

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the December 5, 2019 COTW Meeting

**I.1.a.a 1216 Richardson Street - Development Variance Permit
Application No. 00231 (Rockland)**

Moved By Councillor Alto
Seconded By Councillor Potts

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

“That Council authorize the issuance of Development Permit with Variance Application No. 00231 for 1216 Richardson Street, in accordance with:

1. Plans date stamped September 17, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Reduce the parking requirement from four stalls to three stalls.
3. The Development on Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

F.1 1216 Richardson Street - Development Variance Permit Application No. 00231 (Rockland)

Council received a report dated November 22, 2019 from the Acting Director of Sustainable Planning and Community Development presenting Council with an application to reduce required parking from four to three stalls in order to allow for four residential units within an existing house which is currently approved for two units. The report recommends moving forward to an opportunity for public comment.

Moved By Councillor Alto
Seconded By Councillor Potts

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

That Council authorize the issuance of Development Permit with Variance Application No. 00231 for 1216 Richardson Street, in accordance with:

1. Plans date stamped September 17, 2019.
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 - i. Reduce the parking requirement from four stalls to three stalls.
3. The Development Permit lapsing two years from the date of this resolution

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of December 5, 2019

To: Committee of the Whole **Date:** November 22, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Development Variance Permit Application No. 00231 for 1216 Richardson Street

RECOMMENDATION

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

“That Council authorize the issuance of Development Permit with Variance Application No. 00231 for 1216 Richardson Street, in accordance with:

1. Plans date stamped September 17, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Reduce the parking requirement from four stalls to three stalls.
3. The Development Permit lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1216 Richardson Street. The proposal is to reduce the required parking from four stalls to three stalls in order to allow for four residential units within the existing house, which is currently approved for two units.

The following points were considered in assessing this application:

- the proposal is consistent with the density and use ranges established for this area, which is designated Traditional Residential in the *Official Community Plan* (OCP, 2012)
- the proposal is consistent with the *Rockland Neighbourhood Plan* (1987), which identifies house conversions as an important component of the housing stock in Rockland

- the conversion to four units meets the House Conversion Regulations of the Zoning Regulation Bylaw, with the exception of the parking requirement
- the one stall parking shortfall is relatively small and given that units are existing, this would not impact the current street parking demand.

BACKGROUND

Description of Proposal

The proposal is to reduce the required parking from four stalls to three stalls in order to legalize a total of four units within an existing two-family dwelling building. Specific details include:

- a new third storey window on the west elevation is being added
- a chimney at the rear of the building is being removed
- secured off-street bike parking is provided in the common ground floor area.

Affordable Housing Impacts

The applicant proposes the creation of two new residential units which would increase the overall supply of housing in the area. The applicant has indicated that the renovations associated with this project will not require displacement of the tenants in these units.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

While it is not required for existing buildings, the application proposes long-term secured bike parking, which supports active transportation objectives.

Public Realm Improvements

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

Accessibility Impact Statement

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

Existing Site Development and Development Potential

The site is presently approved as a two-family dwelling. The building was converted from a single-family dwelling to a two-family dwelling in 1953. The additional two units have also existed for many years; however, they were never approved.

Under the current R1-B Single Family Dwelling District Zone, the property could be developed as a single-family dwelling with secondary suite. The conversion to multiple units within the existing house is also a permitted use, subject to Schedule G- House Conversion Regulations. If the property was able to meet the minimum parking requirements, the conversion to four units would not need a development permit and would only require a building permit and any associated electrical and plumbing permits.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on October 3, 2019 the application was referred for a 30-day comment period to the Rockland CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

ANALYSIS

Local Area Plans and Development Permit Area

The *Official Community Plan (OCP)* identifies this property within DPA16, General Form and Character. This development permit area supports multi-residential buildings that are complimentary in character to the surrounding context. The minor exterior changes would retain the building character and would have minimal impacts on neighbouring properties. Further, the proposal supports the *Rockland Neighbourhood Plan* objective to promote and preserve units within house conversions.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application and there are no impacts to public trees with this application.

Regulatory Considerations

Vehicle Parking

The application includes a one-stall parking shortfall. There is no change to the existing approved three stall parking configuration, and there is no practical way to add another parking stall on the lot. While the proposal technically involves an additional shortfall of one stall, in practice, all four units already exist on the property. No long- or short-term bike parking stalls are required; however long-term bike parking would be provided within the ground level of the house. Given these considerations, staff recommend for Council's consideration that the parking variance is supportable.

CONCLUSIONS

The proposal to reduce the required parking from four to three stalls in order to allow four residential units within an existing house conversion is generally consistent with the OCP Traditional Residential Land Use Designation and Rockland Neighbourhood Plan in terms of sensitive infill. The one-stall parking shortfall is considered to be supportable given the relatively minor potential impacts on street parking demand and the provision of long-term bike parking within the building. For these reasons, staff recommend for Council's consideration that the application be supported.

