

K. **BYLAWS**

K.2 **Bylaw for 2921 Gosworth Road: Rezoning Application**

Moved By Councillor Alto

Seconded By Councillor Potts

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1197) No. 19-077

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Potts

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

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

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

CARRIED UNANIMOUSLY



Council Report

For the Meeting of July 11, 2019

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

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

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

RECOMMENDATION

Rezoning Application No. 00667

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

Development Permit with Variances Application No. 00096

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

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

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

EXECUTIVE SUMMARY

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

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

Rezoning Application No. 00649

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

Development Permit with Variances No. 00096

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

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

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

PURPOSE

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

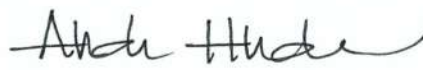
CONCLUSIONS

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

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Joelyn Denby
Date: July 5, 2019

List of Attachments

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



① Front Left



② Front Right



③ Rear

④ South (Front) Cover
3/16" = 1'-0"

GENERAL NOTES

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

CITY OF VICTORIA

RECEIVED

DEEMED

JUN 20 2019

APR 18 2018

PROJECT DATA

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

PROJECT INFORMATION TABLE - PARENT LOT (A)

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

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

PROJECT INFORMATION TABLE - SMALL LOT (B)

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

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

PROJECT TEAM

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

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

Sheet List

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

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

2921 Gosworth Rd.
 Victoria, BC

2960521
 Holdings Ltd.

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

REZONE

Cover

DATE: APRIL 16, 2019

PROJECT NUMBER: 1211

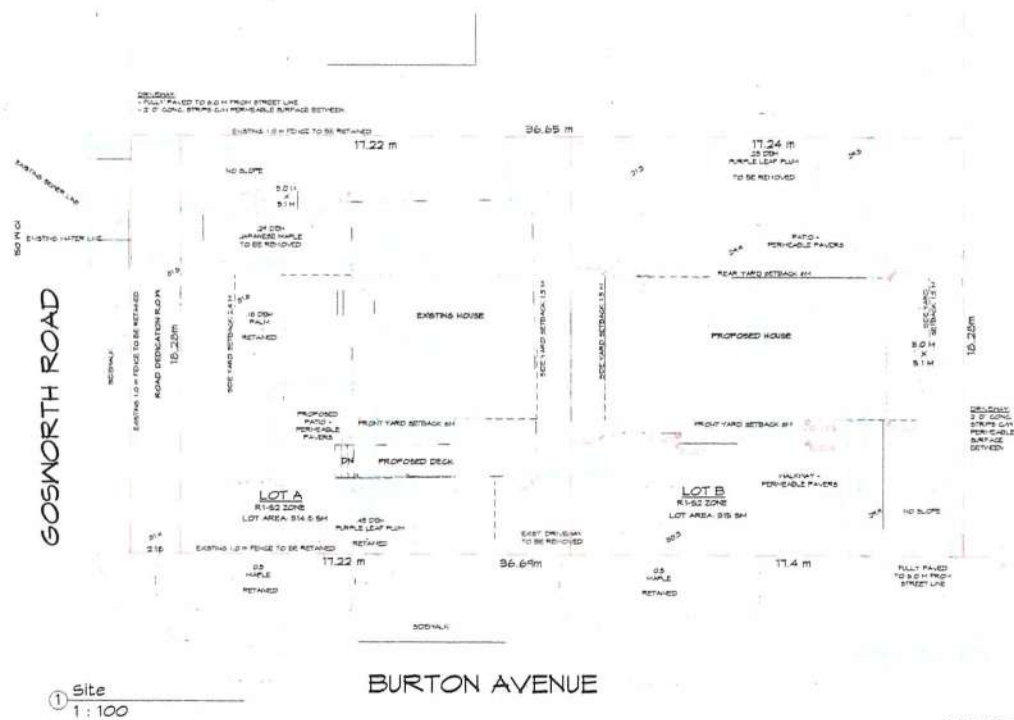
DRAWN BY: APM

DESIGNED BY: DE

SCALE: AS SHOWN

GRADE POINT A: 30.4
GRADE POINT B: 24.1
GRADE POINT C: 24.1
GRADE POINT D: 30.5
GRADE POINT E: 30.5
GRADE POINT F: 30.7
GRADE POINT G: 30.7
GRADE POINT H: 30.7

