

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the June 6, 2019 COTW Meeting

**I.1.a.f 1708 Coronation Avenue - Rezoning Application No. 00663
and Development Permit with Variances Application No.
00663 (North Jubilee)**

Moved By Councillor Alto
Seconded By Councillor Loveday

Rezoning Application No. 00663

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00663 for 1708 Coronation Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to the receipt of an executed Statutory Right-of-Way (SRW) along Shelbourne Street as illustrated on the plans dated April 5, 2019, to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe
Seconded By Councillor Young

Development Permit with Variances Application No. 00663

That the applicant works with staff to make changes to the proposed design to fit with the architectural character of neighbouring properties on the street, particularly the massing along the east side of the house and maintaining sustainability features, and return to a Committee of the Whole meeting.

FOR (7): Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Young
OPPOSED (2): Mayor Helps, and Councillor Alto

CARRIED (7 to 2)

F. LAND USE MATTERS

F.2 1708 Coronation Avenue - Rezoning Application No. 00663 and Development Permit with Variances Application No. 00663 (North Jubilee)

Committee received a report dated May 23, 2019 from the Acting Director of Sustainable Planning and Community Development proposing to rezone the property from the R1-B Zone, Single Family Dwelling District, to the R-2 Zone, Two Family Dwelling District, to permit the construction of a duplex dwelling at the property located at 1708 Coronation Avenue.

Moved By Councillor Loveday
Seconded By Councillor Alto

Rezoning Application No. 00663

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00663 for 1708 Coronation Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to the receipt of an executed Statutory Right-of-Way (SRW) along Shelbourne Street as illustrated on the plans dated April 5, 2019, to the satisfaction of the Director of Engineering and Public Works.

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

Development Permit with Variances Application No. 00663

That the applicant works with staff to make changes to the proposed design to fit with the architectural character of neighbouring properties and the street, particularly the massing along Shelbourne Street, and return to a Committee of the Whole meeting.

Amendment:

Moved By Councillor Young
Seconded By Councillor Isitt

Replace "Shelbourne Street" to "east side of the house"

CARRIED UNANIMOUSLY

Amendment:

Moved By Councillor Collins
Seconded By Councillor Isitt

Add after house: and maintaining sustainability features

CARRIED UNANIMOUSLY

On the Main Motion as amended:

Development Permit with Variances Application No. 00663

That the applicant works with staff to make changes to the proposed design to fit with the architectural character of neighbouring properties on the street, particularly the massing along the east side of the house and maintaining sustainability features, and return to a Committee of the Whole meeting.

FOR (8): Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young, Councillor Dubow, Councillor Potts, and Councillor Collins

OPPOSED (1): Mayor Helps

CARRIED (8 to 1)

Committee recessed at 10:54 a.m. and returned at 10:59 a.m.



Committee of the Whole Report For the Meeting of June 6, 2019

To: Committee of the Whole **Date:** May 23, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00663 for 1708 Coronation Avenue

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00663 for 1708 Coronation Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to the receipt of an executed Statutory Right-of-Way (SRW) along Shelbourne Street as illustrated on the plans dated April 5, 2019, to the satisfaction of the Director of Engineering and Public Works.

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 1708 Coronation Avenue. The proposal is to rezone from the R1-B Zone, Single Family District, to the R-2 Zone, Two Family Dwelling District, in order to construct a duplex dwelling.

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). However, Shelbourne Street is classified as a secondary arterial road, which anticipates residential uses ranging from ground-oriented buildings up to three storeys, including both attached residential and multi-unit buildings
- the proposal is generally consistent with the land use policies contained in the *Jubilee Neighbourhood Plan*, however, it is inconsistent with the policy of respecting the established character of the existing neighbourhood
- the proposal is generally consistent with the land use in the *Neighbourliness Guidelines for Duplexes*, however, the design is inconsistent with the policy, therefore staff recommend declining the Development Permit with Variances Application.

BACKGROUND

Description of Proposal

The proposal is to rezone the property from the R1-B Zone, Single Family Dwelling District, to the R-2 Zone, Two Family Dwelling District, to permit the construction of a duplex dwelling.

The following differences from the standard R-2 Zone, Two-Family Dwelling District are being proposed and will be discussed in relation to the concurrent Development Permit with Variance Application:

- reduce the front yard setback from 7.50m to 3.84m; and
- reduce the rear yard setback from 10.7m from 1.54m.

Affordable Housing Impacts

The applicant proposes the creation of one additional 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, therefore the Tenant Assistance Policy does not apply.

Sustainability Features

As indicated in the applicant's letter dated May 16, 2019, the proposal includes several sustainability features such as:

- permeable hardscape
- rain barrels for water collection
- Pela Energy Star windows
- heat pump HVAC system
- high efficiency gas fireplaces
- Energy Star appliances
- energy efficient LED light fixtures/bulbs throughout.

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, house conversions, and multiple dwellings. Directly to the south on Shelbourne Street is a three-storey multiple dwelling, while the block north on Shelbourne Street and east on Coronation Avenue are single family dwellings.

Existing Site Development and Development Potential

The site is presently a single family dwelling. Under the current R1-B Zone, Single 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 R-2 Zone, Two Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than this zone.

Zoning Criteria	Proposal	Proposed Zone R-2
Site area (m ²) – minimum	556.76	555.00
Site area per unit (m ²) – minimum	278.38	277.50
Density (Floor Space Ratio) – maximum	0.5:1	0.5:1
Combined floor area (m ²) – maximum	277.48	380.00
First and Second Storey Floor Area (m ²) – maximum	277.48	280.00
Lot width (m) – minimum	15.36	15.00
Height (m) – maximum	7.51	7.60
Storeys – maximum	2	2 (no basement) 1.5 (with basement)
Site coverage (%) – maximum	34.16	40.00
Open site space (%) – minimum	58.68	30.00
Open site space rear yard (%) – minimum	100.00	33.00
Setbacks (m) – minimum		
Front (Coronation Avenue)	3.84 *	7.50
Rear (north)	1.54 *	10.70
Side (flanking street – west)	8.10	3.50
Side (east)	7.85	1.54
Combined side yards	15.95	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 North Jubilee Neighbourhood Association CALUC at a Community Meeting held on July 24, 2018. A letter dated August 21, 2018 is attached to this report.

Additionally, the applicant petitioned some of the neighbouring properties; the petition date stamped September 24, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) designates the area as Traditional Residential. Within this designation, ground-oriented residential buildings including duplexes up to two storeys are envisioned.

Local Area Plans

The *Jubilee Neighbourhood Plan* envisions sensitive infill development that respects the established character of the existing neighbourhood and street variety through scale and form of housing. Duplexes are considered to be in-fill housing, if they meet the relevant policy.

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 the site area is at least 555m² for corner lots. The subject property exceeds the requirements of the guidelines and has a lot width of 15.40m, and a site area of 556m².

Land Assembly

The *Official Community Plan* classifies Shelbourne Street as a secondary arterial; therefore, the anticipated built-form for residential uses ranges from ground-oriented to multi-unit buildings up to three storeys, including both attached residential and apartment building forms. The OCP also encourages the logical assembly of development sites that enable the best realization of permitted development potential for the area.

The *Jubilee Neighbourhood Plan* also recognizes the value of land assembly along arterial roads and encourages that new housing should respect the form and character of established housing on the street through massing, scale and architectural detailing. However, it also encourages sensitive, small-scale infill development where it meets established policy.

The properties on this block along Shelbourne Street are single family dwellings that may be appropriate for redevelopment in the future. That being said, the immediate area is currently primarily single family dwellings, aside from a multiple dwelling across the street. Redevelopment of this corner site will limit the ability to more comprehensively redevelop ground-oriented attached and multiple dwellings in the future on this block. The applicant considered lot consolidation but did not find this a viable option. Since this is a corner lot, the redevelopment of this property on its own would not unduly hamper future assembly for the lots to the north.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts on the subject property with this application. There are five existing private trees being retained on site (hawthorn, cypress, and maples) and five new trees proposed to be added to the subject property. There are two existing public trees on the Coronation Avenue boulevard that will be retained: two Red maples, 28cm and 25cm diameter breast height (DBH) in good health.

Statutory Right-of-Way

As a condition of rezoning, staff recommend that a Statutory Right-of-Way (SRW) be registered on title to help fulfill Council-approved *Official Community Plan* objectives, such as enhanced facilities for walking, cycling and public transit. Shelbourne Street is an identified route on the Frequent Transit Network as well as the long-term All Ages and Abilities (AAA) Bicycle Network. The requested SRW has been illustrated on the plans, which indicate the dimensions that accommodate the bend in Shelbourne Street adjacent to the subject property.

CONCLUSIONS

The proposal to rezone in order to facilitate the construction of a duplex is generally consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan*, the *Jubilee Neighbourhood Plan*, and the *Neighbourliness Guidelines for Duplexes*. The proposed land use of a duplex on this site may limit the assembly of lots for ground-oriented attached dwellings or multiple dwellings envisioned along secondary arterial roads; however, the lots to the north could still be assembled.

Staff recommend that Council consider supporting the Rezoning Application and that Council consider not supporting the Development Permit with Variances Application without further revisions to the design to meet the *Neighbourliness Guidelines for Duplexes*.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00633 for the property located at 1708 Coronation Avenue.

