

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the October 3, 2019 COTW Meeting

I.1.a.a 1210 Haultain Street: Rezoning Application No. 00688 and Development Permit with Variances Application No.00113 (Oaklands)

Moved By Councillor Alto

Seconded By Councillor Potts

Rezoning Application No. 00688

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00688 for 1210 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by council and a Public Hearing date be set.

Development Permit with Variances Application No. 00113

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. 00688, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00113 for 1210 Haultain Street, in accordance with:

1. Plans date stamped August 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the minimum lot width from 15m to 14.47m;
 - ii. increase the number of storeys from 1.5 with a basement to 2 with a basement;
 - iii. reduce the minimum side yard (west) setback from 3m to 2.8m;
 - iv. reduce the minimum side yard (east) setback from 1.50m to 1.26m; and
 - v. reduce the minimum combined side yard setback from 4.5m to 4.06m.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

E.2 Rezoning Application No. 00688 and Development Permit with Variances
Application No. 00113 for 1210 Haultain Street (Oaklands)

Committee received a report dated September 19, 2019 from the Acting Director of Sustainable Planning and Community Development regarding a proposal for the construction of a duplex dwelling on the property located at 1210 Haultain Street. A rezoning is required as the subject site is slightly smaller than what is required in the R-2 Zone for a duplex. Staff are recommending that the proposal be forwarded to public hearing.

Moved By Councillor Alto

Seconded By Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00688 for 1210 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

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. 00688, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00113 for 1210 Haultain Street, in accordance with:

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3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of October 3, 2019

To: Committee of the Whole **Date:** September 19, 2019

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

Subject: Rezoning Application No. 00688 for 1210 Haultain Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00688 for 1210 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendment 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 1210 Haultain Street. The proposal is to rezone from the R-2 Zone, Two Family Dwelling District, to a site-specific zone in order to construct a duplex dwelling.

The R-2 Zone, Two Family Dwelling District, requires a minimum site area of 555m² and a minimum site area for each dwelling unit of 277.5m² for a two-family dwelling (duplex). The subject site has a site area of 552m² and a site area for each dwelling unit of 276m²; therefore, rezoning is required.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation within the *Official Community Plan (2012)*
- the proposal is generally consistent with the *Oaklands Neighbourhood Plan, 1993* for areas of greatest stability
- the proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*.

BACKGROUND

Description of Proposal

This application is to rezone the property from the R-2 Zone, Two Family Dwelling District, to a site-specific zone in order to permit the construction of a duplex dwelling. A Rezoning Application is required as the subject site is slightly smaller than is required in the R-2 Zone for a duplex.

The following differences from the current R-2 Zone are being proposed and would be accommodated in the new zone:

- reduce the minimum site area from 555m² to 552m²
- reduce the minimum site area for each dwelling unit from 277.5m² to 276m².

The following differences from the current zone will be discussed in relation to the concurrent Development Permit with Variances Application:

- reduce the minimum lot width from 15m to 14.47m
- increase the number of storeys from 1.5 with a basement to 2 with a basement
- reduce the minimum side yard (west) setback from 3m to 2.8m
- reduce the minimum side yard (east) setback from 1.50m to 1.26m
- reduce the minimum combined side yard setback from 4.5m to 4.06m.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

Tenant Assistance Policy

The proposal is to demolish an existing building which is owner-occupied and would not result in a loss of existing residential rental units.

Sustainability Features

As indicated in the applicant's letter dated August 7, 2019 and general contractor's letter dated February 19, 2019, the following sustainability features are associated with this proposal:

- solar ready conduits
- Energy Star rated appliances, doors and windows
- drought tolerant planting and landscaping
- low VOC paints and adhesives.

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 Rezoning Application.

Accessibility Impact Statement

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

Land Use Context

The area is characterized by single family dwellings and two family dwellings.

Existing Site Development and Development Potential

The site is currently a single family dwelling. Under the current R-2 Zone, Two Family Dwelling District, the property could be developed as a single family dwelling with a secondary suite or a garden suite.

Data Table

The following data table compares the proposal with the R-2 Zone, Two Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Standard (Existing) Zone R-2
Site area (m ²) – minimum	552.00 *	555.00
Site area per unit (m ²) – minimum	276.00 *	277.50
Number of units – maximum	2	2
Density (Floor Space Ratio) – maximum	0.44	0.50
Combined floor area (m ²) – maximum	358.13	380.00
1 st and 2 nd Storey Floor Area (m ²) – maximum	241.63	280.00
Lot width (m) – minimum	14.47 *	15.00
Height (m) – maximum	7.56	7.60
Storeys – maximum	2 * (with basement)	2 (no basement) 1.5 (with basement)
Site coverage (%) – maximum	29.35	40.00
Open site space (%) – minimum	55.60	30.00
Setbacks (m) – minimum		
Front	9.34	7.50
Steps and porch	1.52	3.50

Zoning Criteria	Proposal	Standard (Existing) Zone R-2
Rear	13.39	13.39
Side (west)	2.80 *	3.00
Side (east)	1.26 *	1.50
Combined side yards	4.06 *	4.50
Parking – minimum	2	2

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on October 29, 2018. A letter from the CALUC dated October 29, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject property is Traditional Residential. Within this designation, ground-oriented residential buildings including duplexes up to two storeys are envisioned.

Local Area Plans

The property is located in the area of greatest stability in the *Oaklands Neighbourhood Plan, 1993*. Within this area, new two family dwellings will be considered on merits of the application and consistent with relevant policies.

Neighbourliness Guidelines for Duplexes

The *Neighbourliness Guidelines for Duplexes* supports rezoning to the R-2 Zone, Two Family Dwelling District, if the lot width is at least 15m and site area is at least 670m² for interior lots. While the subject property is an interior site and does not meet the minimum requirement for a Rezoning under the Policy. It is only 3m² below the minimum site area of 555m² that would permit a duplex under the current R-2 Zone.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application. There is one existing public Scarlet oak tree on Haultain Street that will be removed and replanted by the Parks Department at the applicant's expense. There are two existing fruit trees that will be retained and two new trees proposed on the subject site. There are seven trees on adjacent neighbouring properties to the north that will be protected and retained.

Regulatory Considerations

There are some differences from the existing R-2 Zone required to facilitate this proposal related to reducing the site area, reducing the site area per dwelling unit, increasing the number of stories when there is a basement and reducing the side yard setbacks. The differences related to density (i.e. site area and site area per dwelling unit) are discussed in this report, and the other variances will be discussed in the accompanying Development Permit with Variances report.

The property is zoned R-2, Two Family Dwelling District, but is slightly under the minimum site area and minimum site area per dwelling unit required in the zone. The minimum site area in the zone is 555m² and the subject property is 552m². The minimum site area per dwelling unit in the zone is 277.50m² and the proposal is for 276m² per dwelling unit. As the site is currently in the R-2 Zone, Two Family Dwelling District, and because there are many other properties in the immediate area that are slightly under the minimum lot size, this difference is considered supportable.

Other Considerations

A private easement for shared vehicular access between 1210 Haultain Street and 1212 Haultain Street is registered on title. The applicant has indicated that this easement will be discharged at building permit stage, and the driveway letdown returned to standard frontage as per City specifications. A letter of understanding between the subject property owner and neighbouring property owner, dated July 15, 2019, is attached to this report.

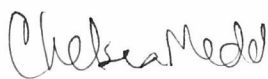
CONCLUSIONS

The proposal to rezone the property to a site-specific zone in order to facilitate the construction of a duplex is generally consistent with the Traditional Residential Urban Place Designation in the OCP, the Conservation and the Area of Greatest Stability designation in the *Oaklands Neighbourhood Plan* and the *Neighbourliness Guidelines for Duplexes*. Staff recommend that Council consider supporting the application.

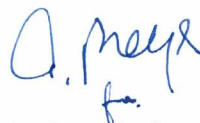
ALTERNATE MOTION

That Council decline Rezoning Application No. 00688 for the property located at 1210 Haultain Street.

Respectfully submitted,



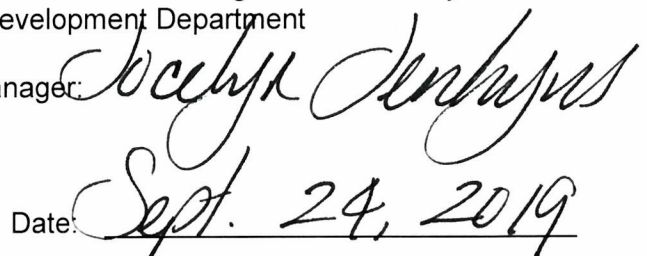
Chelsea Medd
Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:


Sept. 24, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 7, 2019
- Attachment D: Materials board date stamped August 7, 2019
- Attachment E: Letter from the applicant to Mayor and Council dated August 7, 2019
- Attachment F: Letter from the general contractor to Mayor and Council dated February 19, 2019
- Attachment G: Discharge of Easement Agreement date stamped August 7, 2019
- Attachment H: Community Association Land Use Committee Comments dated October 29, 2018.



Committee of the Whole Report

For the Meeting of October 3, 2019

To: Committee of the Whole **Date:** September 19, 2019

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

Subject: Development Permit with Variances Application No. 00113 for 1210 Haultain Street

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. 00688, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00113 for 1210 Haultain Street, in accordance with:

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 - iii. reduce the minimum side yard (west) setback from 3m to 2.8m
 - iv. reduce the minimum side yard (east) setback from 1.50m to 1.26m
 - v. reduce the minimum combined side yard setback from 4.5m to 4.06m.
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*. 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 1210 Haultain Street. The proposal is to construct a two family dwelling (duplex).

The following points were considered in assessing this application:

- the proposal is consistent with the objectives for sensitive infill in Development Permit Area 15D: Intensive Residential - Duplex of the *Official Community Plan* (OCP, 2012)
- the proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*
- the variances to decrease the lot width, increase the number of storeys when there is a basement and decrease side yard setbacks are supportable.

BACKGROUND

Description of Proposal

The proposal is to construct a duplex dwelling. Specific details include:

- two-storey building with a basement
- side-by-side units with porches and street-oriented entries
- exterior materials include fiber cement panels, siding and shingles
- front yard parking with permeable hardscape.