GRADE POINTS	AVERAGE OF POINTS	DIST. BETWEEN	TOTALS
POINTS A-B	$((30.4 + 24.1) / 2)$	X 12.54 m	= 378.96
POINTS B-C	$((24.1 + 24.7) / 2)$	X 6.25 m	= 155.68
POINTS C-D	$((24.1 + 30.3) / 2)$	X 3.98 m	= 107.16
POINTS D-E	$((30.3 + 30.7) / 2)$	X 0.2 m	= 27.16
POINTS E-F	$((30.3 + 30.7) / 2)$	X 4.94 m	= 149.88
POINTS F-G	$((30.7 + 30.7) / 2)$	X 0.46 m	= 14.12
POINTS G-H	$((30.7 + 30.7) / 2)$	X 3.95 m	= 102.85
POINTS H-A	$((30.7 + 30.4) / 2)$	X 6.66 m	= 211.21
TOTAL		= 9416 m	= 1168.66
GRADE CALCULATION		1168.66 / 9416	= 30.36 m



① Site
1 : 100

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

200.00 VMC
ISO 9000
Received
City of Chicago
JUN 20 2010
Blount, J. L. (Chicago Dept. of Transportation)
City of Chicago, Illinois

Villamar
DESIGN

2960521
Holdings Ltd.

DATE	ISSUED FOR
June 7, 2014	Alpine Site & Landscape plan
Apr. 16, 2014	Revisions: GOW
Jan. 29, 2014	Revisions: City Review
Nov. 30, 2013	Revisions: City Review
Oct. 15, 2013	Reasoning Application

REZONE

Site

BEST DATE	
JUNE 7, 2019	
PROJECT NUMBER	1077
DRAWN BY	AJM
CHECKED BY	DE
A2	
ASAP - as indicated	



② Site - Context
1.96

① South (Front)-Streetscape
1.96



2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

DATE	ISSUED FOR
June 7, 2014	Attire Site & Landscape plans
Apr. 16, 2014	Revisions: COTN
Jan. 29, 2014	Revisions: City Review
Nov. 20, 2013	Revisions: City Review
Oct. 19, 2013	Revisions: Application

REZONE

Site - Context

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

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JUN 20 2019

APR 18 2018

Received
City of Victoria

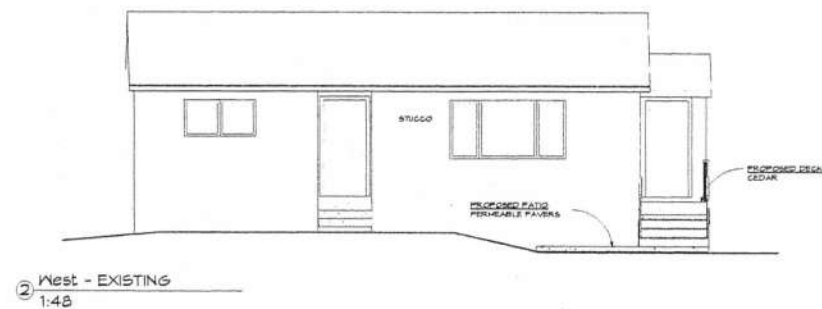


Table with 2 columns: Item, Description. It lists various materials and their quantities for the proposed patio and deck.