Respectfully submitted,



Chelsea Medd
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

May 28, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped May 23, 2019
- Attachment D: Letter from applicant to Mayor and Council date stamped May 16, 2019
- Attachment E: Applicant petition date stamped September 24, 2018
- Attachment F: Community Association Land Use Committee Comments dated August 21, 2018
- Attachment G: Arborist Report date stamped March 14, 2019
- Attachment H: Correspondence (Letters received from residents).



Committee of the Whole Report For the Meeting of June 6, 2019

To: Committee of the Whole **Date:** May 23, 2019

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

Subject: Development Permit with Variances Application No. 00663 for 1708 Coronation Avenue

RECOMMENDATION

That Council decline Development Permit with Variances Application No. 00663 for the property located at 1708 Coronation Avenue.

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 Variances Application for the property located at 1708 Coronation Avenue. The proposal is to construct a two-family dwelling.

The following points were considered in assessing this application:

- the land use is consistent with the *Official Community Plan* and *Neighbourliness Guidelines for Duplexes*; however, the proposed contemporary design does not meet the design guideline related to compatibility with the character of the existing buildings on the street and block. Therefore, consistent with policy, staff recommend not supporting the development permit; however, alternate motions have been provided should Council wish to consider advancing the proposal, either as is or with revisions
- the *Jubilee Neighbourhood Plan* encourages infill housing if it meets the established policy and respects the character of existing neighbourhood and street variety

- the variance to reduce the front yard setback on Coronation Avenue is generally supportable and it would generally be consistent with the setback on Coronation Avenue
- the variance to reduce the rear yard setback is generally supportable, as it poses little privacy concern with window placement and the building is set back slightly on the second storey.

BACKGROUND

Description of Proposal

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

- two-storey building
- side-by-side units, each with street-oriented entries
- butterfly roof shape
- materials include hardi-board siding, hardi-panel and cedar soffits
- internal garages
- new trees and landscaping
- separate outdoor spaces for each unit.

The proposed variances are related to:

- reducing the front yard setback from 7.50m to 3.84m
- reducing the rear yard setback from 10.70m to 1.54m.

Data Table

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

Zoning Criteria	Proposal	Proposed Zone R-2
Site area (m ²) – minimum	556.76	555.00
Site area per unit (m ²) – minimum	278.38	277.50
Density (Floor Space Ratio) – maximum	0.5:1	0.5:1
Combined floor area (m ²) – maximum	277.48	380.00
First and Second Storey Floor Area (m ²) – maximum	277.48	280.00
Lot width (m) – minimum	15.36	15.00
Height (m) – maximum	7.51	7.60
Storeys – maximum	2	2 (no basement) 1.5 (with basement)

Zoning Criteria	Proposal	Proposed Zone R-2
Site coverage (%) – maximum	34.16	40.00
Open site space (%) – minimum	58.68	30.00
Open site space rear yard (%) – minimum	100.00	33.00
Setbacks (m) – minimum		
Front (Coronation Avenue)	3.84 *	7.50
Rear (north)	1.54 *	10.70
Side (flanking street – west)	8.10	3.50
Side (east)	7.85	1.54
Combined side yards	15.95	4.50
Parking – minimum	2	2

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 15D: Intensive Residential – Duplex (DPA 15D) and is subject to the *Neighbourliness Guidelines for Duplexes*. DPA 15D encourages that new duplex development be integrated within existing Traditional Residential areas in a manner that respects the established character of the neighbourhood and achieves a high quality of architecture, landscape and urban design. The design guidelines also emphasize the importance of new development fitting in with the established streetscape and complimenting the existing building patterns and architectural rhythms.

This is a low density neighbourhood that has a mix of architectural styles from the last century. The building directly to the south is a multi-family residential building, with a contemporary take on traditional rooflines and details. Coronation Avenue has a variety of residential buildings with primarily pitched and hipped roof types. Further east on Coronation Avenue and Richmond Road there are commercial and mixed-use buildings that have flat roofs; however, it is noted that this is a different context which also includes the hospital. Shelbourne Street in the immediate area is primarily house conversions and single family dwellings with a more traditional style of architecture. The proposed duplex is a contemporary style which does not fit with the character of the street, and due to the inconsistency with the duplex policy, staff recommend the Development Permit application be declined; however, alternate motions are also provided for Council's consideration.

The applicant has stated in their letter to Mayor and Council that the “west-coast” contemporary design was chosen for energy-efficiency, water collection, livability and aesthetic reasons.

Additionally, they note that there are some examples in the larger neighbourhood where buildings have been constructed with a contemporary design. The attached letter to Mayor and Council provides the design rationale in greater detail.

The applicant is proposing a butterfly and flat roof shape oriented toward Coronation Avenue. The appearance from Shelbourne Street would be a flat roof which appears to be greater massing than the other houses on that street frontage. However, the building to the south across Coronation Avenue is a three-storey multi-family building, so the proposal could also provide a transition between the multi-family and the single family dwellings.

Each unit would have ground floor entrances, with the main entrance to each unit identified by way of a metal clad awning. The required parking would be within internal garages, with the doors pushed back from the front façade.

The windows are maximized toward the street frontages, as well as to the side yard (east). The neighbours to the north and east do not have windows on the elevations oriented toward this property, so window overlap in the existing context is not a concern. The windows oriented to the north are opaque or transom windows, which would pose little privacy concern. There are several windows oriented to the east; however, there is a generous setback of 7.85m as well as new trees proposed to help provide a privacy buffer.

The applicant is also proposing to introduce high quality hard and soft landscaping throughout the site. Each unit would have patios made of permeable pavers and private outdoor space. The unit facing Shelbourne Street would have slightly less privacy; however, landscaping and the elevation change from the street would help to provide a more private space.

The driveway and landscaping have been designed to be as attractive as possible. The driveway would be screened with shrubs and would be a permeable surface in order to make this paved area an integral part of the landscaping.

Regulatory Considerations

The applicant is proposing to reduce the rear yard setback from 7.50m to 3.84m, and to reduce the front yard setback from 10.70m to 1.54m. These variances are partially due to the defined frontage of this lot, which is Coronation Avenue rather than Shelbourne Street.

A reduced front yard setback on Coronation Avenue would not vary significantly from the established streetscape pattern on Coronation Avenue and is considered supportable.

A reduced rear yard setback is requested on the north side of the proposed building, which would primarily impact the neighbour to the north. The proposed building has been stepped back slightly on the second storey to help reduce the impact (to 1.84m). Windows on this elevation are either opaque glass or transom windows and pose minimal privacy concerns. The function of the rear yard is primarily outdoor space; however, the applicant is providing that space within the side yards. If Shelbourne Street were defined as the frontage, this would be defined as a side yard and would meet the setback requirements.

CONCLUSIONS

The application to permit a duplex is inconsistent with the design guidelines outlined in DPA 15D. The proposed building is a contemporary architectural design that does not fit with the existing character of the neighboring properties and on the streets. The proposed variances for

front yard setback and rear yard setback are generally supportable. Consistent with Policy, staff recommend that Council consider not supporting this application; however, alternate motions have been provided should Council wish to advance the application for further consideration.

ALTERNATE MOTIONS

Option 1 – Revise Design

That the applicant works with staff to make changes to the proposed design to address fit with the architectural character of neighbouring properties and the street, particularly the massing along Shelbourne Street, and return to a Committee of the Whole meeting.

Option 2 – No Revisions

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. 00663 if it is approved, consider the following motion:

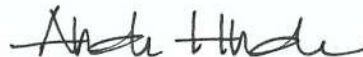
“That Council authorize the issuance of Development Permit with Variance Application No. 00663 for 1708 Coronation Avenue in accordance with:

1. Plans date stamped May 23, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce front yard setback from 7.50m to 3.84m;
 - ii. reduce rear yard setback from 10.70m to 1.54m;
3. The Development Permit lapsing two years from the date of this resolution.”