The proposed variances are related to:

- reducing the minimum lot width from 15m to 14.47m
- increasing the number of storeys from 1.5 with a basement to 2 with a basement
- reducing the minimum side yard (west) setback from 3m to 2.8m
- reducing the minimum side yard (east) setback from 1.50m to 1.26m
- reducing the minimum combined side yard setback from 4.5m to 4.06m.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 15D: Intensive Residential Duplex. The proposed design of the two family dwelling is generally consistent with the *Neighbourliness Guidelines for Duplexes*.

The Design Guidelines encourage new duplex buildings to be in scale and character with the neighbourhood. Additionally, the front of the building should be broken up into parts to create the appearance of a smaller building.

The proposal has a pitched roof for the main massing of the house with a dormer element on the second storey, which visually breaks up the massing on the front façade.

The proposed materials are generally in keeping with the character in the neighbourhood, using fiber cement siding, shingles and panels. Variations in the finishes and belly band detail have been designed to visually break up the building.

The applicable Design Guidelines encourage windows and doors oriented toward the front for a positive street presence, as well as landscaping which fits the neighbourhood context. The proposal generally meets this guideline, with porches and windows oriented toward the street and landscaping with trees and shrubs.

The guidelines encourage driveways that have a minimal impact on pedestrian enjoyment of the street and with attractive landscaping. While the proposed parking stalls are located in front of the duplex, the combination of permeable pavers and concrete reduce the visual impact of the driveway and parking area. Separate walkways to each entrance also provide a more pedestrian-oriented front yard.

The Design Guidelines encourage careful consideration of windows in relation to overlook to neighbouring properties. Transom windows are proposed on the sides to prevent overlook and privacy impacts on neighbouring properties.

The proposal for a side-by-side duplex is generally in keeping with the *Neighbourliness Guidelines for Duplexes*.

Local Area Plans

The property is located within the Area of Greatest Stability in the *Oaklands Neighbourhood Plan*. New housing infill in this area should reinforce the character of the neighbourhood. This proposal generally meets these objectives as the immediate neighbourhood is characterized by single family dwellings and duplexes.

Regulatory Considerations

Minimum Lot Width

A variance is requested to reduce the lot width from 15m to 14.47m. The lot width is generally consistent with the neighbourhood context and staff recommend that Council consider supporting this relatively minor variance.

Number of Storeys with a Basement

A variance is also requested to increase the number of storeys from 1.5 with a basement to 2 storeys with a basement. The second storey is designed with a dormer element, giving the appearance of a half storey. The building is articulated throughout to reduce the building massing. The building is also slightly below the maximum height, below the maximum floor area on the first and second storey, below the maximum combined floor area (including the basement) and below the floor space ratio. Staff recommend that Council consider supporting this variance.

Side Yard Setbacks

Variances are required to reduce the minimum side yard (west) setback from 3m to 2.8m, reduce the minimum side yard (east) setback from 1.50m to 1.26m and to reduce the minimum combined side yard setback from 4.5m to 4.06m. These variances are due to a cantilever (built-out hutch) on each side of the building. The main face of the building meets the setback requirement of 1.5m and 3m. Staff recommend that Council consider supporting these variances.

CONCLUSIONS

The proposal to construct a duplex is consistent with Development Permit Area 15D: Intensive Residential Duplex. The variances to reduce the lot width, increase the number of storeys, and reduce the minimum side yard setbacks are supportable as they are generally minor in nature and the proposal is generally consistent with the applicable Design Guidelines. Staff recommend that Council consider supporting the Development Permit with Variances Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00113 for the property located at 1210 Haultin Street.

Respectfully submitted,

Chelsea Medd

Chelsea Medd
Planner
Development Services Division

JH

A. Hudson

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

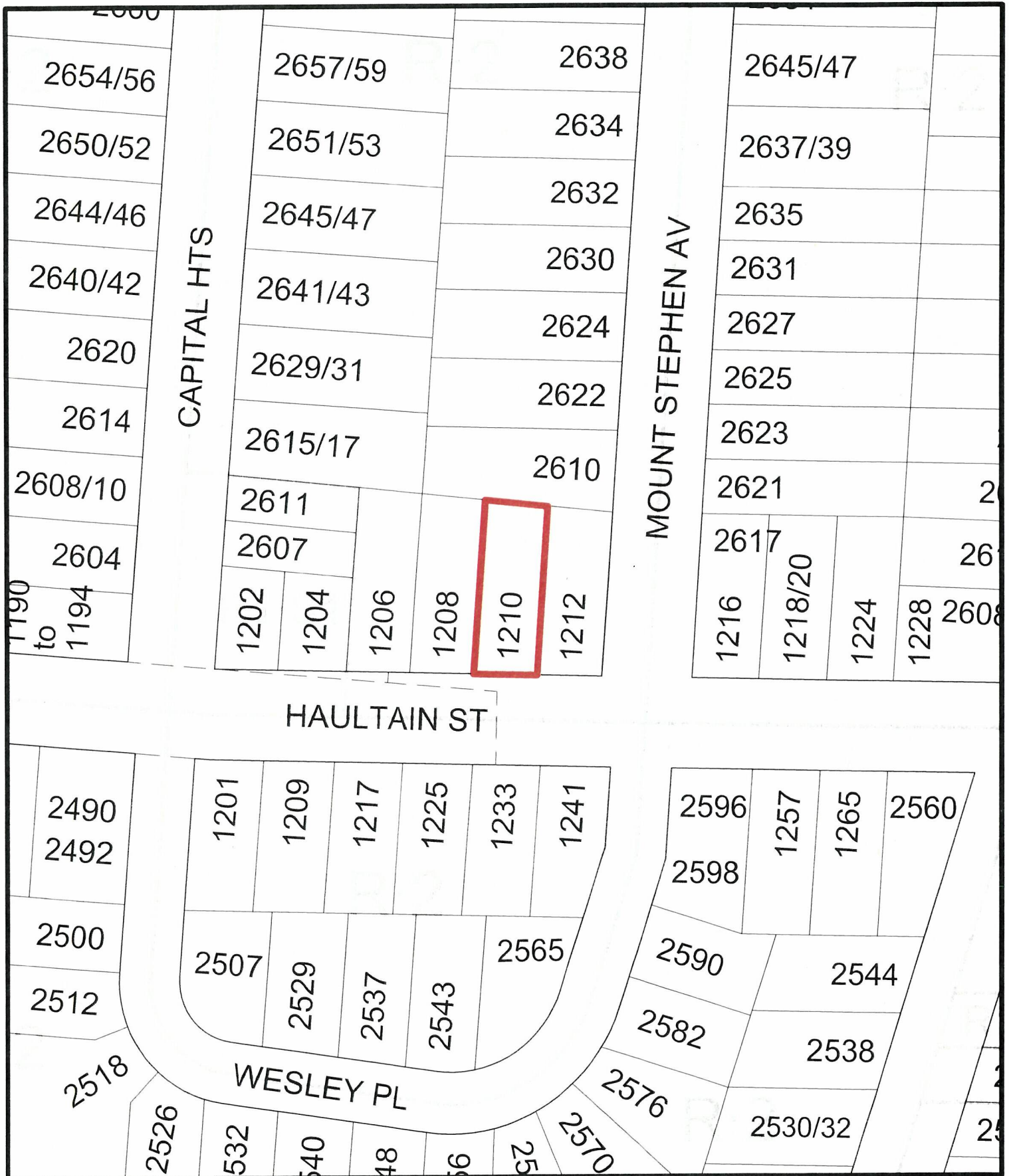
Bobyn Benbyen

Date:

Sept. 24, 2019

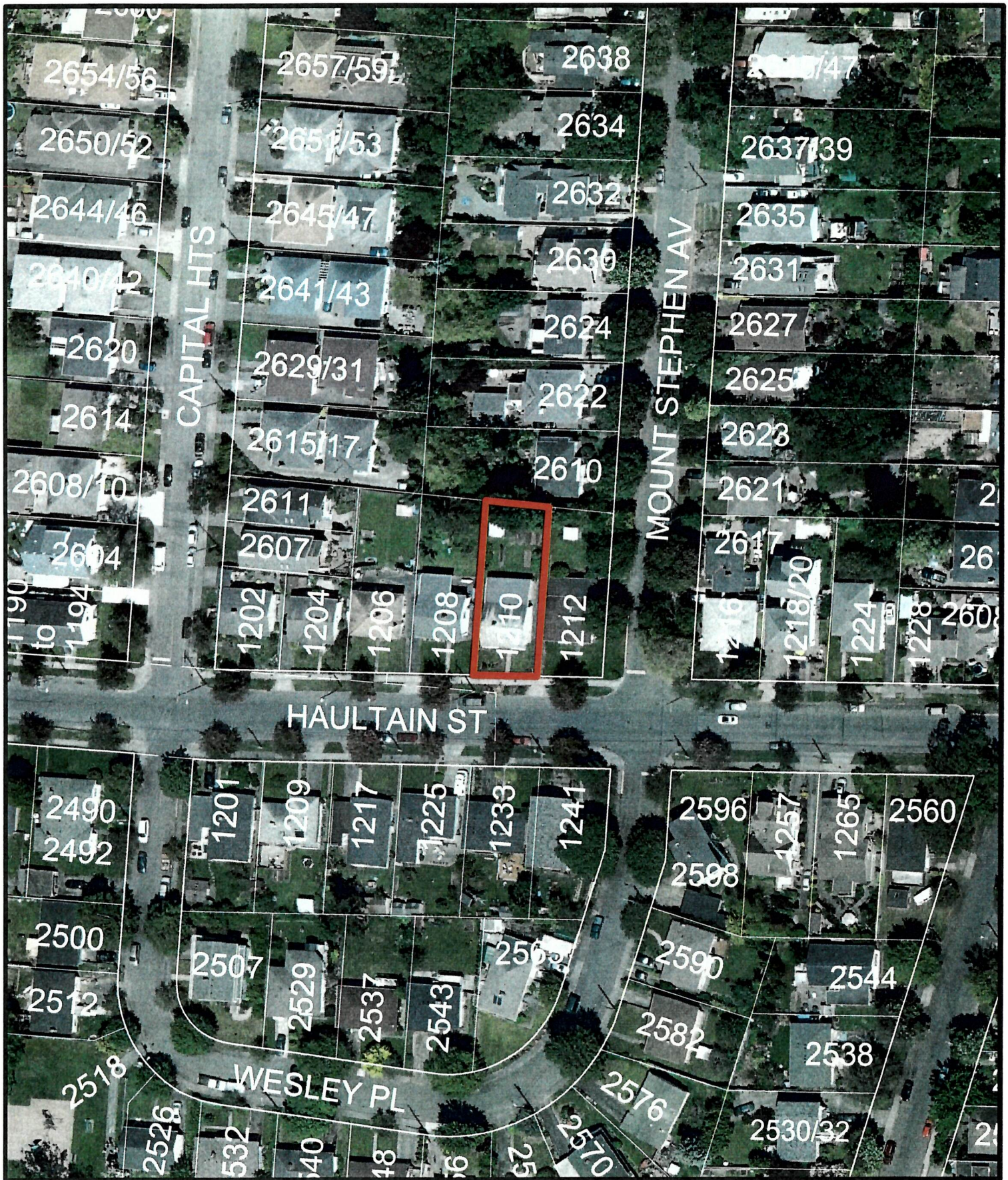
List of Attachments

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1210 Haultain Street
Rezoning No.00688