ALTERNATE MOTION

That Council decline DVP Application No. 00231 for the property located at 1216 Richardson Street.

Respectfully submitted,



Chloe Tunis
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

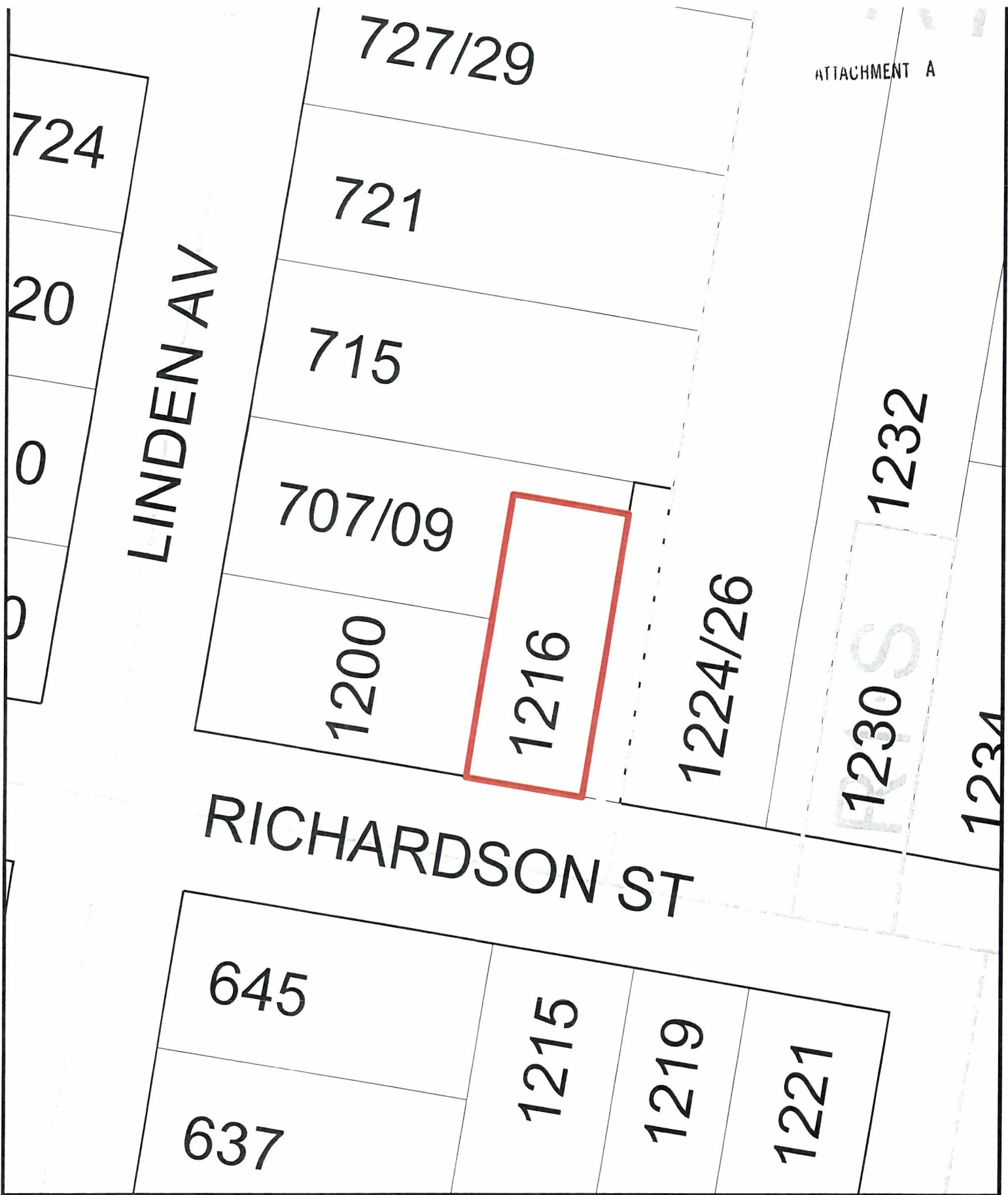


Date:

Nov 27, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped September 17, 2019
- Attachment D: Letter from applicant to Mayor and Council dated September 17, 2019.



