Committee of the Whole Report
For the Meeting of April 23, 2020

To: Committee of the Whole **Date:** April 9, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Rezoning Application No. 00672 for 1023 Tolmie 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. 00672 for 1023 Tolmie Avenue, 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 1023 Tolmie Avenue. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to the R1-S1 Zone, Restricted Small Lot (One Storey) District in order to subdivide the property and construct a new small lot house to the south of the existing dwelling.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan* (OCP, 2012)
- the proposal is consistent with the housing objectives and policies within the *Hillside-Quadra Neighbourhood Plan* to ensure that infill development is compatible with the existing character of the neighbourhood
- the proposal is consistent with the *Small Lot House Rezoning Policy* (2002), as the existing building on-site is being retained.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District, to the R1-S1 Zone, Restricted Small Lot (One Storey) District, in order to subdivide the property and construct a new small lot house to the south of the existing dwelling. Both properties would be within the R1-S1 Zone should the application be approved.

The following differences from the standard zone are being proposed and will be discussed in relation to the concurrent Development Permit Application:

- reduced front, rear and south side yard setbacks on the south lot (new building)
- reduced south side yard setback on the north lot (existing building).

Affordable Housing

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 retain the existing single family dwelling and subdivide the property, which would not result in a loss of existing residential units. Therefore, a Tenant Assistance Plan is not required.

Sustainability Features

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

Active Transportation

The applicant has not identified any active transportation impacts associated with this application.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

Accessibility

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

Land Use Context

The area is characterized predominantly by single family dwellings. Eight small lot houses have been approved and are under construction immediately to the east. The Quadra at Tolmie Small Urban Village is located to the west of the subject site. Multi-unit residential buildings are located to the north, within the District of Saanich.

Existing Site Development and Development Potential

The site is presently occupied by a single family dwelling. Under the current R1-B Zone, the property could be developed with a single family dwelling and either a secondary suite or a garden suite.

Data Table

The following data table compares the proposal with the standard R1-S1 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Two asterisks are used to identify where the proposal is legally non-conforming.

Zoning Criteria	Proposed North Lot (existing building)	Proposed South Lot (new building)	Zone Standard R1-S1
Site area (m^2) – minimum	267.80	268.30	260
Density (Floor Space Ratio) – maximum	0.24	0.23	0.6
Total floor area (m^2) – maximum	64.40	62.90	160
Lot width (m) – minimum	16.41	16.20	10
Site coverage (%) - maximum	26.32	31.20	40
Height (m) – maximum	4.53	4.35	5
Storeys – maximum	1	1	1
Setbacks (m) – minimum			
Front (Fifth Street)	4.74**	**4.20*** (to house) **3.0*** (to deck)	6.0
Rear	1.60**	**3.50***	6.0
Side (north)	n/a	3.0	1.50 (non-habitable window) 2.40 (habitable window)
Side (south)	**1.73*** (habitable window)	**1.50*** (habitable window)	1.50 (non-habitable window) 2.40 (habitable window)

Zoning Criteria	Proposed North Lot (existing building)	Proposed South Lot (new building)	Zone Standard R1-S1
Side on flanking street (Tolmie Avenue)	7.48	n/a	2.40
Parking – minimum	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on June 28, 2018. A letter dated July 25, 2018 is attached to this report. The delay between the Community Meeting and Committee of the Whole Meeting was caused by revisions that were required before the application could proceed. Updated plans have been sent to the CALUC and at the time of writing this report a new letter from the CALUC has not been received by staff.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours. Of the immediate neighbours that responded 75% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The applicant further polled the support of neighbours further south of the subject property, which are generally in support. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) designates the property within the Traditional Residential urban place designation, which envisions ground-oriented residential uses. The proposal is subject to Development Permit Area 15A: Intensive Residential - Small Lot (DPA 15A) and is generally consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas. Further analysis related to the design will be provided in the accompanying Development Permit with Variances Application report.

Local Area Plans

The *Hillside-Quadra Neighbourhood Plan* identifies the property within the Maintain Current Zoning designation. Within this designation, small lot developments will be considered on their own merits at the time of application and should conform to established City criteria. The proposal meets the overall housing objectives in compatibility with the established scale and character of adjacent and nearby housing.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This application was received prior to October 24, 2019, and therefore falls under Tree Preservation Bylaw No. 05-106 consolidated June 1, 2015. The applicant is proposing to retain all trees on the subject lot and on adjacent lots. No bylaw-protected trees are impacted by the proposal and all municipal trees will be protected and retained. One tree is proposed to be planted on the subject property.