1210 Haultain Street
Rezoning No.00688



RECEIVED

DEEMED

SEP 04 2019

AUG 07 2019



ZONING CRITERIA:

APPLICANT
ADDRESS
SITE AREA
ZONE
LEGAL DESCRIPTION

SUSAN SINKINSON
1210 HAULTAIN STREET, VICTORIA BC
5941.67 SQFT (552.0 m²)
R-2 (TWO FAMILY DWELLING DISTRICT)
LOT 19, SECTION 4 AND 48, VICTORIA DISTRICT, PLAN 5258
PID 000-189-766

PERMITTED R-2:

MIN. SITE AREA	5973.97 SQFT (555.0m ²)
MIN. LOT WIDTH	49.21' (15m)
FLR. SPACE RATIO	50% MAX
FLR. AREA 1ST & 2ND FLR	3013.55 SQFT (280.0 m ²)
FLOOR AREA	4090.28 SQFT (380.0 m ²)
SITE COVERAGE	40% MAX
SETBACKS	
FRONT (S)	24'6" (7.5m)
REAR (N)	43'9" (13.39m) 33% SITE DEPTH
INT. SIDE (W)	10'0" (3.0m)
INT. SIDE (E)	5'0" (1.5m)
AVERAGE GRADE	N/A
BUILDING HEIGHT	24'9" (7.6m)
NO. STOREYS	1.5 OR 2 STOREYS
OPEN SITE SPACE	
ENTIRE LOT (MIN)	30%
REAR YARD (MIN)	33%
PARKING	ONE PER UNIT

PROPOSED DUPLEX:

SITE AREA	5941.67 SQFT (552.0m ²)
LOT WIDTH	47.47' (14.47m)
FLR. SPACE RATIO	43.77%
FLR. AREA 1ST & 2ND FLR	2601.0 SQFT (241.64 m ²)
FLOOR AREA	3555.0 SQFT (328.14 m ²)
SITE COVERAGE	29.35% = 1744.0 SQFT (162.02 m ²)
SETBACKS	
FRONT (S)	25'6" (7.8m)
REAR (N)	43'9" (13.39m) 33% SITE DEPTH
INT. SIDE (W)	10'16" (3.09m)
INT. SIDE (E)	9'11" (2.81m)
AVERAGE GRADE	SEE SITE PLAN
BUILDING HEIGHT	24'8" (7.56m)
NO. STOREYS	2 STOREYS
OPEN SITE SPACE	
ENTIRE LOT	55.6%
REAR YARD	90.03%
PARKING	ONE PER UNIT

SUBJECT PROPERTY

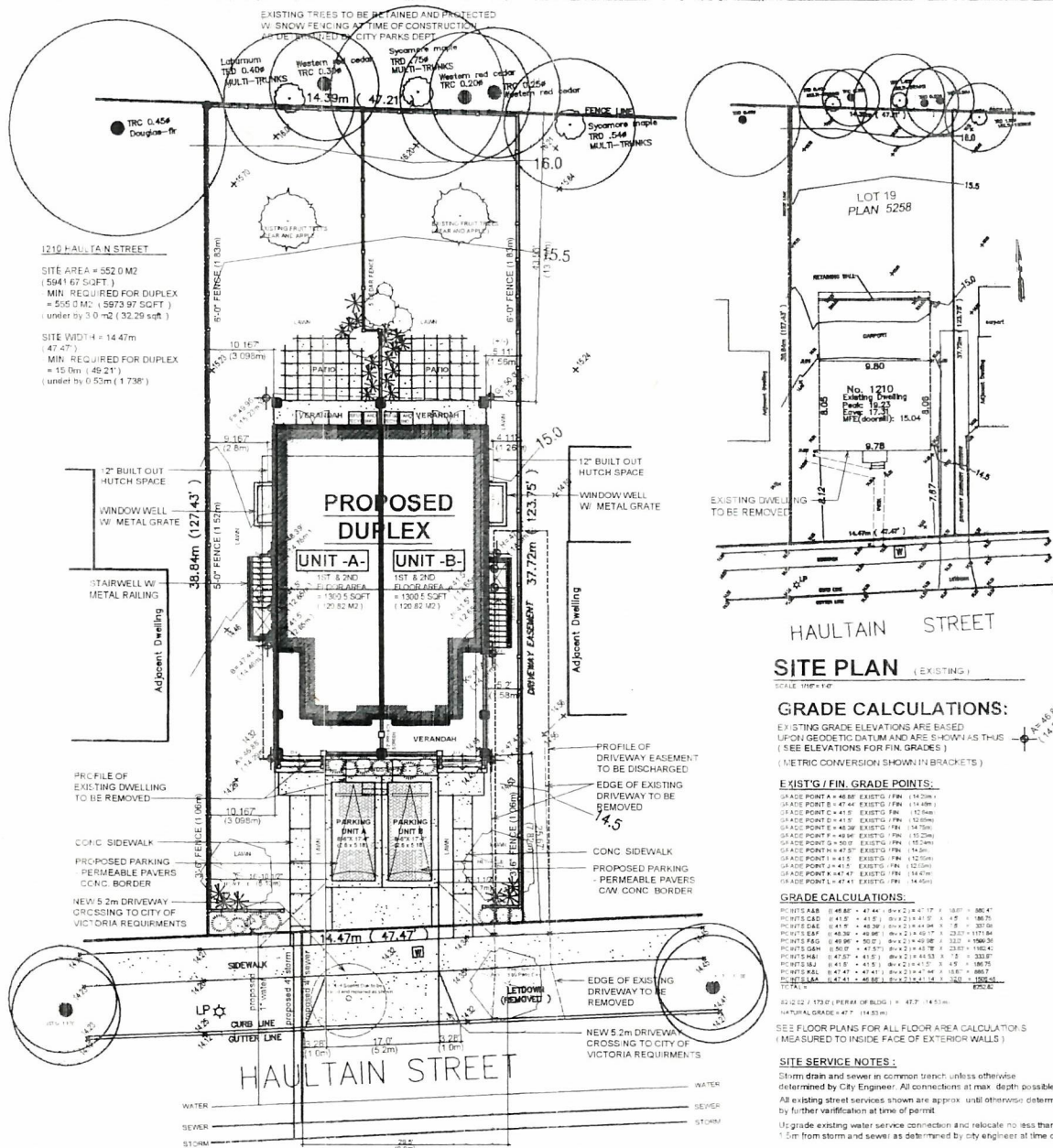


SITE MAP

SITE PLAN

SCALE: 1:100

1210 HAULTAIN STREET



SITE PLAN (EXISTING)

GRADE CALCULATIONS:

EXISTING GRADE ELEVATIONS ARE BASED UPON GEODEIC DATUM AND ARE SHOWN AS THUS (SEE ELEVATIONS FOR FIN. GRADES) (METRIC CONVERSION SHOWN IN BRACKETS)

EXIST'G / FIN. GRADE POINTS:

GRADE POINT A = 48.88' EXIST'G / FIN (14.20m)
GRADE POINT B = 47.44' EXIST'G / FIN (14.48m)
GRADE POINT C = 41.5' EXIST'G / FIN (12.65m)
GRADE POINT D = 41.5' EXIST'G / FIN (12.65m)
GRADE POINT E = 42.38' EXIST'G / FIN (12.91m)
GRADE POINT F = 42.38' EXIST'G / FIN (12.91m)
GRADE POINT G = 42.38' EXIST'G / FIN (12.91m)
GRADE POINT H = 42.38' EXIST'G / FIN (12.91m)
GRADE POINT I = 41.5' EXIST'G / FIN (12.65m)
GRADE POINT J = 41.5' EXIST'G / FIN (12.65m)
GRADE POINT K = 42.38' EXIST'G / FIN (12.91m)
GRADE POINT L = 42.38' EXIST'G / FIN (12.91m)

GRADE CALCULATIONS:

PG. 101.000 = 48.88' EXIST'G / FIN (14.20m)
PG. 101.001 = 47.44' EXIST'G / FIN (14.48m)
PG. 101.002 = 41.5' EXIST'G / FIN (12.65m)
PG. 101.003 = 41.5' EXIST'G / FIN (12.65m)
PG. 101.004 = 42.38' EXIST'G / FIN (12.91m)
PG. 101.005 = 42.38' EXIST'G / FIN (12.91m)
PG. 101.006 = 42.38' EXIST'G / FIN (12.91m)
PG. 101.007 = 42.38' EXIST'G / FIN (12.91m)
PG. 101.008 = 41.5' EXIST'G / FIN (12.65m)
PG. 101.009 = 41.5' EXIST'G / FIN (12.65m)
PG. 101.010 = 42.38' EXIST'G / FIN (12.91m)
PG. 101.011 = 42.38' EXIST'G / FIN (12.91m)

SEE FLOOR PLANS FOR ALL FLOOR AREA CALCULATIONS (MEASURED TO INSIDE FACE OF EXTERIOR WALLS)

SITE SERVICE NOTES:

Storm drain and sewer in common trench unless otherwise determined by City Engineer. All connections at max. depth possible.
All existing street services shown are approx. until otherwise determined by further verification at time of permit.
Upgrade existing water service connection and relocate no less than 1.5m from storm and sewer as determined by city engineer at time of permit.