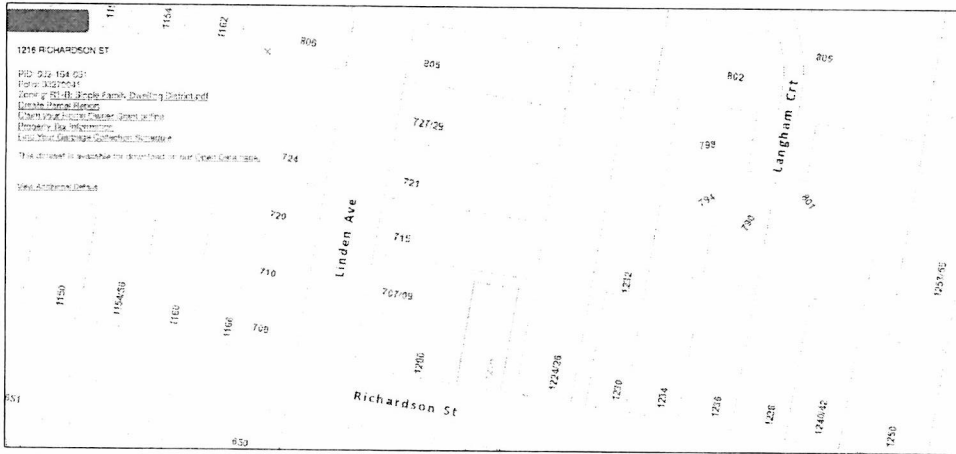
1216 Richardson Street
Development Variance Permit #00231





1216 Richardson Street
Development Variance Permit #00231

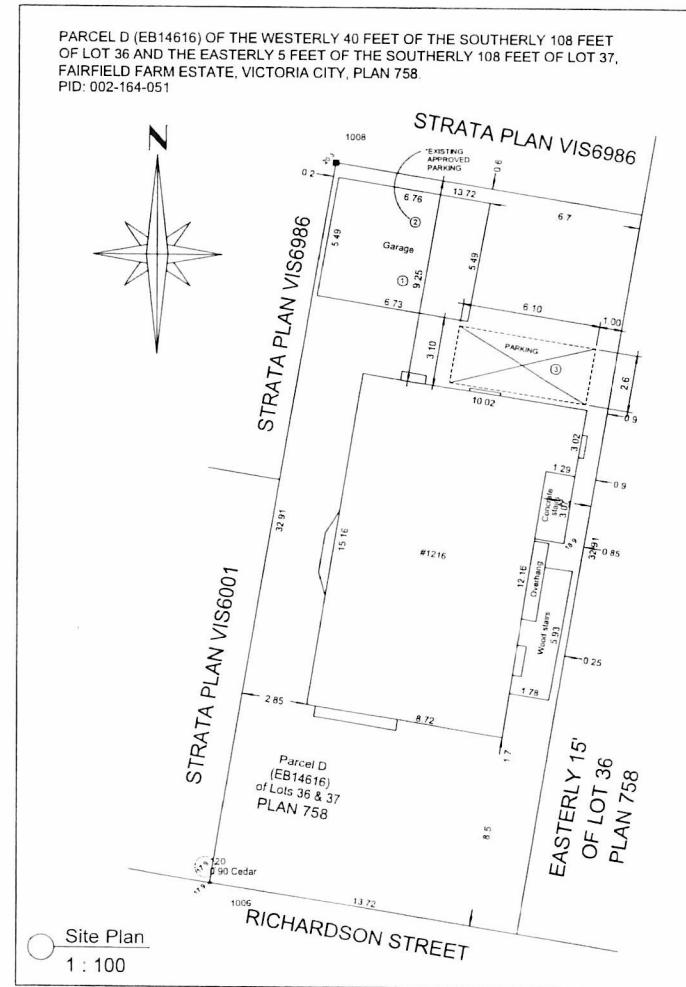




1216 RICHARDSON ST
 PID: 002-164-051
 Project: 162770-1
 Name: 21118 Maple Farm, Dwelling, Detached and
 Duplex, Home, duplex
 Owner: 21118 Maple Farm, Dwelling, Detached and
 Duplex, Home, duplex
 Project: 162770-1
 Date: 2018-08-08
 Title: 21118 Maple Farm, Dwelling, Detached and
 Duplex, Home, duplex

DATA TABLE
 HOUSE CONVERSION
 MULTIPLE DWELLING BUILT IN 1911 ZONED AS
 DUPLEX. CHANGES MADE TO MULTIPLE IN 1913
 NO EXTERIOR CHANGES IN THE PAST 5 YEARS
 4 UNITS, TOTAL FLOOR AREA 238.8 M2 (INTERIOR FACE OF EXTERIORS WALLS)
 SMALLEST UNIT SIZE SUITE 1: 53.2 M2

PROJECT INFORMATION TABLE	
Zone (existing)	R1-B
Site area (m ²)	451.5 m ²
Total floor area (m ²)	257.6 m ²
Commercial floor area (m ²)	
Floor space ratio	0.79
Site coverage %	House and garage: 127.6m ² (28%)
Open site space %	210.7m ² (46.7%)
Height of building (m)	8.35
Number of stories	2
Parking stalls (number on site)	3
Bicycle parking number (storage and rack)	6
Building Setbacks (m)	
Front yard	8.5
Rear yard	9.25
Side yard (indicate which side)	0.9 WEST
Side yard (indicate which side)	2.85 EAST
Cornered side yards	3.75
Residential Use Details	
Total number of units	4
Unit type, e.g., 1 bedroom	1+2 bedrooms
Ground-oriented units	Yes
Minimum unit floor area (m ²)	53.2 m ²
Total residential floor area (m ²)	238.8 m ²