Small Lot House Rezoning Policy

The proposal is generally consistent with the *Small Lot House Rezoning Policy*, as the existing building will be retained and the proposed lots meet the minimum lot size and width. In addition, the existing and proposed house will maintain the predominantly low heights that are found in the adjacent area, as the R1-S1 Zone has a maximum height of one storey.

CONCLUSIONS

The proposal to rezone and subdivide the subject property, retain the existing building, and construct one new small lot dwelling is consistent with the objectives in the *Official Community Plan*, *Hillside-Quadra Neighbourhood Plan* and the *Small Lot House Rezoning Policy*. Staff recommend Council consider supporting this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00672 for the property located at 1023 Tolmie Avenue.

Respectfully submitted,

Michael Angrove
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: Apr. 17, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 6, 2020
- Attachment D: Letter from applicant to Mayor and Council dated October 3, 2019
- Attachment E: Community Association Land Use Committee Comments dated July 25, 2018
- Attachment F: Small Lot Petition

Committee of the Whole Report
For the Meeting of April 23, 2020

To:	Committee of the Whole	**Date:**	April 9, 2020
From:	Karen Hoese, Director, Sustainable Planning and Community Development		
Subject:	**Development Permit with Variances Application No. 00097 for 1023 Tolmie Avenue**		

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. 00097, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00097 for 1023 Tolmie Avenue, in accordance with:

1. Plans date stamped April 6, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
   i. reduce the front yard setback on the south lot from 6.0m to 4.2m to the building and 3.0m to the deck;
   ii. reduce the rear yard setback on the south lot from 6.0m to 3.5m;
   iii. reduce the south side yard setback on the south lot from 2.4m to 1.5m for any portion of a dwelling used for habitable space and which has a habitable window; and
   iv. reduce the south side yard setback on the north lot from 2.4m to 1.73m for any portion of a dwelling used for habitable space and which has a habitable window.
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 *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 Application for the property located at 1023 Tolmie Avenue. The proposal is to subdivide the property and construct a new small lot house on the southern portion of the property.

The following points were considered in assessing this application:

- the proposal is consistent with the design guidelines specified in the *Small Lot House Rezoning Policy* (2002) and the applicant would retain the existing single family dwelling
- the proposal is consistent with the *Hillside-Quadra Neighbourhood Plan* as it maintains the established character of the neighbourhood
- reducing the front yard setback on the south lot (new building) is supportable as it is a similar setback to the existing house and allows for adequate amenity space in the rear yard
- reducing the rear yard setback on the south lot (new building) is supportable as the setback is measured to exterior stairs and amenity space is preserved since the building itself is an appropriate distance from the rear lot line
- reducing the south side yard setback on the north lot (existing building) is supportable as the impacts will be internal to the site and the low building heights ensure that privacy is maintained
- reducing the south side yard setback on the south lot (new building) is supportable as the only proposed windows are at ground level, which ensures that privacy is maintained.

BACKGROUND

Description of Proposal

The proposal is to subdivide the property and construct a new small lot house on the southern portion of the property. Specific details include:

- one-storey building with a side yard parking pad
- traditional style of architecture with exterior materials that include hardie shingles, horizontal hardie siding and cultured rock
- front porch that increases amenity space while improving the interaction with the public realm.

A variance to reduce the south side yard setback from 2.4m to 1.73m is required for the existing house. For the proposed house, variances are required to reduce the front yard setback from 6.0m to 3.0m to the porch and 4.2m to the building face, reduce the rear yard setback from 6.0m to 3.5m, and reduce the south side yard setback from 2.4m to 1.5m.

Affordable Housing

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 would retain the existing single family dwelling and therefore a Tenant Assistance Plan is not required.

Sustainability Features

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

Active Transportation

The applicant has not identified any active transportation impacts associated with this Application.

Public Realm Improvements

No public realm improvements beyond City standard requirements are proposed in association with this Development Permit Application.

Accessibility

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

Existing Site Development and Development Potential

The site is presently occupied by a single family dwelling. Under the current R1-B Zone, the property could be developed with a single family dwelling and either a secondary suite or a garden suite.

Data Table

The following data table compares the proposal with the standard R1-S1 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Two asterisks are used to identify where the proposal is legally non-conforming.