Respectfully submitted,



Chelsea Medd
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

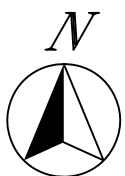
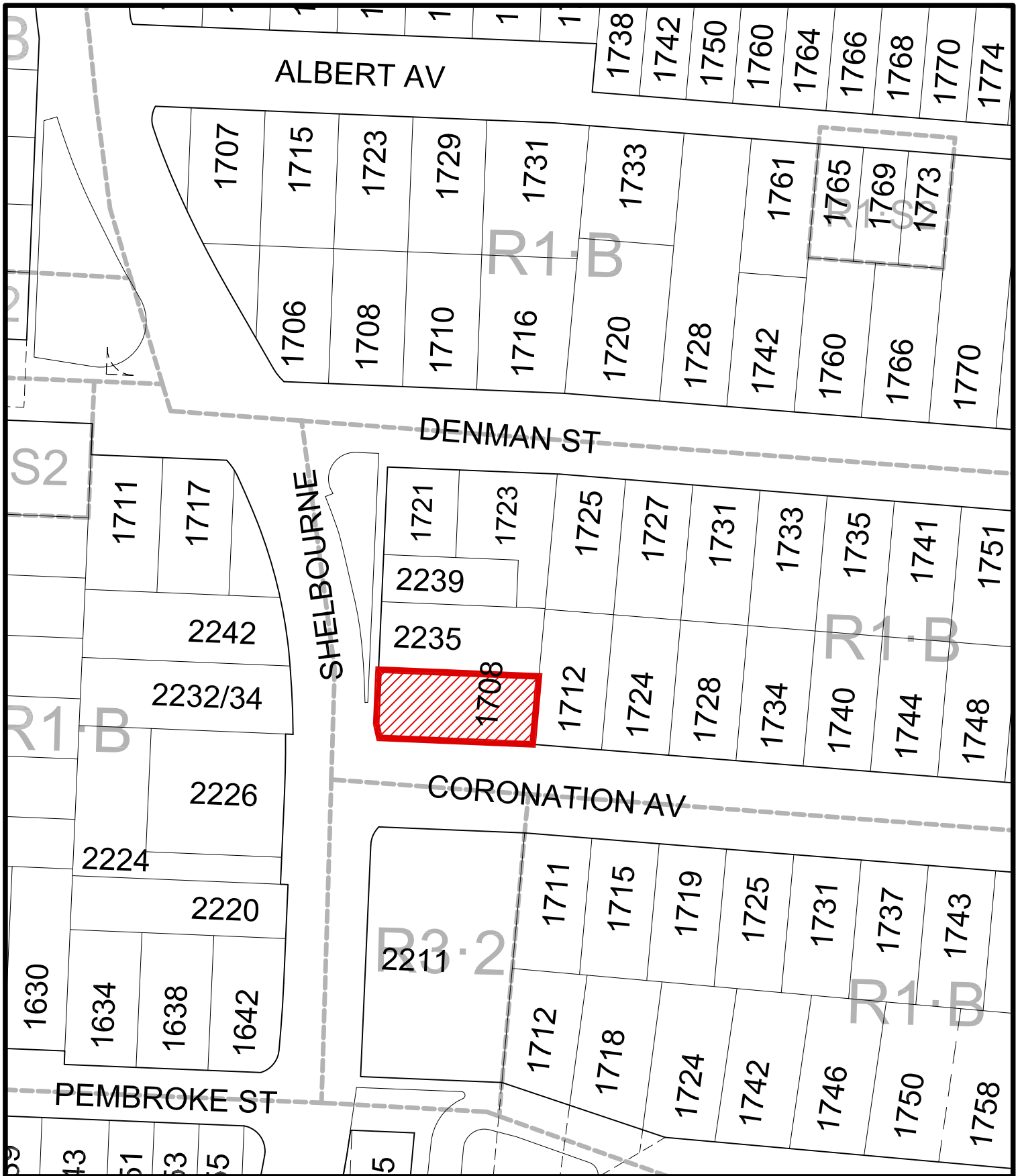


Date: May 28, 2019

List of Attachments

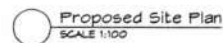
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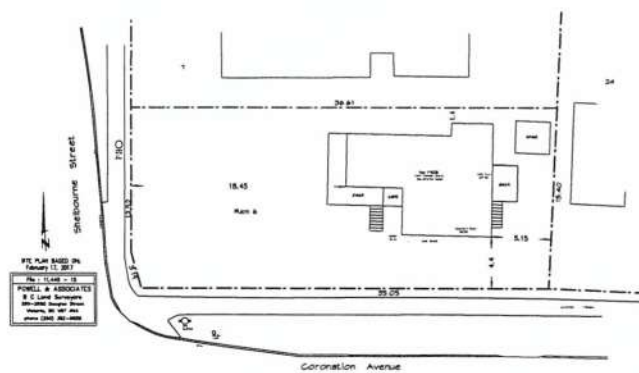
1708 Coronation Ave
Rezoning No.00663



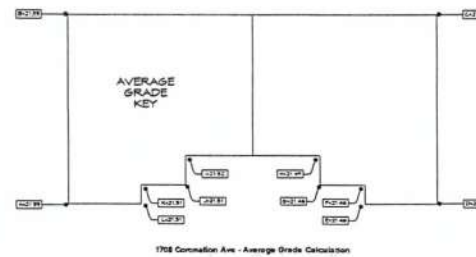


Lot Depth Key Plan
SCALE 1:200

Lot Depth Calculation					
	Depth 1 (m)	Depth 2 (m)	Avg.	Area (m ²)	Weighted Avg
Area 1	12.21	15.99	13.85	11.80	163.4
Area 2	15.29	15.99	15.59	539.32	8300.134
Area 3	15.99	15.41	15.40	5.59	86.68
			Total	556.71	8549.632
			Avg Depth		15.3



Existing Site Plan
SCALE 1:200



1708 Corraman Ave - Average Grade Calculator

	Average (2nd trial factor)					
SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors Perimeter per cent
AB	21.55	21.55	21.55	10.31	222.18	1428.56 96.23 21.53
BC	21.55	21.60	21.58	30.12	434.08	
CD	21.60	21.58	21.59	5.52	22.18	
DE	21.58	21.48	21.48	8.40	137.47	
EF	21.48	21.49	21.48	2.90	5.11	
FG	21.49	21.52	21.51	1.31	19.20	
GH	21.52	21.51	21.52	2.90	57.88	
HA	21.51	21.52	21.52	6.40	131.79	
			TOTAL		96.23	1428.56 21.54

SITE DATA - PROPOSED LOT A AND LOT B - 1708 CORCORAN			
LEGAL DESCRIPTION - LOT B, BLOCK 1, SECTION 18, VICTORIA DISTRICT, PLAN S75, EXCEPT PART IN PLAN S010			
EXISTING ZONING - R1-B			
PROPOSED ZONING - R2			
	REQUIRED	PROPOSED	COMMENTS
<u>LOT AREA</u>	355.00 m ²	355.00 m ²	
<u>LOT AREA PER SHELLING</u>	271.50 m ²	256.78 m ²	(2943.84 FT ²)
<u>LOT WIDTH</u>	19.00 M	18.94 M	(50.49 FT)
<u>LOT DEPTH (AVG.)</u>		19.36 M	(50.39 FT)
<u>FRONT YARD AREA</u>		136.45 m ²	(1474.04 FT ²)
<u>REAR YARD AREA</u>		56.30 m ²	(607.98 FT ²)
<u>SETBACKS</u>			
FRONT	1.50 M	3.94 M	(12.60') VARIANCE
REAR	35% LOT DEPTH	1.54 M	(5.05')
SIDE (WEST) PLANNING STREET	10% LOT DEPTH (3.67 M/2)	6.10 M	(20.57')
SIDE SOUTH (EAST)	10% LOT DEPTH (3.67 M/2)	1.05 M	(25.75')
SIDE (COMBINED)	4.50 M	15.45 M	(52.35')
<u>AVERAGE GARAGE</u>		21.54 M	
<u>BUILDING HEIGHT</u>	1.60 M	1.51 M	(24.64')
<u>STOREYS</u>	2 STOREYS	2 STOREYS	
<u>FLOOR AREA</u>			
UPPER FLOOR		152.05 m ²	(1637.03 FT ²)
MAIN FLOOR		110.25 m ²	(1184.58 FT ²)
ATTACHED GARAGE		52.51 m ²	(569.23 FT ²)
GARAGE ALLOWANCE	-10.50 m ² (41' REQ'D MIN)	-37.18 m ²	(-400.00 FT ²)
<u>TOTAL FLOOR AREA</u>	280.00 m ²	271.43 m ²	(2906.82 FT ²)
<u>FLOOR AREA RATIO</u>	0.50	0.438	
<u>SITE COVERAGE</u>	40.00 %	34.16 %	
<u>OPEN SITE SPACE</u>	30.00% OF THE LOT	56.88 m ²	
<u>OPEN SITE SPACE REAR YARD PARKING</u>	35.00% OF REAR YARD 3 SPACES	100.00 m ² 1 COVERED, 1 UNCOVERED (PER UNIT)	
<u>VARIANCES</u>	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
FRONT	1.50 M	3.94 M	(12.60')
REAR	35% LOT DEPTH (10'10" MIN)	1.54 M	(5.05')

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: L.HORVAT

Date: October 10, 2017

Scale: AS NOTED
Project:

1708

CORONATION AVE REZONING

Title:

