U-V	20.97	20.92	4.58

Total perimeter: 69.67m

Average grade: EL. 19.58m

Maximum permitted height: 7.50m EL. 27.08m

## ACCESSORY BUILDINGS TO CONFORM TO A MAXIMUM HEIGHT

OF 2.4m ABV AVERAGE GRADE

Elevations shown above geodetic datum.



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 Nanaimo, BC V9S 4A6  
 1200.244.3703  
 www.markashbyarchitecture.com

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Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimensions and report all discrepancies to the Architect.

Do not scale these drawings.

No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Revising	July 25, 2016
3	Revising Revision	Nov 17, 2016
4	Revising Revision	Mar 1, 2017
5	DP Revision	June 15, 2017
6	DP Revision	July 12, 2017
7	BP	Feb 8, 2018
8	BP Revision	Mar 2, 2018
9	BP Revision	Apr 25, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DVP Application	Feb 1, 2019
13	DVP Revision	Mar 5, 2019
14	DVP Revision	Apr 17, 2019

## CHAMBERLAIN LOW ENERGY DUPLEX SITE PLAN, INFO & SERVICING

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
Scale	As Indicated
Printed	17/04/2019 11:08:48 AM

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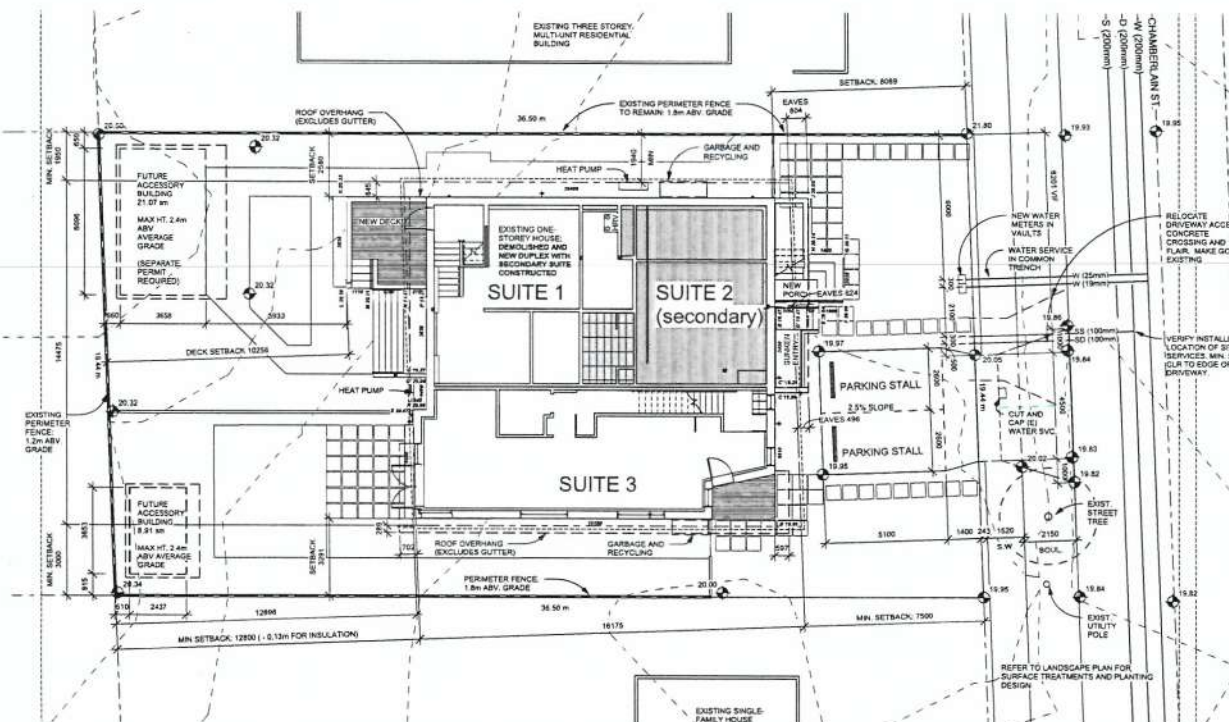
CITY OF VICTORIA

RECEIVED

DEEMED

APR 13 2019

MAR 28 2019



## Building Code: 2012 BCBC Part 1

Major occupancy classification: C - Residential

Building Area: 252.12 m<sup>2</sup>

Basement Area: 107.70 m<sup>2</sup>

Total Area: 359.82 m<sup>2</sup>

Facing Slope: (1)

Construction: Combustible

Building Height: 2 storeys + Basement

Fire suppression: Non-attached

Fire alarm: Interconnected smoke detector within suites only

Assemblies:

Walls between suites: 1.0 hr

Floors between suites: 1.0 hr

Roof: None

Occupancy:

Suite 1 - Existing house principle dwelling: C - Residential

Suite 2 - Existing house second dwelling: C - Residential

Suite 3 - New dwelling: C - Residential

Total: 360 m<sup>2</sup>

Fire separations:

1-2: 1.0 hr

1-3: 1.0 hr

2-3: 1.0 hr

Spatial Separation: Per BCBC 9.10.14

Elevation	LD	FR	Construction	Cladding	Area (sq.m)	Permitted	%	sq.m	Designed
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North (Suite 2): 2.58 m, 1.0h, Combustible, Non-Comb., 53.2 m<sup>2</sup>, 15.5%, 2.2 m<sup>2</sup>, 4.2 m<sup>2</sup>

North (Suite 1): 2.58 m, 1.0h, Combustible, Non-Comb., 53.2 m<sup>2</sup>, 15.5%, 10.8 m<sup>2</sup>, 4.2 m<sup>2</sup>

East: 8.06 m, 1.0h, Combustible, Non-Comb., 75.8 m<sup>2</sup>, 100%, -

South: 3.29 m, 1.0h, Combustible, Non-Comb., 87.9 m<sup>2</sup>, 16.4%, 14.1 m<sup>2</sup>, 14.1 m<sup>2</sup>

West: 9.28 m, 1.0h, Combustible, Combustible, 75.8 m<sup>2</sup>, 100%, -

(Areas of unprotected openings incorporated per Appendix A using linear interpolation between assigned values for limiting distance and area of opening building back.)

## UNDERGROUND SERVICE INFORMATION

DEPTH (PL): 1.42m

DEPTH (PL): 1.52m

MAXIMUM DEPTH REQUESTED FOR BOTH SERVICES

INSTALL STORM DRAIN AND SANITARY SEWER IN A COMMON TRENCH

NOTE:

Location of services in Chamberlain Street are approximate. Verify locations and depth in field.

1 SITE PLAN

1:100



LOCATION PLAN

# ACCESSORY BUILDING

Address: 1068 Chamberlain  
Legal Lot 18, Section 74, Victoria District, Plan 252  
PID: 003-785-599

Zoning: R2-55 - Duplex with Secondary Suite\* (Chamberlain)

Property area: 708.4 sq.m

Property frontage: 18.44m

Proposed: A 21.07 m<sup>2</sup> accessory building will be constructed in the back part of the existing development as an unconditioned storage and workshop.

Building Code: 2012 BCBC Part 9

Major occupancy classification: C - Residential (Accessory Building)

Building Area: 21.07 m<sup>2</sup>

Facing Street: (1)

Construction: Combustible

Building Height: 1 Storey

Fire suppression: Non-sprinklered

Fire alarm: N/A

Assemblies:

Walls: 0.75 hr

Floors between suites: N/A

Mezzanine floors: N/A

Roof: None

Spatial Separation: Per BCBC 9.10.15.4, 9.10.15.5(3) (Accessory building to residence)

Elevation	LD	FRR	Construction	Cladding	Area (sqm)	Permitted %	Permitted sqm	Designed sqm
North	3.54 m	0.75h	Combustible	Non-Combustible 7.5 m <sup>2</sup>	0.0%	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
East	4.35 m	N/A	Combustible	Combustible	16.6 m <sup>2</sup>	39%	6.5 m <sup>2</sup>	4.6 m <sup>2</sup>
South	4.98 m	N/A	Combustible	Combustible	7.4 m <sup>2</sup>	39%	2.9 m <sup>2</sup>	0 m <sup>2</sup>
West	5.03 m	0.75h	Combustible	Non-Combustible 10.7 m <sup>2</sup>	0%	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>

Spatial Separation: Per BCBC 9.10.15.4, (Residence to Accessory Building)

Elevation	LD	FRR	Construction	Cladding	Area (sqm)	Permitted %	Permitted sqm	Designed sqm
Suite 1 West	4.03 m	N/A	Combustible	Combustible	42.1 m <sup>2</sup>	37%	15.6 m <sup>2</sup>	12.7 m <sup>2</sup>
Suite 3 West	4.35 m	N/A	Combustible	Combustible	31.9 m <sup>2</sup>	36%	12.2 m <sup>2</sup>	10.1 m <sup>2</sup>

(Values of unprotected openings interpolated per Appendix A using linear interpolation between assigned values for limiting distance and area of adjoining building face.)

## Area

Property area:	708.25 sq.m
Frontage:	18.44 m
Accessory building:	21.07 m <sup>2</sup>
Principal building:	252.12 sq.m (includes basement)
PSR:	0.38

East Side:	6.70 m	(to principal building back railing)
North Side:	0.65 m	(to side property line)
South Side:	4.81 m	(to fence line)
West Side:	12.68 m	(to side property line)
West Side:	0.65 m	(to rear property line)
Recess projection into setback:	(0.15 m)	

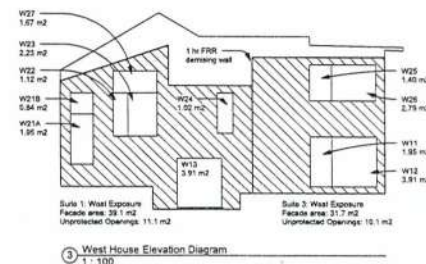
## Height

Permitted:	Proposed:
2.4 m	2.4 m to HP shed roof (2.2 m to mid roof)
Number of storeys:	One
Parking:	N/A
Bin/pole Parking:	N/A
Site Coverage:	254 sq.m / 253.40 sq.m (39%)
Open Site Space:	
Lot:	213 sq.m / 422.7 sq.m (60%)
Rear yard area:	13.44 x 10.20 / 139.30 sq.m
Rear Open:	85 sq.m / 166.1 sq.m (85%)
Total number of units:	2 + secondary suite*
Unit types:	Three bedroom, 144 sqm / two bedroom + den, 124 sqm / studio, 52 sqm
Total floor area:	359 sqm

## AVERAGE GRADE PER VICTORIA ZONING DEFINITION

Accessory	EL1	EL2	LENGTH (m)	
A-B	20.47	20.31	3.63	74.02
B-C	20.31	19.72	1.54	30.82
C-D	19.72	19.72	4.28	84.40
D-E	19.72	20.34	0.60	0.39
E-F	20.34	20.31	0.60	10.26
F-A	20.31	20.30	2.63	74.07
Total perimeter:	20.50	20.47	6.15	125.96
Average grade:			19.53 m	395.55
Maximum permitted height:	2.40m	EL:	22.55m	

Elevations shown above geodetic datum.



**MARK ASHBY**  
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## DRAWING LIST

A101.1	SITE PLAN, INFO & SERVICING
A102	GENERAL NOTES
A201.1	ACCESSORY BUILDING PLAN
A501	DETAILS

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Do not scale these drawings.

No.	Description	Date
1	BP	July 8, 18
2	BP REVISION	Aug 9, 18
3	BP REVISION	Sep 25, 18
4	CCP REVISION	Nov 1, 18
5	CCP Application	Feb 1, 19
6	CCP Revision	Apr 17, 2019

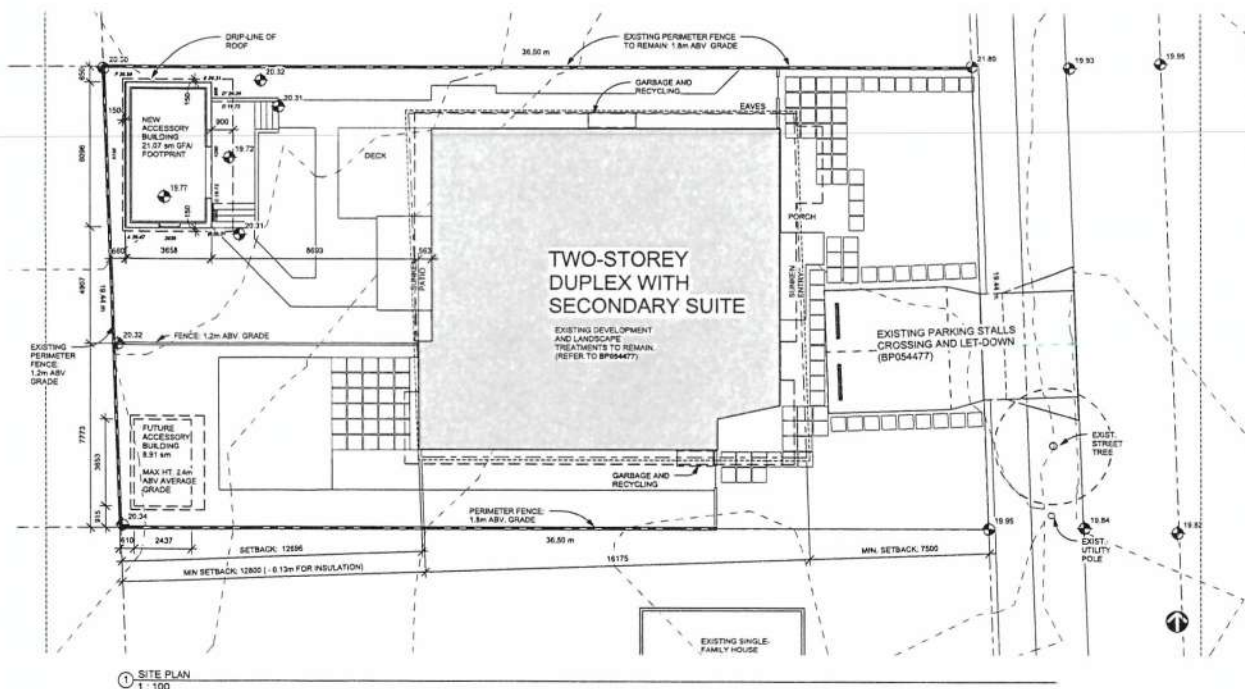
Love-Mahoney <b>ACCESSORY BUILDING</b>	
<b>SITE PLAN, INFO &amp; SERVICING</b>	
Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
<b>A101.1</b>	
Scale	As indicated
Printed	17/04/2019 11:11:13 AM

NOTE:  
ALL ENGINEERING AND SERVICING WORK IS TO BE COMPLETED UNDER THE ASSOCIATED BUILDING PERMIT 054477

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1 SITE PLAN  
1:100





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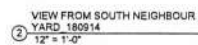




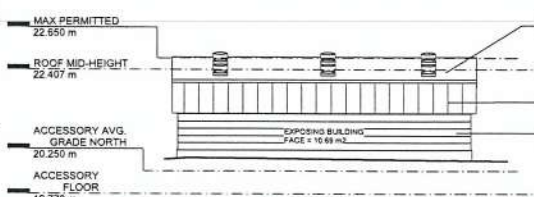
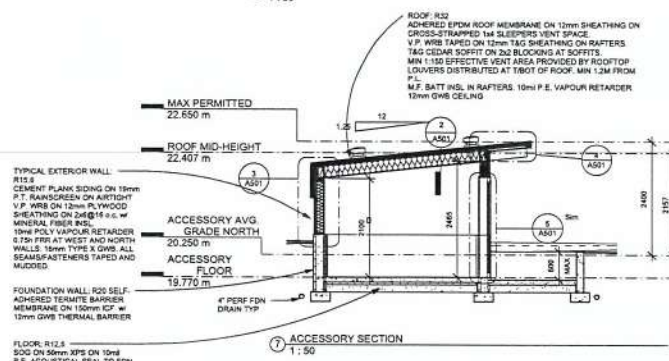
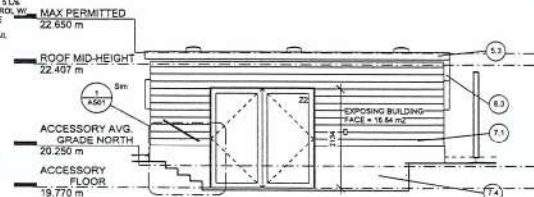
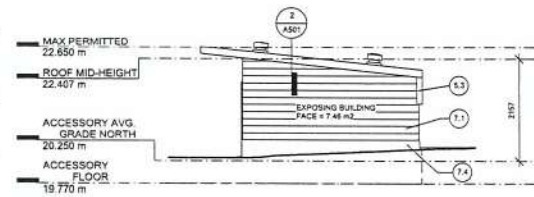
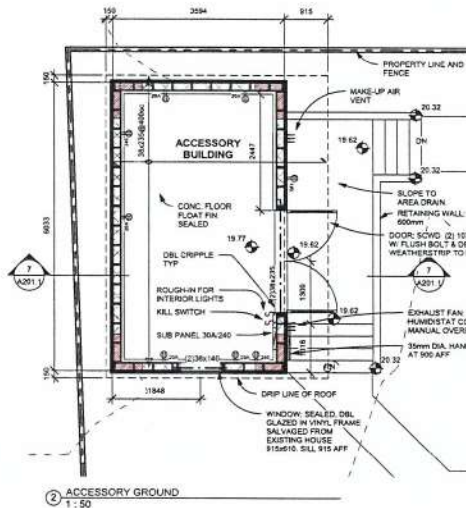
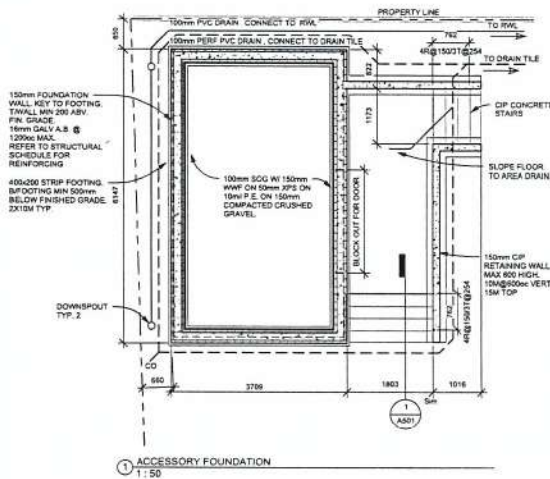








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**STRUCTURAL SCHEDULE:**  
Factored snow load: 1.83 kPa (per 9.4, Appendix C for Victoria - Gonzoce)  
S<sub>s</sub> = 1.5  
S<sub>u</sub> = 0.2  
C<sub>h</sub> = 0.45

**POST, Lintel & Beam Schedule:**  
P2: 2-4x4 - (2) 2X6 with 1 stud and 1 couple  
P3: 3-4x4 - (2) 2X6 with 1 stud and 2 couple  
P4: 4-4x4 - (4) 2X6 with 1 stud and 3 couple  
All unlabeled posts supporting beams or lintels to be P2 type.

Label	Description	Beam
L1	(2) 2x6 - Span up to 1.43m	P2
L2	(2) 2x6 - Span 1.43m to 1.8m	P2
L3	(2) 2x10 - Span 1.8m up to 2.2m	P2

#### FOUNDATION NOTES:

Construct footings, foundation walls, retaining walls, stairs and interior slabs from 150 MPa concrete.  
Construct garage floor area and curbs from min 35 MPa concrete.  
**CONCRETE FOOTINGS:**  
SF1: 150x40 2-10M CONT MIN 24" DEPTH  
SF2: 240x40 2-10M CONT MIN 24" DEPTH  
PF1: 240x240 2-10M EA. VERT MIN 24" DEPTH  
**FOUNDATION WALLS:** Reinforcing per 9.15.4.5  
WES: 4" 10M HOR MIN 30mm COVER/100mm from twist  
10M VERT 400x2.0 a.s. (or steel there up)  
10M VERT MIN 30mm COVER/100mm from twist  
400x2.0 a.s.  
Reinforcing to be in the interior half of the wall section  
Min. 30mm cover  
Anchor bolts shall be 50" dia. @ 48" o.c. max., min 5" embedment. Locate bolts within 12" of wall ends and openings.

#### LATERAL NOTES:

Refer to structural schedule for load bearing structures, inlets & foundations.  
Braced wall panels to be constructed in accordance with BC Building Code 2012 requirements. 1.0-5a(2)(2)+1.2/HWP = 0.37 kPa  
Max distance between braced wall bands: 7.5m  
Max opening: 6.4m  
Max distance from corner to start of braced panel: 2.4m  
Min. length of braced wall panels: 600mm at intersection, 750mm in field of band  
Bands supporting roof only to be 25% braced wall panels  
Bands supporting roof + 1 floor only to be 25% braced wall panels. (Sight construction only.)  
Fastener schedule for braced wall panels:  
Brace sheathing: min 50mm (imp. shear) nails @ 150mm (o.c.) along edges and 300mm (o.c.) along intermediate supports.  
GW: min 30mm screws @ 200mm o.c.

#### Braced Wall Band Schedule

Band	Band Length (m)	Percent required	Panel Length Req'd (m)	Provided (m)
BW 1	3.6m	25%	0.9m	1.2m
BW 2	3.6m	25%	0.9m	1.2m
BW 1	6.0m	25%	1.5m	1.5m
BW 2	6.0m	25%	1.5m	1.5m



BRACED WALL BAND  
BRACED WALL PANEL

**MARK ASHBY ARCHITECTURE**  
1370 Bedford Avenue  
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www.markashbyarchitecture.com

- EXTERIOR FINISH SCHEDULE:**
- 5.1 ARCHITECTURAL CONCRETE
  - 5.2 BREAK-FORMED METAL GUTTER - GALVANIZED FINISH
  - 5.3 STANDING SEAM METAL ROOF - GALVALUME FINISH
  - 5.4 METAL FASCIA - GALVALUME FINISH
  - 5.5 PRE-FINISHED METAL RAIN WATER LEADER S.W. 7028
  - 6.1 STRUCTURAL TIMBER VARIOUS DIMENSIONS #1/2 EPF. EXPOSED TIMBER TO BE CLEAR, FREE FROM KNOTS, CHECKS, CRACKS W/ MIN. STAMPS REMOVED
  - 6.2 SOFFIT TAG CEDAR, CLEAR SEALANT FINISH
  - 7.1 CEMENT BOARD LAP SIDING - SMOOTH PAINT FINISH S.W. 7028
  - 7.2 BUILD-UP ROOF MEMBRANE
  - 7.3 CEMENT PANEL PROTECTION BOARD
  - 7.4 EPDM MEMBRANE ROOF
  - 8.1 REFINISHED WINDOW/DOOR

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Do not scale these drawings.

No.	Description	Date
1	BP	JUN 8, 18
2	BP REVISION	AUG 8, 18
3	BP REVISION	SEP 26, 18
4	CDP REVISION	NOV 1, 18
5	CDP Application	FEB 1, 19

Love-Mahoney  
**ACCESSORY BUILDING**  
**ACCESSORY BUILDING PLAN**  
Project number: 2015 008  
Date: JULY 25, 2016  
Drawn by: MA  
Checked by: MA  
**A201.1**  
Scale: 1:50  
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**FLOOR PLAN NOTES AND LEGEND:**

1. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING AND LATERAL SYSTEM
2. REFER TO RCP FOR ELECTRICAL VENTILATION AND FIRE SAFETY EQUIPMENT
3. WINDOWS DENOTED EGRESS SHALL BE SASH-TYPE WITH A MINIMUM CLEAR OPENING DIMENSION OF 360mm AND 0.35 m<sup>2</sup>

**FLOOR PLAN LEGEND:**

- IN-FLOOR ELECTRIC RADIANT HEATER
- RADIANT HYDRONIC ZONE
- THERMOSTAT
- ELECTRIC HEATER ROUGH-IN
- HOSE BIB

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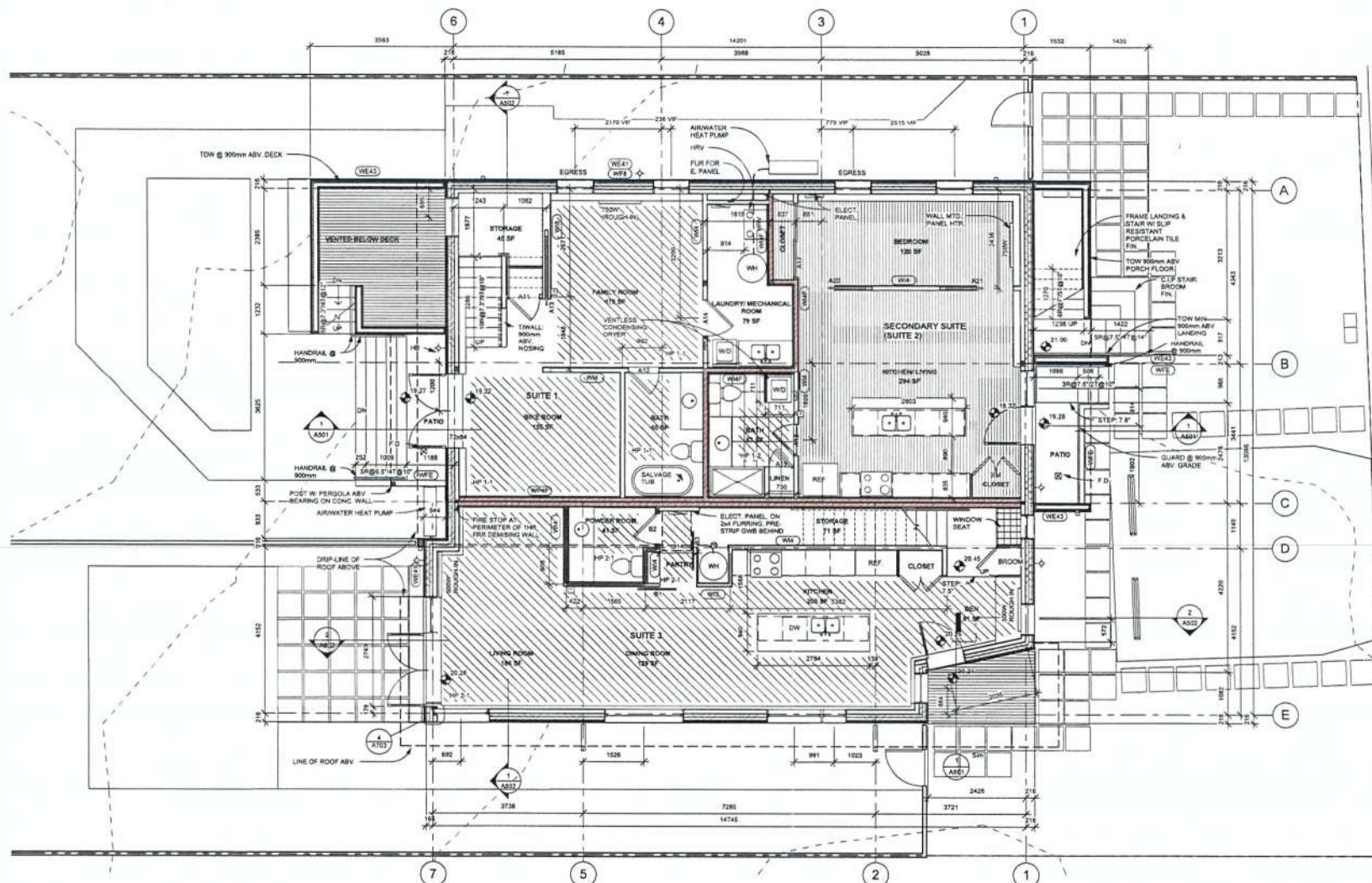
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No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Reasoning	JULY 25, 2016
3	Reasoning Revision	NOV 17, 2016
4	Reasoning Revision	MAY 1, 2017
5	CDP Revision	JUNE 15, 2017
6	CDP Revision	JULY 12, 2017
7	BP	FEB 9, 2018
8	BP Revision	MAY 2, 2018
9	BP Revision	APR 25, 2018
10	CDP Revision	SEP 20, 2018
11	CDP Revision	NOV 1, 2018
12	CDP Application	FEB 1, 2019

Love-Mahoney  
**CHAMBERLAIN LOW ENERGY DUPLEX**  
**LOWER FLOOR PLANS**

Project number: 2015 008  
Date: JULY 25, 2016  
Drawn by: MJA  
Checked by: MJA  
**A202**  
Scale: 1:50



**FLOOR PLAN NOTES AND LEGEND:**

1. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING AND LATERAL SYSTEM
2. REFER TO RCP FOR ELECTRICAL, VENTILATION AND FIRE SAFETY EQUIPMENT
3. WINDOWS DENOTED BY SHALL BE SUB-TYPE WITH A MINIMUM CLEAR OPENING DIMENSION OF 36" AND 0.38 IN.