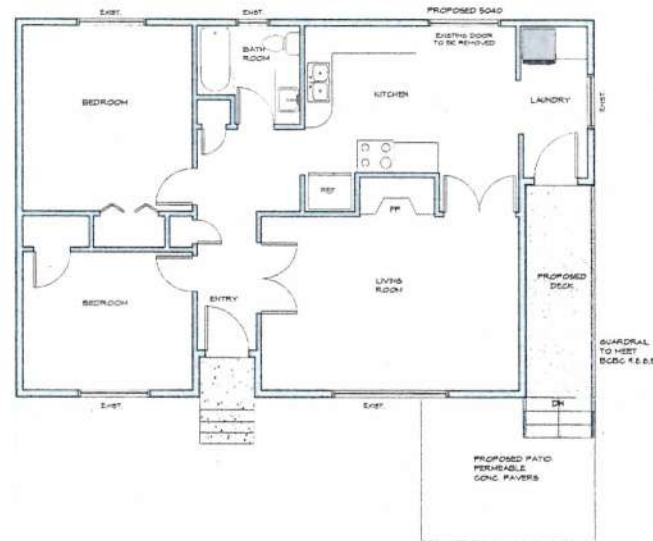
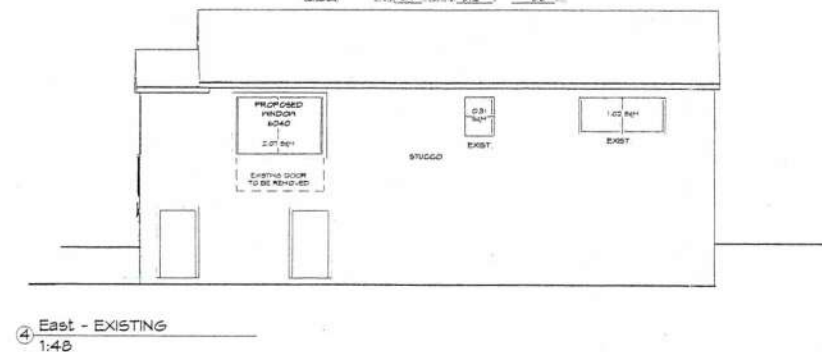
Item	Description
1	PAINTED WOOD TRIM
2	STUCCO
3	PROPOSED DECK CEDAR
4	PROPOSED PATIO PERMEABLE PAVERS

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Area of deck to be removed: 81.2 sq. ft.