SITE PLAN, EXISTING
SITE PLAN AND SITE

DATA

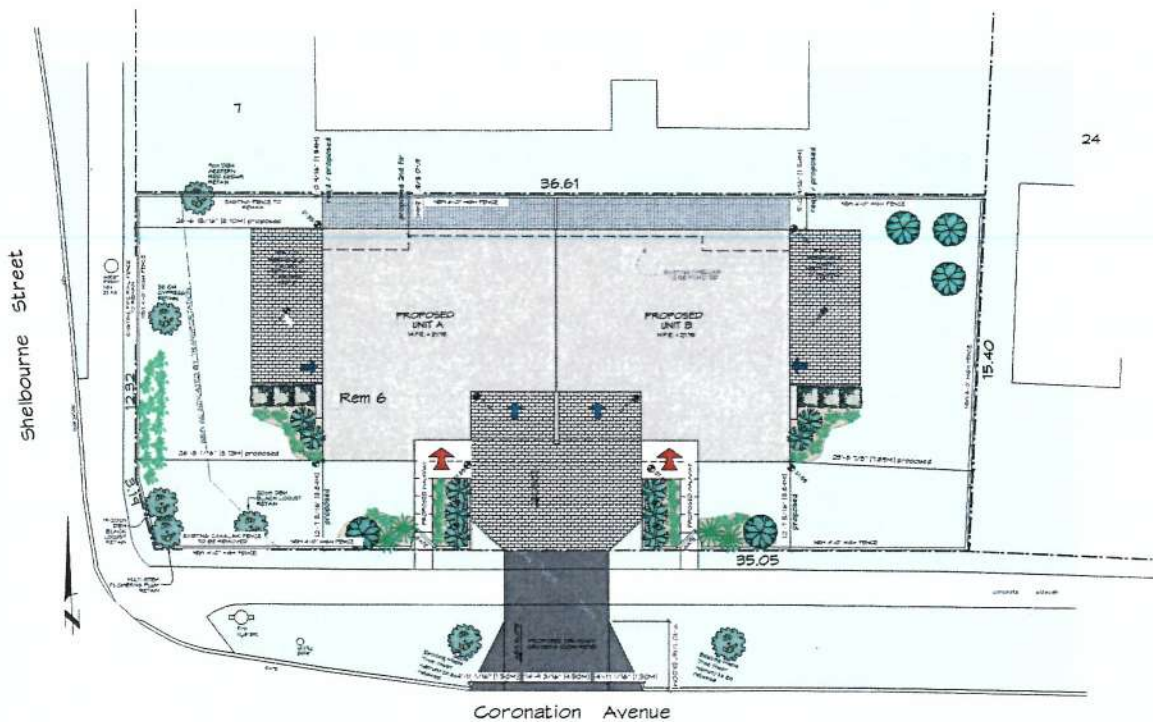
Revision:	Sheet:
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DP1

211
Proj No. _____

	1. Page 101
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Proposed Landscape Plan
SCALE 1:100

LANDSCAPE PLAN LEGEND

TREES AND SHRUBS

- Tree symbols: Decid. Tree, Ever. Tree, New Plant, and a group of three shrub symbols.

BROADCOVER

- Color swatches: Yellow, Green, and Dark Green.

HARD LANDSCAPING

- Patterns: Brick, Paved, and Gravel.

FENCE

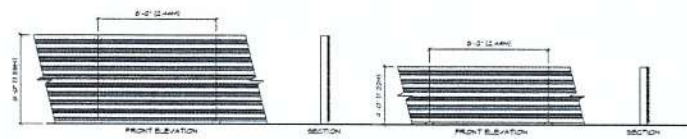
- Line styles: Solid line for fence, dashed line for no fence.

EXISTS

- Red arrow: New Land Exists
- Blue arrow: Existing Structure

NOTES

1. LANDSCAPING REQUIRED & CONCEPT ONLY AND REQUIRED DETAILING BY A QUALIFIED LANDSCAPING CONSULTANT.
2. DRAINAGE TO BE PROVIDED BY THE PROPOSED DEVELOPER AND NOTED ON THE SITE PLAN.
3. ALL LANDSCAPING SHALL BE PERFORMED TO MEET ALL CITY STANDARDS.
4. ALL EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE.
5. FENCE TO BE 1.8M HIGH OR 2.1M IF 2.1M BETWEEN PROPERTY LINES AND 1.8M IF BETWEEN PROPERTY LINES AND 2.1M IF BETWEEN PROPERTY LINES AND 2.1M IF BETWEEN PROPERTY LINES.



Proposed Fence Design
SCALE 1/4" = 1'-0"

ISSUED FOR ZONING
COMMENTS MAY 23,
2019

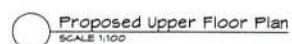
ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

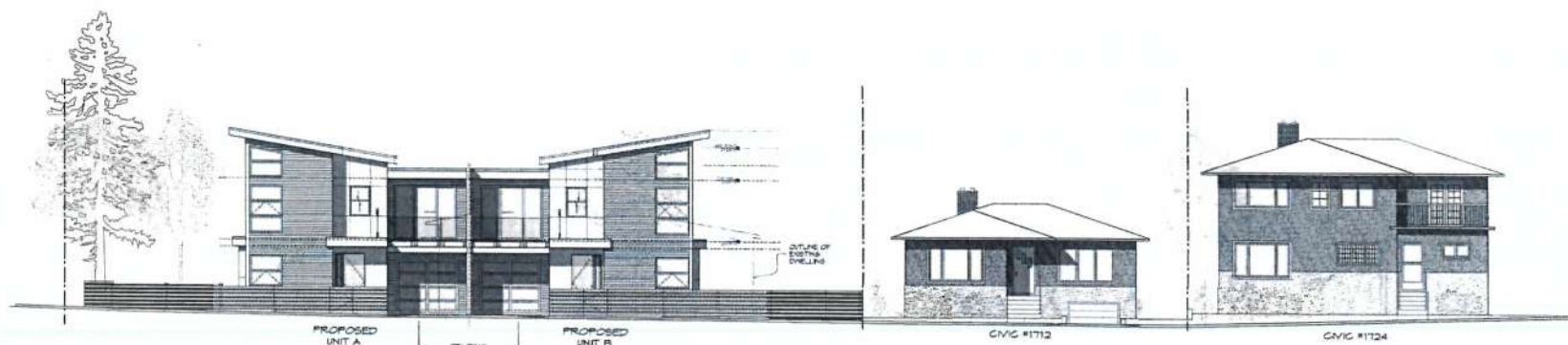
Drawn By: L. HORVAT
Date: October 10, 2017
Scale: AS NOTED
Project:
CORONATION AVE
REZONING
Title:
LANDSCAPE PLAN

Revision: Sheet:
DP2
Proj. No.:

MAY 23 2019



MAY 23 1960

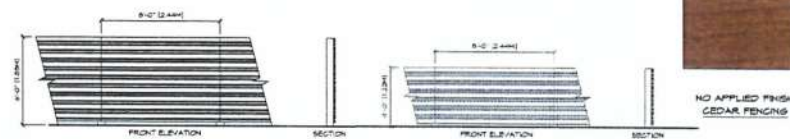


STREETScape
SCALE 1:100



SHELBOURNE STREET

STREETScape
SCALE 1:100



Proposed Fence Design
SCALE 1/4" = 1'-0"



Front Elevation
SCALE 1:50



ISSUED FOR ZONING
COMMENTS MAY 23,
2019

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5S6
Phone: (250) 860-2144
Fax: (250) 860-2115

Drawn By: L. HORVAT

Date: October 10, 2017

Scale: AS NOTED

Project:

1708

CORONATION AVE
REZONING

Title:
STREETScape &
COLOUR
SELECTIONS

Revision: Sheet:

DP4

Proj. No. -



May 16, 2019

#1 Centennial Square
Victoria, BC
V8W 1P6

Re: 1708 Coronation Avenue rezoning proposal, Setback Variance request

Dear Honourable Mayor and Members of Council, City of Victoria,

On behalf of our client Erin Flanagan, we have prepared an application to rezone her property at 1708 Coronation Avenue to allow the construction of a new duplex, for her own residence and a rental unit.

The rezoning of the property, which is at the north east corner of Coronation Street and Shelbourne Street would require variances for front and rear setbacks, due to the orientation of the frontage which has been determined to be Coronation Avenue (the longer dimension of the rectangular property).

These variances do have the support of the Planning Department due to the fact that applying the front yard setback to the Coronation Ave. (south) side of the property, and applying the rear yard setback to the north side of the property, would result in the building envelope being restricted to an unusable strip in the middle of the lot.

We have worked with the Planning Department to adjust and revise the plans throughout the review periods per their comments. We would like to point out that in regard to shadowing concerns for neighbours, and with relation to design comments about roof type, that the duplex design that we have achieved in accordance with our client's wishes for a contemporary design, provides a much lower roof height than if the duplex were designed with a traditional pitched roof design and therefore shadows adjacent properties more minimally than a pitched roof design. Please refer to Erin Flanagan's

letter dated November 15 2018 to City Victoria Planning Department staff regarding neighbourhood context (Appendix A). Erin has also provided a detailed letter for her design rationale including green building initiatives, in her letter dated September 14 2018 addressed to Mayor and Council, attached here as Appendix B.

In a meeting with City of Victoria Engineering Department staff on November 6 2018, it was agreed that the new wooden fence on the west property line should be attached closely to the existing pipe rail fence which is City property, in order to prevent a "dead space" in between the two into which garbage could fall. The chain link mesh on the west property line on the pipe rail is not attached and will be stripped away from the pipe rail which will remain. The portion of the chain link fence on the south property will be removed and replaced with a new wooden fence.

Thank you for your time in consideration of our proposal.

Sincerely,

Rus Collins, Designer
Zebra Design & Interiors Group Inc.

Appendix A: Correspondence from Property Owner Erin Flanagan to City Victoria Planning Department



APPENDIX A - 2018
11 15 FlanaganLette

Appendix B: Correspondence from Erin Flanagan to Mayor & Council with original rezoning application.



APPENDIX B - 2018
09 14 - Letter_Mayor



Appendix A

Erin Flanagan
1708 Coronation Avenue
Victoria BC V8R 1X3

Nov 15, 2018

Re: REZ No. 00663

Attention: Chelsea Medd, Community Planner, City of Victoria

On August 21, 2018 the North Jubilee Neighbourhood Association (NJNA) provided to the City of Victoria a letter regarding my rezoning application presentation at their meeting on July 24, 2018. This letter does not accurately reflect the meeting and as such I find it necessary to correct the record.