**FLOOR PLAN LEGEND:**

- IN-FLOOR ELECTRIC RADIANT HEATER
- RADIANT HYDROIC ZONE
- THERMOSTAT
- ELECTRIC HEATER ROUGH-IN
- HOSE BIB

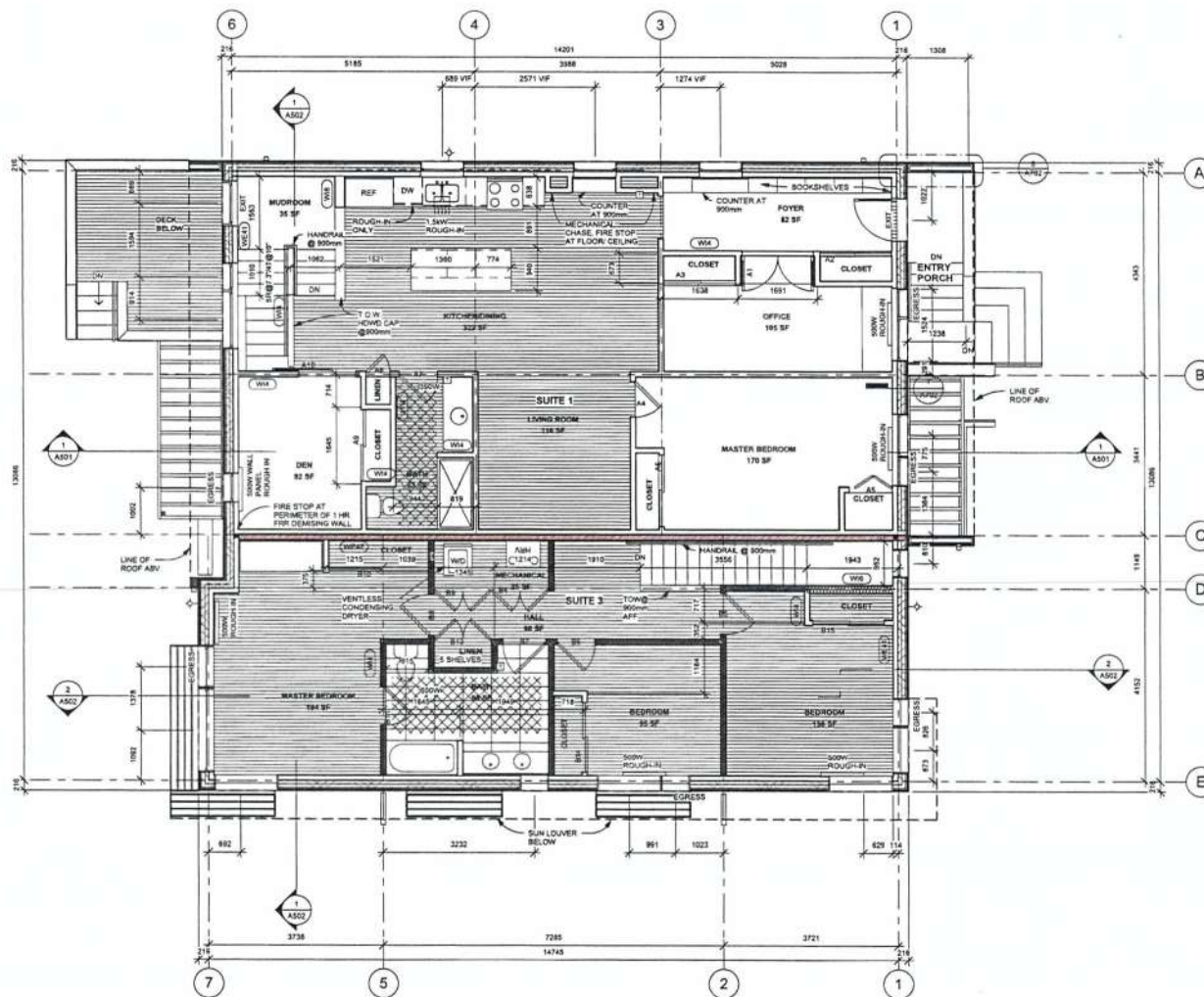
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No.	Description	Date
1	SUBDIVISION	FEB 9, 2016
2	Revisions	July 25, 2016
3	Revisions	Nov 17, 2016
4	Revisions	Mar 1, 2017
5	GP Revision	June 15, 2017
6	GP Revision	July 12, 2017
7	GP	Feb 9, 2018
8	GP Revision	Mar 2, 2018
9	GP Revision	Apr 25, 2018
10	DDP Revision	Sep 20, 2018
11	DDP Revision	Nov 1, 2018
12	DDP Application	Feb 1, 19

Love-Mahoney  
**CHAMBERLAIN LOW ENERGY DUPLEX**  
**UPPER FLOOR PLAN**

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
Scale	1:50



UPPER FLOOR PLANS  
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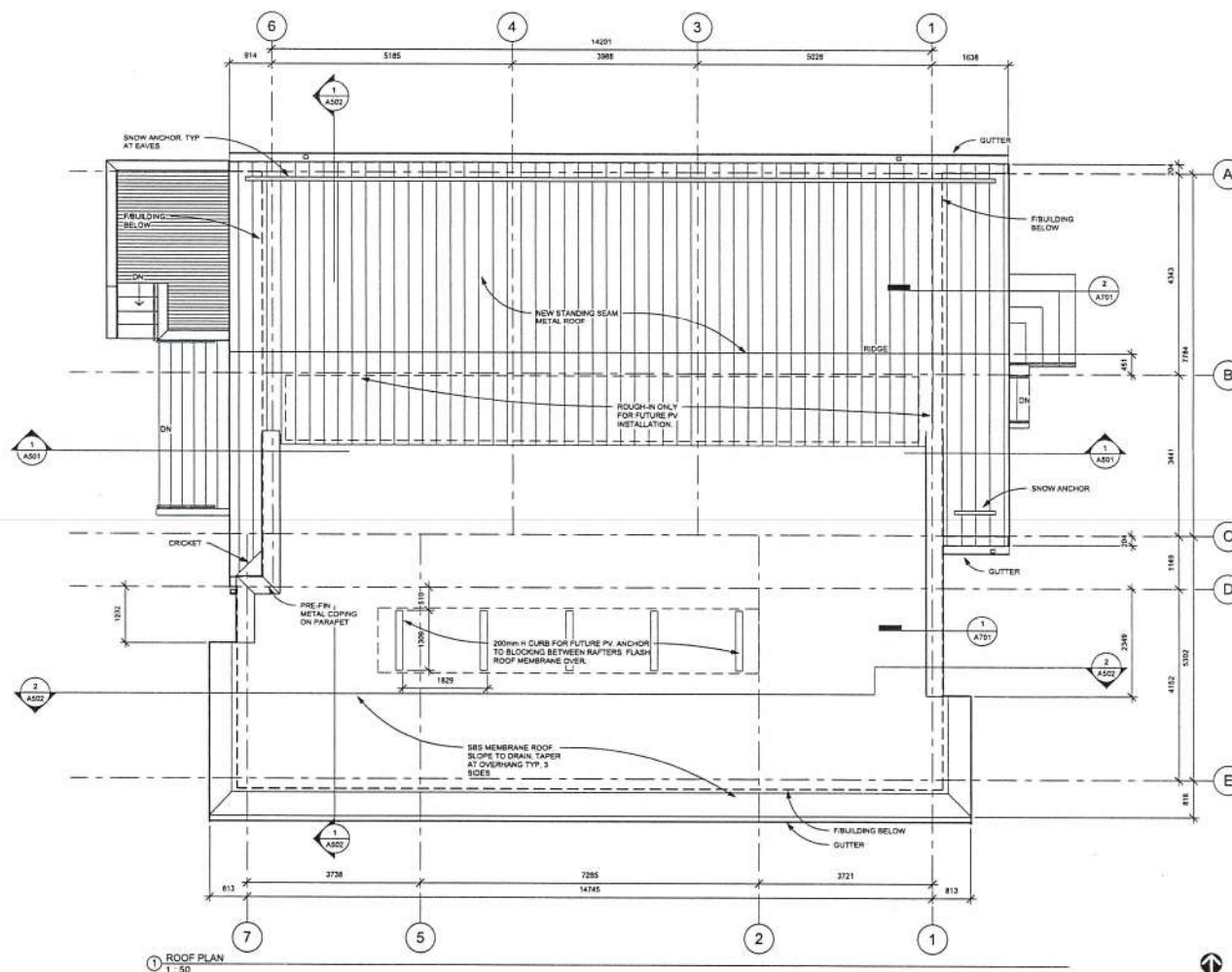
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No.	Description	Date
5	CDP Revision	July 12, 2017
7	BP	Feb 8, 2018
8	BP Revision	Mar 2, 2018
10	CDP Revision	Sep 20, 2018
11	CDP Revision	Nov 1, 2018
12	CDP Application	Feb 1, 19

Love-Mahoney  
**CHAMBERLAIN LOW  
ENERGY DUPLEX**  
**ROOF PLAN**

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
Scale	1 : 50

**A204**



1 ROOF PLAN  
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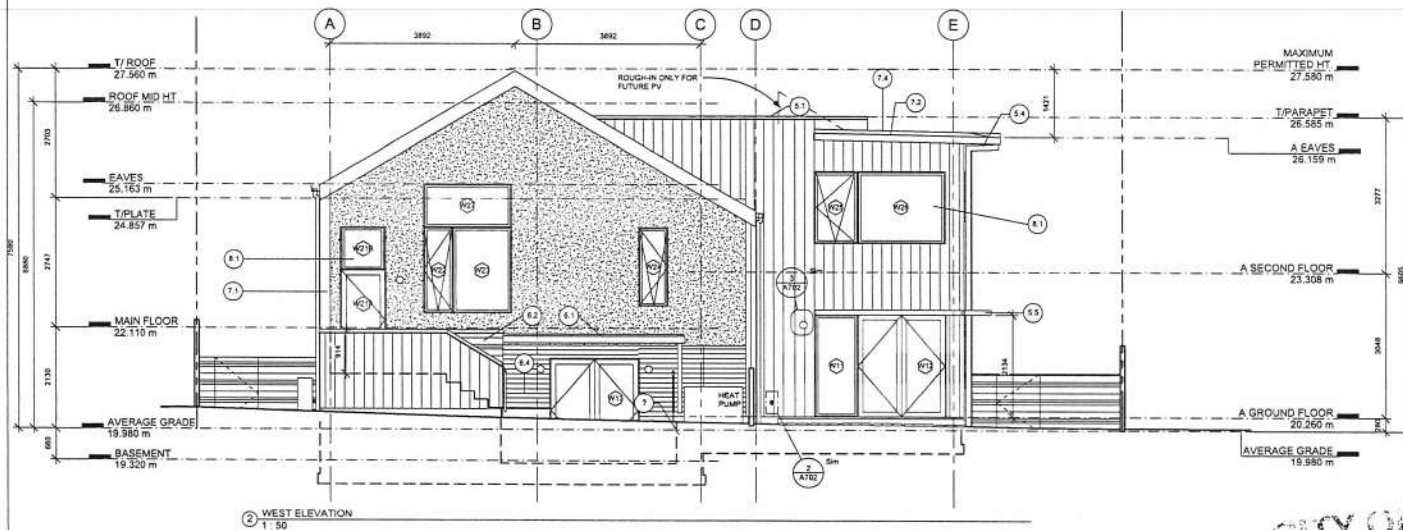
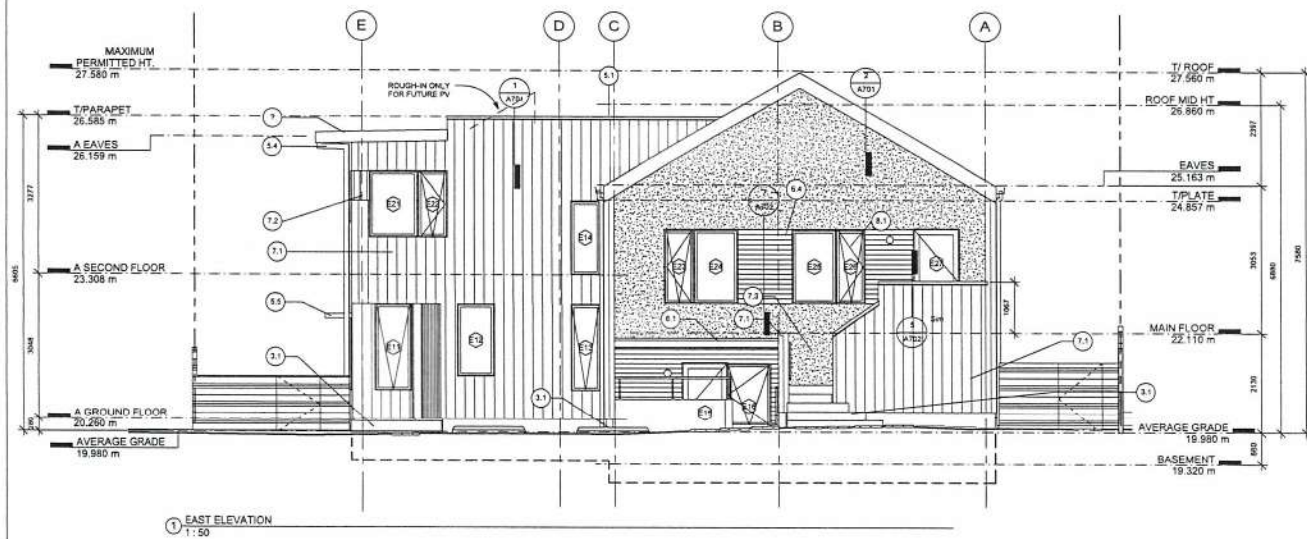
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No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Re zoning	JUN 28, 2016
3	Re zoning Revision	Nov 17, 2016
4	Re zoning Revision	Mar 1, 2017
5	DP Revision	JUN 15, 2017
6	DP Revision	JUN 12, 2017
7	SP	FEB 9, 2018
8	SP Revision	MAR 2, 2018
9	SP Revision	APR 26, 2018
10	GDP Revision	SEP 26, 2018
11	GDP Revision	NOV 1, 2018
12	GVP Application	FEB 1, 2019

Love-Mahoney  
**CHAMBERLAIN LOW  
ENERGY DUPLEX**  
ELEVATIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
Scale	1:50



- EXTERIOR FINISH SCHEDULE**
- 3.1 ARCHITECTURAL CONCRETE
  - 5.1 BREAK-FORMED METAL GUTTER - GALVANIZED FINISH
  - 5.2 STANDING SEAM METAL ROOF - GALVANIZED FINISH
  - 5.3 METAL FASCIA - GALVANIZED FINISH
  - 5.4 PRE-FINISHED METAL RAIN-WATER LEADER S.W. 7028
  - 5.5 LOUVERED WINDOW SHADE
  - 5.6 PRE-FINISHED METAL DOWNPOUT
  - 6.1 STRUCTURAL TIMBER VARIOUS DIMENSIONS
  - 6.2 STRUCTURAL-SELECT CLEAR FIR, CLR. STAIN FIN.
  - 6.3 SCREEN AND FENCE CEDAR CLEAR SEALANT FINISH
  - 6.4 SOFFIT: 1x6 CEDAR CLEAR SEALANT FINISH
  - 6.5 CEDAR DECK, CLR. FIN.
  - 7.1 INVERTED BOARD AND BATTEN CEMENT PANEL SIDING
  - 7.2 SP REVEAL, SMOOTH PAINT FINISH S.W. 7028
  - 7.3 CEMENT PANEL SIDING WITH ARCHITECTURAL REVEALS PAINT FINISH S.W. 7028
  - 7.4 STUCCO SIDING
  - 7.5 BUILT-UP ROOF MEMBRANE
  - 8.1 TRIPLE-GLAZED THERMAL WINDOWS AND DOORS
  - 8.2 ALUMINUM CLADDING 1/2" TOLU
  - 8.3 THERMAL DOOR WITH ADJACENT COLOUR
  - 8.4 THERMAL DOOR WITH ADJACENT COLOUR (ROUGH IN)

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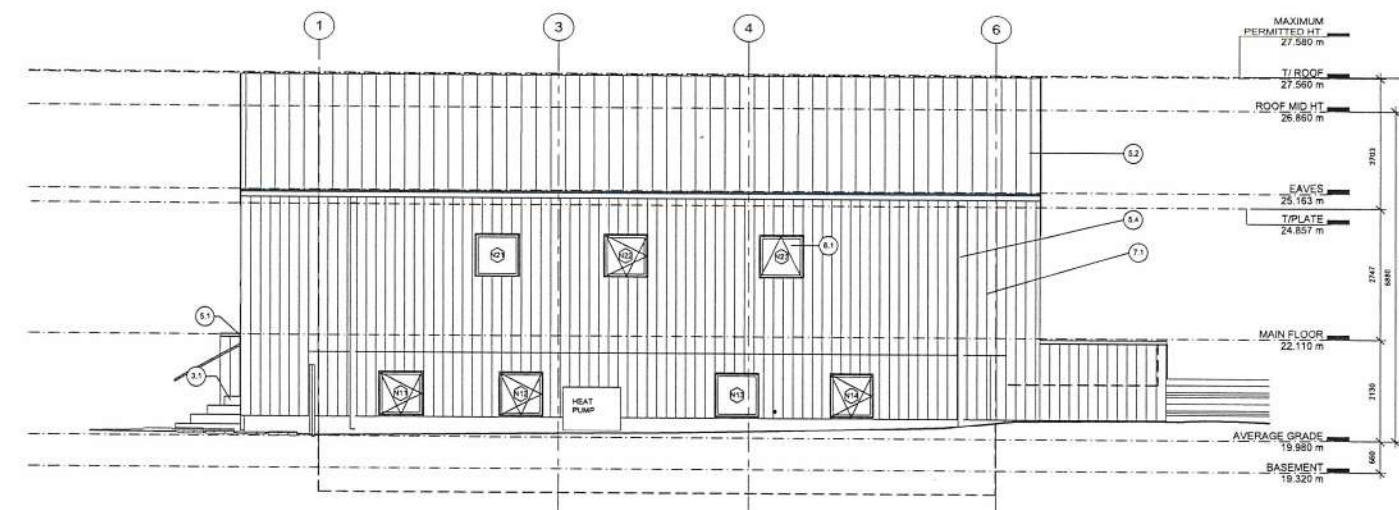
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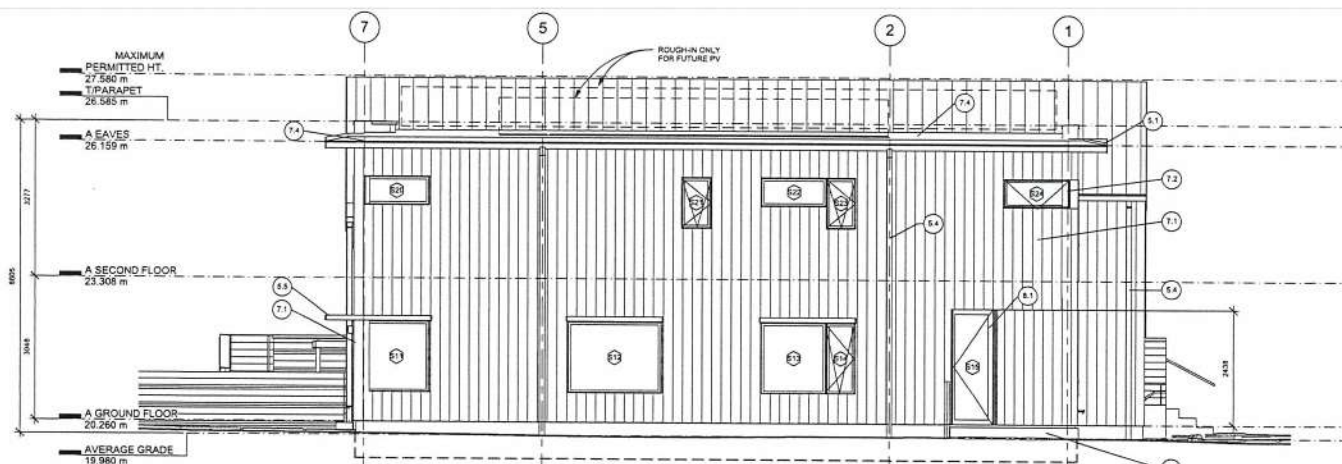
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1	SUBDIVISION	FEB 7, 2016
2	Rebarring	July 25, 2016
3	Rebarring Revision	Nov 17, 2016
4	Rebarring Revision	Mar 1 2017
5	CDP Revision	June 15, 2017
6	CDP Revision	July 12, 2017
7	BP	Feb 9, 2018
8	BP Revision	Mar 2, 2018
9	BP Revision	Apr 25, 2018
10	CDP Revision	Sep 20, 2018
11	CDP Revision	Nov 1, 2018
12	CDP Application	Feb 1, 19

Love-Mahoney  
**CHAMBERLAIN LOW  
ENERGY DUPLEX  
ELEVATIONS**

Project number 2015 008  
Date JULY 25, 2016  
Drawn by MA  
Checked by MA  
**A402**  
Scale 1 : 50



1 NORTH ELEVATION  
1 : 50



2 SOUTH ELEVATION  
1 : 50

**EXTERIOR FINISH SCHEDULE**

- 5.1 ARCHITECTURAL CONCRETE
- 5.1 BREAK-FORMED METAL GUTTER - GALVANIZED FINISH
- 5.2 STANDING SEAM METAL ROOF - GALVALUME FINISH
- 5.3 METAL FLASHING - GALVALUME FINISH
- 5.4 PRE-FINISHED METAL RAIN WATER LEADER: S.W. 7025
- 5.5 LOUVERED WINDOW SHUTTER
- 5.6 PRE-FINISHED METAL DOWNSPOUT
- 6.1 STRUCTURAL TIMBER: VARIOUS DIMENSIONS.
- 6.2 STRUCTURAL SELECT CLEAR FIR, CLR. STAIN FIN.
- 6.3 SCREEN AND FENCE: CEDAR CLEAR SEALANT FINISH
- 6.5 CEDAR DECK, CLR. FIN.
- 7.1 INVERTED BOARD AND BATTEN CEMENT PANEL SIDING
- 7.2 CEMENT PANEL SIDING WITH ARCHITECTURAL REVEALS: PAINT FINISH: S.W. 7025
- 7.3 STUCCO SIDING
- 7.4 BUILT-UP ROOF MEMBRANE
- 8.1 TRIPLE-GLAZED THERMAL WINDOWS AND DOORS
- 8.2 ALUMINUM CLAD: S.W. 7025
- 8.2 THERMAL DOOR WITH ACCENT COLOUR
- 10.1 PHOTO-VOLTAIC SOLAR PANEL (ROUGH IN)

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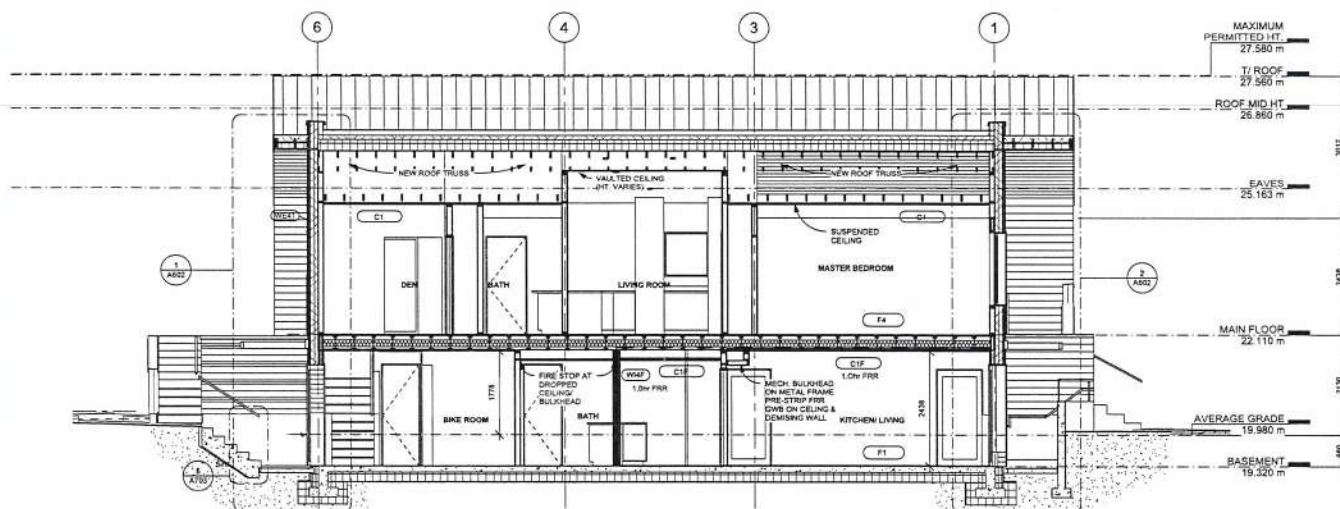
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3	Revising Revision	Nov 17, 2016
4	Revising Revision	Mar 1, 2017
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6	DP Revision	Aug 12, 2017
7	BP	Feb 9, 2018
8	BP Revision	Mar 2, 2018
9	DP Revision	Sep 20, 2018
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11	DP Revision	Feb 1, 2019
12	DP Revision	Feb 1, 2019