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

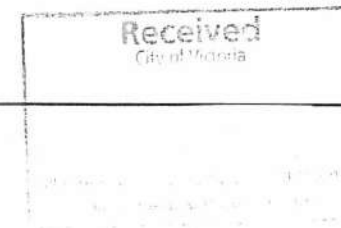
Calculation: 81.2 - 2.4 = 78.8



CITY OF VICTORIA

RECEIVED JUN 20 2019

DEEMED APR 18 2018



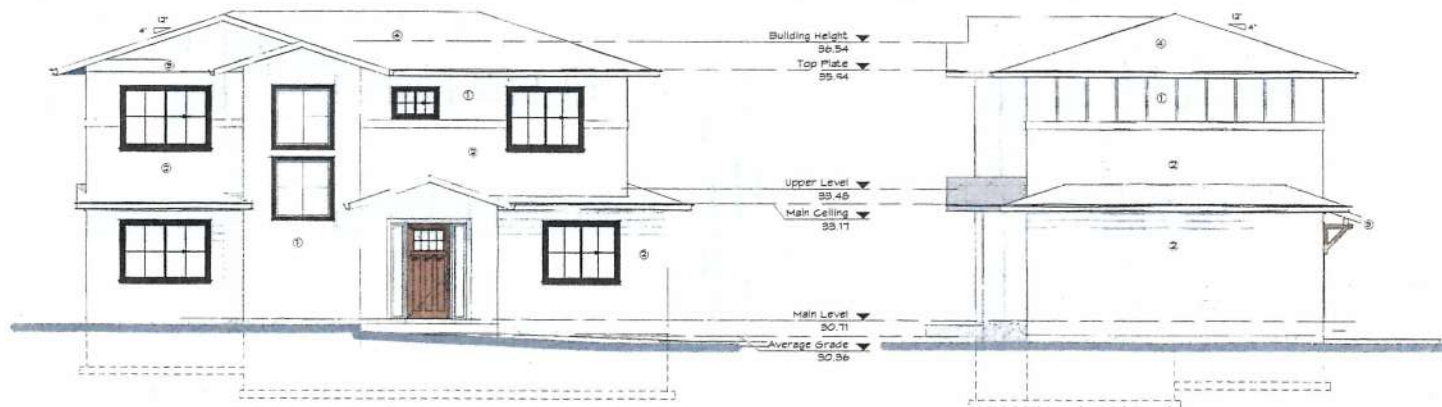
Villamar design

68555A
VICTORIA, BC
V8N 1S4
778-351-4658

2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

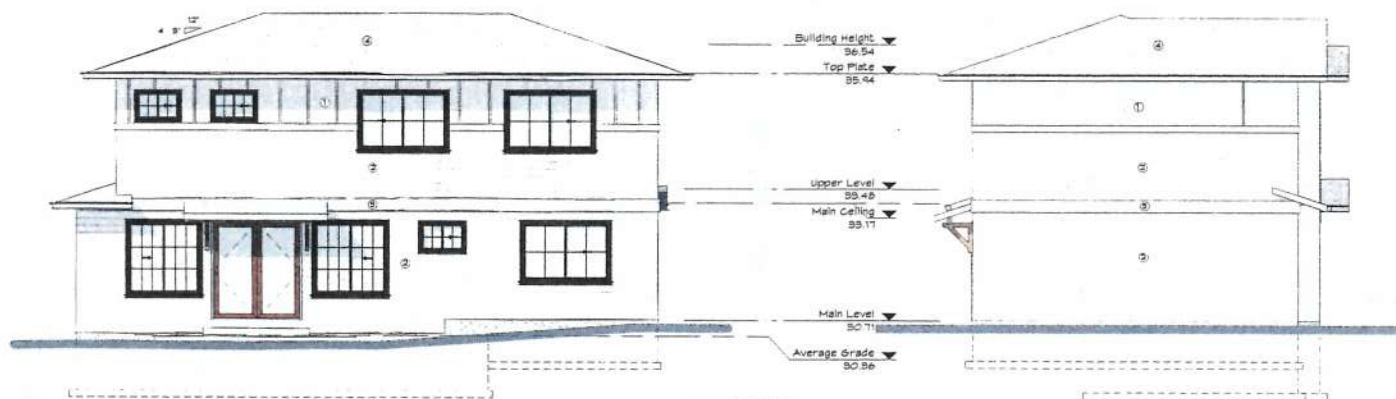
DATE	ISSUED FOR
June 7, 2018	Actual Site & Landscape plans
Apr 18, 2018	Revisions: COTY
Jan 25, 2018	Revisions: City Review
Nov 30, 2018	Revisions: City Review
Oct 19, 2018	Resoning Application
REZONE	
LOT A - Elevations & Floor Plan	
SHEET 488 OF 488	
APRIL 16, 2019	
PROJECT NUMBER	817
DRAWN BY	AM
CHECKED BY	DE
A3	
SCALE AS INDICATED	



① South (Front)
1/4" = 1'-0"

② East (right)
1/4" = 1'-0"

MATERIAL and COLOUR KEY	
1 - BOARD & BATTEN SIDING - HardiePanel or equal, Arctic white	
2 - LAP SIDING - HardieBoard or equal	
3 - PAINTED WOOD TRIM - White	
4 - ASPHALT ROOF SHINGLES - Malarkey or equal, Storm grey	
- WINDOWS AS SHOWN - Black	



③ North (Rear)
1/4" = 1'-0"

④ West (Left)
1/4" = 1'-0"

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APR 18 2019

Received
City of Victoria

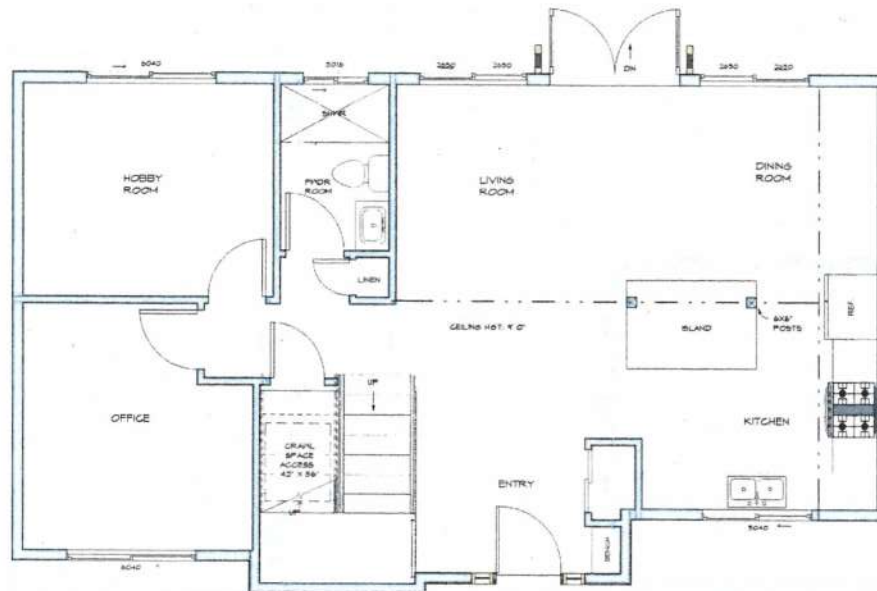
Planned and designed by [illegible]
Developed by [illegible]