Zoning Criteria	Proposed North Lot (existing building)	Proposed South Lot (new building)	Zone Standard R1-S1
Site area (m^2) – minimum	267.80	268.30	260
Density (Floor Space Ratio) – maximum	0.24	0.23	0.6
Total floor area (m^2) – maximum	64.40	62.90	160
Lot width (m) – minimum	16.41	16.20	10
Site coverage (%) - maximum	26.32	31.20	40
Height (m) – maximum	4.53	4.35	5
Storeys – maximum	1	1	1

Zoning Criteria	Proposed North Lot (existing building)	Proposed South Lot (new building)	Zone Standard R1-S1
Setbacks (m) – minimum			
Front (Fifth Street)	4.74**	**4.20*** (to house) **3.0*** (to deck)	6.0
Rear	1.60**	**3.50***	6.0
Side (north)	n/a	3.0	1.50 (non-habitable window) 2.40 (habitable window)
Side (south)	**1.73*** (habitable window)	**1.50*** (habitable window)	1.50 (non-habitable window) 2.40 (habitable window)
Side on flanking street (Tolmie Avenue)	7.48	n/a	2.40
Parking – minimum	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on June 28, 2018. A letter dated July 25, 2018 is attached to this report. The delay between the Community Meeting and Committee of the Whole Meeting was caused by revisions that were required before the application could proceed. Updated plans have been sent to the CALUC and at the time of writing this report a new letter from the CALUC has not been received by staff.

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

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 15A, Intensive Residential - Small Lot. The proposal is generally consistent with the design guidelines specified in the *Small Lot Design Guidelines*. The immediate area primarily

consists of low heights and traditional architectural styles. The proposed dwelling is designed to fit into the existing context through its low height, pitched roof used in the area and front porch.

The house on the northern lot is existing and there are no changes proposed, so the building has not been assessed against the *Small Lot Design Guidelines*.

Local Area Plans

The *Hillside-Quadra Neighbourhood Plan* envisions future housing infill to be compatible with the established scale and character of adjacent and nearby housing. Staff believe the proposal is consistent with the Plan as the proposed house maintains the traditional architectural style and low heights that are found in the neighbourhood.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This application was received prior to October 24, 2019, and therefore falls under Tree Preservation Bylaw No. 05-106 consolidated June 1, 2015. The applicant is proposing to retain all trees on the subject lot and on adjacent lots. No bylaw-protected trees are impacted by the proposal and all municipal trees will be protected and retained. One tree is proposed to be planted on the subject property.

Regulatory Considerations

One variance for the north lot (existing dwelling) would reduce the south side yard setback from 2.4m to 1.73m. This variance is considered supportable as it is an internal condition and the proposed house has no windows on the north façade, which means privacy is maintained between the two dwellings.

There are three variances required for the south lot (proposed dwelling):

- reduce the front yard setback on the south lot (new building) from 6.0m to 3.0m. This setback is measured from the front lot line to the porch, which creates a positive relationship to the street. The front lot line to the building itself has a 4.2m setback, which is a similar setback to the existing house
- reduce the rear yard setback on the south lot from 6.0m to 3.5m, which is measured to the external staircase. The distance between the rear lot line and the building face is 5.5m, which is an appropriate distance that maintains both adequate amenity space and privacy with the neighbouring property
- reduce the south side yard setback when the building face has a habitable window of the south lot from 2.4m to 1.5m. The only habitable window on the proposed building is located just above the ground plane and therefore the privacy with the adjacent neighbour would be maintained.

CONCLUSIONS

The proposal to construct a new small lot house along with four variances is consistent with Development Permit Area 15A: Intensive Residential - Small Lot. The small lot house is a form of sensitive infill development and generally fits in with the existing neighbourhood. In this instance, the proposed variances are recommended as being supportable, as the front yard

setback of the proposed dwelling allows for a front porch and the building face setback is consistent with the existing dwelling, the rear yard setback of the proposed dwelling is minimal when measured to the building face, and both south side yard setback variances maintain privacy by eliminating sightlines into the adjacent dwellings. Therefore, staff recommend Council consider supporting this application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00097 for the property located at 1023 Tolmie Avenue.