Love-Mahoney  
**CHAMBERLAIN LOW  
ENERGY DUPLEX  
SECTIONS**

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
<b>A501</b>	
Scale	1 : 50



1 NORTH LONGITUDINAL SECTION  
1 : 50

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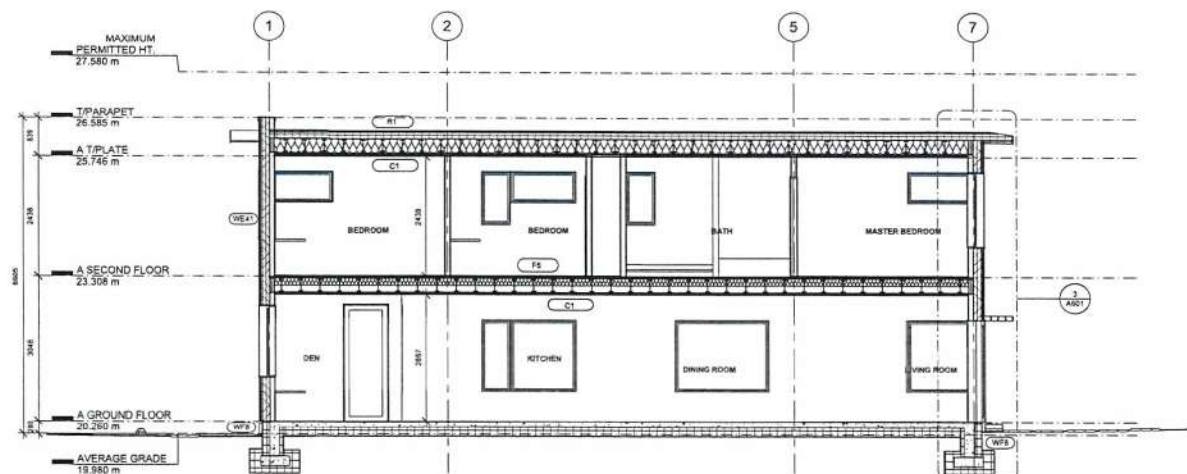
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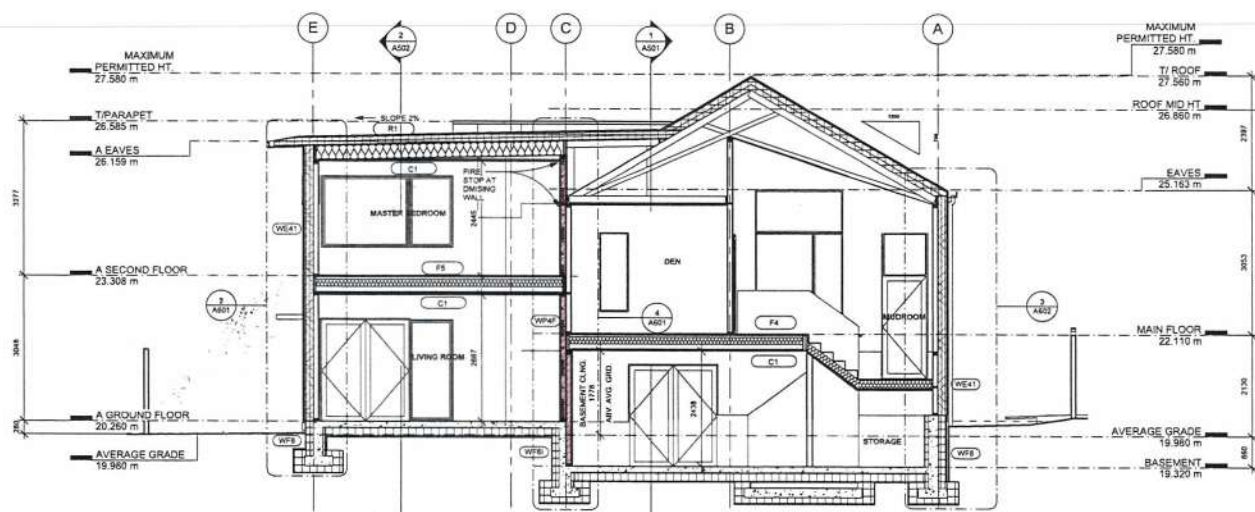
No.	Description	Date
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2	Reconing	APR 25, 2016
3	Reconing Revision	Nov 17, 2016
4	Reconing Revision	Mar 1, 2017
5	DP Revision	June 15, 2017
6	DP Revision	July 12, 2017
7	DP	FEB 8, 2018
10	DDP Revision	SEP 20, 2018
11	DDP Revision	Nov 1, 2018
12	DDP Appraisal	FEB 1, 19

Love-Mahoney  
**CHAMBERLAIN LOW  
ENERGY DUPLEX**  
SECTIONS

Project number 2015 008  
Date JULY 25, 2016  
Drawn by MA  
Checked by MA  
**A502**  
Scale 1 : 50



2 SOUTH LONGITUDINAL SECTION  
1 : 50



1 CROSS SECTION  
1 : 50

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# KATE STEFIUK STUDIO

1070 Nelson St Nanaimo BC V9S 2K2  
250 753-8383  
kate.stefiuk@gmail.com

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NO.	DATE	ISSUE
1	10/11/14	FOR REVIEW
2	17/03/15	REVISIONS

## PROJECT

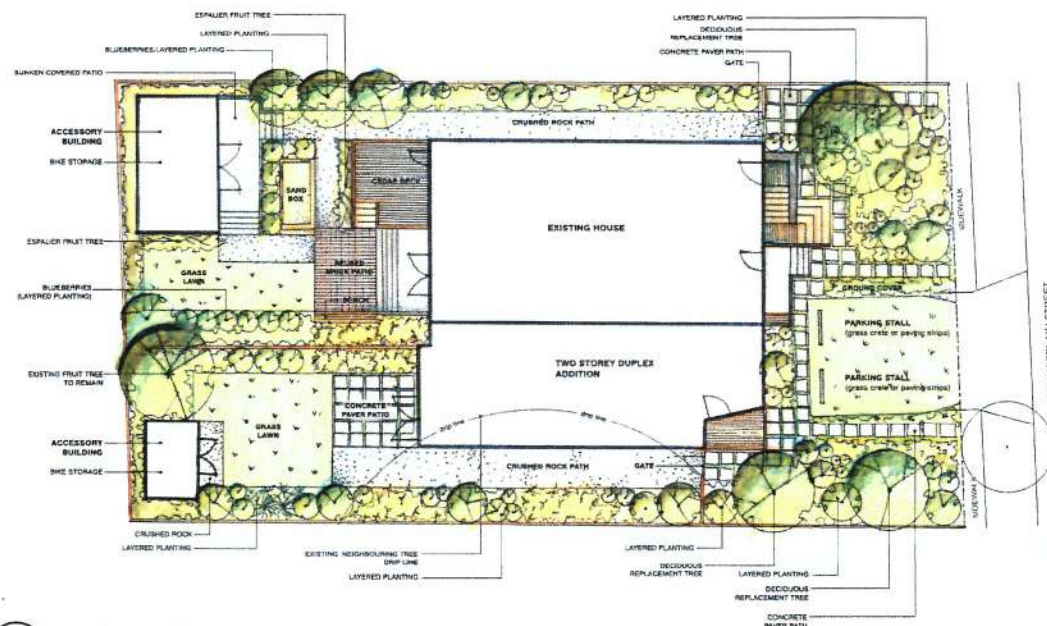
**CHAMBERLAIN  
LOW ENERGY DUPLEX**  
1068 CHAMBERLAIN ST  
VICTORIA, BC

## LANDSCAPE PLAN

PROJECT	LOW ENERGY DUPLEX
DB:	KS
CB:	KS
SCALE	VARIES
DATE	2017-03-08

L1

PLANTING NOTES:	
Two existing fruit trees will be removed and replaced with:	
<ul style="list-style-type: none"> <li>• 2 espaliered fruit trees</li> <li>• 3 flowering dogwood</li> <li>• 4 service berry</li> <li>• 1 crabapple</li> </ul>	
Plants chosen are primarily native species, drought tolerant, hardy, and provide necessary screening from neighbours.	
PLANT LIST:	
Deciduous Trees	Groundcovers
Serviceberry (Amelanchier canadensis)	Kiwano (Ligustrum japonicum)
Flowering Dogwood (Cornus florida)	Wild Strawberry (Fragaria virginiana)
Crabapple (Malus domestica)	Sedums
Various Fruit Trees	Creeching Thyme
	Wild Ginger
Evergreen Shrubs	Ferns
Strawberry Bush (Fragaria virginiana)	Japanese Painted Fern (Athyrium filix-femina)
Salei (Saxifraga oppositifolia)	Autumn Fern (Dryopteris erythrosperma)
Dull Oregon Grape (Mahonia aquifolium)	Ukioke Fern (Adiantum species)
Evergreen Huckleberry (Gaultheria procumbens)	Sword Fern (Polystichum species)
Deciduous Shrubs	Perennials & Grasses
Saskatoon Berry (Amelanchier canadensis)	Evergold Sedge (Carex oshana)
Red Osier Dogwood (Cornus stolonifera)	Lavender (Lavandula angustifolia)
Heavenly Bamboo (Sasa argenteostriata)	Maiden Grass (Miscanthus sinensis)
Red Flowering Currant (Ribes sanguineum)	Calamint (Calamintha Nepeta)
Blueberries (Vaccinium)	Fountain Grass (Festuca arundinacea)
	Sage (Salvia nemorosa)
	Showy Stonecrop (Sedum spectabile)
	Blue Moor Grass (Lolium perenne)



1 Landscape Plan  
L1 Scale 1:100

Plan



2 Front  
L1 Scale NTS  
Elevation



3 Front Yard  
L1 Scale NTS  
Perspective

CITY OF VICTORIA  
RECEIVED  
APR 13 2015  
DEEMED  
MAR 28 2019



## CHAMBERLAIN LOW ENERGY DUPLEX

March 28, 2019

To: Mayor Helps and Victoria City Council  
 Victoria City Hall 1 Centennial Square  
 Victoria BC V8W 1P6

Re: **Development Permit Application for 1068 Chamberlain Street**

Dear Mayor Helps and Victoria City Council,



This proposal is to issue a new Development Permit for 1068 Chamberlain Street. This application is for proposed changes that were included in the previous DDP No. 00275 (now retired), as well as a change from major renovation and addition to all new construction.

Our original proposal, approved in November 2017, was to modestly increase density in one of Victoria's most walkable neighbourhoods, in a manner that exemplifies efficient design and construction practices and respects the fabric of the existing established neighbourhood. The project is shaped by the following fundamental values:

- We believe that we have the skills, materials, and available technologies – *right now* - to build homes that are significantly more energy efficient, comfortable, healthy and long-lasting than most of what is being built today.
- We believe that environmental outcomes are at least as important as financial ones.
- We believe that thoughtfully designed infill is critical to supporting a walking and biking culture.
- We believe that sustainable design is compact design.

Our goal is to create housing for 2.5 families that uses less energy than the existing single family home on the property. Our intention is to live in the north half of the duplex, with extended family in the suite, and to call this vibrant neighbourhood our home for the long-term.

While the original proposal was to retain the existing home structure and complete a major renovation and addition, structural deficiencies only fully revealed and understood after stripping down the existing house made retention of the existing home as structure infeasible. The proposal has therefore been rewritten accordingly. The existing house was not a designated heritage building.

We previously submitted a Delegated Development Permit for a change to the roof shape. This current proposal includes the new roof design; the change from existing + new to all-new structure; minor window changes, and other minor changes that came through the Building Permit process and do not impact form and character. Floor areas, building size and siting etc are per the original design.

The project is mid-construction and currently subject to a stop work order until the new Development Permit is approved.

#### Description of Proposal:

The proposal is to construct a new strata duplex with a secondary rental suite in one half. The design is sensitive to the existing single family character of the neighbourhood. The rental suite will keep that half of the duplex affordable to families and offer additional rental accommodation in the neighbourhood. The rental suite will not be a separate strata unit.

The south half of the duplex will be a 145 sq.m. (~1560 sq.ft.), 3-bedroom, 2-storey home. The 1.5-story north half of the duplex will contain a 163 sq.m (~1750 sq.ft.) 2-bedroom main suite plus a 52 sq.m (~560

# CHAMBERLAIN LOW ENERGY DUPLEX

sq.ft.) secondary rental suite in the lower level. The suite is intended as an independent rental accommodation particularly suited to multi-generational living.

Design will follow passive design principles (emphasis on super insulation, high performing windows, and airtight construction with no thermal bridging), with goals of achieving net-zero energy consumption, zero carbon emissions, and Passive House certification. The design is practical and compact, suitable for a family, and intended to be extremely comfortable and low impact. The location is highly desirable for its established character, natural beauty, proximity to high quality schools, and proximity to Oak Bay Avenue.

Materials from the existing house have been carefully retained and will be re-used for interior finishes.

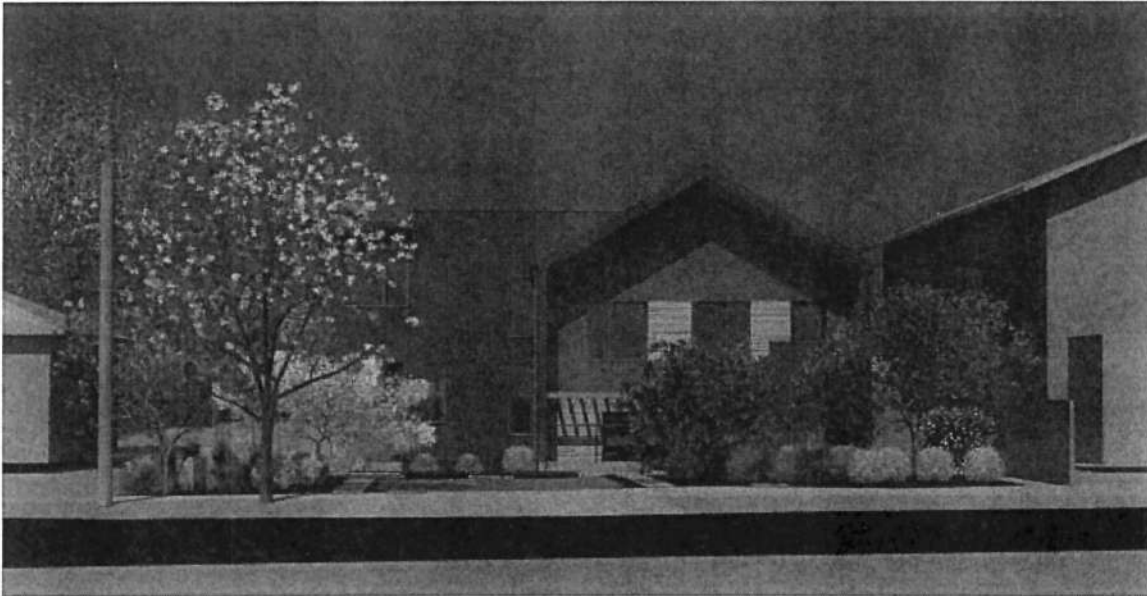


Figure 1: Rendering of proposed design

## Policy Support: Land Development and Management

The proposal supports the Official Community Plan's (OCP) goal to create compact development patterns that use land efficiently. The lot is large (709.4 m<sup>2</sup>) and is the third property south of Oak Bay Avenue, adjacent to a 6-unit townhouse on the north side and a single family dwelling on the south. Our proposal will create additional housing that supports walking to Oak Bay Avenue's "Small Urban Village" economic center. The property is also a short walk to bus stops and a short walk or bike ride to neighbourhood schools.

The property was rezoned for duplex + suite as part of the original application.

The addition of the suite to the duplex diversifies the range of housing options available in this Traditional Residential neighbourhood, creating an option for extended family to remain closely connected, access amenities within a short walk, and age in place.

The immediate neighbourhood is characterized by a mixture of single family homes, house conversions, and multi-family dwellings. Many of the houses in the area have rental suites and several are house conversions.



# CHAMBERLAIN LOW ENERGY DUPLEX

## Policy Support: Climate Change and Energy

The proposal supports all five of the City's strategic goals around climate change and energy, as follows:

1. Increased resilience to climate change, energy scarcity and costs: By designing for Passive House certification, the new building will use very little energy. Because of the emphasis on constructing an airtight and highly insulated building envelope, the homes will also remain comfortable year-round, with very little need for additional heating or cooling. In the face of a natural disaster, the homes will stay warm longer without power.
2. Both halves of the duplex will be built solar PV ready and both will be all-electric. BC's hydro power supply has a much lower carbon footprint than combustion fuel. By building all-electric, both homes will also have the potential to generate and store all of their own power on-site.
3. The homes are sited in a location where cars are not needed. All amenities can be accessed within a short walk. Downtown is accessible by a short bike or bus ride.
4. The re-use of materials from the existing house will reduce construction waste and reduce the need for raw materials.
5. As outlined in 2. above, both sides of the proposed duplex will be solar PV ready, increasing Victoria's access to clean, renewable, and efficient energy sources.

## Neighbourhood Consultation:

Neighbours were consulted extensively during the original rezoning/DP application process, with unanimous support expressed by both the public and council at the public hearing. Since then, we have sent updates directly to those neighbours who wished to be informed of such – including notifying them of this process. Project progress has also been reported in detail on the project blog, [stretchdeveloper.com](http://stretchdeveloper.com). All comments received express continued support for our project.

## House Design:

The new building is designed to be extremely energy efficient and to use low embodied carbon materials to the extent possible. Significant resources are focused toward making the building envelope of the structure highly insulated and airtight. High efficiency heat recovery ventilators will be installed to ensure very high quality distributed ventilation air.

The design strategy presents a contrast between the two duplex halves, to distinguish the two homes while referencing the gable roof shape that is so common in this neighbourhood. The original design maintained the existing hip roof shape. With the need to rebuild the roof, the shape was modified to a gable roof, which is also consistent with the common typologies in the neighbourhood, but also improves the design of the structure, simplifies the roof transitions, and improves its environmental performance by reducing heat loss through the simpler shape.

The design uses vertical siding, cedar accents and stucco that reference traditional material choices evident on the block. Deep window reveals introduced by the thicker Passive House walls add visual interest and depth to the facade. The roof slope of the new addition is nearly flat, to minimize intrusion on neighbouring properties, facilitate the addition of solar panels, and allow maximum sun penetration to the north half of the duplex. These features, along with welcoming, street-facing entries for both halves of the duplex, adhere to the Neighbourliness Guidelines for Duplexes.

Refer to Appendix C for a description of the architectural rationale for the design.

## Variances:

The proposed duplex meets the R2 requirements with the following requested variance:

---

# CHAMBERLAIN LOW ENERGY DUPLEX

A. Rear yard setback: from 12.8m to 10.26m to accommodate a deck on the north half.

This is the same variance requested and granted on the original proposal. The original proposal also requested a variance for front yard parking, consistent with the R1-G preference. We understand this is no longer considered a variance.

## **Project Benefits:**

### **Economic:**

- Locally owned and financed construction project
- Infill development supports economic vitality of the Oak Bay Village Small Urban Village

### **Social:**

- Improved streetscape
- Addition of rental housing (suite)
- Facilitates multi-generational living and aging in place
- Educational opportunities for sustainable construction practices
- Site selection that supports walking and biking culture

### **Environmental:**

- Building material re-use
- Site selection that supports biking and walking
- Permeable paving for parking strips and patio space
- Landscaping that prioritizes edibles, natives and plantings with minimal irrigation demand
- High efficiency plumbing fixtures
- All LED lighting
- Ultra low energy consuming buildings (targeting net zero energy, zero carbon emissions, and Passive House certification)

## **Conclusion:**

The proposed project prioritizes environmental sustainability, carbon reduction and energy efficiency. It creates a modest increase in density in keeping with the OCP's goal to provide additional housing in the city's most walkable/bikeable neighbourhoods. The design is sensitive to the existing single family character of the neighbourhood.

Thank you for your thoughtful consideration of this proposal.

Best Regards,



Christy Love and Matthew Mahoney  
Owners/Occupants of 1068 Chamberlain Street



## APPENDIX C: Architectural Rationale

The 1000 block of Chamberlain Street is comprised of an eclectic mix of character homes. Existing homes range from 1 1/2 to 2 1/2 stories in height and exhibit a broad range of architectural styles reflecting their year of construction. The majority of homes draw broadly on traditional house forms and materials including horizontal wood siding, stucco, and they generate visual interest with expressed massing and projecting roof fascia and eaves.

Existing houses reflect their unique history of addition and renovation work identifiable through changes in material and style.

Roof profiles are predominantly hipped and gable styles, often with complex dormers. Deep overhangs and eaves expressed with dentil patterns contribute to the character of the homes. Asphalt shingles are the dominant choice.

Authentic materials predominate with ornate timber posts and railings in conjunction with lapped wood siding, stone and stucco. Occasional insertions of brick and galvanized, corrugated metal add to the eclectic flavour of the neighbourhood.

Colour is used extensively in the neighbourhood with vibrant hues, contrasting trim and natural accents. Grades vary considerably along the block with several houses and front yards elevated above the grade of the street. The natural grade in the zone of the project is moderately flat.

Dense, mature landscaping is the dominant feature of the street. Several houses are virtually concealed by front-yard vegetation. Grass appears selectively in front yards along with a mix of bed planting, shrubs, mature trees, textured paved areas and natural rock.

The proposed house offers a contemporary interpretation of the patterns and forms of the street. The intention of this project is to honour the architectural legacy of the neighbourhood with homes that reflect contemporary values and design. This is achieved through sympathetic scale, texture and massing.

Additional wall thickness will introduce deep reveals at window and door openings, enhancing the façade of the building with deep shadow lines.

The north half will be clad primarily in stucco, with cedar accents, similar to many homes throughout the neighbourhood.

The south half stands two stories with a grade entry and flat roof. The linear shape is a response to the narrow property. The south side yard setback has been increased to mitigate impact on the neighbouring property and existing mature tree and to create useable yard space adjacent to the house. The roof, which presents a parapet to the street, projects to shade south facing windows while maximizing solar penetration to the existing house to the north.

Front yard setbacks are aligned to adjacent houses. The characteristically shallow front yards of Gonzales contribute to the friendly character of the neighbourhood.

Similar to other houses in the neighbourhood, the massing of the building will be expressed to create visual interest and to improve connection to the front garden and the street. In addition to deeply expressed windows and extended roof soffits, the entries of both houses are expressed with massing and materials. The projecting mass of the north half's porch is enhanced with a projecting roof overhang and sculptural concrete steps. The lower entrance is defined with a shallow roof overhang and partially enclosed with a timber pergola. The alcove entry of the south half is recessed, creating a sculpted massing

## CHAMBERLAIN LOW ENERGY DUPLEX

of the house's façade and a semi-enclosed, landscaped courtyard entry. A large street-facing window announces the entry.

The addition will be clad with fibre cement siding due to code non-combustibility requirements.

The houses are conceived together with their front yard landscaping. Entry, porch, stoop, windows, surface treatments, planting, fences and screens work together to create gardens that are beautiful, functional and seamlessly integrated with the homes.

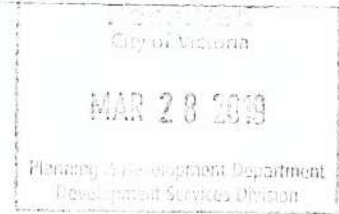
Colour is chosen in the context of natural wood accents and front-yard landscaping of both houses. The dark French-grey hue mediates between the industrial sensibility of the metal roof and gutter and the natural tone and texture of natural wood, landscape and permeable paved surfaces. Vibrant colours are introduced in the glazed front doors of the houses and basement suite as a contemporary reference to the traditional use of colour in the street.



**Talbot Mackenzie & Associates**

Consulting Arborists

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



March 28, 2019

Christy Love  
1068 Chamberlain street  
Victoria, BC V8S 4B9

Attention: Christy Love

**Re: 1068 Chamberlain Street**

**Assignment:** To visually examine the recent excavation for house construction at 1068 Chamberlain Street that has occurred within the critical root zone of a 100 cm d.b.h. Garry oak tree located on the property at 1048 Chamberlain Street and comment on how it may have impacted the health or stability of the tree. Provide recommendations for mitigating any impacts the excavation may have had on the tree.

**Methodology:** Although we were not present during the excavation and the house foundation had been backfilled prior to our site visit on March 15, 2019, we obtained pictures of the excavation from the construction company and client. We have based our findings on these pictures, along with information collected during our site visit.

**Observations and findings:** Based on our site visit and review of the pictures taken during excavation, we do not feel that any significant impacts have occurred to either the health or stability of the tree. There is no evidence of large structural roots being severed that would lead us to believe that the trees stability has been compromised. Only a portion of smaller feeder roots within the critical root zone have been severed to accommodate the house excavation. At the time of our site visit, we observed some construction materials stored and minor soil compaction from foot traffic over the remaining portion of the critical root zone on the subject property, but boards had been placed to walk on to minimize any disturbance. A temporary power service has been installed by the fence near the tree, and although the conduit supplying the service could not be fully seen due the material being stored, it is our understanding that there was no excavation for this service within the critical root zone of the tree. We anticipate that if the measures in this report are followed, the tree will recover from the minor root loss and compaction.



Picture 1: View of edge of excavation showing no large roots exposed (picture supplied by client).





Picture 2: View of excavation from second angle showing no large roots exposed (picture supplied by client).



Picture 3: View of the area during our March 15, 2019 site visit.