This letter inaccurately reported the questions I was asked, mis-represented the overall concerns and tone of the community members present and reported statements that were never made during the meeting. Immediate neighbours have indicated support, and none had any concerns about the proposed duplex or its style. I have asked the co-chairs of the NJNA for the minutes of the meeting, but they have declined to provide them to me.

Given the misrepresentation of the meeting and the characterization of Coronation Avenue in this NJNA letter, I would like to provide the following information.

The meeting in question was attended by six members of the community; myself, my father Greg Flanagan (co-owner), and Rus Collins of Zebra Design, and the members of the CALUC. Questions that I was asked from members of the community were:

- *Who is currently living in the house at 1708 Coronation and who will live in the duplex once constructed?* Currently only I live there. After completion, I will live in one half, and the other half will most likely be rented to a family.
- *Will there be a basement?* The design does not include a basement, because of concerns about flooding in this area
- *What is the height of the design?* Approx. One foot taller than existing structure

After members of the community were finished asking questions, members of the CALUC began asking me questions. These questions focused primarily on the aesthetic details of the design, and my answers were met with more questions and the conversation became somewhat adversarial at this point. I felt that I was having to defend my aesthetic taste rather than just answer questions about aspects of the design. At no time during this conversation where the phrases "industrial design" or "infill" used by either party, so to see these phrases used in the letter was somewhat shocking.

The primary concerns of these CALUC members seemed to be that the "West-Coast Modern" styling of the duplex in their opinion does not "fit the style of the neighbourhood". The NJNA letter writer mischaracterizes the street completely. Coronation Avenue has a few of the houses of what the letter writer describes and none of these are close to my property. As stated in my letter that accompanied my rezoning application, the style of my neighbourhood could best be described as "diverse" including many post WWII veteran homes (designed in Ottawa), home styles from the 1970s, 1980s, and 1990s—a melting-pot of many architectural styles used over the past 100 years.

In the middle of Coronation Ave, there are two 1930s Arts and Crafts homes. On either side of them there is a mixture of post WWII NHA veteran homes and two-storey homes constructed in the 80s and 90s. The height, design, roof type, and finishing details of these homes vary widely. At each end of the street there are large, 3+ storey multi-unit buildings from various decades that do not match anything else seen on the street. The details of housing styles on Coronation Avenue and surrounding area are shown in the accompanying appendix. The letter from the CALUC states that Coronation Ave is “predominantly homes from the early to mid-1900s” but I think from this tour you will see that this is not true.

In my opinion, the “style” of my neighbourhood seems to be that each house is entirely different from its neighbour. If one is to look at a diagram of roof types (Appendix B: Fig. 25) one can see that literally every roof style except butterfly has been used in my neighbourhood. There is even a commercial building with a Gambrel roof three blocks North on Richmond.

There are several reasons why I chose to design a duplex with a low slope butterfly and flat roof. These styles were first seen in residential architecture in the 1930s when introduced by Le Corbusier. They were popularized as part of the Mid-Century Modern movement in Southern California in the 1950s as well as commonly used in Georgian and Victorian terraced homes in British cities. They became popular for several reasons. The first reason is because the inverted roofline allows for high clerestory windows in the external walls of the home. This allows for passive lighting and heating, while still respecting the needs of the home owner and neighbours for privacy. A steeply pitched traditional roofline places windows at a level where home owners must choose between natural lighting or privacy. Clerestory windows allows for both, while also lowering the heating demands of the house as rooms can be passively heated using direct sunlight.

The second reason why butterfly roofs became popular is water catchment. In Southern California where there is very little rainfall, all rainwater can be caught and re-used for gardening. In Britain and Vancouver Island where rainfall is high, this type of roofline means there is no need for unsightly gutters and downspouts around the entire roof perimeter. Instead all rainwater can run off the roof using one scupper and downspout hidden behind the home. The rain can then be collected for re-use in gardening in one place.

The third reason I have chosen this design is it is the most neighbourly way for me to replace my existing home with one that is both taller and has a larger footprint without impacting the amount of natural sunlight that falls on my two adjoining neighbour's yards. The lowest part of the butterfly roof will be in the middle, which means the amount of light reaching my neighbour's back deck and patio will not be impacted. If I were to alter my design to a steeply pitched gable or hip roof, my neighbour's yards would both be in shade.

The fact is that my street and neighbourhood is a mixture of styles of homes built in every decade of the past century. My design—which is a contemporary take on a Mid-Century Modern design popularized in the 1950's, will fit right in with every other house on the street, each of which was a contemporary take on an architectural style when it was first built. I have made very effort with this design to appeal to the site on which it is situated and to consider the privacy of my direct neighbours, with whom I have communicated extensively for the past six years. Everyone who lives beside or across from me has been consulted and is happy with the design as I've presented it to them. “West-Coast Modern” is one of the most popular styles for new homes being built on the West Coast right now primarily because of the

high degree of connectivity to the outdoors; emphasis on local materials and functional liveability of the homes. Homes with many similar design features to my proposal have won numerous CARE awards in recent years. (Appendix B: Figs. 26 and 27)

The proposed duplex for 1708 Coronation Avenue is an outstanding design. It includes two very livable and energy efficient homes with proficient off-street parking; each with a yard and professional landscaping and a design that respects the neighbours' light and privacy. The duplex as designed will be an asset to the street, neighbourhood, and the city. Reusable materials such as the fir flooring and trim can certainly be carefully removed for re-use by others; deconstruction of the existing home would be as eco-conscious as possible to optimize the recycling of materials.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin Flanagan', written in a cursive style.

Erin Flanagan

In agreement:

Greg Flanagan

Rus Collins (Zebra Design)

Appendix A: Visual Tour of Coronation Avenue and Surrounding Area

Starting at 1708 (my house) and going East down Coronation Avenue:



Fig 1. 1918 Open Gable One-Storey

'60s Hip Roof Bungalow

'80s Hip Roof 2 Storey



Fig 2. '80s Hip Roof 2 Storey

'70s Open Gable One Storey



Fig 3. '80s Hip Roofed One Storey

'30s A&C Box Gable One Storey



Fig 4. '30s A&C Open Gable One Storey

'50s Hip and Valley Veteran Bungalow



Fig 5. '80s Intersecting Gable Two Storey + Basement

Three-Storey Hip Roof Commercial Building

Crossing the street to the South East corner and coming back towards my house:



Fig 6. '70s Flat Roof Three-Storey Apartment Building



Fig 7. '50s Dormer Gable Veteran Bungalows



Fig 8. '50s Dormer Gable Veteran Bungalows '90s Hip Roof Two-Storey '50s Hip Veteran Bungalow



Fig 9. '80s Intersecting Open Gable Two Storey

'50s Dormer Gable Veteran Bungalows



Fig 10. '50s Dormer Gable Veteran Bungalows

Four-Storey Flat Roof + Gable Dormer Condo Building

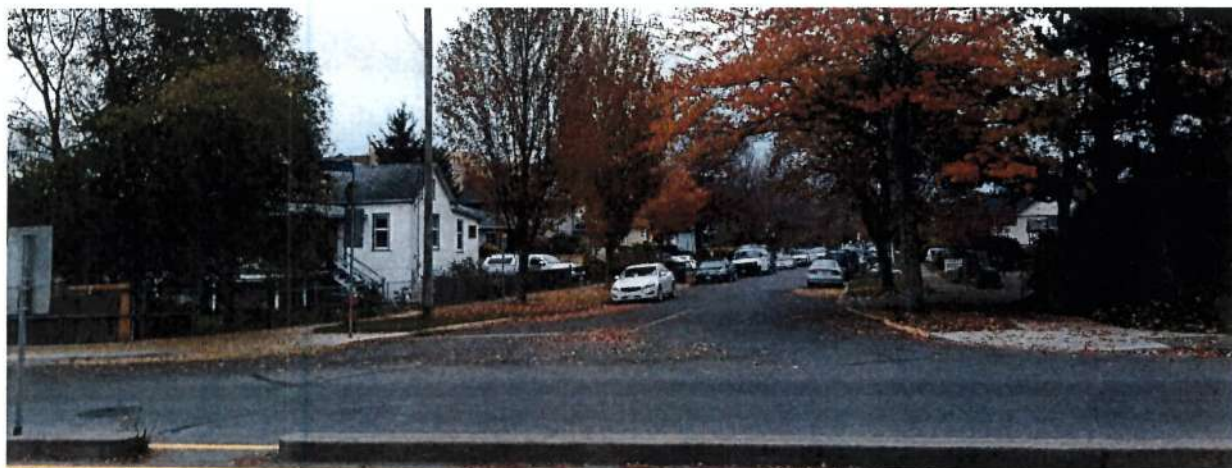


Fig 11. My house (1918 Gable One Storey) directly across the street from the Four storey Condo Building

Heading North from 1708 Coronation (my house) Shelbourne Street



Fig 12. '80s Hip Roofed One-Storey

1708 Coronation—My House

Directly across Shelbourne Street from 1708 Coronation (my house):



Fig 13. '80s Pyramid Hip Two Storey Duplex

'60s Hip Roof One Storey



Fig 14. Heritage Conversion to Multi- Unit Two Storey with Flat Roof and Dormers



Fig 15. 2016 Open Gable Two Storey

One block south on Pembroke Street there is again a mixture of one and two storey residential homes from various decades, however the East end of the street is dominated by tall commercial buildings.