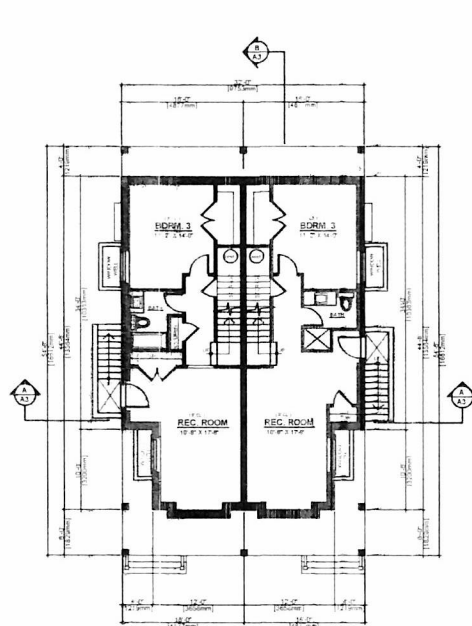
PROPOSED DUPLEX REZONING

1210 HAULTAIN STREET, VICTORIA BC

REVISIONS
FEB-19-2019 ISSUE FOR REVIEW
MAY-6-2019 REVISED AS PER APPLICATION REVIEW SUMMARY (DATED MAR-19-2019)
JULY-16-2019 REVISED AS PER APPLICATION REVIEW SUMMARY (DATED MAY-31-2019)
SEPT-3-2019 REVISED AS PER RESUBMISSION REVIEW (RECEIVED AUG-29-2019)

ATTACHMENT C

A1

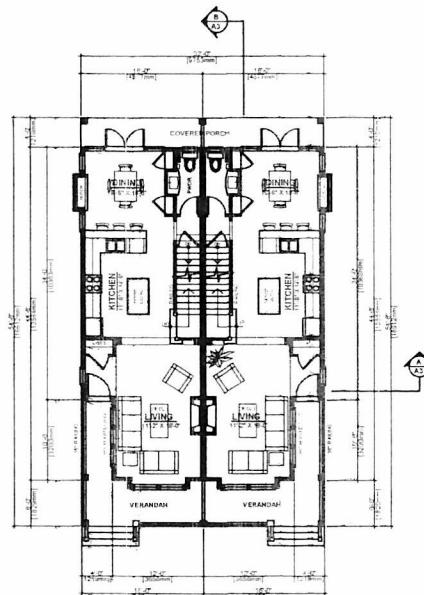


**UNIT -A- UNIT -B-
BASEMENT PLAN**

SCALE 1/8" = 1'-0"

UNIT A = 627.0 SQFT. (56.88 M2)
UNIT A = 627.0 SQFT. (56.88 M2)

TOTAL BASEMENT FLOOR AREA = 1254.0 SQFT.
(116.5 M2) (INSIDE FACE)

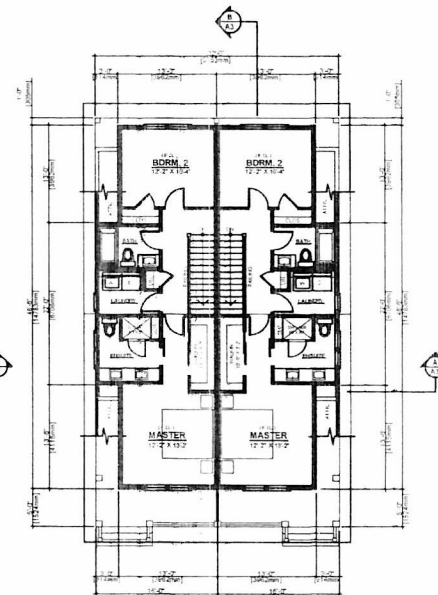


**UNIT -A- UNIT -B-
MAIN FLOOR PLAN**

SCALE 1/8" = 1'-0"

UNIT A = 643.5 SQFT. (59.78 M2)
UNIT A = 643.5 SQFT. (59.78 M2)

TOTAL MAIN FLOOR AREA = 1287.0 SQFT
(119.56 M2) (INSIDE FACE)



**UNIT -A- UNIT -B-
UPPER FLOOR PLAN**

SCALE 1/8" = 1'-0"

UNIT A = 657.0 SQFT. (61.03 M2) (INCLUDES STAIRWELL)
UNIT A = 657.0 SQFT. (61.03 M2)

TOTAL UPPER FLOOR AREA = 1314.0 SQFT
(122.07 M2) (INSIDE FACE)

RECEIVED
DEEMED
SEP 04 2019
AUG 07 2019



STREETSCAPE

SCALE 1/8" = 1'-0"

MT. STEPHEN AVENUE

PROPOSED DUPLEX REZONING

1210 HAULTAIN STREET, VICTORIA BC

REVISIONS:
FEB-19-2019 - ISSUE FOR REVIEW
MAY-8-2019 - REVISED AS PER APPLICATION REVIEW
SUMMARY (DATED MAR-19-2019)
JULY-18-2019 - REVISED AS PER APPLICATION REVIEW
SUMMARY (DATED MAY-31-2019)
SEPT-3-2019 - REVISED AS PER RESUBMISSION REVIEW
(RECEIVED AUG-29-2019)

A2

FLAT 1244

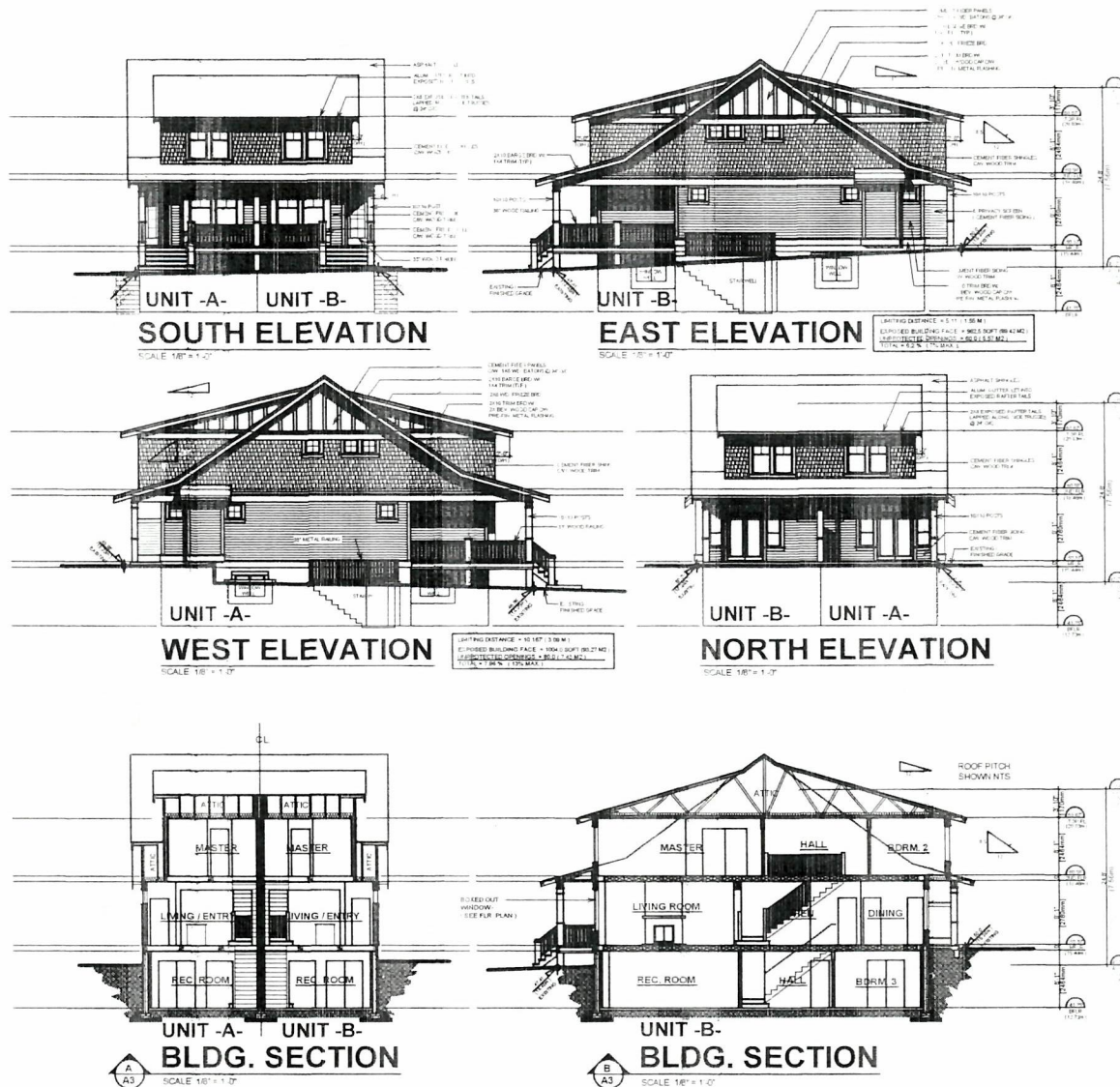


NORTH

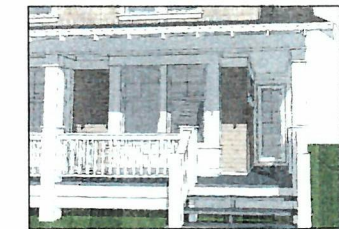
PROJECT: PROPOSED DUPLEX REZONING - 1210 HAULTAIN STREET - VICTORIA BC
FOR: SUSAN SHAW
DRAWING: FLOOR PLANS AND STREETSCAPE

DATE: FEB-19-2019
DRAWN: T. CHURCH
SCALE: AS SHOWN

BLANKHIVE
HOME DESIGN



SOUTH ELEVATION



*SOME ASPECTS OF DETAIL SHOWN ON 3D IMAGES ABOVE MAY VARY FROM CAD DRAWINGS. CAD DRAWINGS SHALL TAKE PRECEDENCE OVER 3D RENDERINGS SHOWN

PROPOSED DUPLEX REZONING

1210 HAULTAIN STREET, VICTORIA BC

REVISIONS
FEB-19-2019 ISSUE FOR REVIEW
MAY-6-2019 REVISED AS PER APPLICATION REVIEW SUMMARY (DATED MAR-19-2019)
JULY-18-2019 REVISED AS PER APPLICATION REVIEW SUMMARY (DATED MAY-31-2019)