2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

DATE	ISSUED FOR
June 7, 2019	Atkins Site & Landscape plans
Apr. 16, 2019	Revisions: COTM
Jan. 25, 2019	Revisions: City Review
Nov. 30, 2018	Revisions: City Review
Oct. 15, 2018	Rezoning Application
REZONE	
LOT B - Elevations	
MEET DATE: APRIL 16, 2019	
PROJECT NUMBER	371
DRAWN BY	APJ
CHECKED BY	DC
A4	
SCALE	As notated



FLOOR AREAS
MAIN: 646 SF
UPPER: 110 SF
TOTAL: 1556 SF

① Main Level
1:32

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JUN 20 2019 **APR 18 2018**



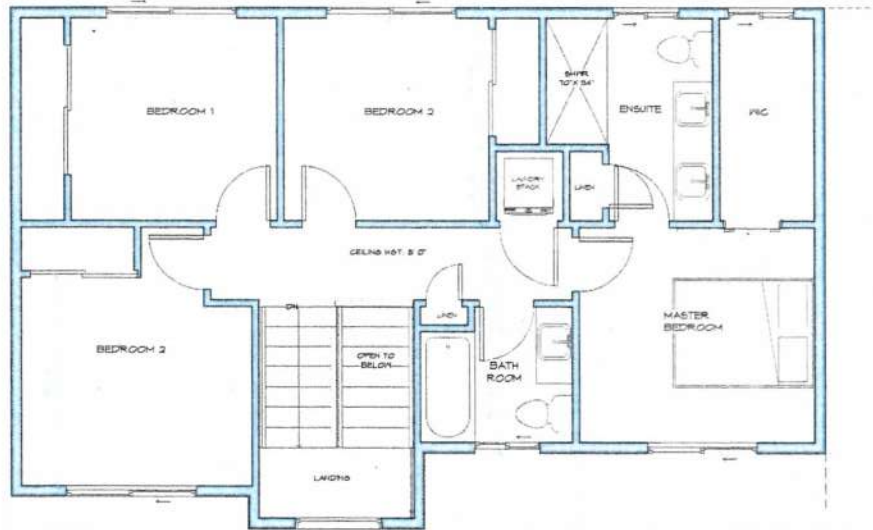
2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

DATE	ISSUED FOR
June 7, 2019	Actual Site & Landscape plans
Apr 16, 2019	Revisions: COTM
Jan 25, 2019	Revisions: City Review
Nov 30, 2018	Revisions: City Review
Oct 15, 2018	Rezoning Application
REZONE	
LOT B - Main Floor Plan	
SHEET DATE	APRIL 16, 2019
PROJECT NUMBER	921
DRAWN BY	AM
CHECKED BY	DE
A6	
SCALE	AS INDICATED



FLOOR AREAS:
 MAIN: 846 SF
 UPPER: 691 SF
 TOTAL: 1537 SF



① Upper Level
 1:32

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DEEMED

JUN 20 2019

APR 18 2018



2921 Gosworth Rd.
 Victoria, BC

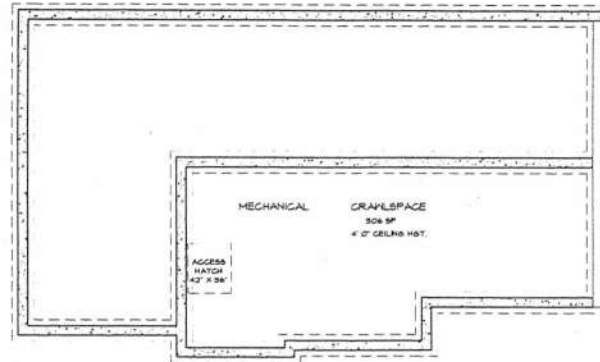
2960521
 Holdings Ltd.