Fig 16. Apartment complex (foreground) Jubilee Hospital Heritage Building (Background)



Fig 17. Commercial Building

Two blocks North on Albert Street there is again a mixture of residential homes. In this case several modern styles have been melded into the mix of homes.



Fig 18 Two modern two-storey homes



Fig 19



Fig 20. Contemporary Homes on Albert Street



Fig 21. 80's Bungalow with re-done exterior

30s A&C Heritage Conversion to Suites

Three blocks North on the corner of Richmond and Bay is a new 3 Storey multi-unit building under construction with a combination of flat and low slope roofs. It is beside a hip roofed bungalow which is beside a two-storey open gable.



Fig 22. Three storey apartments being constructed on Bay St and Richmond Ave



Fig 23. Three storey apartments being constructed on Bay St and Richmond Ave

Another two blocks North on Haultain Street there is a beautiful little house just finished being built with a butterfly roof. Its street is a mixture of styles and ages of homes, just like mine.



Fig 24. Newly constructed low slope roof home on Haultain Street

Appendix B: Additional Figures

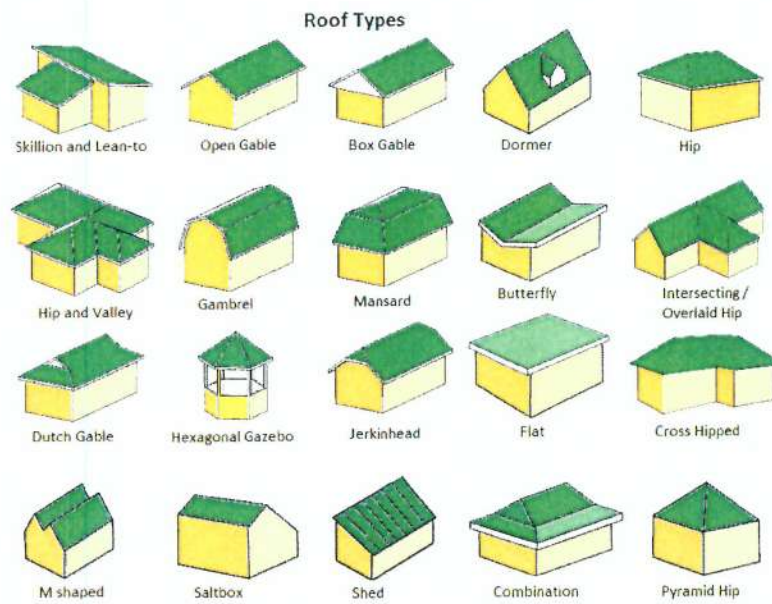


Fig 25. Various roof styles



Fig 26. CARE Awards 2018 Gold Winner

Fig 27. Gold Winner 2018 CARE Awards Best New Home

Erin Flanagan
1708 Coronation Avenue
Victoria BC V8R 1X2

Appendix B

September 14, 2018



Dear Mayor and City Council,

I bought my house in 2012 despite its poor condition with the long-term plan to build something new. I would like to replace it with a new duplex centered in the lot to create a reasonable yard space for each unit. My existing home is not salvageable; it is essentially a series of bad renovations patched together and much of the timbers are rotting. I have not yet done an environmental assessment on the house, but if there is any re-usable lumber when we dismantle it I will do my best to reuse them.

I want to build a duplex for several reasons. Primarily as a financial investment and home for myself, but also because I think our city needs more housing for the people who work in the city. There are a few things that could be done with my lot. I could build a large single-family home with a suite, or sub-divide the lot into two small lots and build two small houses, however, I think a duplex is the best option. A large single-family house with a suite potentially leads to a big strain on street parking. Building two small houses is also not the best option in my opinion. These types of houses often do not provide enough storage and the required distance between the houses leads to reduced yard sizes and a dead space between the units. I think a duplex creates comfortable sized houses with plenty of storage and parking, decent yards, and is the best fit for my lot.

I am proposing centering the duplex on my lot with a shared driveway. The placement of the driveway would be opposite the four-story condo building, which I think would ultimately help with turning around and parking on our narrow street. My current driveway would be removed, so there would be no reduction in available street parking. I would continue to live in Unit A, where I would park my one vehicle in the garage or driveway. The second unit (B) would have parking available in the garage as well as the driveway.

In 2017 I built a concrete retaining wall and fence along the property lines of my lot that adjoin with neighbours. I built this fence ahead of removal of my house so that my neighbors will be disturbed as little as possible during the building process. Once the new build is complete, I will build a fence along the Coronation Property line and professionally landscape both yards.

The duplex, designed by Zebra Group, incorporates current building science and materials to create an energy efficient, comfortable, economical home appropriate for our west coast climate. It has a modern roofline, with a low-slope pitch and a butterfly roof. This design is

done for several reasons. I'm very concerned about water collection and appropriate drainage, as my current basement floods every time we have a heavy rainfall. With this design the butterfly roof will conduct rainwater onto the central roof, which is pitched to the rear of the property, where the water will be collected in one place and stored in rain barrels for gardening. There are almost no roof gutters to keep clear which makes the roof basically maintenance free. The other reason for a low-slope roof is a nicer living space on the second floor, with vaulted ceilings and clerestory windows bringing in extra light and passive heat. This allows for a livable two-story house without becoming overly tall, which reduces the impact of a larger building on my neighbours. The lower central portion of the building further reduces the amount of shading on my neighbours.

I recognize the modern look of the proposed duplex does not strictly adhere to the mandate of the neighborhood guidelines in terms of matching the character of the neighborhood. I struggle with the design, because if you look at my street from the corner of Shelbourne and Coronation to Richmond there is a lot going on. There is a four-story condo building, a mixture of post-WWII veteran's homes, varied 1980's and 90's two-stories, and a few 1930's character homes. What characteristics does one match to? I've chosen to do a simple modern design because it appeals to me and to people in my age demographic, and is efficient and low maintenance.

To construct the building, I plan to use Structured Insulated Panels (SIPs). SIPs are custom, pre-fabricated wall panels that get delivered to the building site and bolted together. It is more efficient in terms of materials and resources and reduces the building time and waste substantially. Using SIPs, I will ideally go from breaking ground to lockup in less than 6 weeks. This means a minimum of disruption to the neighborhood in both street access, noise pollution, and site waste (see attached addendum for more details).

I live in this neighborhood and intend to stay here long term. It is convenient to downtown and the area I work in, as well as being a nice place to live. The proposed duplex would allow me to remain in the neighborhood as well as being a massive improvement on my current home.

Sincerely,

A handwritten signature in cursive script, appearing to read "Erin Flanagan".

Erin Flanagan

Addendum

Green Initiatives: 1708 Coronation Avenue, Development Application for new duplex

The proposed residential duplex project for Erin Flanagan at 1708 Coronation Avenue will incorporate many Green Initiatives. The existing building will be deconstructed and recycled as much as possible. Energy efficiency will be incorporated both in the building process and in the final homes. Construction waste, noise, and the impact on the environment will be minimized using the construction process planned. The proposed building will maximize each home's comfort, reduce maintenance costs, and minimize the environmental footprint of the occupants.

The landscape plan will reduce storm water, and provide noise attenuation, and conserve and use water efficiently through maintaining the current mature elements and adding drought resistance plants. Trees and natural features will be protected during construction. Hardscape elements will use porous materials. Rain barrels for water collection and re-use will be integrated in the (single per unit) roof downspout on the backside (northern wall).

Anticipating new construction, a solid fence, grounded in a concrete perimeter foundation was built to reduce the impact of the construction on the immediate neighbours. The framing of the structure will use structurally insulated panels (SIPs). These panels are produced in a factory in Delta, BC requiring very short transportation to the site. SIPs provide very high insulation value and low air infiltration. Their use keeps onsite waste to the absolute minimum and there is very little wasted in the factory. Construction time is also minimized using SIPs. Other attributes of the building will include:

- High quality interior and exterior materials for durability and low maintenance.
- *Pela Energy Star* windows with low maintenance factory finished aluminum cladding.
- Natural cementitious exterior siding—Hardy panel and plank products
- Metal 50-year roofing, light coloured for heat reflection. Easy future solar panel installation possible.
- Heat pump HVAC system including recirculation air/heat exchanger for each unit.
- Installation of high efficiency, direct vent, gas fireplaces with electronic ignition and thermostat control.
- Passive solar energy efficiency—southern orientation has considerable fenestration with very little use of windows on the northern side.
- A full concrete wall separating each unit will provide both sound deadening and a heat sync for passive solar heating.
- Complete set of *Energy Star* appliances installed in each unit.
- Entry doors manufactured from natural materials (wood, metal, and glass), recycled-pine woodwork trim.
- Engineered factory finished hardwood flooring; ceramic tile in bathrooms.
- Energy efficient LED light fixtures/bulbs throughout.
- No ceiling lights to prevent air leakage through electrical openings.
- Built-in recycling centre with two or more bins and provide a composter to each unit.
- Install hot water manifold system with direct shutoff to each water appliance, including insulated hot water lines (minimizes waste heat in water lines).