**Recommendations:**

Prior to construction commencing and during the remaining construction activity, we recommend the following course of action:

- Remove all the construction material from the critical root zone of the tree and fence the area that has not been disturbed by the excavation. Alternatively, if the area must be used for construction foot traffic, a layer of hog fuel or coarse wood chips at least 20 cm in depth must be installed and maintained in good condition until construction is complete.
- To improve the health and chances of recovery, we recommend supplemental watering during the spring and summer months within the CRZ of the tree for the next year, especially during periods of drought. During periods of low rainfall, where it is observed soil is dry within the garden bed, we recommend watering with a long and slow enough water dispersal that saturation occurs deep within the soil horizons. This could be done once or twice a week potentially, depending on soil moisture levels. Generally, less frequent deep watering is more beneficial than frequent, shallow watering, especially for deeply rooted species like Garry Oaks. The water should be directed away from the trunk of the tree and evenly throughout the root zone.



Talbot Mackenzie & Associates

After construction is complete:

- The project arborist will take soil samples with a soil probe to determine if there has been significant soil compaction warranting any remedial measures to amend or aerate the soil.
- Any planting of new trees or shrubs or in-ground irrigation systems that are part of the new landscape must take the tree's critical root zone into consideration and no further excavation should occur that may impact critical roots.

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

Thank you,



Graham Mackenzie  
ISA Certified # PN-0428  
TRAQ – Qualified

Talbot Mackenzie & Associates  
ISA Certified & Consulting Arborists

**Disclosure Statement**

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



## Committee of the Whole Report For the Meeting of August 3, 2017

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**To:** Committee of the Whole **Date:** July 21, 2017

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

**Subject:** Rezoning Application No. 00541 for 1068 Chamberlain Street

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### RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment(s) that would authorize the proposed development outlined in Rezoning Application No. 00541 for 1068 Chamberlain Street, that first and second reading of the Zoning Regulation Bylaw Amendment(s) be considered by Council and a Public Hearing date be set.

### LEGISLATIVE AUTHORITY

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

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1068 Chamberlain Street. The proposal is to rezone from R1-G Gonzales Single Family Dwelling District to a new site specific zone to allow for a duplex with a secondary suite, through an addition onto the existing home. The Traditional Residential Designation in the *Official Community Plan, 2012 (OCP)* envisions ground-oriented residential including single family, duplex and attached dwelling (3 or more units), but does not envision secondary suites in duplexes. However, this proposal supports many of the objectives in the Official Community Plan around housing affordability, sustainability and energy. Taking this all into consideration, staff recommend that Council support this Rezoning Application.

The following points were considered in assessing this application:

- either a duplex or attached dwelling is consistent with the Traditional Residential Urban Place Designation within the OCP; however, a duplex with secondary suite is not consistent within the Zoning Bylaw
- a two family dwelling with secondary suite would ensure the existing secondary suite would remain as rental, whereas, attached dwellings could be individually owned



that it retains the existing housing stock, and the addition keeps in scale of the neighbourhood.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to rezone the property from R1-G Zone, Gonzales Single Family Dwelling District, to a site specific zone based on R-2 Zone, Two Family Dwelling District, to permit an addition of one unit onto an existing detached dwelling with secondary suite. With the new addition, the lot would have a duplex with secondary suite.

The following difference from the standard R-2 Zone is being proposed and would be accommodated in the new zone: allowing for a secondary suite when the principle use is two family dwelling. Additionally, variances are being proposed to parking location, combined floor area of first and second storey, rear yard, and minimum lot width. These variances will be reviewed in relation to the concurrent Development Permit with Variances Application No. 000488.

### **Affordable Housing Impacts**

The applicant proposes the creation of one new residential unit, as well as retaining and renovating the existing secondary suite, which will remain as rental.

### **Sustainability Features**

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit with Variances Application for this property.

### **Active Transportation Impacts**

The application proposes a bike room and two accessory buildings for residents and tenants, which supports active transportation choices.

### **Public Realm Improvements**

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

### **Accessibility Impact Statement**

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

### **Land Use Context**

The area is characterised by mainly two-storey single family dwellings, duplexes, house conversions; and a six-unit, three-storey residential building directly adjacent. The lot is just south of Oak Bay Avenue which is designated as a Small Urban Village, characterized by commercial and mixed-used buildings.

### **Existing Site Development and Development Potential**

The site is presently a one-storey dwelling with a secondary suite. Under the current R1-G

Zone, Gonzales Single Family Dwelling District the property could be developed as a single family dwelling with a secondary suite or garden suite.

#### Data Table

The proposal will be a site specific zone, based on the closest zone, R-2. The following data table compares the proposal with the R-2 Zone. An asterisk is used to identify where the proposal is less stringent than the zone that the site specific zone will be based on. The site specific zone would vary the use, and the Development Permit will vary parking location, maximum floor area on the 1<sup>st</sup> and 2<sup>nd</sup> floor, and minimum rear yard setback.

Zoning Criteria	Proposal	Zone Standard R-2
Site area (m <sup>2</sup> ) - minimum	709.39	555.00
<b>Number of units</b>		
Maximum	2	2
Secondary suites	1*	0
Density (Floor Space Ratio) - maximum	0.36 to 1	0.50 to 1
1 <sup>st</sup> and 2 <sup>nd</sup> storey floor area (m <sup>2</sup> ) - maximum	359.80*	280.00
Total floor area (m <sup>2</sup> ) - maximum	359.80	380.00
Lot width (m) - minimum	19.44	15.00
Height (m) - maximum	6.83 mid-point on hip roof 6.47 top of parapet on flat roof	7.60
Storeys - maximum	2	2
Site coverage % - maximum	36.00	40.00
Open site space % - minimum	55.60	30.00
<b>Setbacks (m) – minimum:</b>		
Front	7.39 building 4.61 steps	7.50 building 3.50 porch
Rear	10.26*	12.78
Side (north)	2.58	1.94
Side (south)	3.29	3.00
Combined side yards	5.87	4.50
Parking - minimum	2	2
Parking location	front*	side or rear



## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on October 20, 2016. Meeting minutes are attached to this report.

## **ANALYSIS**

### **Official Community Plan**

The property is located in the Traditional Residential Urban Place Designation within the *Official Community Plan, 2012 (OCP)*. This designation envisions ground-oriented residential buildings, including duplexes and attached dwellings (defined as a building designed for three or more residential units).

The OCP currently envisions secondary suites as legal rental suites to be located within single-family detached houses, as noted by its definition. However, the designation also envisions attached dwellings, which could be separately titled and owned. From a land use perspective, both options function the same; however, a duplex with secondary suite would meet the objectives set out in the OCP more closely, with respect to rental housing retention.

The OCP supports affordable home ownership by permitting residential rental units in primary structures, and having a range of housing choices for an inclusive and multi-generational community. These objectives are supported with this proposal, by the secondary suite providing a mortgage-helper and rental housing.

The OCP has objectives for the re-use of buildings, energy efficient design, and having onsite renewable energy generation. The proposal makes an addition to and upgrades the existing house to Passive House design standards, drought resistant plants, and utilizes renewable energy sources.

### **Gonzales Neighbourhood Community Plan**

The property is located within the Residential designation in the *Gonzales Neighbourhood Plan*. The Plan encourages retention of existing housing stock, and additions that are sensitive to the neighbourhood. It also encourages secondary suites to provide more affordable housing and retain a diversity of housing.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

There is a protected Garry Oak tree on the neighbour's property to the south that has been reviewed by the consulting project arborist. Its trunk is 7 meters from the duplex foundation. It has a large overhanging canopy that may require some pruning of small limbs for building clearance of the proposed duplex. The pruning will not have a significant impact on the Garry Oak tree. Protection measures will be put in place during construction of the new home, for the critical root zone of this protected tree.

### **Parking Regulations**

The parking is non-compliant with Schedule C(4) of the *Zoning Regulation Bylaw*. Parking is reviewed in the Development Permit with Variance report.

## CONCLUSIONS

The proposal to rezone the property from the R1-G Zone, Gonzales Single Family Dwelling District, to a site specific zone based on the R-2 Zone, Two Family Dwelling District, would permit the construction of an additional unit. While attached dwellings (defined as three or more units) would be consistent with the OCP in the Traditional Residential designation, the proposal to include a secondary suite in a duplex (also three units, but one would be rental) is not envisioned in the *Official Community Plan, 2012* (due to the secondary suite definition), nor permitted by the *Zoning Regulation Bylaw*. However, defining it as a duplex with secondary suite ensures the retention of an already existing rental unit. Additionally, this proposal supports many of other OCP objectives around sustainability and energy, and affordable housing. Taking this all into consideration, staff recommend that Council support this Rezoning Application No. 00541.

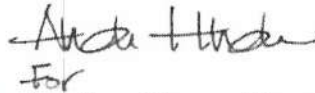
## ALTERNATE MOTION

That Council decline Rezoning Application No. 00541 for the property located at 1068 Chamberlain Street.

Respectfully submitted,



Chelsea Medd, Planner  
Sustainable Planning and Community  
Development Department



For  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: July 25, 2017

## List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans dated/date stamped July 14, 2017
- Attachment D - Letter from applicant to Mayor and Council dated July 20, 2017
- Attachment E - Community Association Land Use Committee Comments dated October 20, 2016
- Attachment F - Correspondence (letters received from residents)





## **Committee of the Whole Report**

### **For the Meeting of August 3, 2017**

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**To:** Committee of the Whole

**Date:** July 21, 2017

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

**Subject:** **Development Permit with Variances Application No. 000488 for 1068 Chamberlain Street**

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### **RECOMMENDATION**

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. 00541, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000488 for 1068 Chamberlain Street, in accordance with:

1. Plans date stamped July 14, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. allow parking in the front yard
  - ii. increase the maximum combined floor area on the first and second floor 280m<sup>2</sup> to 359.8m<sup>2</sup>
  - iii. reduce the minimum rear yard setback 12.78m to 10.26m
3. The Development Permit lapsing two years from the date of this resolution.

### **LEGISLATIVE AUTHORITY**

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*, 2012 (OCP). A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1068 Chamberlain Street. The proposal is to permit an addition of one unit onto an existing detached house with secondary suite. With the new addition, the lot would have a duplex with secondary suite. The variances are related to parking location, increasing combined floor area on the first and second floor, and reducing the rear yard setback.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes* as it is in scale with the adjacent buildings, with street fronting entrances, however, a modern roofline has been proposed for the addition for differentiation and energy efficiency
- consistency with many of the goals in the *Gonzales Neighbourhood Community Plan, 2002* with regards to retaining existing housing and secondary suites, and additions that fit with the scale of the neighbourhood
- the variances related to parking location, increasing combined floor area on the first and second floor, and reducing the rear yard setback are supportable. The existing parking location in the front yard conforms in the current zone; however, it is not allowed in the standard R-2 Two Family Dwelling District Zone. The increased rear yard setback would allow for a private deck. The increase in combined floor area is supportable in that it takes into account the secondary suite, and the overall area of the lot is larger than the minimum size required for two-family dwelling zoning
- duplexes with secondary suites are not permitted within current Zoning Bylaw nor envisioned in the OCP; however, the proposal is supportable when taking into consideration design, housing, sustainability and other objectives in the OCP.

## BACKGROUND

### Description of Proposal

This proposal is to alter an existing single family dwelling with a secondary suite to create a duplex with a secondary suite.

Specific details include:

- Passive House
- Renovation of existing house and an addition
- Contrasting, contemporary addition with flat roofline
- Cedar siding and stucco
- Street-fronting entries
- Permeable paving on driveway
- Semi-private outdoor space for each unit, with fence separating rear yards
- Improved street relationship through plantings that are more welcoming to street.



## **Sustainability Features**

As indicated in the applicant's letter dated July 20, 2017 the following sustainability features are associated with this application. These features include:

- Building retention and re-use of a residential building
- Designed with Passive House principles
- Building envelope highly insulated and airtight
- High efficiency heat recovery ventilators
- LED lighting
- Solar panels.

The applicant intends on achieving Passive House Certification. A Section 219 Covenant was declined and instead, the applicant proposed to provide the City with a letter from a Passive House reviewer at Design Stage Review indicating that the building will achieve certification provided it is constructed as designed.

## **Active Transportation Impacts**

The application proposes Class 1 (secure, indoor) bike parking for residents and tenants.

## **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit with Variances Application.

## **Accessibility Impact Statement**

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

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The proposal is generally consistent with the design guidelines in the *Neighbourliness Guidelines for Duplexes*; however, it is not consistent with the uses allowed, as it includes a secondary suite.

The design of the existing house and new addition is in scale with the existing houses along Chamberlain Street. It creates a gentle transition from the single family home to the South, to the walk-up townhouse building to the North. The height of the existing house is being slightly raised to accommodate a more liveable basement suite. Visual interest along the front has been added through varying façade articulations, with the front of the building broken up into small parts creating the illusion of a smaller building. The flat roofline on the addition is not consistent with the design guidelines in that it is in sharp contrast to the existing house; however, the modern design does help break up the building face and differentiates the addition from the original structure. The front yard will be landscaped to a more open design to improve the relationship to the street. Front entrances to all three units will be oriented toward the street, each with porches and overhangs. Windows have been minimized on both sides to reduce overlook concerns. Private outdoor space at the rear of the building will be associated with each of the duplex units, and a private sunken patio at the rear for the secondary suite.



Notwithstanding a secondary suite not being permitted in a two family dwelling, the proposal is generally consistent with the *Secondary Suite Design Guidelines*. The existing garage door is being refinished as the entrance, creating an entrance at the front of the building. The house is being raised 0.8m to create a higher ceiling height in the basement. Windows at ground level will have a fence adjacent, helping to bring light while also providing privacy for the neighbours. The secondary suite will have a private outdoor space in the rear yard, as well as, access to a bike room. The sunken entrance and patio will have a protective awning to clearly delineate the suite.

### **Gonzales Neighbourhood Community Plan**

The *Gonzales Neighbourhood Community Plan* considers additions in scale with existing buildings. This lot would be an appropriate transition between the walk-up townhouses to the North, and single family dwelling to the South. Additionally, the Plan encourages renovating existing housing stock to keep character, while allowing design diversity in new development. This proposal renovates a 100-year old house, and a modern addition in scale with the neighbourhood. Front yard parking is allowed in Gonzales for single family dwellings; however, not for two-family dwelling district or attached dwelling. That being said, the proposal uses the existing front yard parking configuration, while improving the street relationship by bringing the driveway to at-grade, and adding landscape screening to reduce the visual impact.

### **Regulatory Considerations**

The proposed variances are related to maximum combined floor area, minimum rear yard setback, and parking location.

The maximum combined floor area permitted in the R-2 Zone is 280m<sup>2</sup>. The proposed combined floor area would be 359.8m<sup>2</sup>. This increase is due to the addition of a secondary suite of 51.61m<sup>2</sup> which makes up 14% of the entire building, or 24% of the side of the duplex it is within. The total site area is 709.39m<sup>2</sup>, and is well over the minimum site area for a duplex of 555m<sup>2</sup>. The floor space ratio is 0.51:1 and therefore, the lot can conceivably support a larger floor area.

The minimum rear yard setback is requested to be reduced from 12.78m to 10.26m. The reduced setback is measured from a raised deck. The main structure does not intrude in the setback, and therefore, this variance is supportable.

Parking in the front yard is considered in the *Gonzales Neighbourhood Community Plan* for single family dwellings. Additionally, the existing R1-G Zone allows for parking in the front yard, however, the R-2 Zone does not allow parking in the front yard. The proposal would raise the current front yard sloping driveway to be at-grade with the front yard, and another parking spot would be added, for a total of 2 parking spaces. The at-grade driveway would improve the street relationship and functionality of the front yard for residents and pedestrians. The driveway would be grass-crete to soften the appearance and reduce surface runoff. Additionally, the driveway would be screened from neighbours by a perimeter fence. Rear yard parking was considered, but in consideration for neighbour concerns, permeability of landscaping, and the preservation of the boulevard tree, parking in the front yard is a suitable solution.

### **CONCLUSIONS**

While the proposal is inconsistent with the land use policies for two-family dwellings, since a secondary suite is also proposed, it is fairly consistent with the guidelines for Development Permit Area 15D: Intensive Residential – Duplex. The proposal follows the guidelines related to

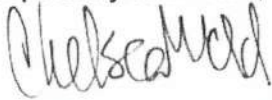


exterior design considerations, specifically, the addition fits within the established scale of the street, entrances to the units create a positive street relationship, and window and deck placements take privacy into consideration. In addition, the variances are supportable; parking location is maintained and improved in its current location, rear yard setback is increased to accommodate a deck, and the maximum floor area on first and second floor to retain the secondary suite. Taking into consideration the many aspects in regards to affordable housing and energy objectives in the OCP, as well as the sensitivity to the neighbourhood context, staff recommend that Council support this Development Permit with Variances Application.

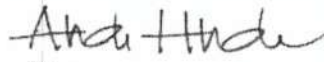
#### ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000488 for the property located at 1068 Chamberlain Street.

Respectfully submitted,



Chelsea Medd, Planner  
Sustainable Planning and Community  
Development Department



For

Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

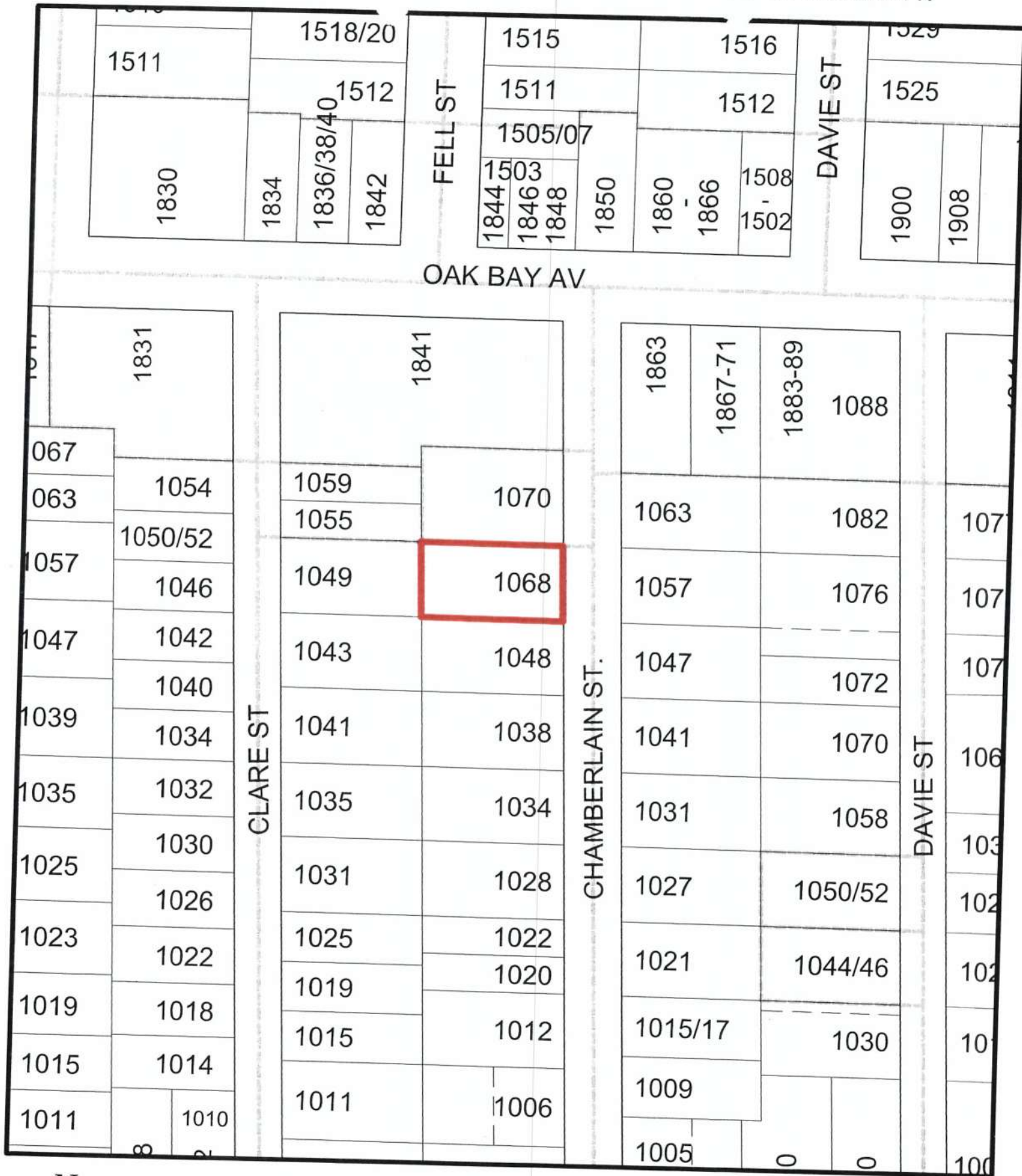


Date:

July 25, 2017

#### List of Attachments

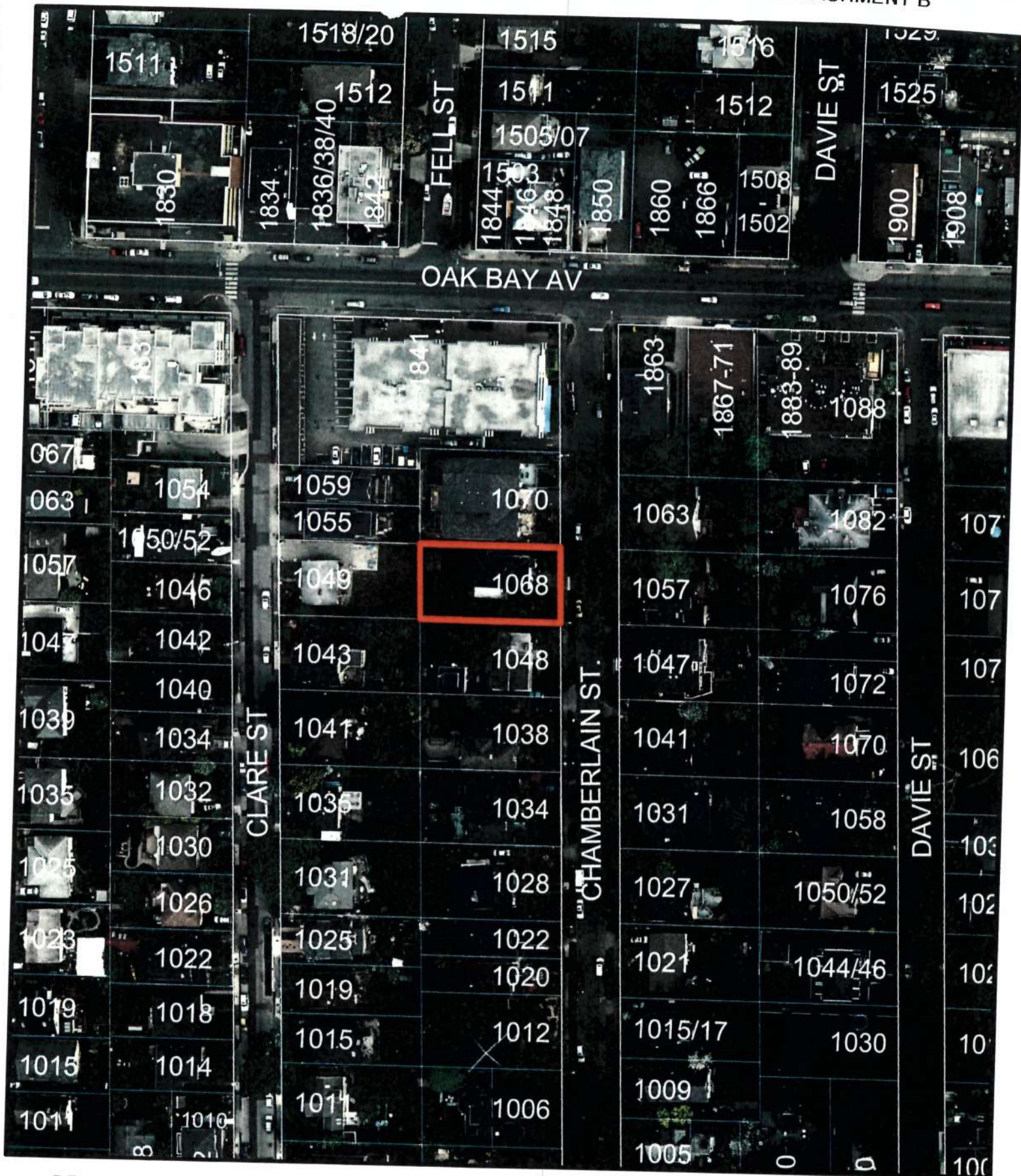
- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans dated/date stamped July 14, 2017
- Attachment D - Letter from applicant to Mayor and Council dated July 20, 2017
- Attachment E - Community Association Land Use Committee Comments dated October 20, 2016
- Attachment F - Correspondence (letters received from residents)



1068 Chamberlain Street  
Rezoning No.00541







1068 Chamberlain Street  
Rezoning No.00541







## CHAMBERLAIN LOW ENERGY DUPLEX

1068 CHAMBERLAIN STREET, VICTORIA, BC

**Received**  
City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

### DRAWING LIST

A001	SCHEDULES
A002	OVERLOOK STUDY
A101	SITE PLAN
A102	AREA PLANS
A103	ANALYTICAL RENDERINGS
A104	CONTEXT STUDY
A201	LOWER FLOOR PLANS
A202	UPPER FLOOR PLAN
A203	ROOF PLAN
A401	ELEVATIONS
A402	ELEVATIONS
A501	SECTIONS
A502	SECTIONS
L01	LANDSCAPE PLAN

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## CHAMBERLAIN LOW ENERGY HOUSE X2

**OWNER**  
Christy Love and Matt Mahoney  
1066 Chamberlain Street  
Victoria, BC

**DEVELOPMENT CONSULTANT**  
Ian Scott Consulting  
Victoria, BC

**ARCHITECTURE**  
Mark Askey Architecture  
1370 Bedford Avenue  
Nanaimo, BC

LANDSCAPE  
Kate Stefuk Design  
Nanaimo, BC

**CONSTRUCTION MANAGEMENT**  
Bernardi Contracting Ltd  
Victoria, BC



## Revisions

Received Date:  
July 14, 2017

Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimension and report all discrepancies to the Architect.