Respectfully submitted,

Michael Angrove
Senior Planner
Development Services Division

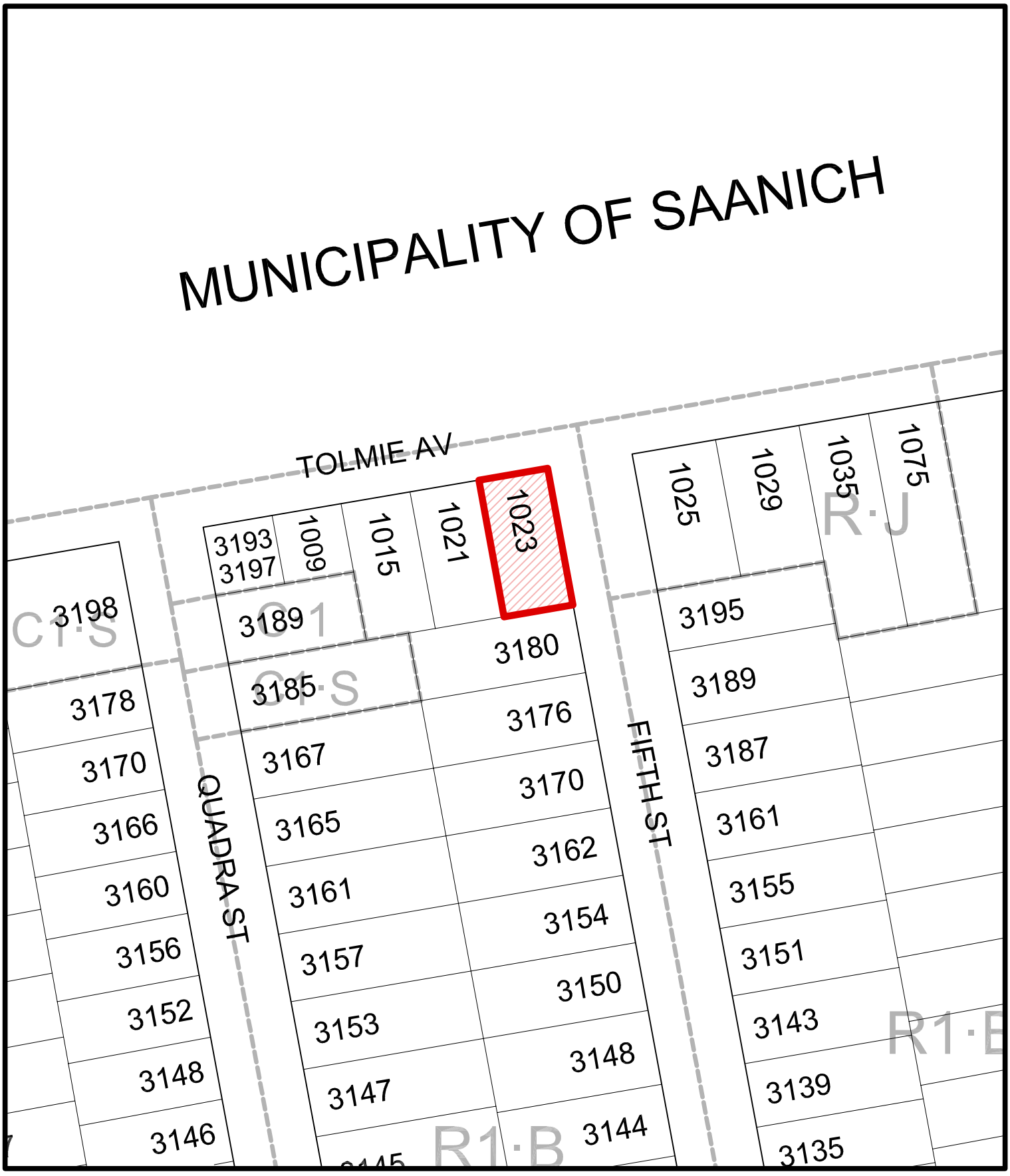
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: April 17, 2020

List of Attachments

- Attachment A: Subject Map
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N