DATE	ISSUED FOR
June 1, 2014	Allow Site & Landscape plans
Apr. 16, 2019	Revisions: COTM
Jan. 29, 2019	Revisions: City Review
Nov. 30, 2018	Revisions: City Review
OCT. 19, 2018	Rezoning Application

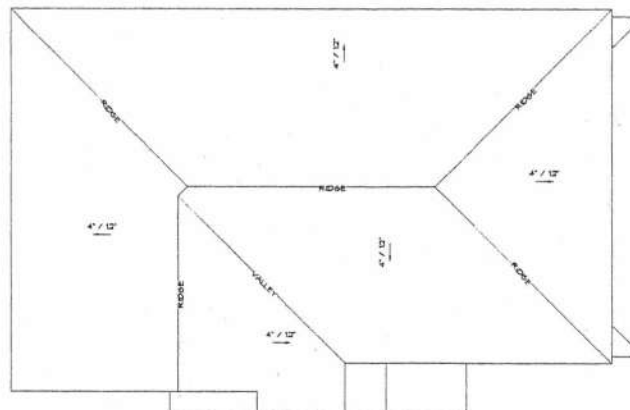
REZONE

LOT B - Upper
 Floor Plan

SHEET NAME DATE	APRIL 16, 2019
PROJECT NUMBER	1811
DRAWN BY	ALM
CHECKED BY	CE
SCALE	A7



② Foundation Plan
1/4" = 1'-0"



① Roof Plan
1/4" = 1'-0"

ROOF AREAS:

MAIN ROOF: 1110 SF

LOWER ROOFS: 152 SF

TOTAL: 1262 SF

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

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

Received
City of Victoria

Plan



2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

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

REZONE

LOT B - Foundation
and Roof Plan

DATE: APRIL 16, 2019

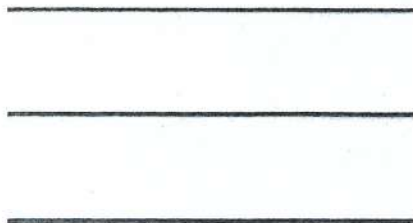
PROJECT NUMBER	ISIT
DRAWN BY	AJA
CHECKED BY	DE
SCALE	A8



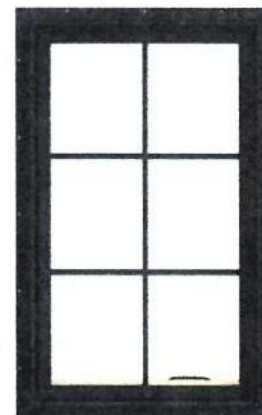
WHITE BOARD AND BATTEN



GRAY ASPHALT SHINGLE ROOF



WHITE LAP SIDING



BLACK WINDOWS & DOORS

CITY OF VICTORIA

RECEIVED

DEEMED

JUN 20 2019

APR 18 2018



2921 Gosworth Rd.
Victoria, BC

2960521
Holdings Ltd.

REZONE

Material Board

SHEET NAME DATE	
APRIL 26, 2019	
PROJECT NAME	1511
DRAWN BY	AJM
CHECKED BY	DE
A11	
SCALE	

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

Motion:

Rezoning Application No. 00649

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

Development Permit with Variances Application No. 00096

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

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

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

Carried

NO. 19-077

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw to rezone land known as 2921 Gosworth Road from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW
(NO. 1197)”.
- 2 The land known as 2921 Gosworth Road, legally described as PID: 000-304-638 Amended
Lot 18 (DD 246168-I) Block 7 Section 29-30 Victoria District Plan 1222 Except Part Lying
South West of a Boundary Parallel to and Perpendicularly Distant 6 Feet from the South
Westerly Boundary of Said Amended Lot 18, and shown hatched on the attached map, is
removed from the R1-B Zone, Single Family Dwelling District, and placed in R1-S2 Zone,
Restricted Small Lot (Two Storey) District.