Do not scale these drawings

[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
COVER SHEET

Project number	2015-008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A000	
Scale	As indicated

PM 15:10C 11067757



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TREATED FLOOR AREA SOUTH HOUSE				
Number	Name	Area	Area (sq m)	
B1.1	OPEN	81.59	7.53	
B1.2	PANTRY	22.59	2.09	
B1.3	DINING ROOM	129.09	12.00	
B1.4	LIVING ROOM	165.59	15.27	
B1.5	PORCH & LAUNDRY	81.59	7.79	
O1.6	KITCHEN	204.59	18.90	
B1.7	CLOSET	8.89	0.74	
B1.8	BEDROOM	96.59	8.86	
B2.2	BATH	66.59	6.14	
B2.3	HALL	74.59	6.85	
B2.4	STAIR	54.59	4.99	
B2.5	LINEN	6.59	0.53	
B2.6	CLOSET	11.59	1.06	
B2.7	MASTER	205.59	19.20	
B2.8	CLOSET	16.59	1.51	
B2.9	MECHANICAL	15.59	1.49	
B2.10	BEDROOM	136.59	12.78	

WINDOW SCHEDULE										
WINDOW	TYPE	Mark	LOCATION	SILL	WIDTH	HEIGHT	(W)(m)	(H)(m)	AREA (sqm)	COMMENTS
E11	HOPPER	2	DINING ROOM	2'-0"	2'-6"	6'-0"	0.762	1.828	1.385	
E12	HOPPER	3	DIN	3'-0"	2'-6"	6'-0"	0.762	1.828	1.385	
E13	HOPPER	4	STAIR	1'-0"	3'-0"	6'-0"	0.914	1.828	1.674	
E14	STAIR	5	11-1187	2'-0"	2'-6"	6'-0"	0.914	1.828	1.674	
E15	TILT/TURN	7	SUITE	1'-11 3/4"	2'-6"	6'-0"	0.610	1.828	1.116	
E21	FIXED	5	BEDROOM	2'-0"	2'-6"	4'-6"	0.981	1.372	0.721	
E22	TILT/TURN	7	BEDROOM	2'-0"	2'-6"	6'-0"	0.914	1.828	1.674	EGRESS
E23	TILT/TURN	10	MASTER BEDROOM	2'-0"	1'-6"	5'-0"	0.457	1.524	0.688	EGRESS
E24	FIXED	11	MASTER BEDROOM	2'-0"	3'-6"	5'-0"	1.057	1.524	1.626	
E25	OFFICE	1	OFFICE	2'-0"	6'-0"	5'-0"	1.524	1.524	2.323	
E26	TILT/TURN	10	OFFICE	2'-0"	1'-6"	5'-0"	0.457	1.524	0.688	
N11	TILT/TURN	1	SUITE BEDROOM	3'-8"	3'-0"	3'-0"	0.914	0.914	0.837	EGRESS
N12	TILT/TURN	1	SUITE BEDROOM	3'-8"	3'-0"	3'-0"	0.914	0.914	0.837	EGRESS
N13	FAMILY ROOM	1	FAMILY ROOM	3'-0"	3'-0"	3'-0"	0.914	0.914	0.837	
N14	TILT/TURN	1	FAMILY ROOM	3'-8"	3'-0"	3'-0"	0.914	0.914	0.837	
N21	AWNING	1	LIVING ROOM	4'-0"	2'-0"	3'-0"	0.914	0.914	0.837	
N22	AWNING	4	DINING ROOM	4'-0"	2'-0"	3'-0"	0.914	0.914	0.837	
N23	AWNING	1	KITCHEN	4'-0"	2'-0"	3'-0"	0.914	0.914	0.837	
N11	FIXED	12	LIVING ROOM	1'-0"	6'-0"	6'-0"	1.828	1.828	3.349	
N12	FIXED	13	KITCHEN	1'-0"	6'-0"	6'-0"	1.828	1.828	3.349	
S13	TILT/TURN	7	KITCHEN	1'-0"	2'-0"	6'-0"	0.610	1.828	1.116	
S14	FIXED	13	DIN	3'-0"	4'-10"	5'-0"	1.473	1.524	2.248	
S15	KITCHEN	8	KITCHEN	8'-0"	6'-0"	6'-0"	1.828	1.828	3.349	
S16	FIXED	15	KITCHEN	8'-0"	6'-0"	6'-0"	1.828	1.828	3.349	
N20	FIXED	15	MASTER BEDROOM	9'-0"	6'-0"	2'-0"	1.828	0.610	1.116	
E21	TILT/TURN	8	MASTER BEDROOM	9'-0"	2'-0"	2'-0"	0.610	0.610	0.372	
E22	HOPPER	8	BATHROOM	5'-0"	2'-0"	2'-0"	1.524	0.610	0.930	
S23	FIXED	8	BEDROOM	5'-0"	6'-0"	2'-0"	1.828	0.610	1.116	
S24	FIXED	12	BEDROOM	2'-6"	2'-0"	4'-6"	0.610	1.372	0.837	
S25	HOPPER	15	BEDROOM	2'-0"	2'-0"	2'-0"	1.828	0.610	1.116	EGRESS
W11	FIXED	14	LIVING ROOM	5'-0"	5'-0"	6'-0"	1.524	1.828	2.781	
W21	HOPPER	1	LANDING	4'-0"	3'-0"	3'-0"	0.914	0.914	0.837	TRANSOM
W22	TILT/TURN	8	KITCHEN	4'-0"	6'-0"	6'-0"	1.828	1.828	3.349	
W23	FIXED	16	KITCHEN	4'-0"	4'-0"	6'-0"	1.219	1.828	2.233	
W24	FIXED	13	DIN	1'-0"	2'-0"	5'-6"	0.610	1.678	1.023	EGRESS
W25	TILT/TURN	7	MASTER BEDROOM	2'-0"	2'-0"	6'-0"	0.610	1.828	1.116	EGRESS
W26	FIXED	14	MASTER BEDROOM	3'-0"	2'-0"	2'-0"	1.828	0.610	2.781	

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Do not scale these drawings

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## Love-Mahoney CHAMBERLAIN LOW ENERGY DUPLEX SCHEDULES

Project number	2015 008
Date	JULY 25, 2016
Drawn by	Author
Checked by	Checker
A001	
Scale	

Received  
City of Victoria

JUL 14 2017

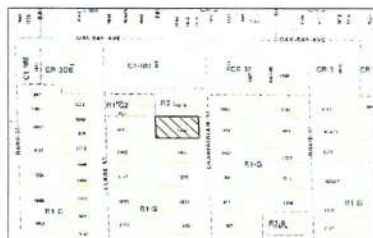
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Development Services Division

MOJ 28 19 C 7102/100

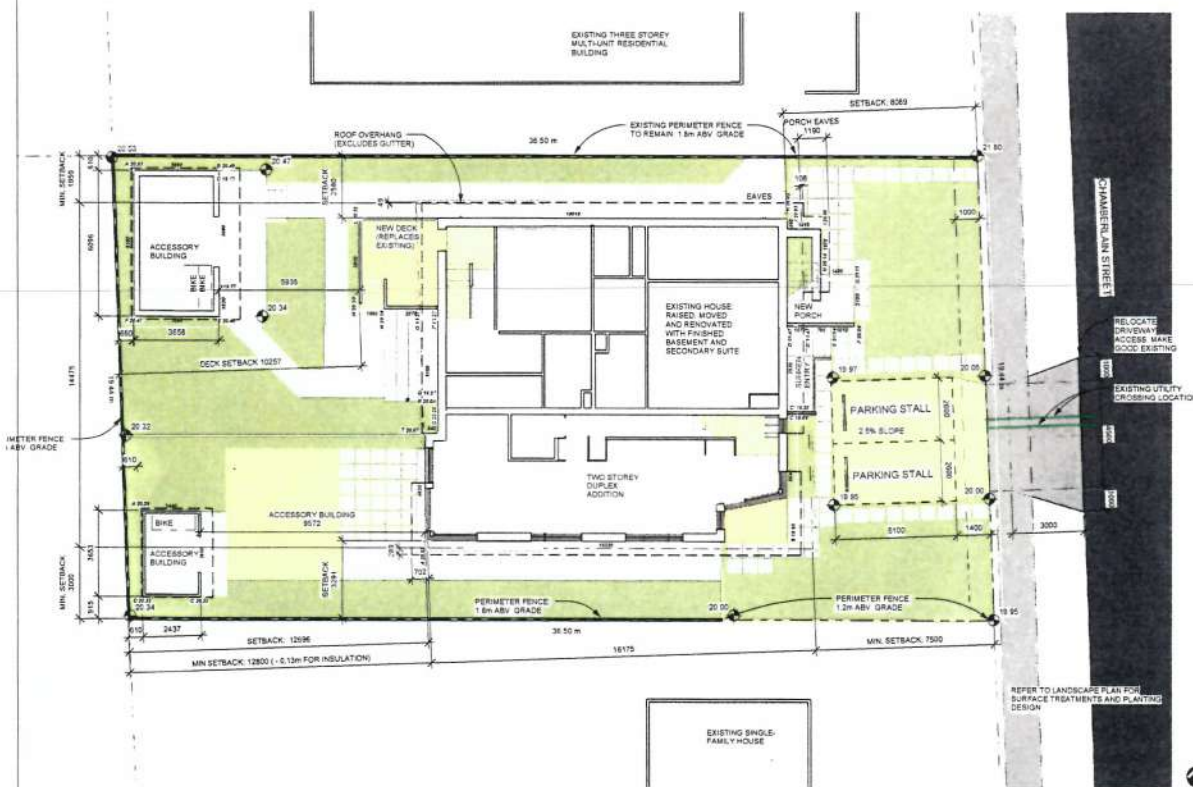


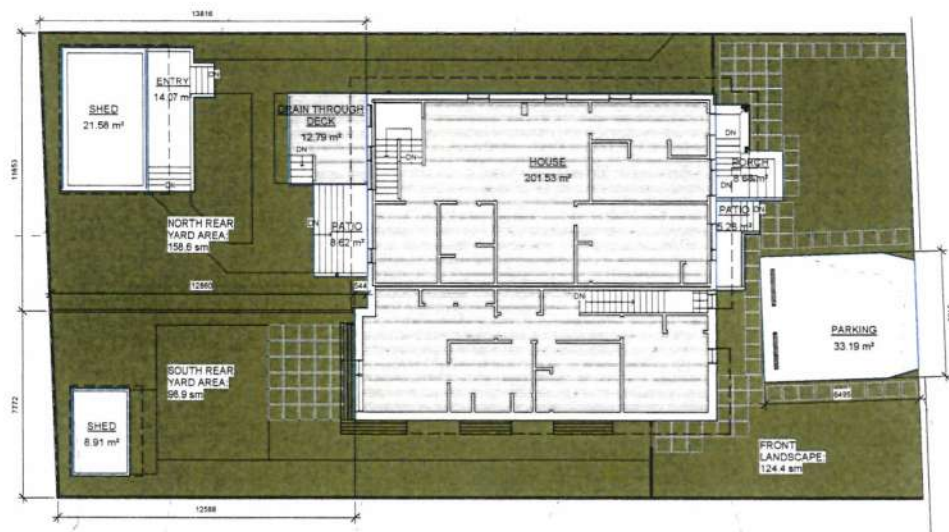
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City of Victoria  
JUL 14 2017  
Planning & Development Department  
Development Services Division





LOCATION PLAN





① LANDSCAPE AND SITE COVERAGE  
1:100

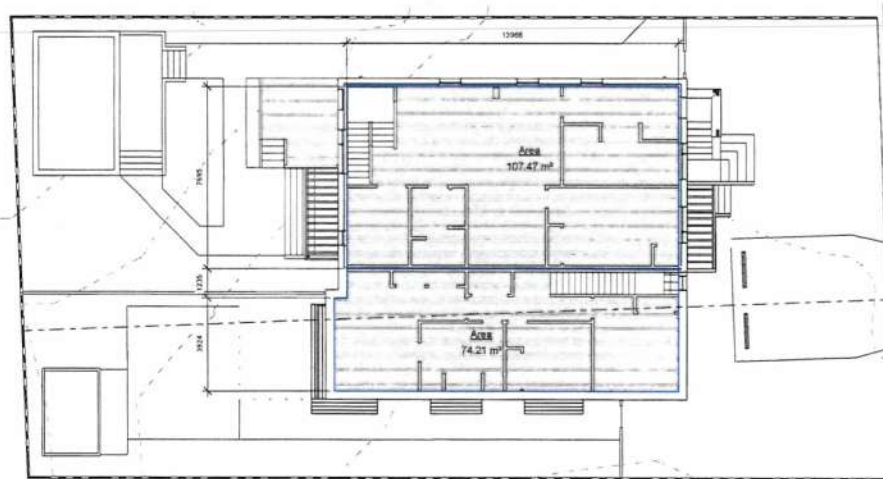
REAR YARD  
AREA: 246.9 m²

REAR YARD  
OPEN SPACE:  
191.5 m²

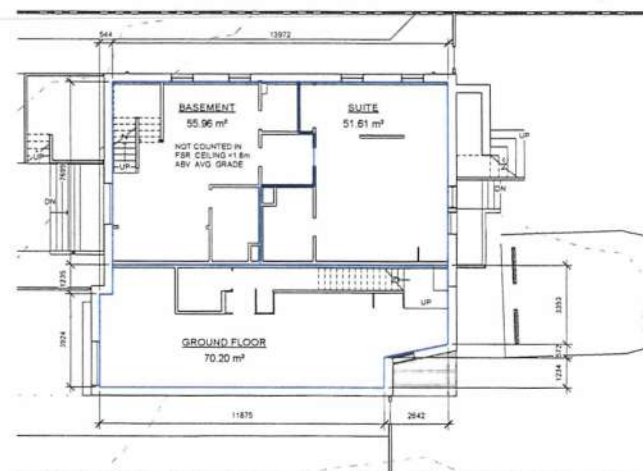
REAR YARD  
COVERAGE:  
55.4 m²

SITE AREA:  
709.4 m²

TOTAL OPEN  
SPACE:  
394.5 m²



② FSR AREA UPPER FLOOR  
1:100



③ FSR AREA LOWER FLOORS  
1:100

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No.	Description	Date
1	SUBDIVISION	FEB 1, 2016
2	Rezonning	July 25, 2016
4	Rezonning Revision	Mar 1, 2017
5	DP Revision	June 15, 2017

Love-Mahoney  
**CHAMBERLAIN LOW  
ENERGY DUPLEX**  
AREA PLANS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
Scale	1:100

A102

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JUL 14 2017

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Development Services Division

13/07/2017 2:30:09 PM





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[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX

ANALYTICAL  
RENDERINGS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A103	
Scale	12" = 1'-0"

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JUL 14 2017

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Development Services Division





① ELEVATION COMPARISON  
12" = 1'-0"



② BLOCK STREETSCAPE COMPARISON  
12" = 1'-0"

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[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
CONTEXT STUDY

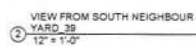
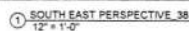
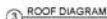
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Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A104	
Scale	12" = 1'-0"

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JUL 14 2017

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City of Victoria

JUL 14 2017

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Development Services Division

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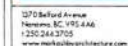
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Do not scale these drawings

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
RENDERINGS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A105	
Scale	12" = 1'-0"

[illegible]



Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimensions and report all discrepancies to the Architect.

Do not scale these drawings

No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Rezonning	July 25, 2016
4	Rezonning Revision	Mar 1, 2017
5	DP Revision	June 15, 2017

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
LOWER FLOOR  
PLANS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
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Scale	1 : 50

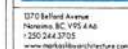
Received  
City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

① LOWER FLOOR PLANS  
1 : 50





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Do not scale these drawings

No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Re zoning	July 25, 2016
4	Re zoning Revision	Mar 1, 2017
5	DP Revision	June 15, 2017

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
UPPER FLOOR PLAN

Project number	2015 001
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A202	
Scale	1 : 50

0-9

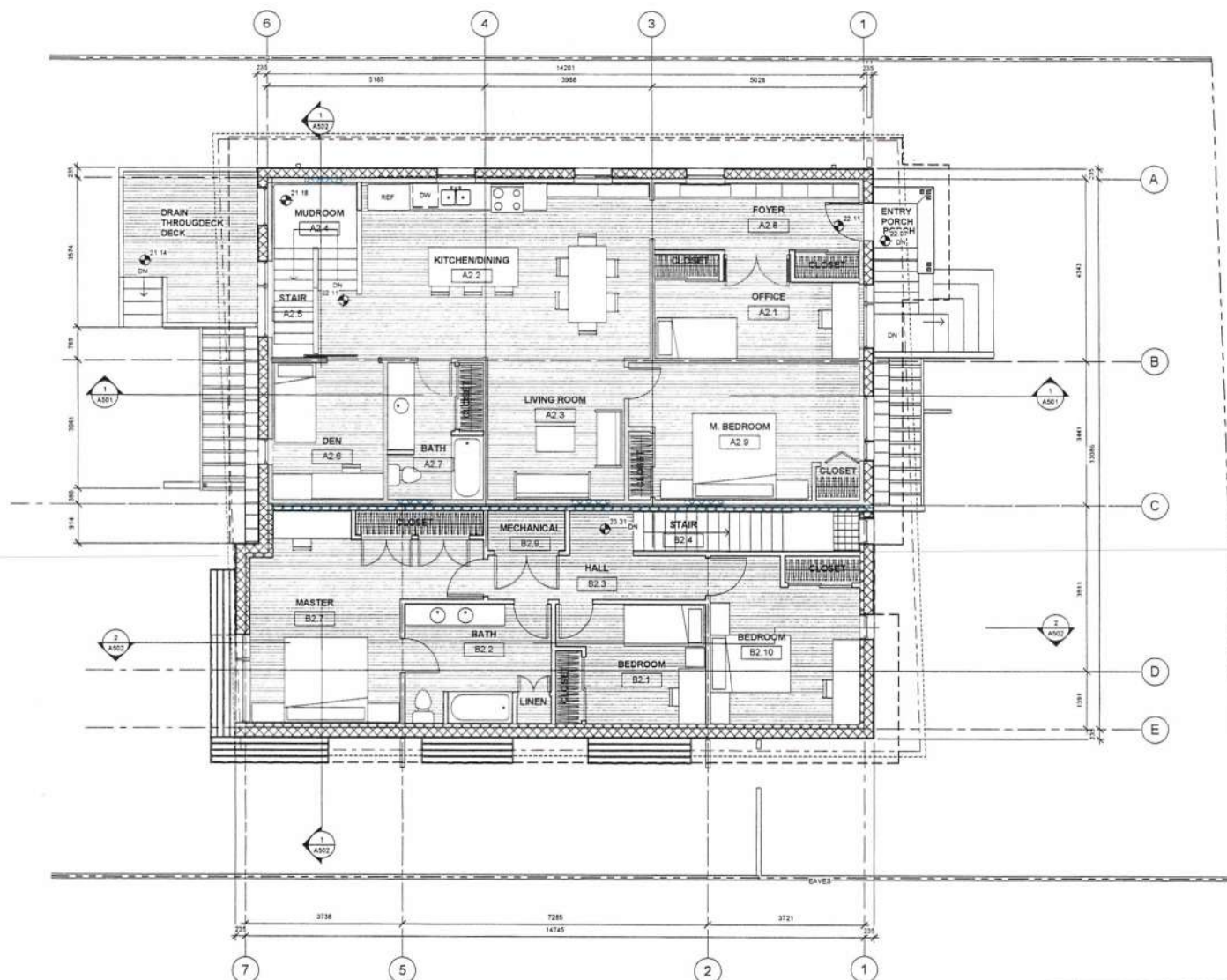
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0-9

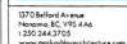
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City of Victoria

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Development Services Division



① UPPER FLOOR PLANS  
1:50



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Do not scale these drawings.

No	Description	Date
4	Releasing Revision	Mar 1, 2011
5	OP Revision	June 15, 2017

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
ROOF PLAN

Project number	2015 008
Date	JULY 25, 2016
Drawn by	Author
Checked by	Checker
<b>A203</b>	
Scale	1/4" = 1'-0"

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City of Victoria

JUL 14 2017

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Development Services Division





Clear finished wood accents at entries and soffits in conjunction with native painting and dark siding finish.  
©Amy Jones Architect, Vancouver, BC



Dark horizontal siding with decorative trim.  
Portland, OR

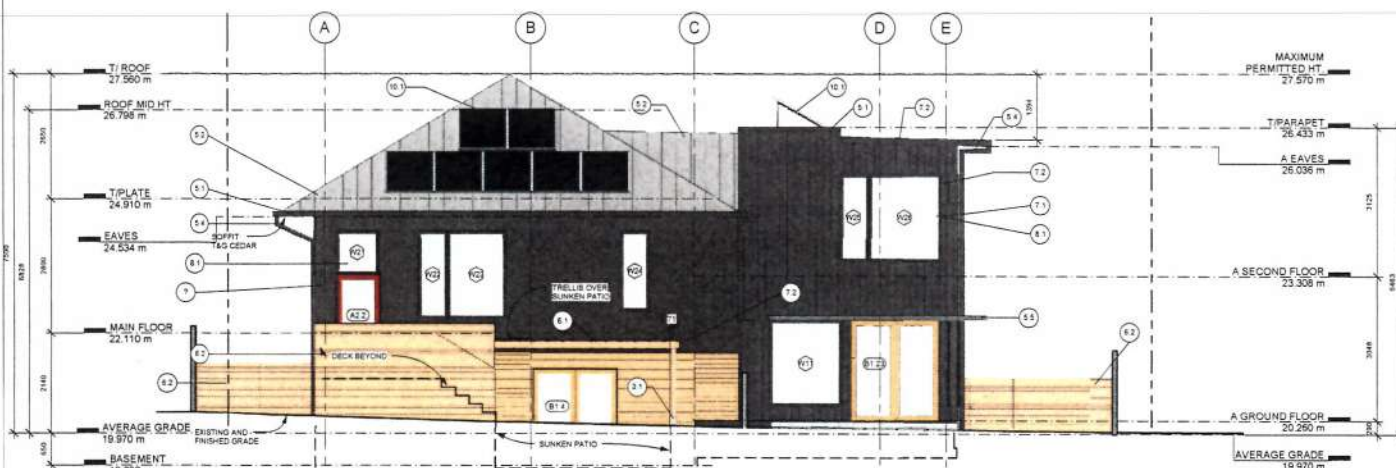
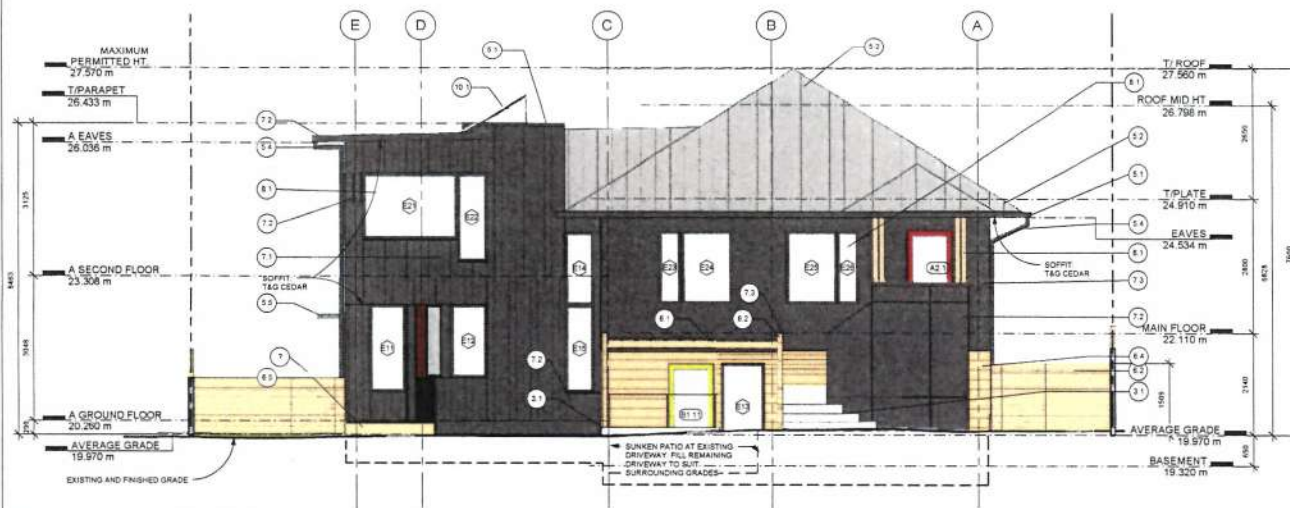
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Do not scale these drawings.