A3

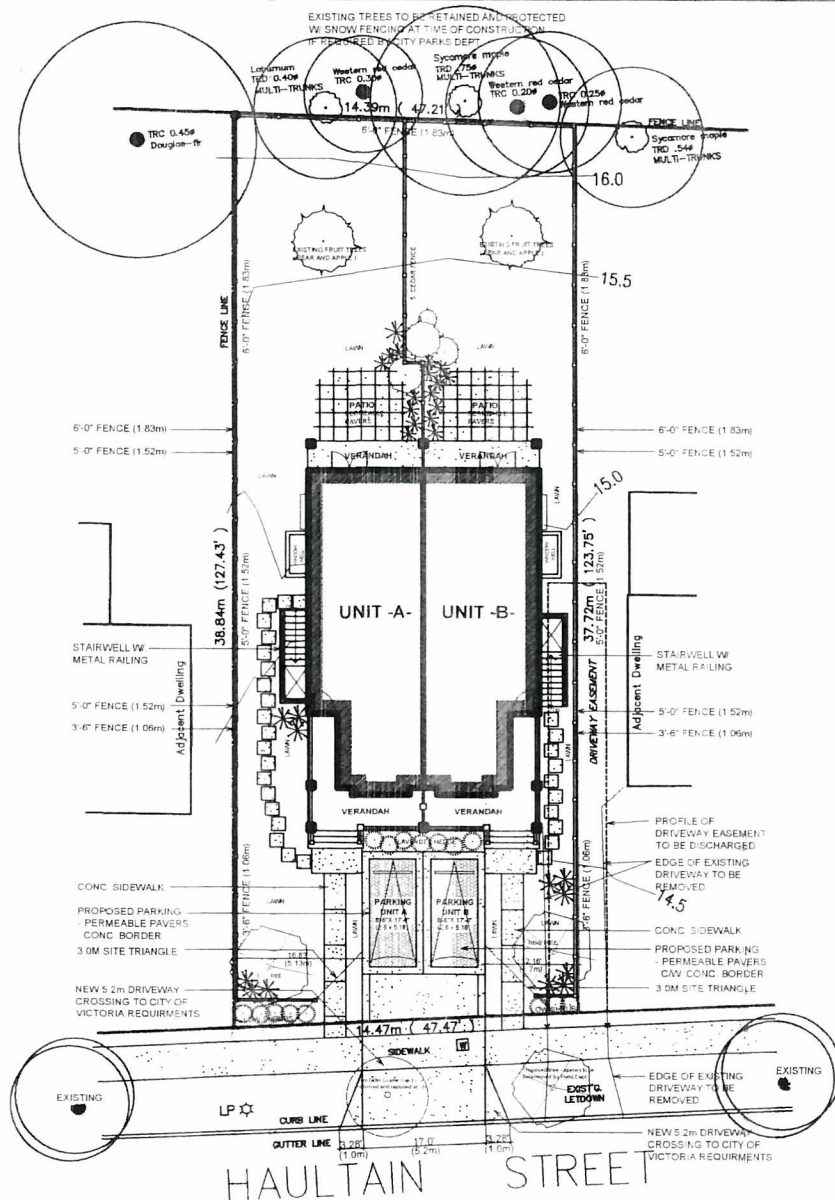
JUL-19-2019
1244

BLACKHIVE
DESIGN

PROJECT: PROPOSED DUPLEX REZONING - 1210 HAULTAIN STREET - VICTORIA BC
FOR: SUZANNE REYNOLDS
DATE: FEB-19-2019
DRAWN: J. CAUSTON
SCALE: AS SHOWN
SHEET: 1 OF 1
ELEVATIONS AND BUILDING SECTIONS

NORTH

AUG 07 2019



EXISTING STREET VIEW - 1210 HAULTAIN STREET

LANDSCAPE LEDGEND

	MEDIUM TO LARGE SIZE SHRUBS OPTIONS INCLUDE: 1. MADRUGA STELLATA 2. MAHONIA X (MEDI) CHARITY 3. RUBUS SAQUQUINUM (SPECIES TO BE DETERMINED DEPENDING ON AVAILABILITY AT TIME OF PLANTING)
	SMALL TO MEDIUM SIZE SHRUBS LAVENDER HEDGE (OTHER SPECIES TO BE DETERMINED)
	PLANTING TO OWNER SPECIFICATIONS OPTIONS INCLUDE: 1. SWORD FERNS (NATIVE) 2. EUCYMNIS ALATUS COMPACTUS 3. BLECHNUM SPICATUM (SPECIES TO BE DETERMINED DEPENDING ON AVAILABILITY AT TIME OF PLANTING)
	MEDIUM SIZE DECIDUOUS TREE OPTIONS INCLUDE: 1. CORYLUS CHINENSIS 2. LIQUIDAMBAR STRYACIFOLIA (SPECIES TO BE DETERMINED DEPENDING ON AVAILABILITY AT TIME OF PLANTING)
	EXISTING FRUIT TREES (PEAR AND APPLE) HERITAGE VARIETY UNKNOWN
	CONC PAVEMENT WALKWAY

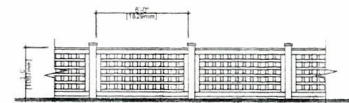
UNDERGROUND IRRIGATION SYSTEM
TO OWNER / DEVELOPER SPEC



LANDSCAPE

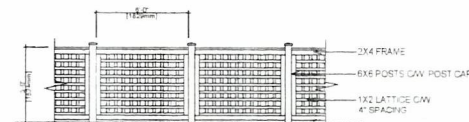
SCALE: 1:100

1210 HAULTAIN STREET



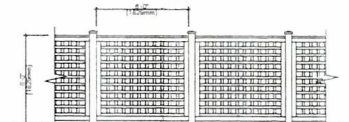
TYP. 3'-6" CEDAR FENCE

SCALE 1/2" = 1'-0"



TYP. 5' CEDAR FENCE

SCALE 1/2" = 1'-0"



TYP. 6' CEDAR FENCE

SCALE 1/2" = 1'-0"

PROPOSED DUPLEX REZONING

1210 HAULTAIN STREET, VICTORIA BC

REVISIONS
FEB-19-2019 ISSUE FOR REVIEW
MAY-6-2019 REVISED AS PER APPLICATION REVIEW
SUMMARY (DATED MAR-19-2019)
JULY-18-2019 REVISED AS PER APPLICATION REVIEW
SUMMARY (DATED MAY-31-2019)

A4

PLAN
1244

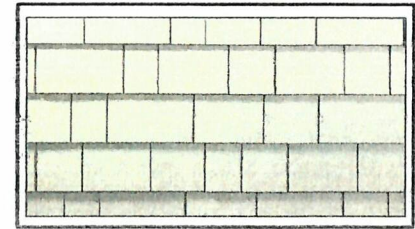
BLACKHAWK HOME DESIGN

PROJECT: PROPOSED DUPLEX REZONING, 1210 HAULTAIN STREET, VICTORIA BC
DATE: FEB-19-2019
DRAWN BY: CAUSTON
CHECKED BY: AS SHOWN
SCALE: 1/2" = 1'-0"
LANDSCAPE PLAN



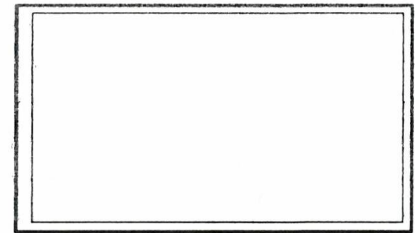


SOUTH ELEVATION



1 MAIN BODY COLOUR

- FIBER CEMENT SIDING
- FIBER CEMENT SHINGLES (MONTERARY TAUPE)

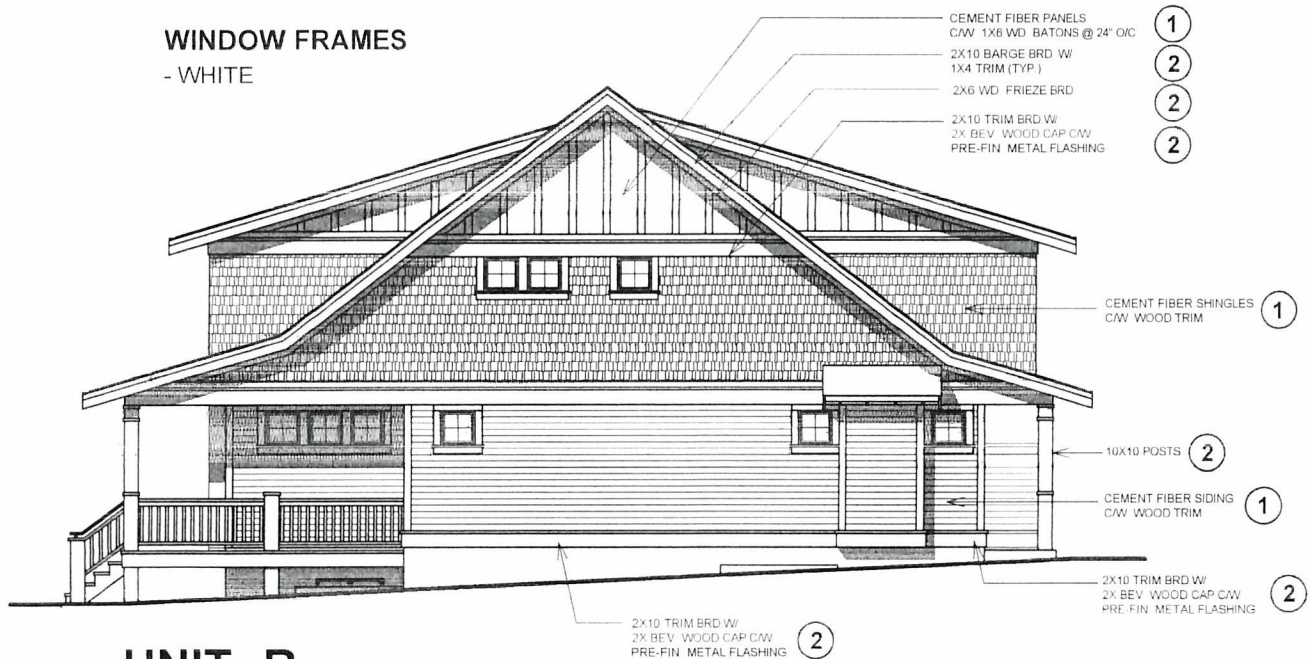


2 TRIM COLOUR

- FASCIA BOARDS, RAFTER TAILS, RAILINGS, TRIM BOARDS AND WINDOW TRIM (NATURAL LINEN)

WINDOW FRAMES

- WHITE



UNIT -B- EAST ELEVATION

CITY OF VICTORIA

RECEIVED

SEP 04 2019

DEEMED

AUG 07 2019

1210

HAULTAIN ST.