ATTACHMENT E

March 2018

City of Victoria
 Building and Development
 1 Centennial Square
 Victoria, B.C. V8W 1P6

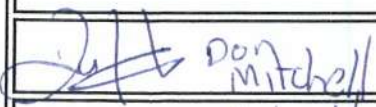

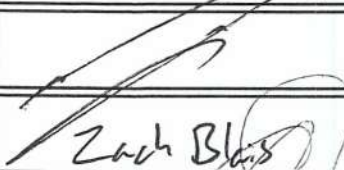


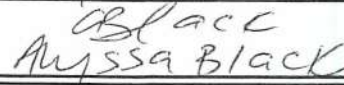

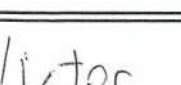


Received
 City of Victoria

SEP 24 2018

Planning & Development Department
 Development Services Division

Re: 1708 Coronation Avenue – rezoning application for new duplex

After reviewing the site plan and design for 1708 Coronation Avenue, we the undersigned have no objections to the proposed rezoning request to allow construction of a new duplex.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
 Don Mitchell	2220 B. Shelbourne St	March/24/18
 Don Mitchell		
 Zach Black	1711 Coronation Ave	March 27, 2018
 ANTHONY HEBERT	2235 SHELBOURNE.	MAY/13/18
 ALYSSA BLACK		
 ALYSSA BLACK	2232 Shelbourne	May 22/18
 Victor Fong		
 Victor Fong	2 - 2226 Shelbourne St,	May 22 2018
 Victor Fong		
 Victor Fong		

March 2018
City of Victoria
Building and Development
1 Centennial Square
Victoria BC V8W 1P6

Re: 1708 Coronation Avenue – Rezoning application for new duplex

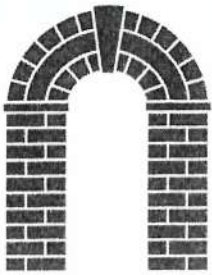
After reviewing the *site plan and design for 1708 Coronation Avenue, we the undersigned have no objections to the proposed rezoning request to allow construction of a new duplex.

* As depicted in the attached drawings with your letter dated March 24/18

Signature: Sue Day Address: #103, 2211 Shelbourne St.

Print Name: SUE DAY Date: May 15/18

Signed by Sue Day, President
On behalf of the residents and Strata Council of 2211 Shelbourne St.
Victoria V8R 4K9



North Jubilee Neighbourhood Association

North Jubilee Neighbourhood
Association
1766 Haultain Street
Victoria, BC V8R 2L2

August 21, 2018

Mayor Lisa Helps and City Councillors
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Victoria City Councillors,

Re: 1708 Coronation Avenue

North Jubilee Land Use Committee hosted a CALUC meeting on July 24th at the RJH campus, PCC S150, for the above-mentioned proposal. In attendance at this meeting were the applicant, Erin Flanagan and her architect, Russ Collins of Zebra Design as well as 7 residents of North Jubilee and 5 members of the North Jubilee board and land use committees. The meeting was co-chaired by Sheena Bellingham and Pat May and the note-taker was Wilma Peters.

The applicant wishes to rezone from R1-B single family to R-2 to allow for construction of a duplex on the lot. This would entail demolition of the existing building. There is one variance being requested at the rear of the lot. The applicant believes that the type of construction being employed will result in 'lockup' within 8 weeks from the commencement of construction. The applicant proposes to live in one half of the duplex while her father proposes to own and rent out the other side.

Comments from residents gathered at the community meeting are summarized as follows:

1. Structure will look totally different than neighbouring properties. Duplex is a good idea but not this style. He would prefer a more traditional style with rooflines to fit in with existing homes. Applicant's response: she prefers the "West Coast" style and believes the style to be less expensive, the roof easier to maintain and an appropriate fit considering what she felt was a mix of buildings in the area.
2. What is the height in comparison to the next door house? Applicant: 1 foot higher than existing house.
3. Concern regarding basements flooding in the area. Applicant: duplex will be on slab.
4. Concern was expressed regarding the industrial appearance of the design as well as the finish materials which are not similar to houses in this area.

CALUC observations: The feeling gathered from comments at this meeting was that while a duplex can be a type of infill that generally garners little opposition, this particular application met resistance. There was disapproval of the style and "industrial" appearance of the design.

The City of Victoria's "Neighbourliness Guidelines for Duplexes" offer suggestions for Council, staff, applicants and residents so that duplex infill does not become contentious within the community. From

the Guidelines: " The prime intent is to foster and encourage a sense of neighbourliness and help make this relatively affordable form of housing more accepted. Neighbourliness means always considering the character of buildings and properties adjacent, as well as those on the same block and street".

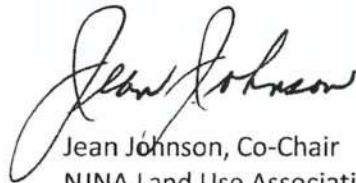
There is a mixture of styles on Coronation Avenue but predominantly the homes are early to mid-1900's, pitch-roofed, and include a number of beautifully maintained Arts and Crafts homes. There is also an example of a multi-family building across the road from this application on Shelbourne which has been heritage-designated. The neighbourhood dates from the 1900's and many of our residents worry that the historical look and feel is under threat by developers. Infill would not be so resented if it was respectful of the range of styles that make up a working class neighbourhood such as North Jubilee. A previous North Jubilee duplex application at 1757 Newton Street REZ: 00553 was re-designed in order to gather support.

It is our opinion that should City Council and planning staff ask the applicant to consider design modifications this duplex would be met with virtually no opposition. It may be welcomed as an asset to the community particularly if there was a will to move the existing structure or to re-use some of the flooring and trim and/or other materials before demolition of the 1906 home.

Respectfully submitted,



Sheena Bellingham, Co-Chair
NJNA Land Use Association



Jean Johnson, Co-Chair
NJNA Land Use Association

Cc: Sustainable Planning and Community Development Department of the City of Victoria
City of Victoria Councilor Pam Madoff



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 Certified Arborist PN-6523A
 ISA Tree Risk Assessor CTRA 459

To: Erin Flanagan
 CC: Jane Waters
 From: Darryl Clark
 Permit #: In application
 Date: 3/13/2019
 Re: 1708 Coronation Ave.

Received
 City of Victoria

MAR 14 2019

Planning & Development Department
 Community Planning Division

Hi Erin,

An exploratory trench on the municipal boulevard (as per city instruction) was completed at 1708 Coronation Ave. Victoria BC V8R 1X2 on March 10, 2019. The purpose of this trench was to expose any roots that may cause a conflict with a proposed driveway that would serve a new duplex you are currently applying to build in the city of Victoria. The current city bylaw requires 2 meters from the base of the tree in question and you are asking for a relaxation to 1.6 meters.

Summary

1708 Coronation Ave. Inventory of Impacted Trees							
#	Species	cm/DBH	Height/m	PRZ/m	Structure	Health	Retain/Remove
25385	<i>Acer rubrum (columnar)</i>	28	10	3	Good	Good	Retain

DBH-Diameter at Breast Height. Measured at 1.4m from the point of germination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the largest stem and 60% of the sum of the remaining stems, rounded to the nearest cm. PRZ-Protected Root Zone. The PRZ shall be considered 12x the DBH, rounded to the nearest whole meter.

- The purpose of this trench was to expose any roots that may cause a conflict with a proposed driveway
- Excavation was undertaken by hand (shovel) 1.6m east of tree #25385
- Excavation was observed to a depth of approximately 38cm at the deepest point
- (2) roots approximately 1cm in diameter were exposed

1708 Coronation Ave. Root Impact Record					
#	Species	Date of Excavation	<1cm-2.4cm	2.5cm-5cm	>5cm
25385	<i>Acer rubrum (columnar)</i>	March 10, 2019	2	0	0

Conclusion

There is no expected overall impact to the health and structural condition of tree #25385 from excavation activities. Excavation for the installation of a driveway to service a new duplex can proceed. Mechanical excavation (machine dig) can proceed but should be supervised/inspected at the westerly edge by the project arborist. Excavation should not be undertaken until approved tree protection fencing is installed by the builder and approved by the project arborist. There is a second tree (#25386)

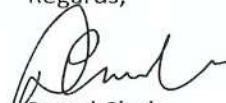
of the same species on the boulevard east of the proposed driveway. Fencing expectations should be the same for this tree as well.

Due to the nature of this species of tree, it is likely that some type of pavement heave will take place in the future without mitigations at the point of construction of the driveway. It is strongly suggested that a root barrier be installed the full length of the driveway drop, from north to south on the westerly side of the driveway.

The trees are a columnar variety and as such are not anticipated to have any overhead conflicts with the proposed driveway.

I am available for any questions or concerns you have regarding this memo.