No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Reasoning	JULY 25, 2016
3	Reasoning	MAR 1, 2017
4	Repeating Revision	JUNE 15, 2017
5	OP Revision	JULY 12, 2017
6	OP Revision	
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Love-Mahoney  
**CHAMBERLAIN LOW ENERGY DUPLEX**  
ELEVATIONS

Project number:	2015 008
Date:	JULY 25, 2016
Drawn by:	MA
Checked by:	MA
Scale:	A401
	As indicated



ELEVATION NOTES:  
PROPOSED GRADES ARE SIMILAR TO EXISTING EXCEPT WHERE NOTED ON ELEVATION DRAWINGS

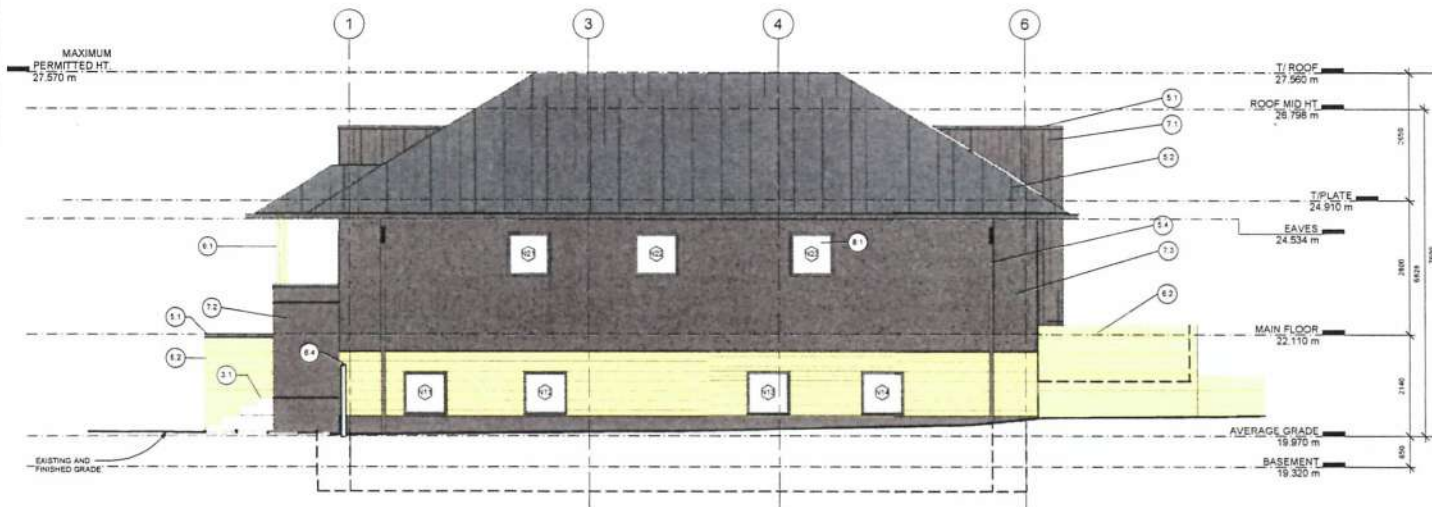
EXTERIOR FINISH SCHEDULE

- 3.1 ARCHITECTURAL CONCRETE
- 5.1 BREAK-FORMED METAL GUTTER - GALVANIZED FINISH
- 5.2 STANDING SEAM METAL ROOF - GALVALUME FINISH
- 5.3 METAL FASCIA - GALVALUME FINISH
- 5.4 PRE-FINISHED METAL RAIN WATER LEADER S.W. T028
- 5.5 LOUVERED WINDOW SHADE
- 6.1 STRUCTURAL TIMBER VARIOUS DIMENSIONS
- 6.2 STRUCTURAL SELECT CLEAR FIR CLR STAIN FIN
- 6.3 SCREEN AND FENCE CEDAR CLEAR SEALANT FINISH
- 6.4 SOFFIT TAG CEDAR CLEAR SEALANT FINISH
- 6.5 SHIP-LAP CEDAR CLEAR FINISH 4" REVEAL
- 6.6 CEDAR DECK CLR FIN
- 7.1 INVERTED BOARD AND BATTEN CEDAR SIDING 6"
- 7.2 REVEAL CLEAR STAIN FINISH S.W. T028
- 7.3 PANEL SIDING WITH ARCHITECTURAL REVEALS PAINT FINISH S.W. T028
- 7.4 STUCCO SIDING
- 7.5 BUILT-UP ROOF MEMBRANE
- 7.6 VEGETATED ROOF
- 8.1 THERMALLY-BROKEN THERMAL WINDOWS AND DOORS
- 8.2 ALUMINUM SLID-D-W T028
- 8.3 THERMAL ROOF WITH ACCENT COLOUR
- 10.1 PHOTO-VOLTAIC SOLAR PANEL

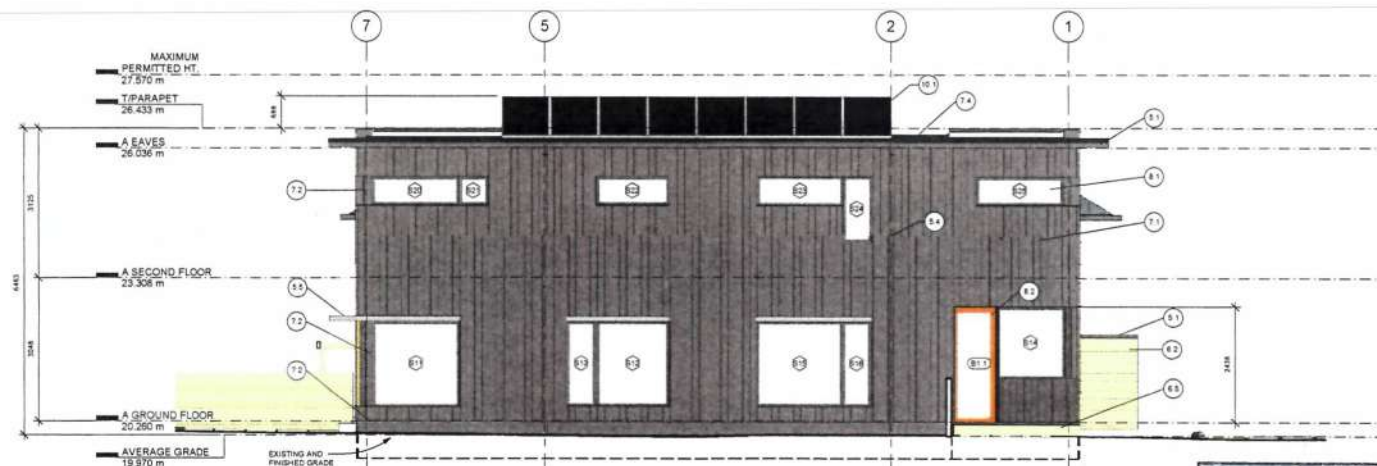
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JUL 14 2017

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Development Services Division



1 NORTH ELEVATION  
1:50



2 SOUTH ELEVATION  
1:50



Courtyard garden defined by cedar screens and accessory building with defined patios and outdoor living space  
Cleverton Design, Toronto



Bunker patio with terraced planters  
Grove Green, California



Door as accent colour  
Koch Architects, Mid-century renovation

#### ELEVATION NOTES:

PROPOSED GRADES ARE SIMILAR TO EXISTING EXCEPT WHERE NOTED ON ELEVATION DRAWINGS.

#### EXTERIOR FINISH SCHEDULE

- 1.1 ARCHITECTURAL CONCRETE
- 1.2 BREAK-FORMED METAL BUTTER - GALVANIZED FINISH
- 1.3 STANDING SEAM METAL ROOF - GALVALUME FINISH
- 1.4 METAL FLASH - GALVALUME FINISH
- 1.5 PRE-FINISHED METAL RAIN WATER LEADER - S.W. 7026 LOUVERED WINDOW SHADE
- 1.6 STRUCTURAL TIMBER VARIOUS DIMENSIONS
- 1.7 REVEAL CLEAR STAIN FINISH S.W. 7026
- 1.8 SCREEN AND FENCE CEDAR CLEAR SEALANT FINISH
- 1.9 SHIP-LAP CEDAR CLEAR SEALANT FINISH
- 1.10 CEDAR DECK CLR FIN
- 1.11 INVERTED BOARD AND BATTEN CEDAR SIDING 8" REVEAL CLEAR STAIN FINISH S.W. 7026
- 1.12 PANEL SIDING WITH ARCHITECTURAL REVEALS PAINT FINISH S.W. 7026
- 1.13 STUCCO SIDING
- 1.14 BUILD-UP ROOF MEMBRANE
- 1.15 VEGETATED ROOF
- 1.16 TRIPLE-GLAZED THERMAL WINDOWS AND DOORS ALUMINUM CLAD - S.W. 7026
- 1.17 THERMAL DOOR WITH ACCENT COLOUR
- 1.18 PHOTO-VOLTAIC SOLAR PANEL

**MARK ASHBY**  
ARCHITECTURE

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www.markashbyarchitecture.com

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No.	Description	Date
1	SUBDIVISION	FEB 7, 2016
2	Mapping	JULY 25, 2016
3	Revising/Revision	Mar 1, 2017
4	DP Revision	June 15, 2017
5	DP Revision	JULY 12, 17
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#### Love-Mahoney CHAMBERLAIN LOW ENERGY DUPLEX ELEVATIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
	<b>A402</b>
Scale	As indicated

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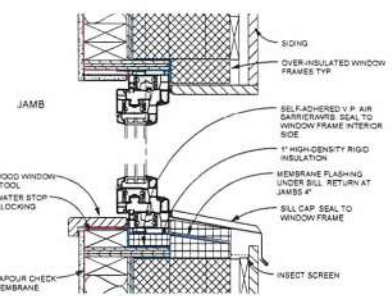


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Project number	2015 001
Date	JULY 25, 2015
Drawn by	MA
Checked by	MA
A501	
Scale	As indicated

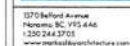



② Window detail  
1:5



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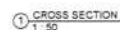


Do not scale these drawings

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
SECTIONS

Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A502	
Scale	1 : 50

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**KATE STEFIUK STUDIO**

1070 Nelson St Nanaimo BC V9S 2K2  
250-753-6093  
kate.stefiuk@gmail.com

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NO.	DATE	ISSUE
1	16-11-14	FOR REVIEW
2	17-03-08	REVISIONS ON

**PROJECT**  
**CHAMBERLAIN LOW ENERGY DUPLEX**  
1068 CHAMBERLAIN ST.  
VICTORIA, BC

## LANDSCAPE PLAN

**PROJECT** LOW ENERGY DUPLEX  
**DB:** KS **CB:** KS  
**SCALE** VARIES  
**DATE** 2017-03-08

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**PLANTING NOTES:**

Two existing fruit trees will be removed and replaced with:

- 2 espaliered fruit trees
- 3 flowering dogwood
- 4 service berry
- 1 crabapple

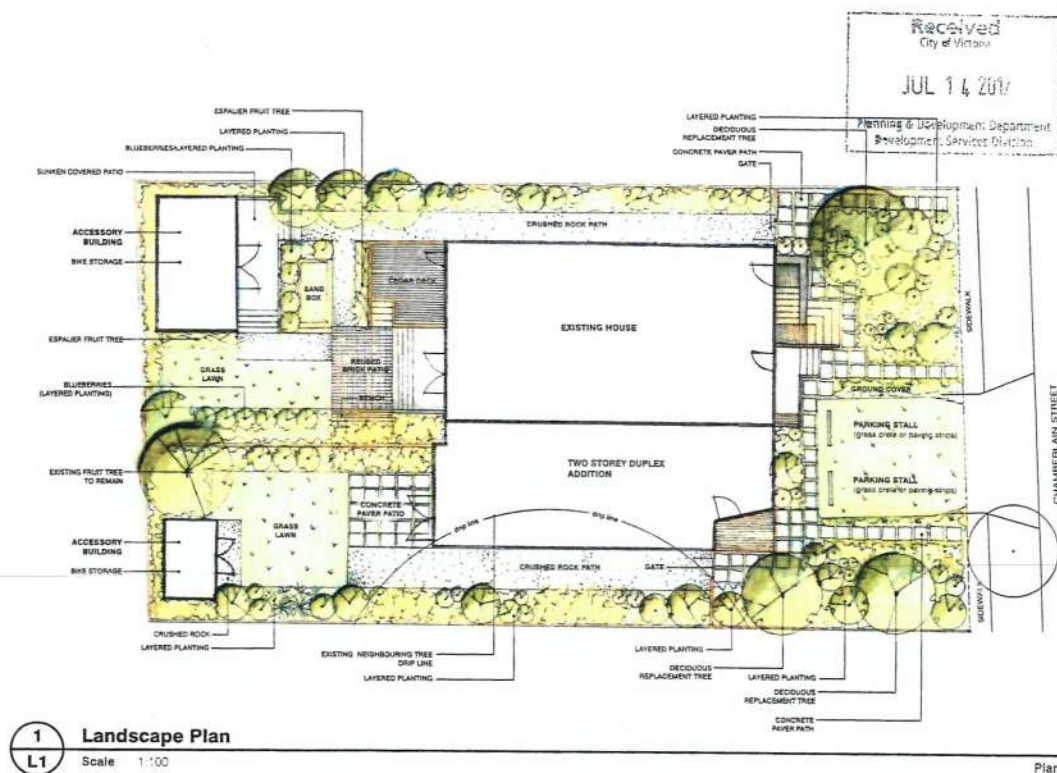
Plants chosen are primarily native species, drought tolerant, hardy, and provide necessary screening from neighbours.

**PLANT LIST:**

Deciduous Trees	Groundcovers
Serviceberry (Spiraea alba) - drought tolerant	Kinkadee (Arctostaphylos uva-ursi)
Flowering Dogwood (Cornus florida) - drought tolerant	Wild Strawberry (Fragaria virginiana)
Crabapple (Malus domestica)	Sedum
Various Fruit Trees	Creeping Thyme
	Wild Ginger

Evergreen Shrubs	Ferns
Strawberry Bush (Fragaria virginiana)	Japanese Painted Fern (Athyrium filix-femina)
Sailor (Gaultheria procumbens)	Autumn Fern (Dryopteris erythorosticta)
Dull Oregon Grape (Mahonia repens)	Liriodie Fern (Liriodie sp.)
Evergreen Huckleberry (Lonicera japonica)	Sword Fern (Nerium oleander)

Deciduous Shrubs	Perennials & Grasses
Saskatoon Berry (Amelanchier canadensis)	Evergold Bedge (Anemone)
Red Osier Dogwood (Cornus alternifolia)	Lavender (Lavandula angustifolia)
Heavenly Bamboo (Nandina domestica)	Maiden Grass (Miscanthus sinensis)
Red Flowering Currant (Ribes sanguineum)	Camellia (Camellia japonica)
Blueberries (Vaccinium)	Fourteen Grass (Poa annua)
	Sage (Salvia miltiorrhiza)
	Showy Stonecrop (Sedum spectabile)
	Blue Moor Grass (Sedum spectabile)



**1 Landscape Plan**  
Scale 1:100



**2 Front**  
Scale NTS  
Elevation



**3 Front Yard**  
Scale NTS  
Perspective

# BC LAND SURVEYORS SITE PLAN OF:

Civic: 1068 Chamberlain Street

Legal - Lot 16, Section 74,  
Victoria District, Plan 252

Parcel Identifier: 003-785-599 in the City of Victoria

## LEGEND

Elevations are geodetic referred to Victoria Integrated  
Survey Monument 15-109. (elev=22.506m)

- denotes - Water Meter
- denotes - Manhole - Sanitary Sewer
- denotes - Utility Pole With Light
- ##+ - denotes - existing elevation

Tree diameters are in centimetres.

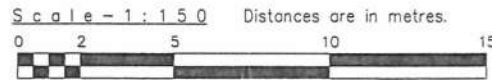
Setbacks are derived from field survey.

Parcel dimensions shown hereon are  
derived from Land Title Office records.

This document shows the relative location  
of the surveyed features and shall not be  
used to define property boundaries.

Site Area  
709 m<sup>2</sup>

Plan 252

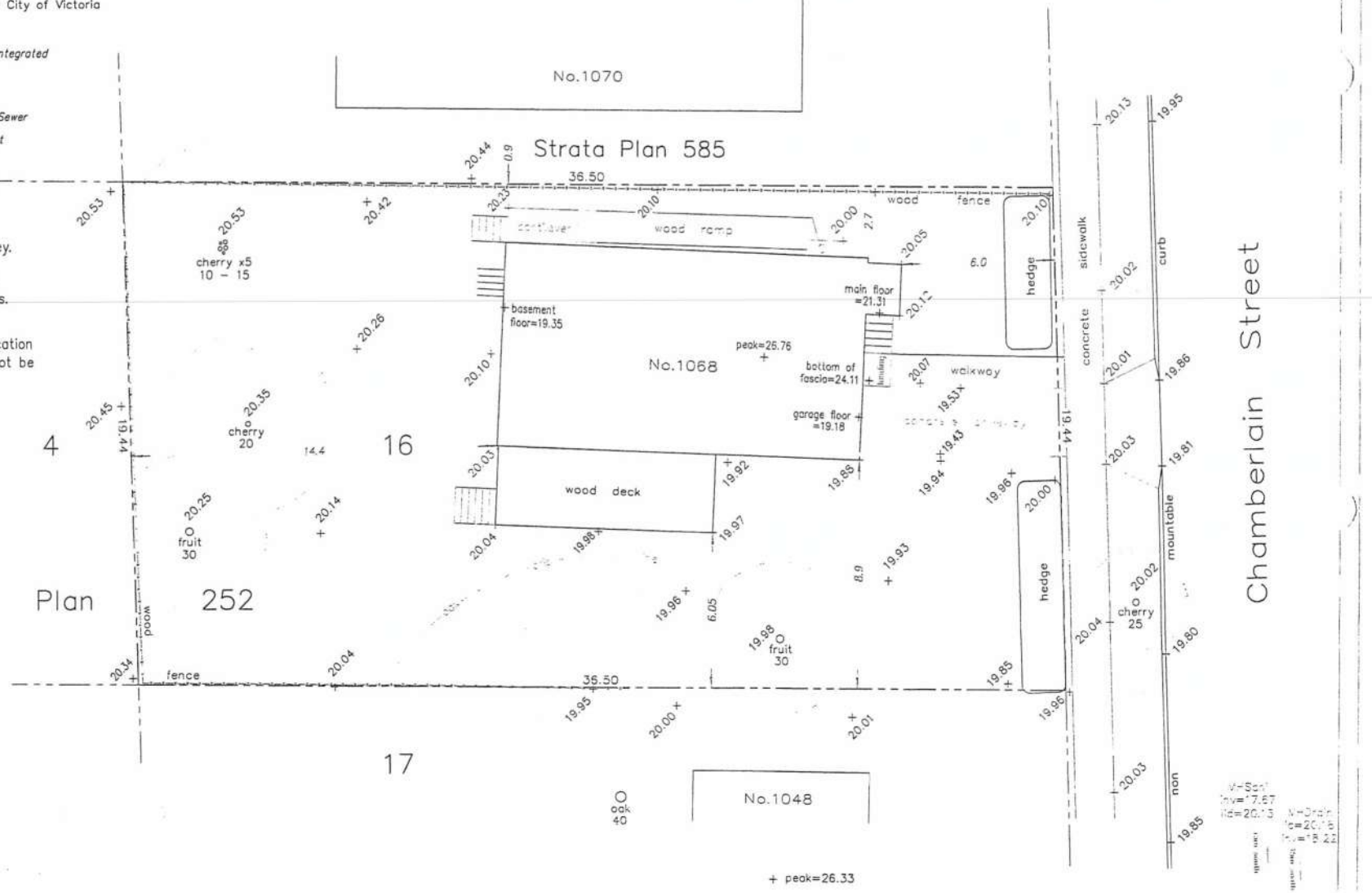


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City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division



July 17, 2015

File : 12,107 - 15  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

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Is=20.16  
Inv=19.22



# CHAMBERLAIN LOW ENERGY DUPLEX

July 20, 2017

To: Mayor Helps and Victoria City Council  
Victoria City Hall 1 Centennial Square  
Victoria BC V8W 1P6

Re: Rezoning & Development Permit Application for 1068 Chamberlain Street

Dear Mayor Helps and Victoria City Council,

This proposal is to modestly increase density in one of Victoria's most walkable neighbourhoods, in a manner that exemplifies efficient design and construction practices and respects the fabric of the existing established neighbourhood. The project is shaped by the following fundamental values:

- We believe that we have the skills, materials, and available technologies – *right now* - to build homes that are significantly more energy efficient, comfortable, healthy and long-lasting than most of what is being built today.
- We believe there is tremendous value in our existing homes and that there is much we can do to improve those as well.
- We believe that environmental outcomes are at least as important as financial ones.
- We believe that thoughtfully designed infill is critical to supporting a walking and biking culture.
- We believe that sustainable design is compact design.

Our goal is to create housing for 2.5 families that uses less energy than the existing single family home on the property. Our intention is to continue to live in the renovated existing house, with extended family in the suite, and to call this vibrant neighbourhood our home for the long-term.

## Description of Proposal:

The proposal is to convert the existing single family home into a strata duplex with a secondary rental suite in one half. The design is sensitive to the existing single family character of the neighbourhood, maintaining the existing 100+ year old home while adding an attached duplex addition. The rental suite within the existing home's current footprint will keep that half of the duplex affordable to families and offer additional rental accommodation in the neighbourhood. The rental suite will not be a separate strata unit.

Design will follow Passive House principals (emphasis on super insulation, high performing windows, and airtight construction with no thermal bridging), with goals of achieving net-zero energy consumption, zero carbon emissions, and Passive House certification. We have retained a Passive House Certifier and can provide a letter of engagement, if requested, as evidence of our commitment. The Certifier will also complete an interim Design Stage Review to provide feedback prior to construction and to provide a degree of assurance that the project will certify if constructed as designed. This review can also be provided to the city if requested.

A 144 sq.m. (~1550 sq.ft.), 3-bedroom, 2-storey addition will be added to the south side of the existing home. The design is practical and compact, suitable for a family, and intended to be extremely comfortable and low impact. The location is highly desirable for its established character, natural beauty, proximity to high quality schools, and proximity to Oak Bay Avenue.

The existing 108 sq.m (~1160 sq.ft.) house + 108 sq.m basement will remain as the second half of the new duplex. It will be renovated following the same Passive House design principles, with a full upgrade to the

## CHAMBERLAIN LOW ENERGY DUPLEX

exterior, foundation, plumbing, electrical and mechanical systems. The single storey + basement structure will be lifted 0.8 m to create a full height lower level, which will include the studio rental suite. The suite is intended as affordable, independent accommodation particularly suited to multi-generational living. Site specific R2 zoning is being requested to facilitate the addition of the suite in the duplex.



Figure 1: Southeast Perspective of Proposed Duplex Addition

### Policy Support: Land Development and Management

The proposal supports the Official Community Plan (OCP)'s goal to create compact development patterns that use land efficiently. The proposal lot is large (709.4 m<sup>2</sup>) and is the third property south of Oak Bay Avenue, adjacent to a 6-unit townhouse on the north side and a single family dwelling on the south. Our proposal will create additional housing that supports walking to Oak Bay Avenue's "Small Urban Village" economic center. The property is also a short walk to bus stops and a short walk or bike ride to neighbourhood schools.

The addition of the suite to the existing house diversifies the range of housing options available in this Traditional Residential neighbourhood, creating an option for extended family to remain closely connected, access amenities within a short walk, and age in place.

The proposal supports the new (draft) Gonzales Neighbourhood Plan by maintaining the ground-oriented existing single family character of the immediate neighbourhood, while enhancing the diversity of housing via the addition of the rental suite and the new duplex addition.

The immediate neighbourhood is characterized by a mixture of single family homes, house conversions, and multi-family dwellings. Many of the houses in the area have rental suites and several are house conversions.

It has been suggested that City policy does not support suites in duplexes. However, the R-2 Two-Family Zone and the City's Duplex Guidelines predate the OCP. This proposal is entirely consistent with the



## CHAMBERLAIN LOW ENERGY DUPLEX

objectives and policy direction of the OCP and the new Gonzales Neighbourhood Plan, which specifically identifies duplexes + suites as a desirable housing type. The OCP envisions a range of ground-oriented housing types that fit well within the existing neighbourhood fabric. This is what our proposal achieves and we trust our proposal is evaluated in the context of the City's most up-to-date and emerging policy.

Below is a map with current housing mix of properties immediately surrounding the subject property.



Figure 2: Housing types adjacent to subject property

### Policy Support: Housing Diversity

This proposal also supports the OCP's objectives for Housing and Homelessness. While not targeted at the most vulnerable, this proposal enhances affordability while creatively regenerating and enhancing the existing housing stock.

Half of the duplex includes a mortgage helper suite, making ownership in this popular family neighbourhood accessible to a greater diversity of families. At the same time, it adds additional rental stock to this neighbourhood and creates an opportunity for multi-generational living and a diverse community.

### Policy Support: Climate Change and Energy

The proposal supports all five of the City's strategic goals around climate change and energy, as follows:

1. Increased resilience to climate change, energy scarcity and costs: By applying Passive House principles, both the existing and new addition will use very little energy. Because of the emphasis on constructing an airtight and highly insulated building envelope, the homes will also remain comfortable year-round, with very little need for additional heating or cooling. In the face of a natural disaster, the homes will stay warm longer without power.
2. Both existing and new addition will be built solar PV ready and both will be all-electric. BC's hydro power supply has a much lower carbon footprint than combustion fuel. By building all-electric, both homes will also have the potential to generate and store all of their own power on-

## CHAMBERLAIN LOW ENERGY DUPLEX

- site.
3. The homes are sited in a location where cars are not needed. All amenities can be accessed within a short walk. Downtown is accessible by a short bike or bus ride.
  4. The re-use and improvement of the existing building will reduce construction waste and reduce the need for raw materials. By renovating the existing house to a very high construction and energy performance standard, the life of this 100-year old house is extended indefinitely, while also creating a healthy, low-energy, low-carbon environment for its occupants.
  5. As outlined in 2. above, both sides of the proposed duplex will be solar PV ready as a minimum, increasing Victoria's clean, renewable, and efficient energy sources.

### Neighbourhood Consultation:

Beginning in the fall of 2015, neighbours within and beyond the 100m radius were consulted. We had preliminary in-person conversations with over 55 neighbours from September 2015 through spring 2016. Preliminary plans for a small lot subdivision approach were shared and input received. Plans were also emailed to interested neighbours, including the Clare Street email list and the 6-unit townhouse email list. We also shared our blog documenting the project ([stretchdeveloper.com](http://stretchdeveloper.com)). We discussed the small lot subdivision proposal at an informal meeting with the Fairfield Gonzales Community Association Land Use Committee in February 2016.

As a result of the concern voiced by some of our neighbours that there was insufficient space between adjacent properties, we elected to redesign for an attached duplex. This approach allows us to achieve our project objectives while doubling the amount of space between the building and its adjacent properties to the north and south.

Neighbour input also led us to move the parking from the rear of the yard to the front, using minimal permeable parking surface to accommodate the required parking area. While a variance from the R2 zoning, this strategy is consistent with R1-G Design Requirements for Single Family Front Yard Parking, and reflects a preference to maintain the greenspace in the rear yard. The rear yard is part of a nearly block-long stretch of back yard space that has no car access or paved area. See Appendix A. The parking design is intended to provide two parking spaces in as efficient manner as possible, and thereby preserving as much front yard green space as possible.

Landscaping has also been intentionally designed to provide screening and protect privacy, particularly with the neighbour immediately to the south of the new house. Landscaping includes the extension of the existing 6' fence and plantings to enhance privacy on both sides.

A noticed community meeting was held with the Fairfield Gonzales Community Association Land Use Committee on October 20, 2016. An estimated eight neighbours attended and several provided comments at the meeting, most of which were supportive. Points of support included the creative addition of modest density, the addition of the suite, the ambitious sustainability goals, and the design. Specific criticisms focused on minor design elements such as plantings between properties and roof shape.

Follow up from our neighbour to the south after the meeting raised a number of points including disliking the modern design of the addition, concern about privacy issues, and a dislike for the 3 units without a rationale. We believe we have addressed privacy concerns with the design of non-view windows on the second floor of the addition, as well as a 6-foot fence and plantings screening windows on the ground floor. Refer to the overlook study on drawing A002. We will continue to work with this owner in as constructive a manner as possible to resolve any remaining concerns. Redesigning from the small lot subdivision to the attached duplex approach was a significant change we undertook specifically in response to this neighbour's concerns.

---



# CHAMBERLAIN LOW ENERGY DUPLEX

Because of our lengthy consultation process prior to the community meeting, we did not hear any criticisms at the community meeting that warranted major changes to the current design. Some minor changes have been incorporated to meet the city's submission requirements.

## House Design:

Both the existing house renovation and the new duplex addition are designed to be extremely energy efficient; to use low embodied carbon and energy materials to the extent possible. The focus of the design is on Passive House principles – significant resources will be focused toward making the building envelope of both houses highly insulated and airtight. High efficiency heat recovery ventilators will be installed to ensure very high quality distributed ventilation air.