THE DEPICTION OF COLOUR SCHEME ARE SUBJECT TO CHANGE AT TIME OF CONSTRUCTION BASED ON DESIGN SUITABILITY AND PRODUCT AVAILABILITY

In regard to: 1210 Haultain Street, Victoria BC

February 21, 2018

Application; REZ No. 00688 DPV No. 00113

Revised: May 5, 2019

Revised: August 7, 2019

Dear Mayor and Council,

This proposal is to build a duplex at 1210 Haultain Street to replace a small post World-War-Two house. I am the current owner/occupier of this property. I intend to live on one side and offer the other side to my daughter and her family who currently rent.

My proposal addresses aspects of the Community Plan in the Neighbourhood Directions Section to create "areas of residential housing suitable for families with children" and to increase residential density within walking distance of the Hillside corridor. This proposal would increase Victoria's housing supply as well as add to its tax base. The relatively modest size of each side of the duplex would make them affordable in the current housing market.

The duplex design is a traditional two-storey style which would harmonize well with the houses in the neighbourhood. Each side of the duplex would have a floor area on the first and second of 120.82 m² (1300.5 square feet).

The variances requested are as follows:

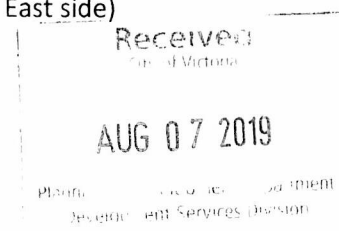
Zoning Criteria

1. In order to build this duplex, I require rezoning as my property falls just under the required site area of 555.00 m² at 552.00 m². This means the site area for each dwelling will be 276 m² rather than 277.5 m²
2. To allow the site area for each dwelling (276 m²) to be just under the requirement of 277.5 m²
3. To allow the building of the duplex on a frontage of the lot less (14.47 m or 47.47 feet) than the prescribed 15.24 m (or 50 feet)

Setbacks

To request allowances for a design feature on each side of the home which is a small (1/3 m) cantilevered projection on each dining room wall, these affect the setback regulations as the measurement is not from the wall of the house but measured from the wall of the projection

4. East side setback to be 1.26 m (rather than 1.50 m)
5. West side setback to be 2.80 m (rather than 3.00 m)
6. The combined side yards would be 4.06 rather than the required 4.5 m due to measuring from the projection (measuring from the side walls of the house, side yard setbacks are within the required minimum setback at 3.098 m on the West side and 1.58 m on the East side)



7. To allow the duplex to be built as two storeys above a basement as the proposed design is for 2 bedrooms upstairs to be built within the roof line, a design feature to reduce the look of the upstairs roof line. The total floor area of the 2 floors is modest therefore the basement would be for a third bedroom, office or playroom. This would make a big difference for space for a growing family (the height of the planned building is within height regulations).

I am asking for these variances in order to build a side by side duplex facing South allowing for sunlight on both sides and a long back yard each.

The Parks Planner has agreed to allow the existing boulevard tree to be replaced at the owner's expense to the East of the proposed driveway due to having the duplex driveway near the middle of the frontage.

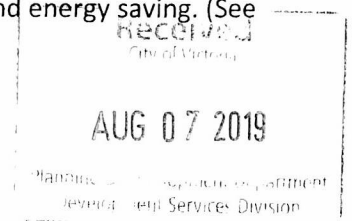
I met with Oakland's Land Use Committee and neighbours to show them the proposed plan and discussed their questions. My neighbour to the West liked the increase in space between his house and the proposed duplex to over 3 m from the house wall and 2.80 m from the small projections on each side wall. The response to the design was very positive. Many design considerations were made such as the inset dormer windows on the upstairs and the inset of both front doors on each side of the building. The veranda makes for an approachable street friendly feel to the front of the house.

The landscaping plan will soften the building contours, aid with screening the parking and provide a level of soil permeability. Fences are in keeping with the neighbour's desire for privacy and to delineate each side of the duplex. The Parks Division, (Jane Waters), has approved a move of the boulevard tree to be 10m from the next tree to the East, at the owner's expense. The trees to the North, on the neighbour's property, are well away from the proposed homes. During the proposed construction, a protected area around the trees will be designated.

The Designer has made the width of the driveway 5.2 m as cars back onto the street in order for each unit to have clear sightlines in accessing the street from the parking stalls. The present driveway is shared (by easement) with the neighbour to the East (on the corner of two streets). This will be discharged with the approval of the neighbour, which I have secured (see enclosed agreement).

The landscaping in front of the duplex is very important to the street look of the duplex to blend in with the neighbours. It is planned to utilize semi permeable pavers with lawn in between to have as much green space as possible, as well as shrubs and trees without reducing the visibility for the cars backing onto the street. There will be mixed planting of native and ornamental plant species for low maintenance and drought tolerance once established. They will be pollinator friendly plants providing year round flowers for bees, birds and butterflies.

The present house (currently occupied by myself) will be demolished. The hazmat report did not detect the presence of any "hazardous material". The new building will have ecological features such wiring for eventual solar panels to be installed and choice of materials that are non toxic and energy saving. (See letter from the General Contractor, S.C. Smith)



If one walks around the area it is rare to see small houses as there are many larger houses, two storeys above basements. The visual aesthetic established by my duplex project is more in keeping with the older character of this neighbourhood. I feel this proposal meets the city's need for more family housing close to the downtown core.

Sincerely,

Susan Sinkinson



1210 Haultain Street Victoria BC, V8T 1V7

250-385-8010 susink@yahoo.ca

REVISED SUBMISSION from the Application review summary of May 31 2019

Sheet A-1

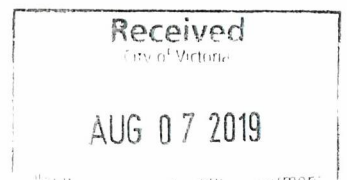
1. Revised site data table from 1.5 storeys to 2 storeys (see variance #7)
2. Re-label the removal of the driveway easement to 'driveway easement to be discharged (see discharge agreement enclosed)
3. Provided site servicing for storm, sewer and water (all site servicing to be built as specified to City of Victoria requirements at the time of permit)
4. Revised site plan and landscape plan so that they are consistent as specified
5. Labeled all trees including neighbours to the North as specified
6. Labeled proposed and existing boulevard trees as specified

Sheet A-4

2. Re-labeled the removal of the driveway easement to 'driveway easement to be discharged'
4. Revised site plan and landscape plan so they are consistent as specified
5. Labeled all the trees including neighbours to the North, note existing as 'retained'
6. Label proposed and existing boulevard trees as specified (species to be determined by the Parks Dept.)

Written Material

- Find enclosed a list describing changes made to the previous set of plans specifically related to the changes listed by number related to the "bubbles" shown on the shown on the revised plans
- 6 sets of plans of various dimensions showing the changes in plan, bubbled and not bubbled, as requested, plus a digital set of all revised materials
- An agreement to discharge the easement between 1210 Haultain Street and 1212 Haultain Street





February 19/2019

Victoria Mayor & Council,

SC Smith Building Company have been retained by the property owners to assist in the process of approval and construction of a new duplex residence on the property currently owned by the family located at 1210 Haultain Street.

We believe that this project represents the vision of the City of Victoria to increase the ability for families to obtain secure housing through multiple generations by best utilizing properties to their full potential while maintaining the integrity of streetscapes, planning, density and minimizing carbon footprint.

There are several key areas we will be focusing on in through the construction to ensure that the process maintains a constant thought of green building process lessens the overall carbon footprint both during construction and as a completed home:

1. SC Smith Building Company is an active Built Green BC member as well as Energy Star rated homebuilders
2. The new home will feature many of the key elements of the built green platinum certification and we will take many cues in the build from the BG checklist including:
 - Hardie plank exterior finishing materials and cladding
 - Low VOC paints and adhesives on all surfaces
 - Solar ready conduits in place for future upgrades
 - Energy star rated appliances, doors and windows
 - Energy efficient heating and cooling including on demand H/W and possible red zone heating systems
 - Minimum R-48 attic insulation and minimum R-20 rockwool insulation in all exterior walls or equivalent
 - Drought tolerant planting and landscape design with design intended to maximize and recycle water to the landscape
 - All plumbing fixtures to be rated for minimum water use and maximum efficiency
 - All materials and trades locally sourced for minimum shipping distances and travel to site location
 - Recycle management system in place for proper distribution of all building waste

If you have any further questions or require any further information please do not hesitate to contact me directly,

Regards,

Steve Smith
SC Smith Building Company Ltd
250-883-3712

Received
City of Victoria

AUG 07 2019

Planning & Development Department
Development Services Division

DISCHARGE OF EASEMENT AGREEMENT

For part of the proposed duplex development at 1210 Haultain Street

We the undersigned propose to discharge the driveway easement between our properties at 1210 and 1212 Haultain Street. This can be accomplished when the City of Victoria decides on the proposed duplex development at 1210 Haultain Street.

This letter is a statement of a commitment to the City of Victoria to undertake this action in the future should the development at 12 10 Haultain Street be approved.

Susan Sinkinson agrees to be responsible for removing the present asphalt paved driveway and to restore the area to a grass lawn. Also she agrees to construct a fence along the property line from the sidewalk to the back where it will intersect with the neighbour to the North's fence when the proposed duplex is completed.

In addition, should Brian Mann decide to apply to Victoria City for a small lot subdivision of 12 12 Haultain, Susan Sinkinson will not object to the possible development of 12 12 Haultain.