Site Plan
 1 : 100

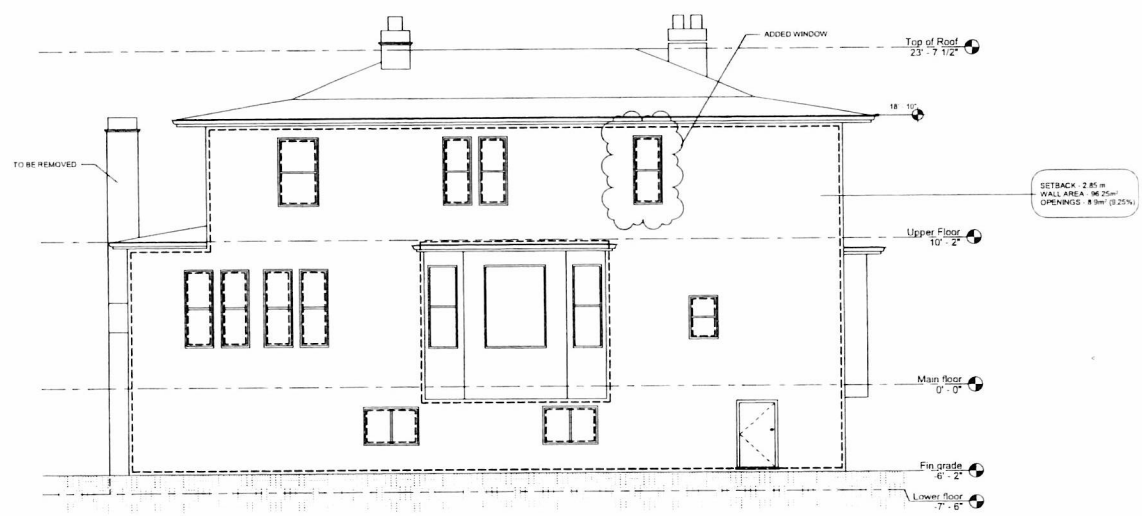


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 responsibility, site or construction.

Received
 City of Victoria
 JUL 22 2019
 Planning and Development Department
 Development Services Division

NO.	DATE	BY	REVISION
1	2018-08-08	AS	Issue for Public Review
2	2018-08-08	AS	Issue for Public Review
3	2018-08-08	AS	Issue for Public Review
4	2018-08-08	AS	Issue for Public Review
5	2018-08-08	AS	Issue for Public Review
6	2018-08-08	AS	Issue for Public Review
7	2018-08-08	AS	Issue for Public Review
8	2018-08-08	AS	Issue for Public Review
9	2018-08-08	AS	Issue for Public Review
10	2018-08-08	AS	Issue for Public Review

1216 Richardson Street
 Residential - Addition
 Site Plan / Data Sheet
 Scale: 1:100
 Date: 2018-08-08
 Author: AS
 Title: 1216 Richardson Street Residential - Addition
 Project: 162770-1
 Sheet: A1.0
 Scale: 1:100



○ Proposed Left Side Elevation
1/4" = 1'-0"

Received
City of Victoria

JUL 22 2019

NO.	DATE	BY	REVISION

Aspire Custom Design 1216 Richardson Street Victoria, BC V8M 1A1 Canada Phone: 250.363.1111	
1216 Richardson Street Renovation Address	
Elevations	
1. Elevations	1/4" = 1'-0"
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48. Elevations	1/4" = 1'-0"
49. Elevations	1/4" = 1'-0"
50. Elevations	1/4" = 1'-0"

Civic address: 1216 Richardson St
Zoning – R1-B

September 06, 2019

Dear Mayor Helps and Council,

This character home was built in 1911, and was changed to the existing 4 suites in 1953 with few changes since then. We now need to complete the required application for a 4 suite conversion on this character home so we can proceed with some needed upgrades to the interior of the premises such as fire separation, smoke detection system and sound control, in order to improve the quality of suites along with the requirements for conversion.

This proposed variance is for parking relaxation to the existing 3 stalls rather than 4 in order to meet our requirements for conversion, with a reasonable walking distance to centre of the city and transit stop located in front existing parking has always been more than adequate.

Existing bicycle parking on the ground floor with an easy open access area has always been well used by the tenants, and expect future use of bicycle parking to increase with the proposed bike lane on Richardson St.