Regards,


Darryl Clark

Certified Arborist PN-6523A
TRAQ Certified
ISA Tree Risk Assessor CTRA 459

PHOTOS



1708 Coronation Ave.

March 10, 2019

view of south side of trench from curb
edge west side



1708 Coronation Ave.

March 10, 2019

View of north end of trench from street



Chelsea Medd

From: Jana Steingass [REDACTED]
Sent: November 17, 2018 11:42 AM
To: Chelsea Medd
Subject: Development Application REZ00663

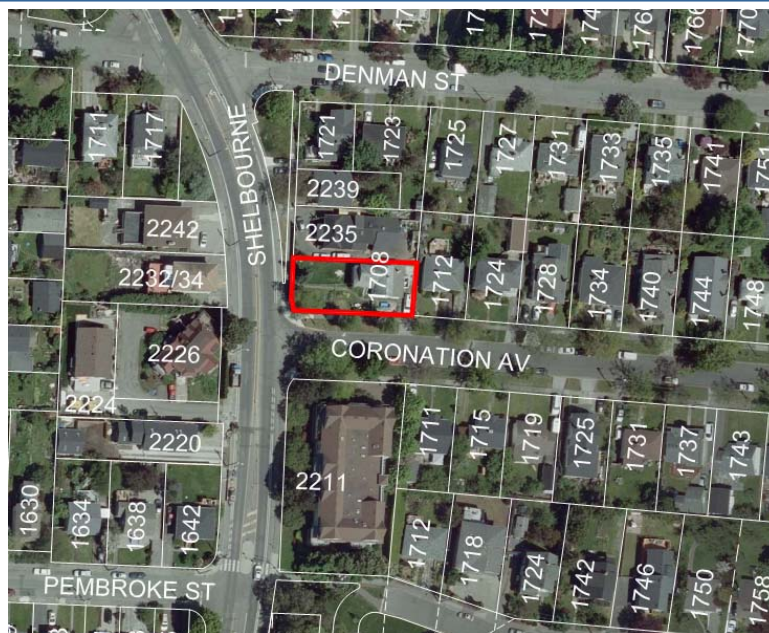
Hi Chelsea,

I am a neighbour on Denman street of 1708 Coronation ave., Folder number REZ00663. I have missed any landuse meetings, and I wanted to express my support for this application. I feel that the city needs more densification, and this is a gentle way to do it. Turning the house into a Duplex will not severely disrupt the landscape of the street (like an apartment or strata lot would, for instance), and I feel like a new construction would be welcome in the neighbourhood because the current house is quite decrepit looking. We are also excited about the possibilities of building a duplex or single family home with a secondary dwelling unit in the future, and are excited for the owners of 1708 Coronation to pave the way.

Thank you,

Jana Steingass
Co-owner of 1731 Denman st.

Rezoning and Development Permit with Variances Application for 1708 Coronation Avenue



Subject Property



1712 Coronation Avenue (east)



2235 Shelbourne Street (north)



2211 Shelbourne Street (south)

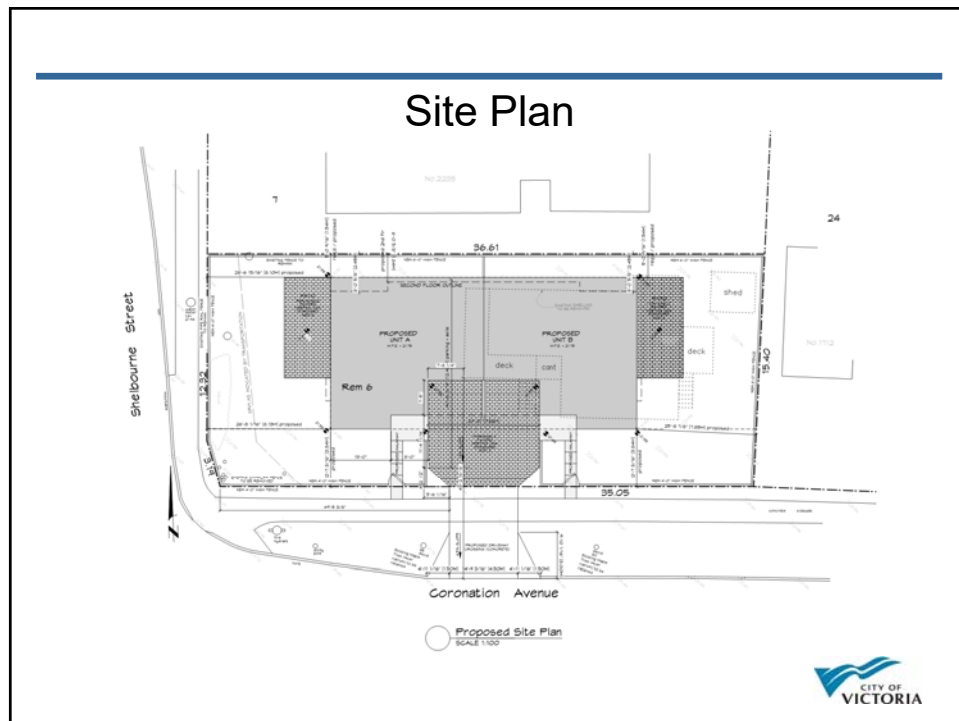
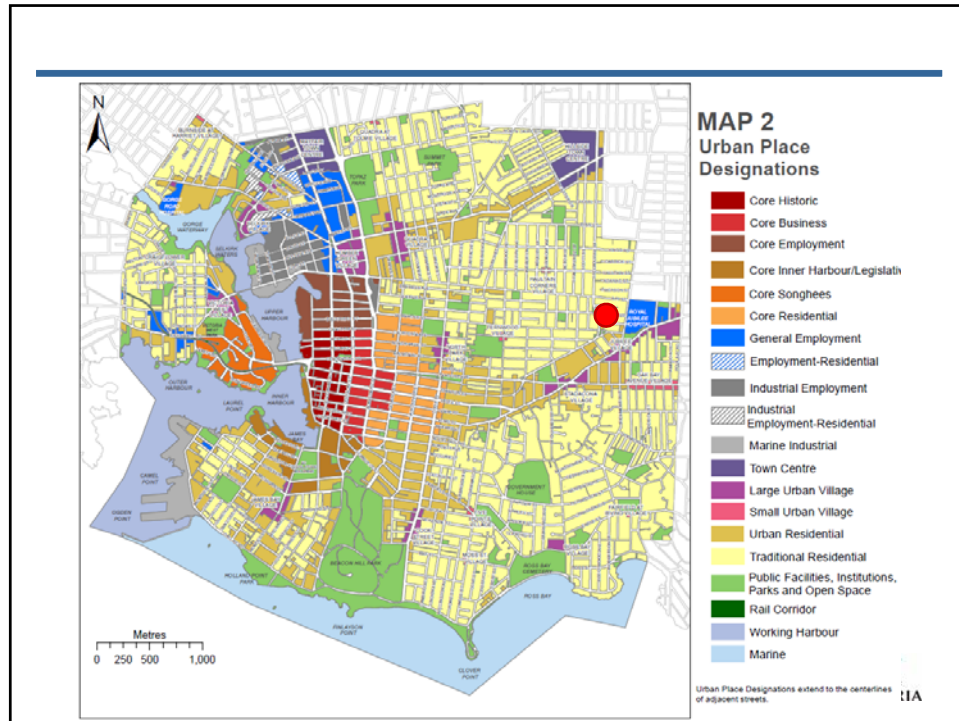


2232/2234 Shelbourne Street (west)



2226 Shelbourne Street (south-west)





Front Elevation



Rear Elevations



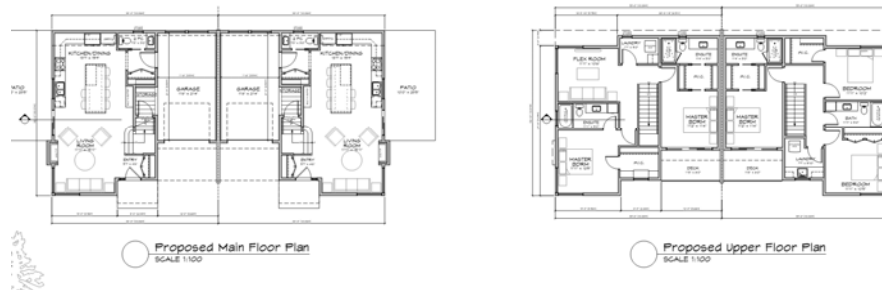
Side Elevations (west)



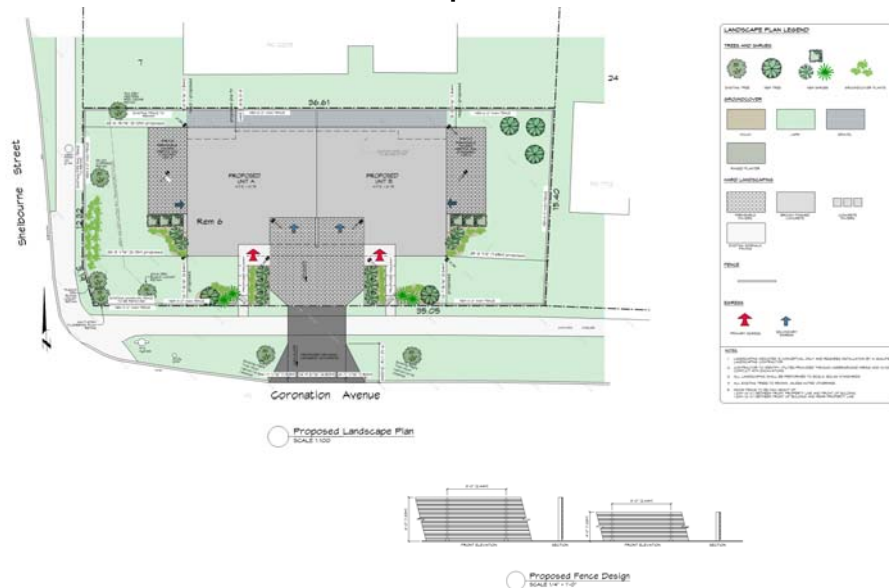
Side Elevations (east)



Floor Plan



Landscape Plan



Streetscapes



Colour Board