Crystal S. Cook
Crystal S. Cook
Sitka Law Corporation
Lawyer & Notary Public
202 - 3750 Shelbourne Street
Victoria, BC V8P 4H4
778-265-2677
(witness)

S. Sinkinson

Dated this 15th day of July, 2019.S

Susan Sinkinson

1210 Haultain Street

Victoria BC

V8T 1V7

[REDACTED]

[REDACTED]

PID and Legal Description of property:

Lot 19, Section 4 & 48,

Victoria District, Plan 5258

PID 000-189-766

Crystal S. Cook
Crystal S. Cook
Sitka Law Corporation
Lawyer & Notary Public
202 - 3750 Shelbourne Street
Victoria, BC V8P 4H4
778-265-2677
(witness)

[Signature]

Brian Mann

1212 Haultain Street

Victoria BC

V8T 1V7

[REDACTED]

[REDACTED]

PID and Legal Description of property:

Lot 18, Block 1, Section 4 & 48,

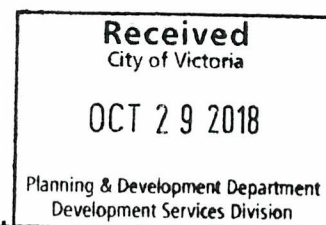
Victoria District, Plan 5258

PID 005-950-601



Mission

Strengthening the Oaklands community by providing programs, services and resources for its residents, businesses and visitors.



Oaklands Community Association Land Use Committee October 29, 2018 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Contact: landuse@oaklandscs.com

Development proposals

1. Development Proposal Community Meeting: 1210 Haultain

The applicant presented their plan for a side by side duplex in place of the existing house. The proposal requires a rezoning and a variance for the lot size.

Mitigation measures include the entrances set back on the side of the house, and dormer-style second floor.

The immediate neighbour to the west attended and was pleased to hear that the west setback will be 10 feet.

There was a lot of positive feedback from the residents in attendance. Residents specifically emphasized that the design is sensitive to the surrounding neighbourhood.

Some questions that were asked included:

- Is there a requirement for a level accessible entry?
- Would the city allow secondary suites in the basement?
- What are the requirements for parking in front of the house?

Other Items

2. Discussion and Brainstorm on Parks and Greenways Projects for 2019

The Land Use Committee and members of the board facilitated a discussion on parks and greenways in the neighbourhood, and potential opportunities for community projects. Attendance was great with about 20 people staying for a circle discussion.

Some members of the Oaklands Rise Woonerf Group were in attendance and shared their experience gathering support for a people-centred street design.

Traffic was a recurring theme in the discussion, specifically the danger of car traffic using local streets as shortcuts through the neighbourhood.

Some ideas and thoughts that were shared in the discussion:

- Demonstrate cutting edge projects from other cities to test if they will work in our context.
- Update the series of signs in the park around the neighbourhood, and expand the educational component.
- Re-examine and rejuvenate the network of greenways in Oaklands as described in the Official Community Plan (2012) and the Greenways Plan (2003).
- Host a guest speaker to speak about active transportation or boulevard gardening. There was a lot of discussion about the benefits of boulevard gardening, and also challenges with wildlife.
- Design a series of Oaklands-themed natural signage and plant identification markers that can be used in front yards and boulevards.
- Discussion of connecting people in the neighbourhood who are propagating plants. Perhaps one way of doing this would be a 'Garden Club' or something similar - there seems to be lots of interest in sharing plants and knowledge around gardening.
- Connect to pathways and greenways in adjacent neighbourhoods in Victoria and Saanich. Specifically connect the Kings Road woonerf to Kings Park (BC Hydro lands in Saanich), and to Quadra Village. Recognition that many people ride and walk through our neighbourhood to and from other parts of the region.
- Traffic calming measures throughout the neighbourhood, with a neighbourhood approach to avoid simply displacing the issue and not solving it.
- Parks & transportation initiatives need to be considered in context of all stakeholders & the future neighbourhood plan.

Next Steps

- Invite City staff to a future meeting to provide an update on planned infrastructure projects for cars, bikes, and pedestrians.
- Explore the possibility of a neighbourhood walk and mapping exercise coinciding with the Oaklands Winter Market on December 1st.

Rezoning and Development Permit with Variances Application for 1210 Haultain Street



1



2

Subject Property



3

1212 Haultain Street (east)



4

1208 Haultain Street (west)



5

1233 Haultain Street (south)



6

1241 Haultain Street (south-east)

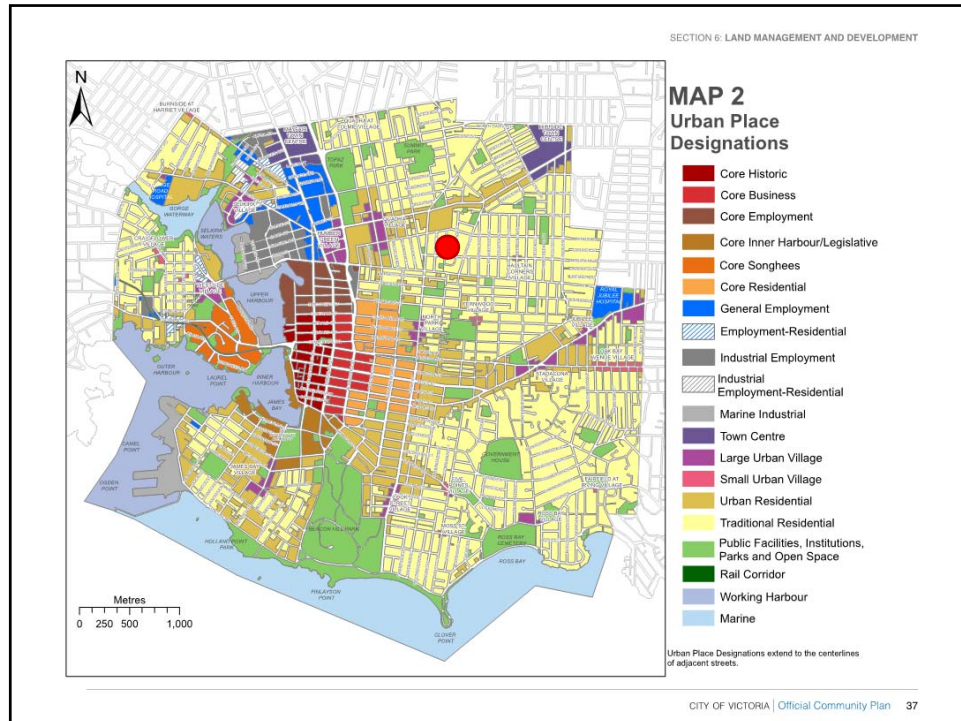


7

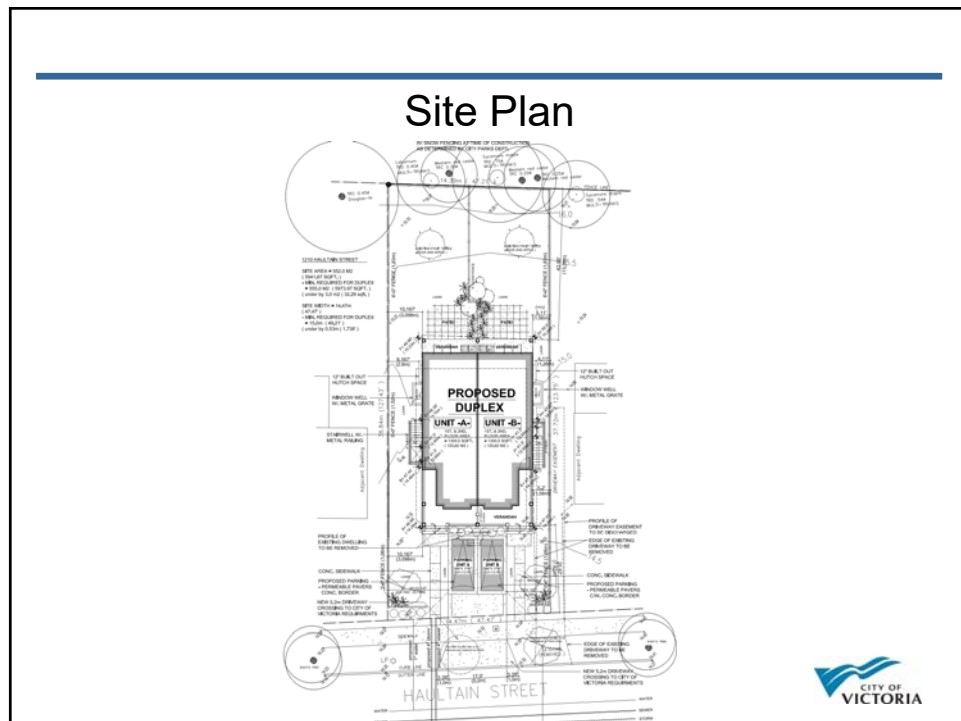
1241 Haultain Street (south-west)