We have talked with all the surrounding neighbours and have their full support, we have also spoken with the Rockland Neighbourhood Association and have their full support as well.

Thank you for your consideration,

Regards,
Mark Husdon

Development Variance Permit
Application
for
1216 Richardson Street

Subject Property



Subject Property





Street Context

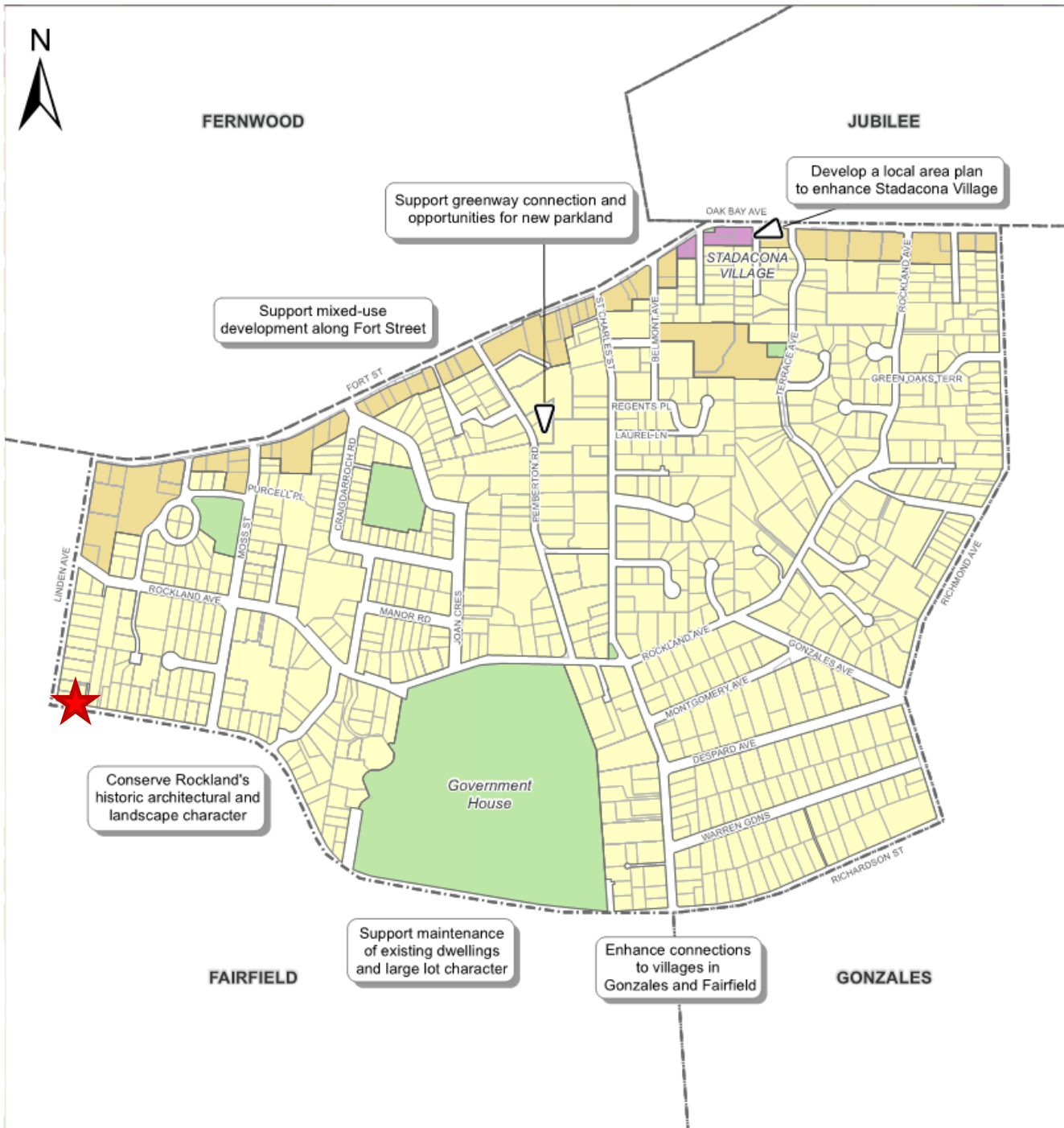


MAP 30

Rockland Strategic Directions

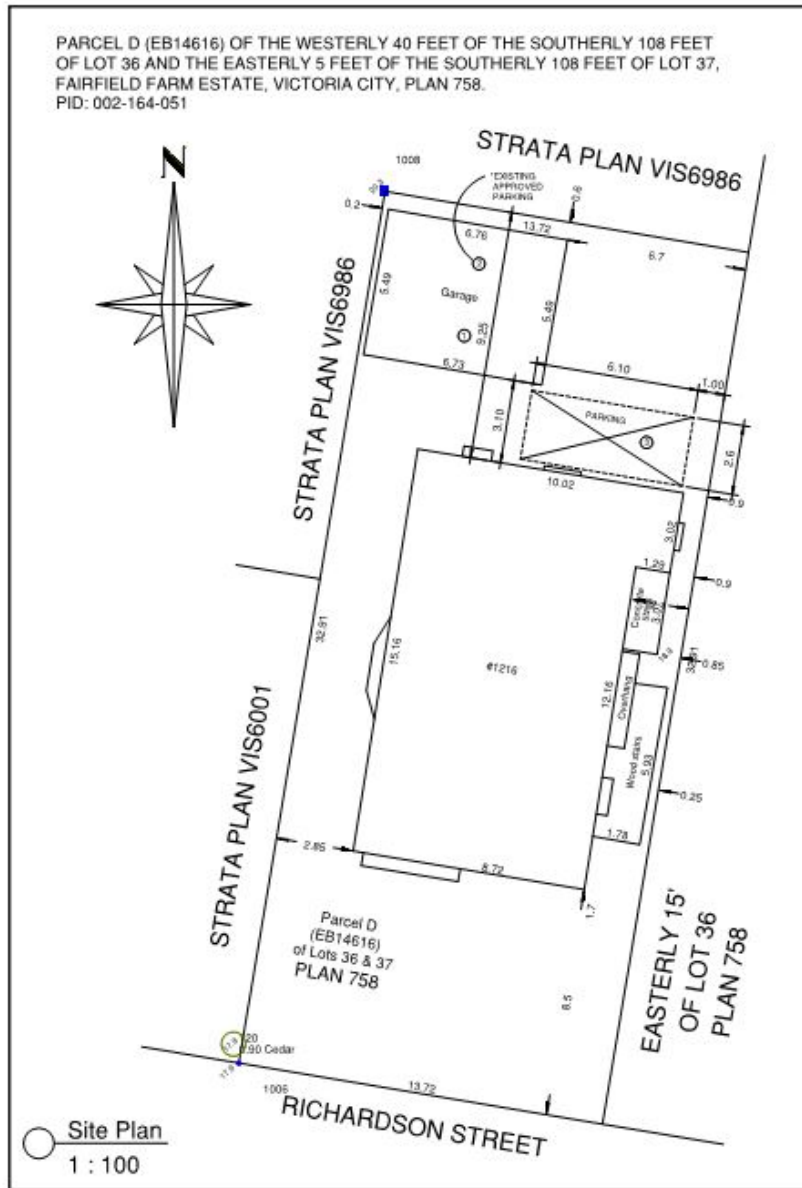
Urban Place Designations*

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

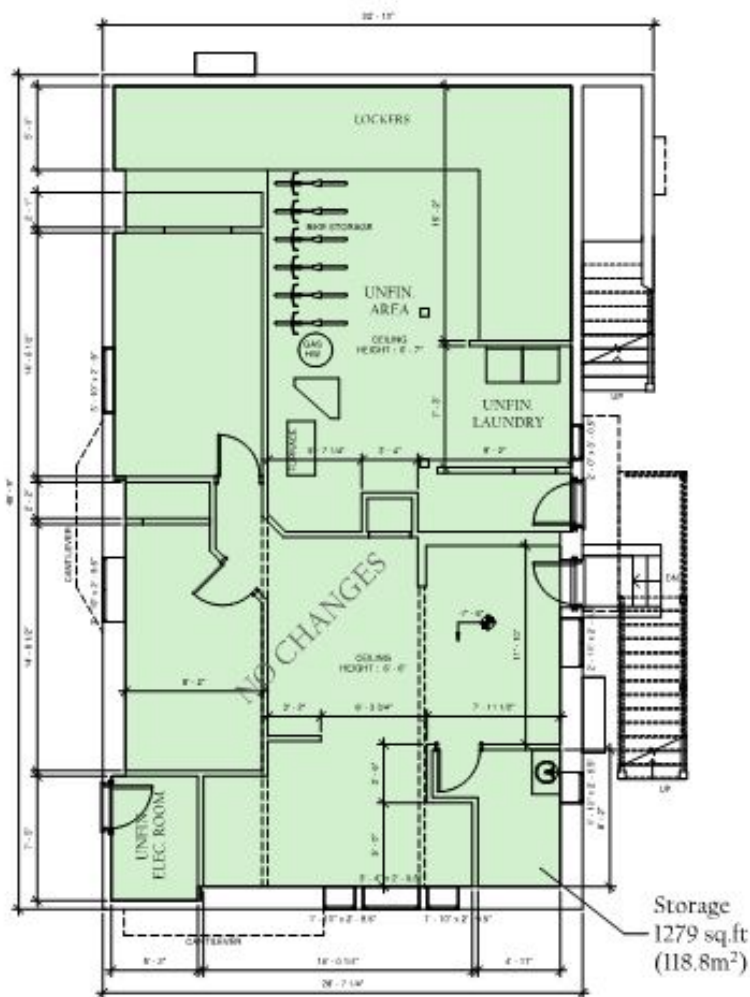


