CALUC Meeting Report: March 21, 2019

Address: 1139 Burdett

Developer: Tim Stemp
Architect: Tim Kindrat at Christine Lintott; Heritage Consultant Stuart Stark
Attendance: 9 (+5 Caluc)

HOUSE

APARTMENT

Rezoning Requested	Current	Proposed	
	R1B	Site specific zone	
Variances		Technically none as it's a site specific zone. Rear setback will be a variance but it's a new zone	
OCP Amendment required?	no	no	
Number of Units	1	7	market rental in perpetuity

	Current Zone	Proposed	
Site Coverage	18.09%	33%	
Number of parking stalls	2-3	7	1 for each unit. 4 in the garage and 3 surface parking spots.
Set Back East	2.13	2.69	
Set Back West	6.29	17.99	
Set Back South	18.54	20.57	
Set Back North	4.85	4.85	
	Actual Building	Proposed Building	

FSR (Floor Space Ratio)	0.367	0.534 with addition
Height	9.35M (with a sloping roof)	Addition height 6.9M

Further Comments:

- Developer/owner lives 2 doors down (20+ years)
- Owner wants to restore and preserve 1892 house; likely best example of Gothic Revival Style in Victoria; unique features, i.e. large carved barge boards on gables; ornamental trim, stained glass windows, recessed porch and original woodwork
- Converting into rental stock with original house and addition at the back; plan is for sustainable model
- Meets CoV's objective for off-street parking without paving the entire backyard
- House is designated heritage by CoV Heritage Foundation
- In 1995 the inside of the house was gutted
- 7 Suites would be market rental in perpetuity
    - Existing house to have 5 suites approx 500 square feet
    - The addition (21 ft deep X 9.10 feet wide will be two suites above a four-car garage (1 suite 500 square feet, 1 suite 750 square feet; ceilings are 10')
    - Addition and house are attached below grade with an approx 7' wide space above grade, gives the idea of a carriage house; peak of addition is at floor level of the house's attic;
    - Fire escape on main house is metal; addition structure is metal framing with hardboard, fire escape/stairs wood
    - Paint colour will be the original colours of the house
- No change to the front streetscape other than driveway shifting slightly to the west. to enable access to back parking spaces
- There is a large healthy arbutus tree on the property that developer wants to preserve; neighbour's large cherry tree also to be preserved; five trees to be removed and replaced with 12 trees (9 italian cypress, 2 magnolia and 1 japanese plum) in addition to shrubbery throughout the lot
- There is no sun and shadow study as it's not required by CoV
- December 2018: developer delivered information to residents within 100 metres and has had discussions with neighbours.
- Driveway will be asphalt with small strip of brick permeable pavers by the street or possibly permeable pavers with asphalt in the middle (still TBD); back parking lot will be permeable pavers so that residents can use the space as a big patio
- Bike storage: 6 short-term bike stand on west side of house; 8 long-term secure bike storage spaces at the back of the addition, within design of the building; 4 standing bike racks and 4 hanging bike racks + room for bike gear; heated and ventilated
- all one-bedroom units; 2 on grd floor, 2 on 2nd floor; 1 on 3rd floor, 2 above garage; not wheelchair accessible due to heritage structure; @ market rents

- EV parking: Conduit will be installed to have electric charging stations both inside the garage and outside paces
- Construction timeline: estimated 6-12 months
- Construction parking: behind building initially, then in driveway

Neighbourhood Comments Feedback on development proposal:
- Neighbour 2 doors down: has had discussions with other neighbours and the only concern was if anything was going to change on the streetscape, which there isn't
- Admire the goals for the development
- Rockland resident: impressed with sensitivity towards the street and the detailed research
- support of neighbourhood is strong; like to see a heritage house restored and preserved while auditing the much-needed rental unit
- previous owner in attendance and commended owner for vision