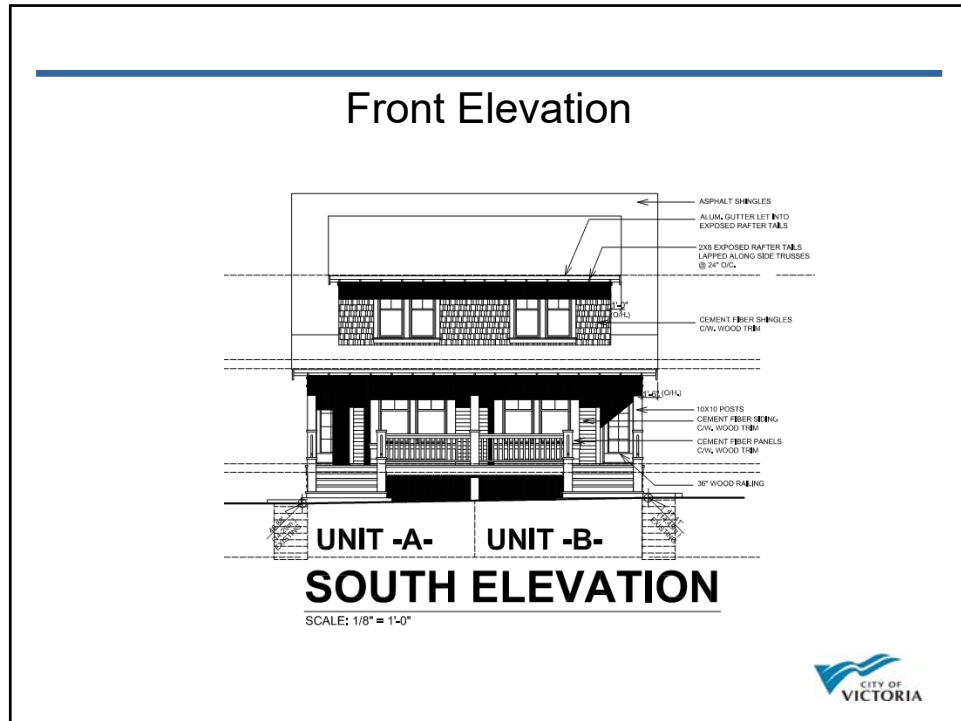
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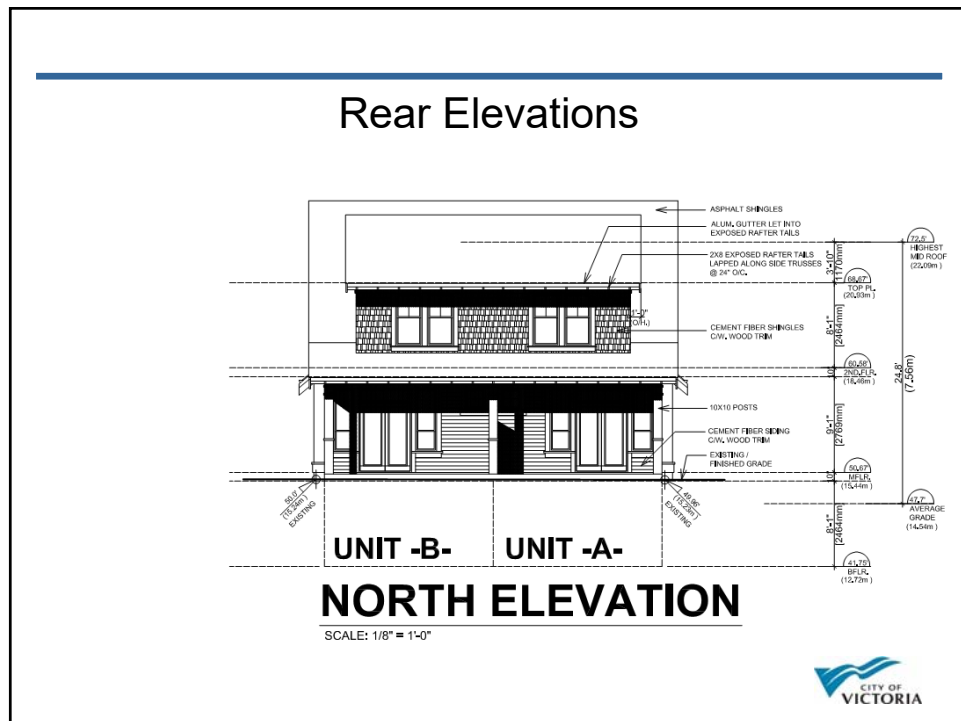
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10

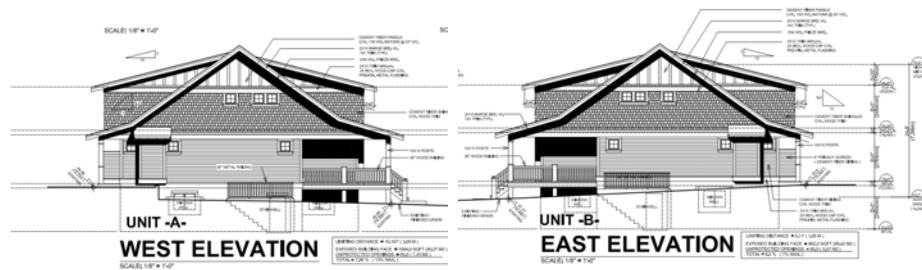


11



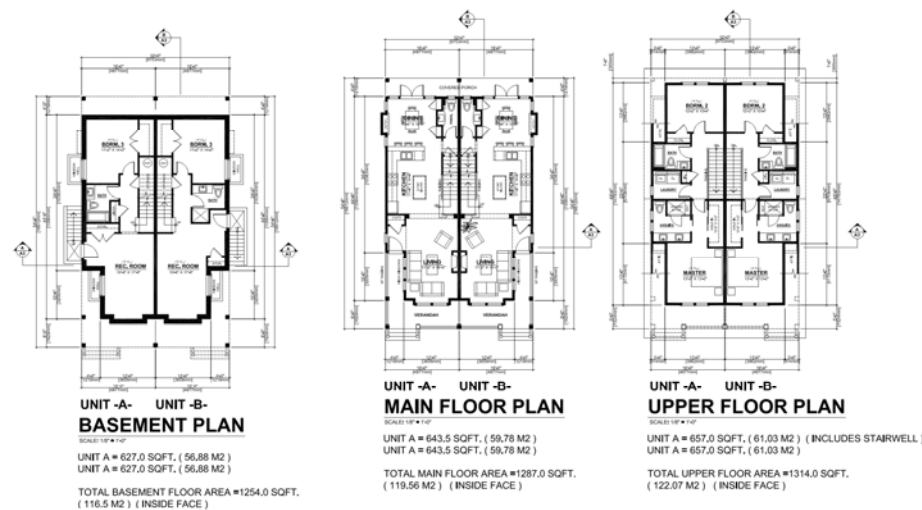
12

Side Elevations



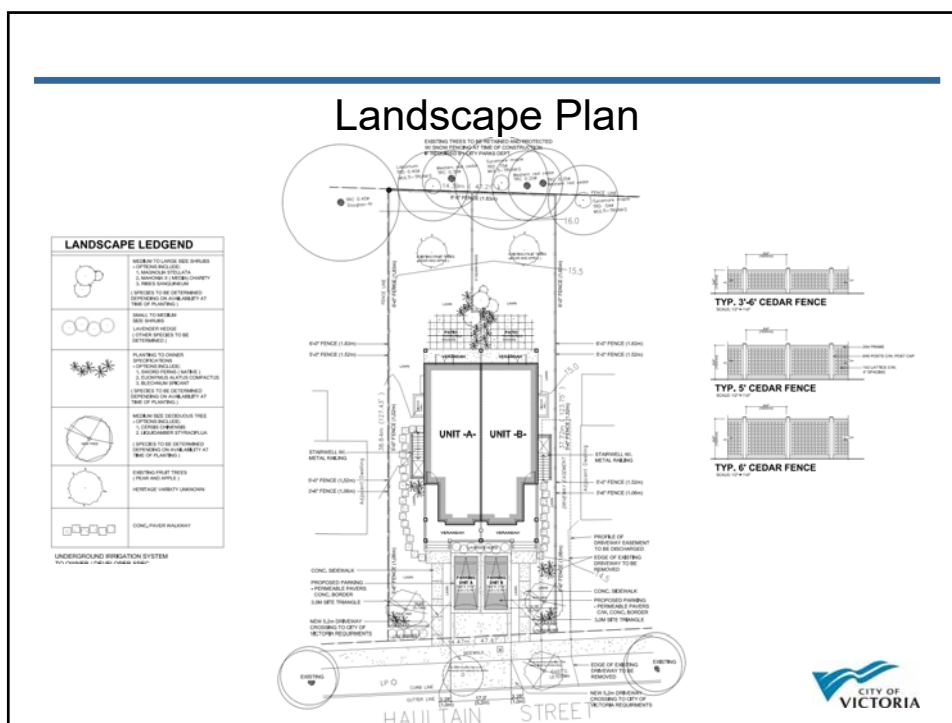
13

Floor Plan



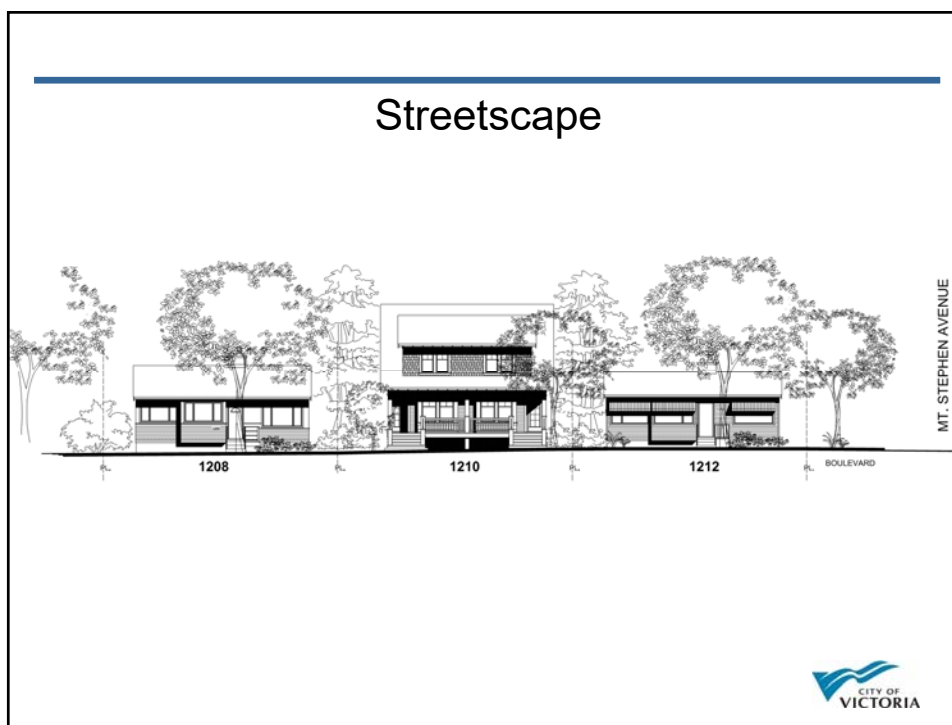
14

Landscape Plan



15

Streetscape



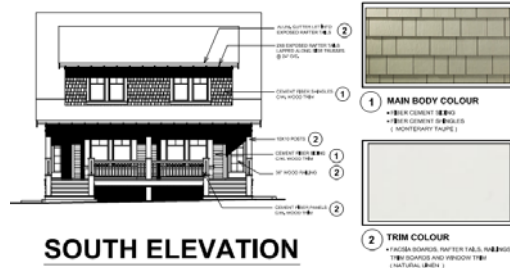
16

Renderings

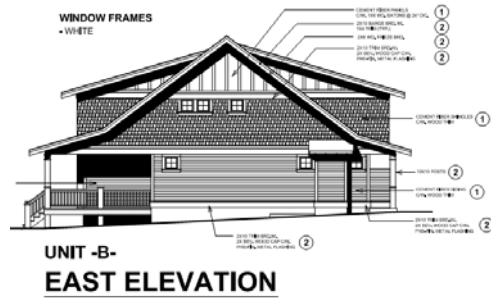


17

Colour Board



SOUTH ELEVATION



UNIT -B- EAST ELEVATION



18