*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

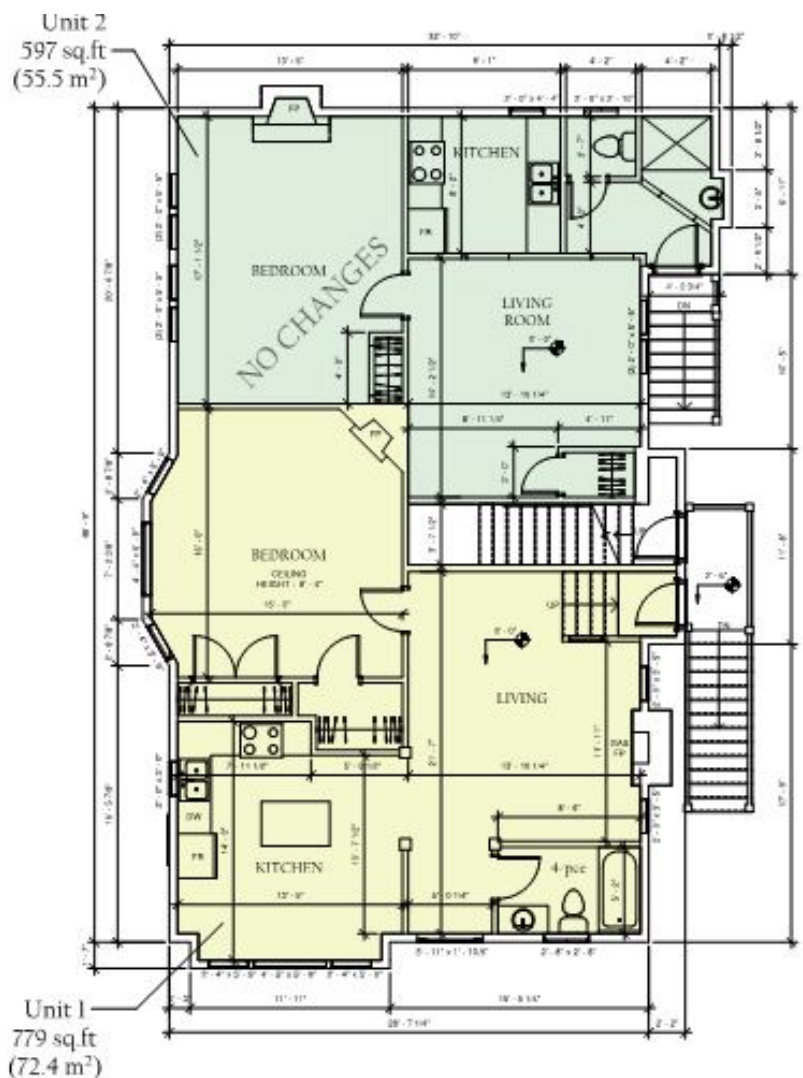
Site Plan



Floor Plans- 1st and 2nd Storey

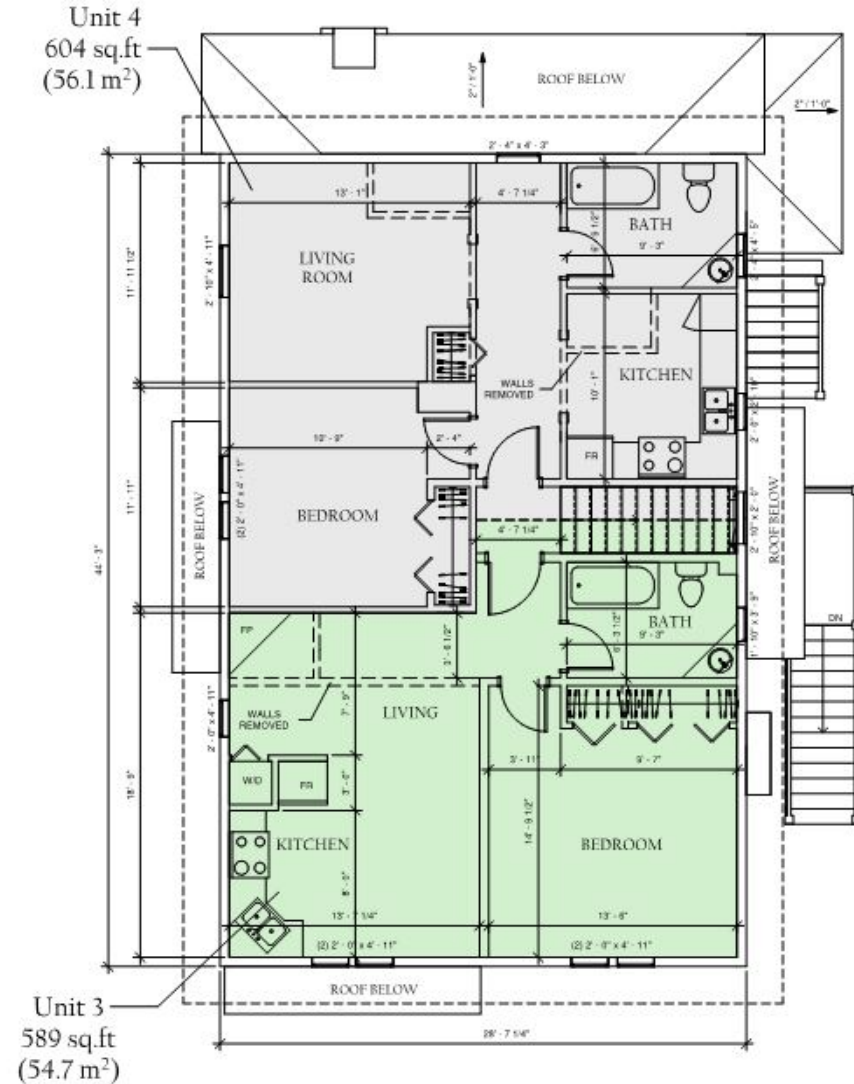
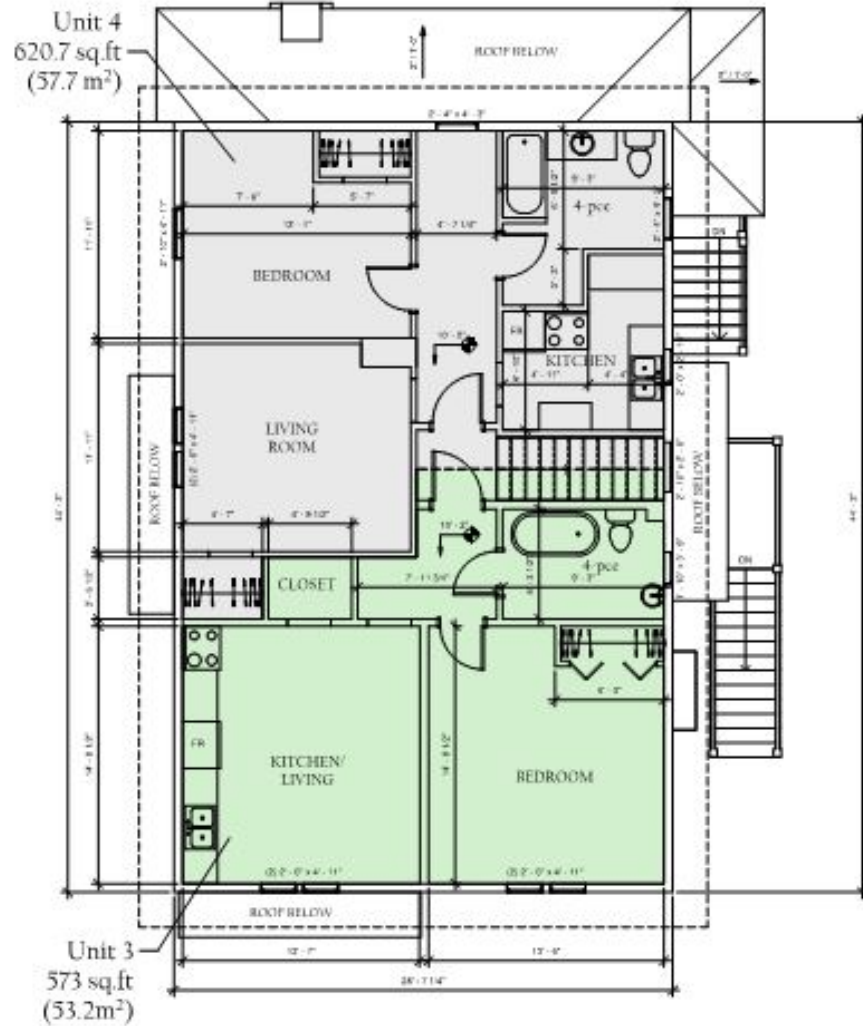


Existing Lower Floor Plan
1/4" = 1'-0"



Existing Main Floor Plan
1/4" = 1'-0"

Third Storey- Existing and Proposed



Elevation Plans



Existing Front Elevation
1/4" = 1'-0"



Existing Right Side Elevation
1/4" = 1'-0"



Existing Rear Elevation
1/4" = 1'-0"



Existing Left Side Elevation
1/4" = 1'-0"

West Elevation Existing and Proposed



Existing Left Side Elevation



Proposed Left Side Elevation

1/4" = 1'-0"