The renovation of the existing house respects and maintains the original form and roof line, while the addition is intentionally contemporary, simple and contrasting. This design strategy highlights the relationship between old and new. The design uses traditional materials, including cedar siding and stucco, that reference more traditional material choices evident on the block. Deep window reveals introduced by the thicker Passive House walls add visual interest and depth to the facade. The roof slope of the new addition is nearly flat, to minimize intrusion on neighbouring properties, facilitate the addition of solar panels, and allow maximum sun penetration to the north half of the duplex. These features, along with welcoming, street-facing entries for both halves of the duplex, adhere to the Neighbourliness Guidelines for Duplexes.

Refer to Appendix C for a description of the architectural rationale for the design.

## Zoning:

The proposed duplex meets the R2 requirements with the following requested variances:

- A. Usage: From two-family dwelling to two-family dwelling with one secondary rental suite  
Rationale: Rental suites are common in this area, as are multi-family dwellings. Given the proximity of Oak Bay Avenue and the surrounding mix of density, adding a suite within the existing building footprint adds one more affordable rental option in a highly desirable location. It makes the purchase of this half of the duplex more attainable to families of moderate income and allows the potential of families with young children to remain even as the space needs of their growing children increase. Furthermore, it supports the potential of a multi-generational living arrangement.
  - B. Parking location: From rear yard to front yard  
Rationale: This was a design change in response to neighbourhood input, and in keeping with the design of many houses on the west side of Chamberlain and the east side of Clare Street. The front yard parking design is consistent with the guidelines contained in the R1-G zoning, which seeks to minimize green space consumed for parking purposes. See Appendix B for examples of front yard parking in the immediate neighbourhood.
  - C. Rear yard setback: From 12.78 m to 10.26 m  
Rationale: This variance is to accommodate a rear deck and does not reflect an intrusion of the main structure into rear yard space. The front yard setback was required to allow for front yard parking, which taken together, facilitates overall preservation of green space on the property.
  - D. First and second storey floor area: From 359.8 m<sup>2</sup> to 280.0 m<sup>2</sup>  
Rationale: The existing house was raised to create a full height lower level and to enable addition of below slab insulation. Combined floor area is still well below the R2 limit, as is the overall building height.
-

# CHAMBERLAIN LOW ENERGY DUPLEX

## Project Benefits:

### Economic:

- Locally owned and financed construction project
- Infill development supports economic vitality of the Oak Bay Village Small Urban Village

### Social:

- Improved streetscape
- Addition of affordable rental housing (suite)
- Adaptive re-use of existing house for multi-generational living and aging in place
- Educational opportunities for sustainable construction practices
- Site selection that supports walking and biking culture

### Environmental:

- Building retention and re-use
- Site selection that supports biking and walking
- Onsite stormwater management via the City's Rainwater Rewards Program
- Permeable paving for parking strips and patio space
- Landscaping that prioritizes edibles, natives and plantings with minimal irrigation demand
- High efficiency plumbing fixtures
- All LED lighting
- Site generated solar PV
- Ultra low energy consuming buildings (targeting net zero energy, zero carbon emissions, and Passive House certification)

## Conclusion:

The proposed project prioritizes environmental sustainability, carbon reduction and energy efficiency. It creates a modest increase in density in keeping with the OCP's goal to provide additional housing in the city's most walkable/bikeable neighbourhoods. The design is sensitive to the existing single family character of the neighbourhood, adding a duplex addition that is appropriately scaled for the site, and maintaining the existing 100+ year old home while adding an affordable rental suite within its current footprint.

Thank you for your thoughtful consideration of this proposal.

Best Regards,



Christy Love and Matthew Mahoney  
Owners/Occupants of 1068 Chamberlain Street



# CHAMBERLAIN LOW ENERGY DUPLEX

## APPENDIX A: Rear Yard Green Space



Subject  
Property

Rear yard  
green space

## CHAMBERLAIN LOW ENERGY DUPLEX

### APPENDIX B: Examples of Front Yard Parking in the Immediate Neighbourhood





# CHAMBERLAIN LOW ENERGY DUPLEX

## APPENDIX C: Architectural Rationale

The 1000 block of Chamberlain Street is comprised of an eclectic mix of character homes. Existing homes range from 1 to 2 1/2 stories in height and exhibit a broad range of architectural styles reflecting their year of construction. The majority of homes draw broadly on traditional house forms and materials including horizontal wood siding, stucco, and they generate visual interest with expressed massing and projecting roof fascia and eaves.

Existing houses reflect their unique history of addition and renovation work identifiable through changes in material and style.

Roof profiles are predominantly hipped and gable styles, often with complex dormers. Deep overhangs and eaves expressed with dentil patterns contribute to the character of the homes. Asphalt shingles are the dominant choice.

Authentic materials predominate with ornate timber posts and railings in conjunction with lapped wood siding, stone and stucco. Occasional insertions of brick and galvanized, corrugated metal add to the eclectic flavour of the neighbourhood.

Colour is used extensively in the neighbourhood with vibrant hues, contrasting trim and natural accents. Grades vary considerably along the block with several houses and front yards elevated above the grade of the street. The natural grade in the zone of the project is moderately flat.

Dense, mature landscaping is the dominant feature of the street. Several houses are virtually concealed by front-yard vegetation. Grass appears selectively in front yards along with a mix of bed planting, shrubs, mature trees, textured paved areas and natural rock.

The proposed house offers a contemporary interpretation of the patterns and forms of the street. The intention of this project is to honour the architectural legacy of the neighbourhood with homes that reflect contemporary values and design. This is achieved through sympathetic scale, texture and massing.

The **existing house** will receive new exterior insulation, windows and cladding. Additional wall thickness will introduce deep reveals at window and door openings, enhancing the rather flat façade of the existing house with deep shadow lines.

The existing shingle and stucco siding will be replaced with new stucco, similar to many homes throughout the neighbourhood.

The enclosed entry will be converted to a porch with a combination of stucco, stained timber columns and sealed cedar screen walls that reference natural materials used in similar ways throughout the neighbourhood.

The existing hipped roof will be re-clad with standing seam metal, chosen to extend the life of the roof and reduce the lifecycle environmental impact of asphalt shingles. The eaves will be extended to create a deeper shadow line that is more consistent with the neighbourhood. A sealed cedar soffit will visually connect the roof to the accent material used in fences and screens around the property.

The **duplex addition** stands two stories with a grade entry and flat roof. The linear shape is a response to the narrow property. The south side yard setback has been increased to mitigate impact on the neighbouring property and existing mature tree and to create useable yard space adjacent to the house. The roof, which presents a parapet to the street, projects to shade south facing windows while maximizing solar penetration to the existing house to the north.

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## CHAMBERLAIN LOW ENERGY DUPLEX

Front yard setbacks are aligned to adjacent houses. The characteristically shallow front yards of Gonzales contribute to the friendly character of the neighbourhood.

Similar to other houses in the neighbourhood, the massing of the new and existing houses will be expressed to create visual interest and to improve connection to the front garden and the street. In addition to deeply expressed windows and extended roof soffits, the entries of both houses are expressed with massing and materials. The projecting mass of the existing house's porch is enhanced with a projecting roof overhang, twinned timber columns and sculptural concrete steps. The lower entrance is defined with a shallow roof overhang and partially enclosed with a timber pergola. The alcove entry of the new addition is recessed, creating a sculpted massing of the house's façade and a semi-enclosed, landscaped courtyard entry. A large street-facing window announces the entry.

The addition will be clad with vertical cedar siding.

The houses are conceived together with their front yard landscaping. Entry, porch, stoop, windows, surface treatments, planting, fences and screens work together to create gardens that are beautiful, functional and seamlessly integrated with the homes.

Colour is chosen in the context of natural wood accents and front-yard landscaping of both houses. The dark French-grey hue mediates between the industrial sensibility of the metal roof and gutter and the natural tone and texture of natural wood, landscape and permeable paved surfaces. Vibrant colours are introduced in the glazed front doors of the houses and basement suite as a contemporary reference to the traditional use of colour in the street.





**FAIRFIELD GONZALES**  
COMMUNITY ASSOCIATION  
the place to connect

**Fairfield Gonzales Community Association Land Use Committee**  
**Community Meeting October 20, 2016**  
**Fairfield Community Place**  
**1330 Fairfield Road**

Chaired by Corey Burger (acting vice chair) Heather Murphy and Alice Albert (recorders) Don Monsour (chair) Robin Jones, and Susan Kainer (members of CALUC).

Approximately 20 community members in attendance.

**1068 Chamberlain**

re zoning: from R1G single family dwelling to R2 two family dwelling. Existing home will be retained and renovated to remain as one storey home with basement, including a studio rental suite. New duplex addition will be a two storey home on grade (no suite). Both renovation and new half will use passive home design principles and strive for net zero energy consumption and zero carbon emissions

- Owners have spoken with 55 neighbours
- Existing house will be raised
- Passive house principles will be utilized
- New addition 1600 sq.′
- Solar net zero energy.
- Cedar siding for new house, cedar accents will be added to existing house.
- High importance will be placed on landscaping and will preserve as much green space as possible.
- Seeks 2 family zoning
- Move parking from back to front

**1048 Chamberlain**

- Side set backs? Response?
- Concern: Privacy: we will look at house outside our kitchen window. Will I be looking into their place and will they be looking into mine? What are the controls over what is proposed and what is actually built? I'm not crazy about the (flat) roof line. Exterior finish? Response: Vertical cedar siding. How high? Response: will be higher than current house by 2' but below maximum.

**1031 Chamberlain**

- View from back?
- Three new units but only 2 **parking** spaces will add to parking on Chamberlain which is already a problem with shoppers on Oak Bay.
- Two storeys without basement? Response: Yes.
- Boxy design, likes over all idea but with a softer design. Response: design keeps height low.

#### **1 Briar Place**

A brilliant design.

#### **1034 Chamberlain**

- Comment: Diversity of housing on the street exists from: arts and crafts, registered heritage, to townhouses built in the 70's. Enthusiastic about the **design**. My young family will be here for a long time.

#### **1076 Davie Street**

- Interesting proposal duplex triplex problematic.
- Design is horrible; doesn't work for me. Real concerns with design. Response: We did start with a different design.

#### **147 Olive**

- Refreshing that a proposal is seriously considering the environment; pleased environmental considerations balanced with form and function.

#### **1034 Clair**

- Design, juxtaposition is an attribute, brave.

#### **1026 Clair Street**

- Not a duplex, however, City of Victoria needs to reconsider policy. Nothing about the proposal worries me. We are going to do a flat roof (in reference to future remodelling of own home). Housing diversity is good

#### **Unknown Address**

- Purpose of work shop? Noise abatement (from work shop)? Response: Work shop will be used for carpentry; power tools will be used.

#### **1027 Chamberlain**

- Design not quite together; doesn't meld.
- **Traffic** problem already being close to Oak Bay.

1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

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[www.fairfieldcommunity.ca](http://www.fairfieldcommunity.ca)  
[place@fairfieldcommunity.ca](mailto:place@fairfieldcommunity.ca)




- Concern re construction being noisy and adding to traffic congestion.

*An unidentified individual reminded participants this is a rezoning application (not about debating design) and council will decide the outcome. We have to give each other scope to occupy the land the way we wish.*

**Summary of Concerns and Views Expressed:**

Concerns: re privacy for adjacent neighbour, increased traffic and subsequent need for parking.  
Both appreciation and criticism of design expressed.



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Laura Wilson

---

**From:** David Nicholls [REDACTED]  
**Sent:** Friday, Oct 21, 2016 3:26 PM  
**To:** [REDACTED] planandzone@fairfieldcommunity.ca; Cloe Nicholls; Community Planning email inquiries  
**Subject:** Proposal at 1068 Chamberlain Street

October 21, 2016

Good afternoon,

I was not able to attend the community meeting on October 20, 2016 with regards to the development proposal at 1068 Chamberlain Street.

I live at 5 – 1070 Chamberlain Street, which is a unit in the neighbouring property, and am very much in favour of the proposal.

The 6-unit townhouse complex where I reside is mostly owned and occupied by young couples and families. All of us feel very lucky to have found a lower-cost option for housing in very desirable neighbourhood. With houses on Chamberlain Street now in the million-dollar range, it is unlikely that any of us would be able to afford a house in the area. As a result, I welcome any proposal that will increase density and provide more affordable options for those of us who, one day, may wish to move to a slightly larger house in the neighbourhood.

The properties on Chamberlain Street are all fairly large, so I would suspect that the majority of the lots could handle a duplex addition. In this particular case, the owners at 1068 Chamberlain Street seem to have done their homework and are proposing a very thoughtful and well-suited addition to their property. I have also appreciated their efforts to keep all of their neighbours apprised of their efforts.

I support this project and hope that the City of Victoria will as well.

Thank you very much for considering my thoughts.

Sincerely,



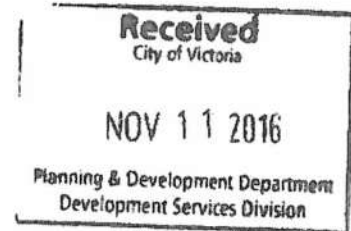
David Nicholls

5 – 1070 Chamberlain Street

Laura Wilson

---

From: Marian <almarp1048@shaw.ca>  
Sent: Friday, Nov 11, 2016 12:42 PM  
To: Christy Love  
Cc: Laura Wilson; monsour@shaw.ca  
Subject: Fw: 1068 Chamberlain Street



PROPOSED REZONE  
1068 CHAMBERLAIN STREET

Dear Christy and Matt. I am writing to you as a follow-up to the material you provided to us at the meeting of Oct. 20. You are not giving all the neighbours within 100 metres of your property all the facts and evading the issues

There are issues that don't seem to be resolved

A. You keep insisting the development is a duplex but with 3 units zoning at city hall says it is a triplex. Three units is not acceptable.

B. There are still privacy issues. Right at the beginning of the first proposed development you knew that privacy was very important to us. The two big windows on the south side of your new house are eye to eye with our big kitchen window where I do all my preparations for meals, etc.

C. The new build still does not conform to the existing house nor to the other houses on Chamberlain St. You have two completely different house styles together and the neighbours are not happy with that. Would like to see exterior finish being more compatible with the residences within the original 1910 streetscape. Could use shingles or lap siding rather than a more modern look. With the exception of our dwelling the vast majority of existing or upgraded dwellings on the street all have the same architectural theme. Your proposal does not work.

D. The two driveways are non compatible with the two parking spaces you have allowed on your property. There needs to be one parking spot for each unit, i.e. 3 parking spots. There is only one street access for vehicles allowed for a property. 2000 Chamberlain, corner of Brighton, has a garage and a driveway and the city has told the owner he can only use one.

E. Will there be City control over what is being proposed actually being what is built.

The above issues must be addressed before any building can be done.

Alex and Marian Piercy  
1048 Chamberlain St.

cc:

1) Planning & Zoning Committee of Fairfield Gonzales Community Association



1330 Fairfield Rd. V8S 5J1 Don Monsour President/Interim Chair — —

- [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca) .

2) [LAWILSON@Victoria.ca](mailto:LAWILSON@Victoria.ca)

Laura Wilson

---

**From:** Christy Love [REDACTED]  
**Sent:** Saturday, Nov 19, 2016 1:17 PM  
**To:** Marian  
**Cc:** Laura Wilson; DON MONSOUR; Matt Mahoney  
**Subject:** Re: Fw: 1068 Chamberlain Street

Hi Marian and Alex,

Thank you for sending these comments. We provide responses to each item below. We'd also be happy to continue discussing in person.

A) Duplex with secondary suite: The distinction is that a secondary suite can only be rented. A triplex could stratified into three units each owned and sold separately, and we are emphasizing that this is not what we wish to do. The suite is being added within the footprint of the existing house, and it could be changed back into a single dwelling as our needs change over time. As you know, our plan is to create this space so that we can live as a multi-generational family.

B) Privacy: We take your privacy seriously and this is a key reason we shifted to this proposal from our original small lot approach. As we discussed after the community meeting, the plans include an extension of the existing 6 foot fence between our properties, along with plantings for additional screening. If you'd like, we can stand in the yard to envision where the new windows will be in relation to your kitchen window and discuss improvements that you think would help. The upper floor windows are high clerestory windows that allow light into the rooms but do not look down into your yard.

C) We appreciate your concerns, although house design (as in taste in clothes and art) is subjective, and our block includes an eclectic mix of house styles that reflects the years they were built or added to. We have chosen materials (cedar siding and accents, stucco) that are consistent with the neighbourhood, and designed the landscaping to tie in with the existing mature landscaping. The flat roof is intentionally modern and distinct from the existing roof line, but is also intended to limit the height next to your home; to enable addition of solar panels, and to allow more south facing light to reach the north half of our property.

D) As we are proposing a duplex with secondary suite (small and rental only), we feel two stalls is adequate, especially given that our location is so close to shopping, buses, bike routes, and other amenities that can be accessed without a car. Garden suites and secondary suites have no requirement for off-street parking in the City of Victoria.

We don't think our home will generate more cars than a large single family with large secondary suite - which is permitted as a right under the existing zoning - and would require only one parking stall. We could have included more space for car parking by putting a driveway to the rear-yard. However, we heard from you and other neighbours that they didn't want the backyard turned into parking (nor do we!). With our proposal we are trying to balance these different issues and priorities.

E) The City will issue a Development Permit which guarantees we build the buildings as per the Council approved designs.

We are available to discuss further as desired.

Best Regards,  
Christy Love and Matt Mahoney  
Owners/occupants 1068 Chamberlain

On Fri, Nov 11, 2016 at 12:42 PM, Marian [REDACTED] wrote:

PROPOSED REZONE  
1068 CHAMBERLAIN STREET

Dear Christy and Matt. I am writing to you as a follow-up to the material you provided to us at the meeting of Oct. 20. You are not giving all the neighbours within 100 metres of your property all the facts and evading the issues

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E. Will there be City control over what is being proposed actually being what is built.

The above issues must be addressed before any building can be done.

Alex and Marian Piercy  
1048 Chamberlain St.

cc:

1) Planning & Zoning Committee of Fairfield Gonzales Community Association  
1330 Fairfield Rd. V8S 5J1 Don Monsour President/Interim Chair —  
- [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)

2) [LAWILSON@Victoria.ca](mailto:LAWILSON@Victoria.ca)



## **Council Report**

**For the Meeting of October 26, 2017**

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<b>To:</b>	Council	<b>Date:</b>	October 12, 2017
<b>From:</b>	Jonathan Tinney, Director, Sustainable Planning and Community Development		
<b>Subject:</b>	<b>1068 Chamberlain Street Rezoning Application No. 00541 and Development Permit with Variances No. 000488 Update Report</b>		

---

### **RECOMMENDATION**

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 17-114 for Rezoning Application No. 00541 for 1068 Chamberlain Street.

Following consideration of Rezoning Application No. 00541 that Council consider this updated motion with respect to Development Permit with Variances No. 000488:

"That Council authorize the issuance of Development Permit with Variances Application No. 000488 for 1068 Chamberlain Street, in accordance with:

1. Plans date stamped July 14, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. allow parking in the front yard
  - ii. reduce the minimum rear yard setback from 12.78m to 10.26m.
3. The Development Permit lapsing two years from the date of this resolution."

### **EXECUTIVE SUMMARY**

In accordance with Council's motion of August 3, 2017, the necessary Zoning Regulations Bylaw Amendment that would authorize Rezoning Application No. 00541 (and concurrent Development Permit with Variances Application No. 000488) for the property located at 1068 Chamberlain Street has been prepared and a Public Hearing date has been scheduled.

### **Development Permit with Variances**

The recommendation related to the Development Permit with Variances was revised to accommodate how the new, R2- Zone, Duplex with Secondary Suite (Chamberlain) District, was written. The increase in maximum combined floor area on the first and second floor was written into the new Zone, and therefore, is not required as a variance. This is to embed this regulation in the Zone to run with the property for clarity.



### Existing Use Clarification

It should also be clarified that the Committee of the Whole report presented on August 3, 2017 stated that the existing house is a single-family dwelling with a secondary suite, and this proposal would retain that secondary suite as rental; however, it was recently discovered that the existing house does not currently have a secondary suite, although one would be allowed under the current R1-B Zone. This does not impact the staff recommendation.

The preconditions that Council set in relation to these applications have been met and staff recommend for Council's consideration that the application proceed to a Public Hearing.

Respectfully submitted,



Chelsea Medd, Planner  
Sustainable Planning and Community  
Development Department



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Oct. 19, 2017

### List of Attachments:

- Committee of Whole Meeting Minutes, dated August 3, 2017

**5.2 Rezoning Application No. 00541 for 1068 Chamberlain Street (Gonzales)**

Committee received a report dated July 21, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property located at 1068 Chamberlain Street, in order to allow for a new site specific zone to allow for a duplex with secondary suite through an addition onto the existing single family dwelling.

**Motion:** It was moved by Councillor Madoff, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment(s) that would authorize the proposed development outlined in Rezoning Application No. 00541 for 1068 Chamberlain Street, that first and second reading of the Zoning Regulation Bylaw Amendment(s) be considered by Council and a Public Hearing date be set.

Committee discussed:

- The issues with the proposed design and presentation of the south side of the building to the street.
- Concerns with the transition between traditional single family dwellings to high density dwellings in the area.

CARRIED 17/COTW

**For:** Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and Thornton-Joe

**Against:** Councillor Young



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Development Permit with  
Variance Application  
for  
1068 Chamberlain Street





# Subject Site



Current site

Pre-development site



# 1070 Chamberlain (North)

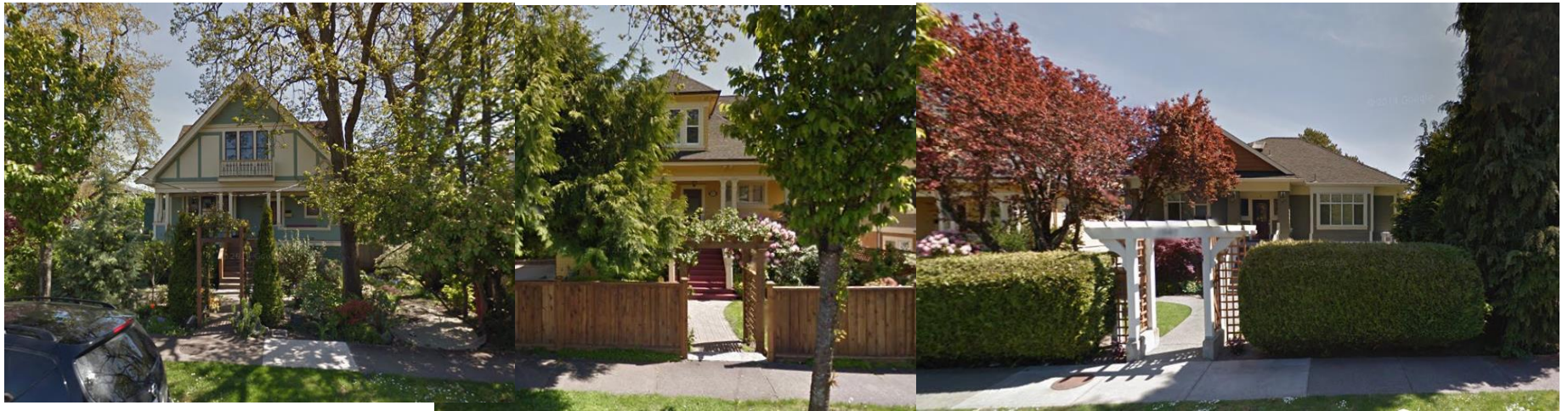




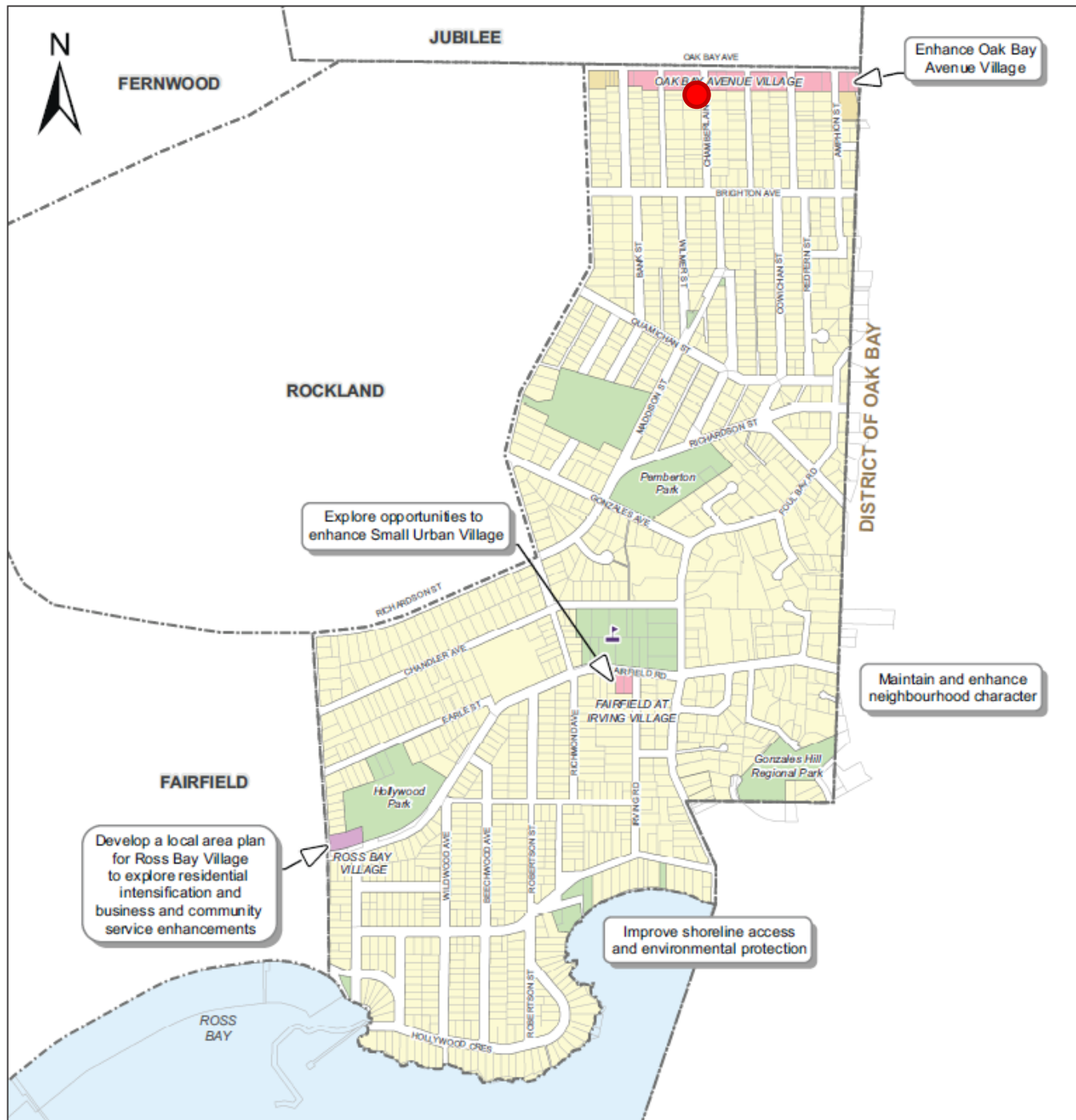
# 1048 Chamberlain (South)