READ A FIRST TIME the day of 2019

READ A SECOND TIME the _____ day of _____ 2019

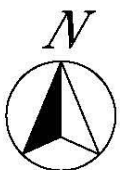
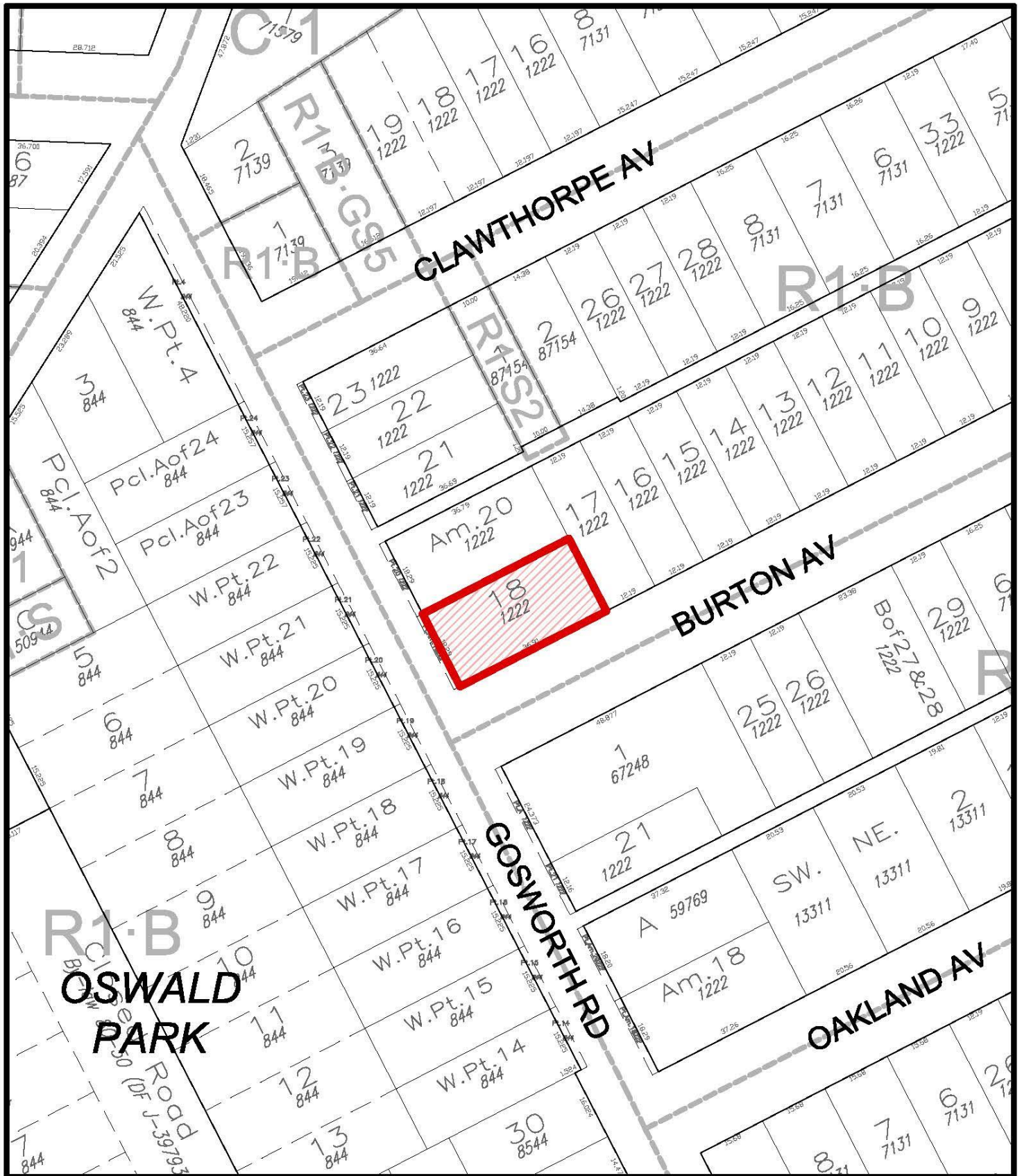
Public hearing held on the _____ day of _____ 2019

READ A THIRD TIME the _____ day of _____ 2019

ADOPTED on the _____ day of _____ 2019

CITY CLERK

MAYOR



2921 Gosworth Road
Rezoning No.00667