# 1063, 1057, 1047 Chamberlain (East)







## MAP 23

### Gonzales Strategic Directions

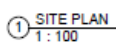
#### Urban Place Designations\*

- Urban Residential
- Large Urban Village
- Small Urban Village
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Marine

#### Public Facilities

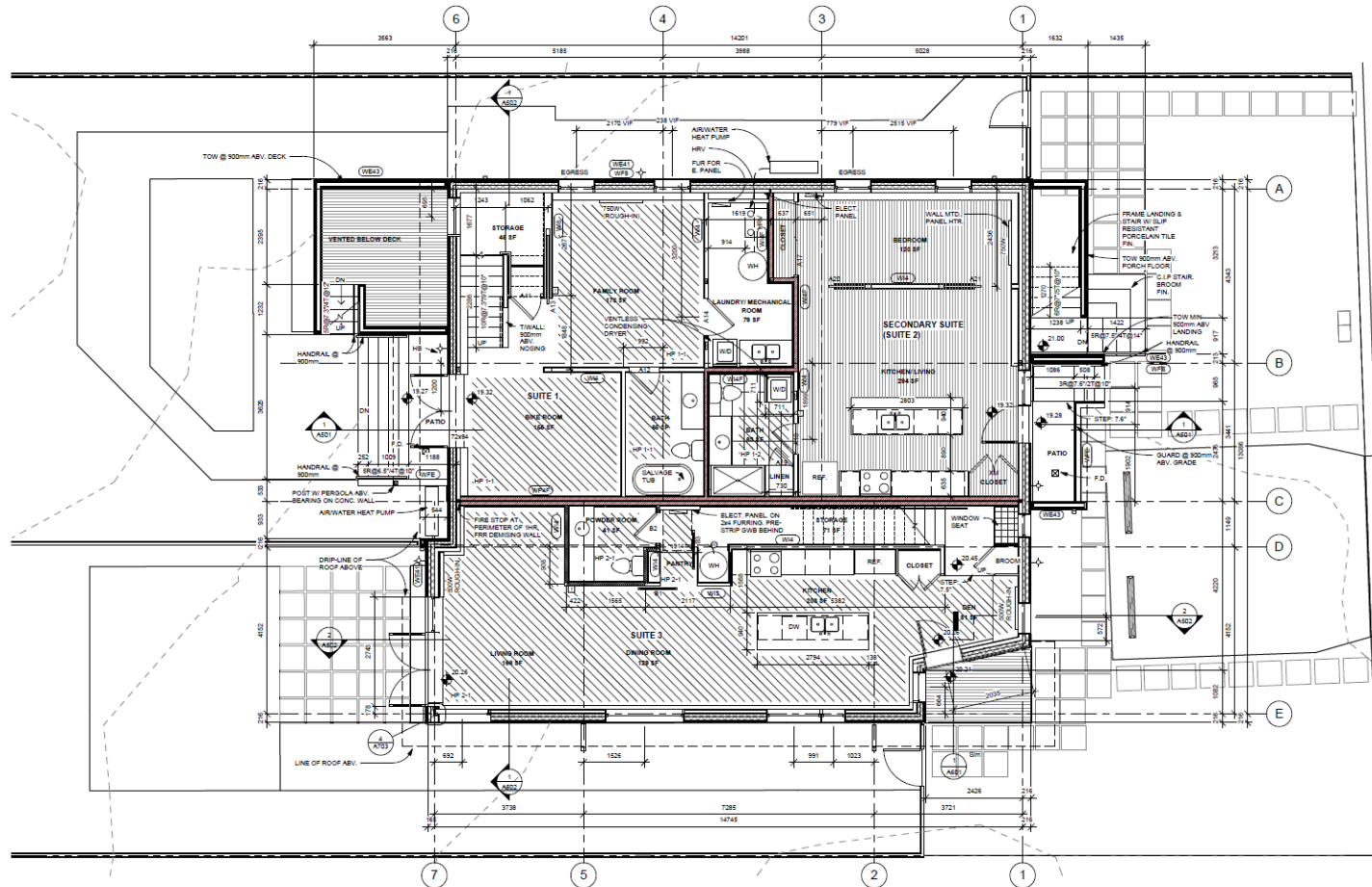
- Existing Public School

\*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.





# Floor Plans - Lower



**MARK ASHBY**  
ARCHITECTURE

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Vancouver, BC V6E 4A6  
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## FLOOR PLAN NOTES AND LEGEND:

1. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING AND LATERAL SYSTEM
2. REFER TO RCP FOR ELECTRICAL, VENTILATION AND FIRE SAFETY EQUIPMENT
3. WINDOWS DENOTED EXPRESS SHALL BE SASH-TYPE WITH A MINIMUM CLEAR OPENING DIMENSION OF 360mm AND 0.35 m<sup>2</sup>.

## FLOOR PLAN LEGEND:

- IN-FLOOR ELECTRIC RADIANT HEATER
- RADIANT HYDRONIC ZONE
- THERMOSTAT
- ELECTRIC HEATER
- HOSE BIB

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No.	Description	Date
1	REVISION	RE-1
2	Revisions	2015-05-20
3	Revisions	2015-05-20
4	Revisions	2015-05-20
5	Revisions	2015-05-20
6	Revisions	2015-05-20
7	Revisions	2015-05-20
8	Revisions	2015-05-20
9	Revisions	2015-05-20
10	Revisions	2015-05-20
11	Revisions	2015-05-20
12	Revisions	2015-05-20

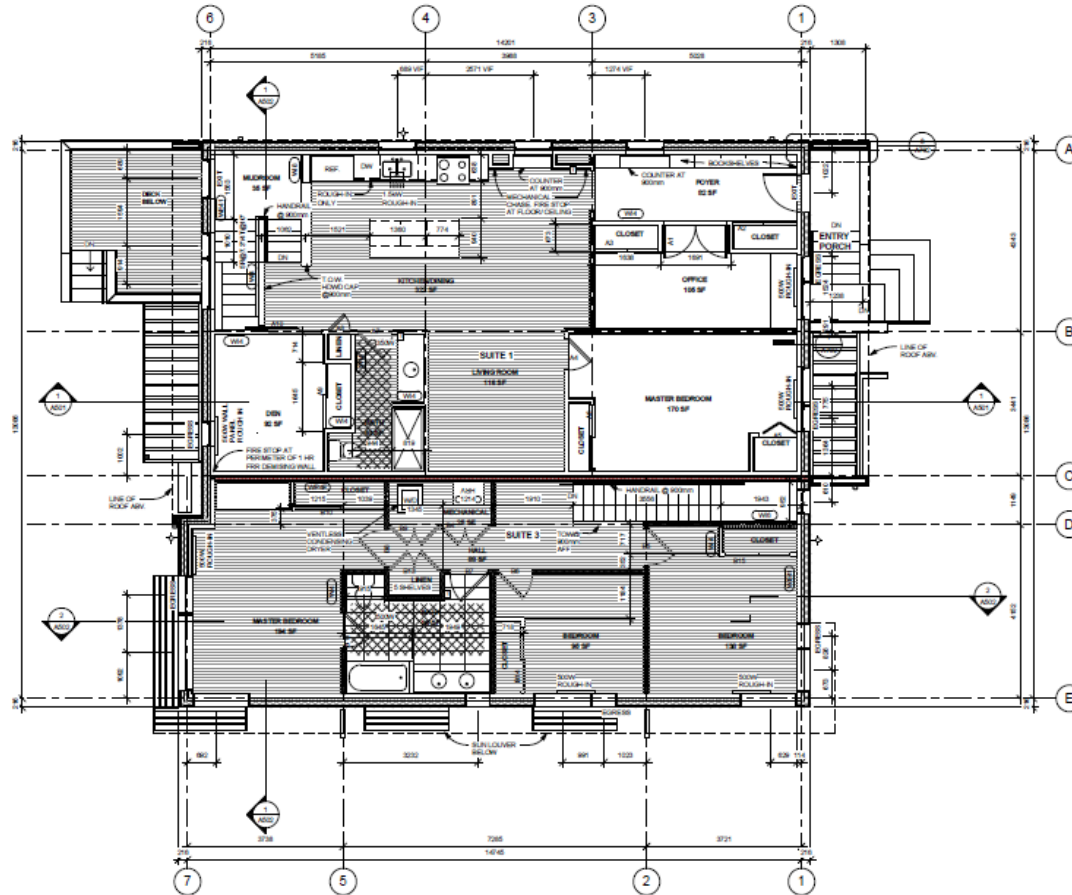
Low-Mahoney  
**CHAMBERLAIN LOW ENERGY DUPLEX**  
**LOWER FLOOR PLANS**

Project number: 2015 008  
Date: JULY 25, 2015  
Drawn by: MA  
Checked by: MA

**A202**

Scale: 1/8" = 1'-0"

# Floor Plans - Upper



UPPER FLOOR PLANS  
1:50



1075 Bedford Avenue  
Dorchester, MA 02122  
617.552.4444  
www.markashby.com

## FLOOR PLAN NOTES AND LEGEND

1. REFER TO STRUCTURAL DRAWINGS FOR LOAD BEARING AND LATERAL SYSTEMS.
2. REFER TO BOB FOR ELECTRICAL, VENTILATION AND FIRE SAFETY EQUIPMENT.
3. WINDOWS IDENTIFIED **SHALL** BE BASH TYPE WITH A MINIMUM CLEAR OVERSIGHT DIMENSION OF 30" AND 0.25" (MIN).

## FLOOR PLAN LEGEND

- IN-FLOOR ELECTRIC RADIANT HEATER
- RADIANT HYDRONIC ZONE
- THERMOSTAT
- ELECTRIC HEATER
- HOT WATER

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Do not scale these drawings.

No.	Description	Date
1	REVISIONS	NOV 1, 2016
2	Revising	NOV 1, 2016
3	Revising	NOV 1, 2016
4	Revising	NOV 1, 2016
5	Revising	NOV 1, 2016
6	Revising	NOV 1, 2016
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100	Revising	NOV 1, 2016

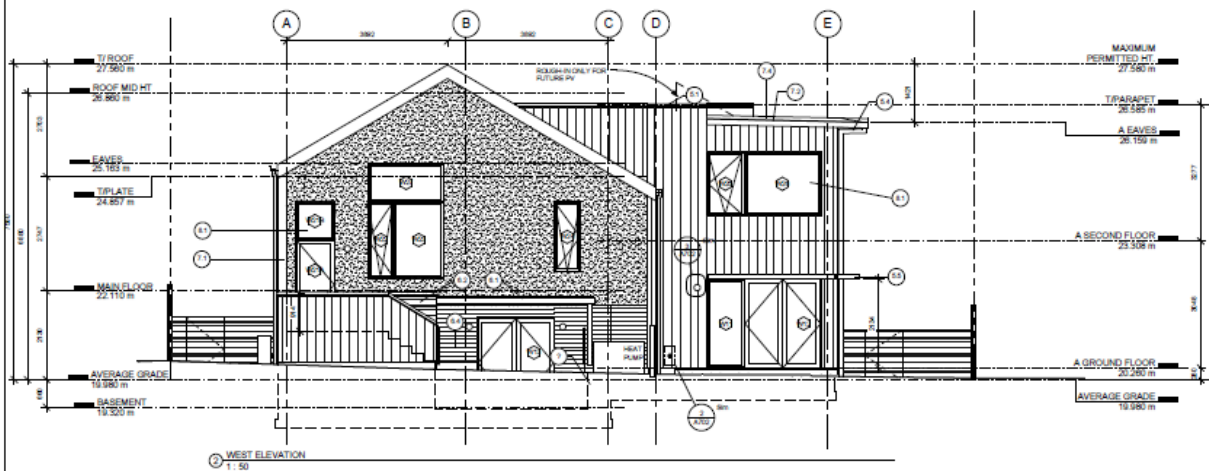
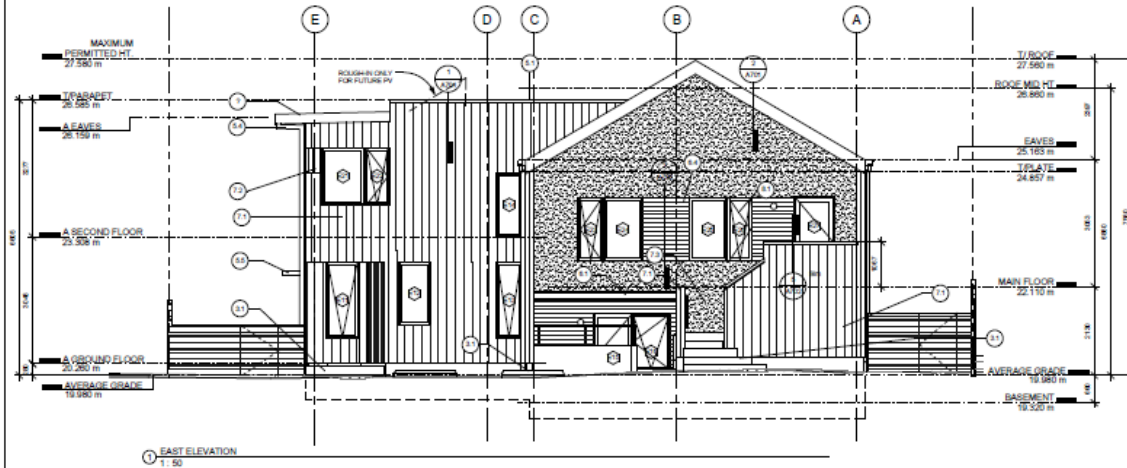
Love-Mahoney  
**CHAMBERLAIN LOW ENERGY DUPLEX**  
**UPPER FLOOR PLAN**

Project number: 2015 008  
Date: JULY 25, 2016  
Drawn by: MA  
Checked by: MA  
**A203**  
Scale: 1:50

CHAMBERLAIN LOW ENERGY DUPLEX



# Front and Rear Elevations



## OUTERIOR FINISH SCHEDULE

- 3.1 ARCHITECTURAL CONCRETE
- 5.1 BRICK FORMED METAL GUTTER - GALVANIZED FINISH
- 5.2 STRONG BEAM METAL ALCO - GALVANIZED FINISH
- 5.3 METAL FASCIA - GALVANIZED FINISH
- 5.4 PAINT FINISHED METAL AWAY WITH LACER - S.W. 705
- 5.5 COLORADO WINDOW BRACK
- 5.6 PAINT FINISHED METAL DOWNCUT
- 6.1 STRUCTURAL TIMBER VARIOUS DIMENSIONS
- 6.2 STRUCTURAL GALLERY CLARK PK. CLR. STAIN PK.
- 6.3 BROWN AND PINK - COLOR - CLEAR SEALANT FINISH
- 6.4 BROWN - CLR. PK. CLR. STAIN PK.
- 6.5 BROWN - CLR. PK. CLR. STAIN PK.
- 7.1 INVERTED BOARD AND BATTEN CONCRETE PANEL BORDS
- 7.2 INVERTED BOARD AND BATTEN CONCRETE PANEL BORDS
- 7.3 INVERTED BOARD AND BATTEN CONCRETE PANEL BORDS
- 7.4 INVERTED BOARD AND BATTEN CONCRETE PANEL BORDS
- 8.1 THERM-GLAZED THERMAL WINDOWS AND DOORS
- 8.2 THERMAL DOOR WITH ACENT COLOUR
- 10.1 PHOTO-VOLTAIC SOLAR PANEL (BROWN)

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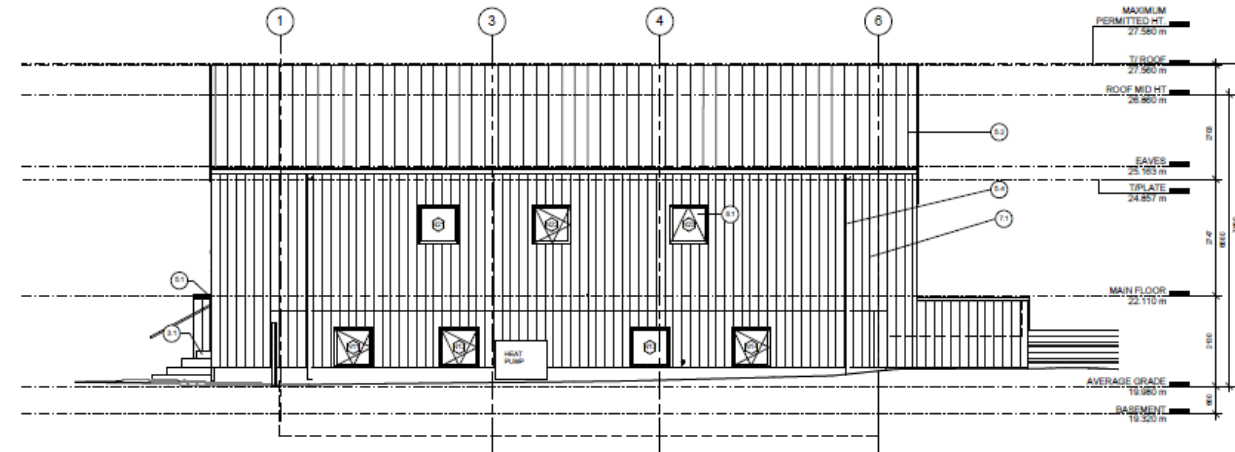
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Do not scale these drawings.

Rev.	Description	Date
1	Revised	2015.07.25
2	Revised	2015.07.25
3	Revised	2015.07.25
4	Revised	2015.07.25
5	Revised	2015.07.25
6	Revised	2015.07.25
7	Revised	2015.07.25
8	Revised	2015.07.25
9	Revised	2015.07.25
10	Revised	2015.07.25
11	Revised	2015.07.25
12	Revised	2015.07.25
13	Revised	2015.07.25
14	Revised	2015.07.25
15	Revised	2015.07.25
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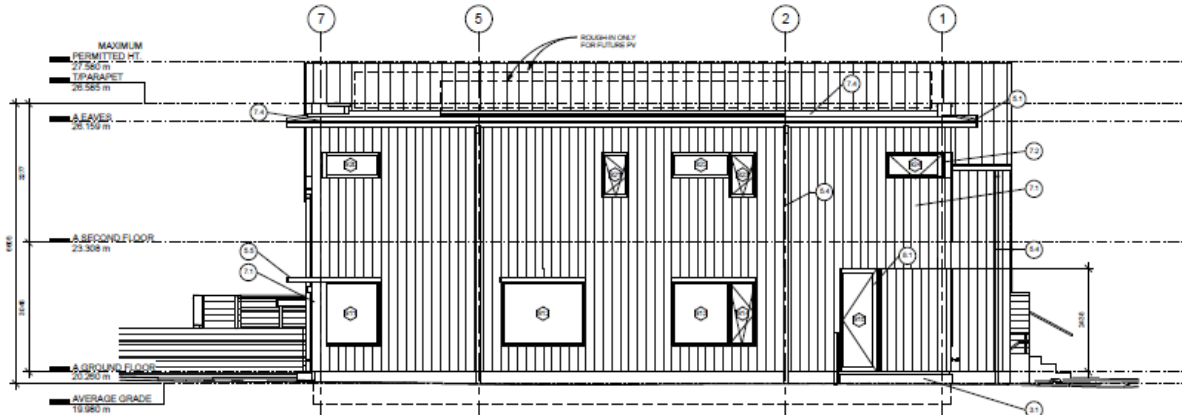
Low-Medium  
**CHAMBERLAIN LOW ENERGY DUPLEX**  
**ELEVATIONS**

Project Number: 2015.008  
Date: JULY 25, 2015  
Client: MA  
Checked by: MA  
**A401**  
Scale: 1:50

# Side Elevations



1 NORTH ELEVATION  
1:50



2 SOUTH ELEVATION  
1:50

## EXTERIOR FINISH SCHEDULE

- 0.1 ARCHITECTURAL CONCRETE
- 0.2 BRICK/CONCRETE METAL GUTTER - GALVANIZED FINISH
- 0.3 BRICK/CONCRETE METAL ROOF - GALVANIZED FINISH
- 0.4 METAL FASCIA - GALVANIZED FINISH
- 0.5 PAINT-FINISHED METAL RAINWATER LEADER - S.W. TONE
- 0.6 COLOURED WOODSHAKES
- 0.7 PAINT-FINISHED METAL DOWNSPOUT
- 0.8 STRUCTURAL TIMBER - VARIOUS DIMENSIONS
- 0.9 STRUCTURAL SUBJECT TO CLERK OF WORKS
- 0.10 ROSSBY AND FENCE - OCEAK - CLEAR SEALANT FINISH
- 0.11 ROSSBY TALL OCEAK - CLEAR SEALANT FINISH
- 0.12 OCEAK DECK - CLERK OF WORKS
- 0.13 INVERTED ROADS AND BATTEN CEMENT PANEL BORDS
- 0.14 ROSSBY - SMOOTH PAINT FINISH - S.W. TONE
- 0.15 CEMENT PANEL BORDS WITH ARCHITECTURAL
- 0.16 ROSSBY PAINT FINISH - S.W. TONE
- 0.17 STUCCO BORDS
- 0.18 BUILT-UP ROOF MEMBRANE
- 0.19 TRIPLE-GLAZED THERMAL WINDOWS AND DOORS
- 0.20 ALUMINUM CLAD - S.W. TONE
- 0.21 THERMAL DOOR WITH ACCENT COLOUR
- 0.22 PHOTO-VOLTAIC SOLAR PANEL (ROUGH IN)

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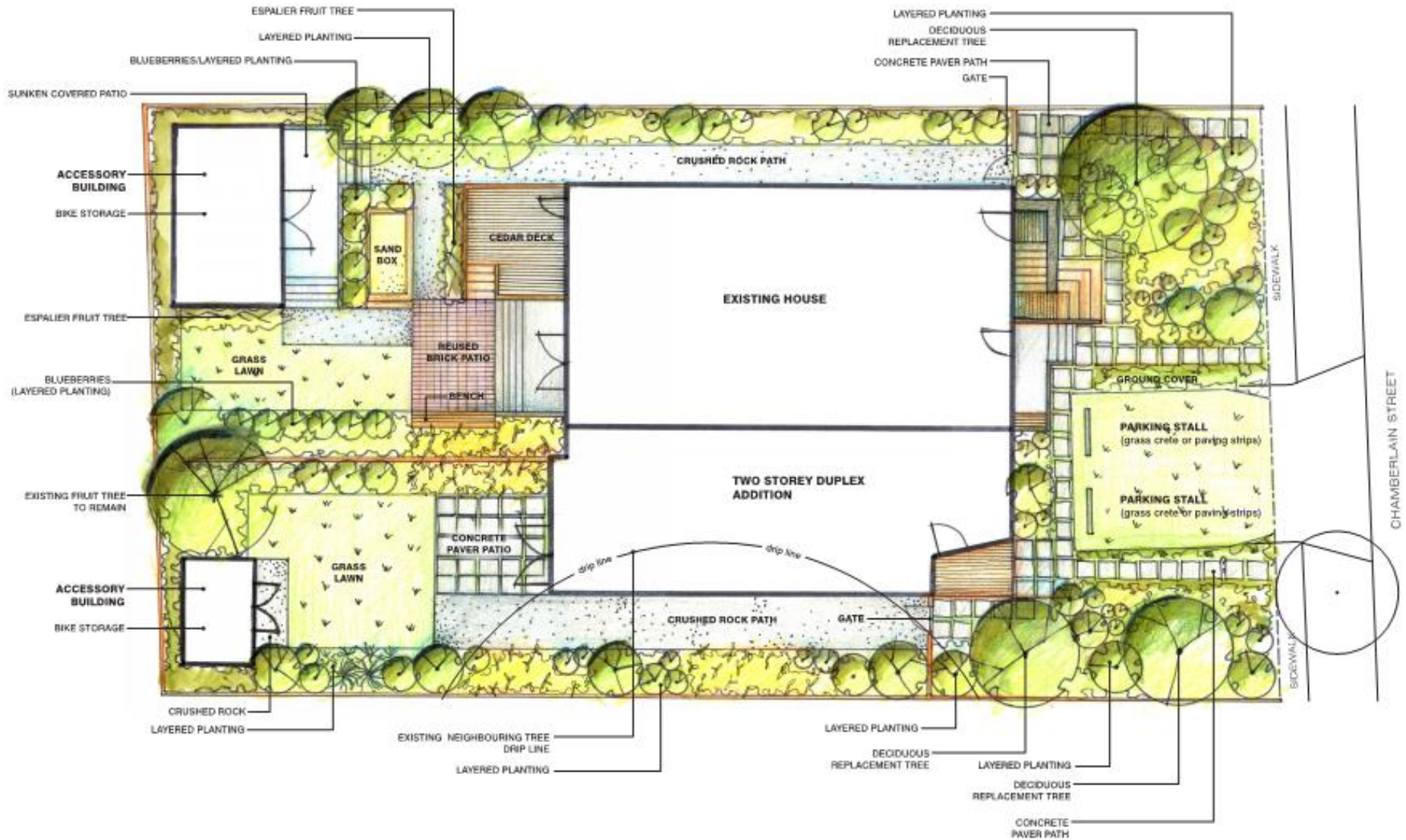
No.	Description	Date
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2	Revised	Aug. 26, 2016
3	Revised	Aug. 26, 2016
4	Revised	Aug. 26, 2016
5	Revised	Aug. 26, 2016
6	Revised	Aug. 26, 2016
7	Revised	Aug. 26, 2016
8	Revised	Aug. 26, 2016
9	Revised	Aug. 26, 2016
10	Revised	Aug. 26, 2016
11	Revised	Aug. 26, 2016
12	Revised	Aug. 26, 2016

Love-Maloney  
**CHAMBERLAIN LOW  
ENERGY DUPLEX  
ELEVATIONS**

Project number: 2015-008  
Date: JULY 25, 2016  
Drawn by: MA  
Checked by: MA  
**A402**  
Scale: 1:50



# Landscape Plan



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# Streetscape