1023 Tolmie Avenue
Rezoning No.00672

CITY OF VICTORIA

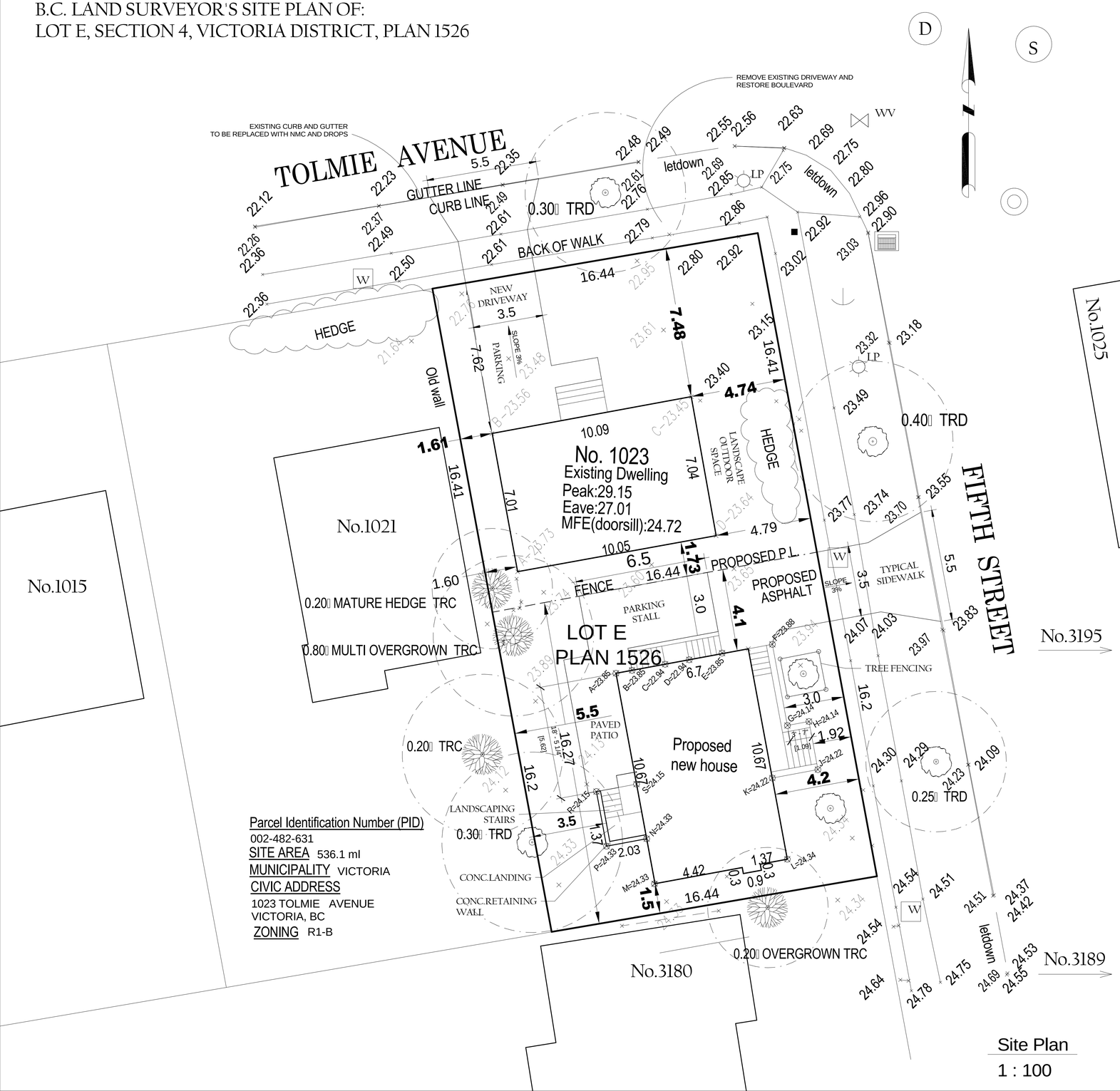


N

1023 Tolmie Avenue
Rezoning No.00672

CITY OF VICTORIA

B.C. LAND SURVEYOR'S SITE PLAN OF:
LOT E, SECTION 4, VICTORIA DISTRICT, PLAN 1526



Site Plan
1 : 100

Parcel Identification Number (PID)
002-482-631
SITE AREA 536.1 ml
MUNICIPALITY VICTORIA
CIVIC ADDRESS
1023 TOLMIE AVENUE
VICTORIA, BC
ZONING R1-B

Existing House Grade Calculation

	Grade Points	Average of Points	Distance Between Grade points (m)		Totals
GRADE POINTS					
Grade Point A : 23,73	Points A-B	((A+B)/2)	23,65	x 7,01	165,75
Grade Point B : 23,56	Points B-C	((B+C)/2)	23,51	x 10,09	237,17
Grade Point C : 23,45	Points C-D	((C+D)/2)	23,55	x 7,04	165,76
Grade Point D : 23,64	Points D-A	((D+A)/2)	23,69	x 10,05	238,03
				34,19	806,71

Average grade = 23,59

Proposed House Grade Calculation

	Grade Points	Average of Points	Distance Between Grade points (m)		Totals
GRADE POINTS					
Grade Point A : 23.85	Points A-B	((A+B)/2)	23.85	x 0.81	19.32
Grade Point B : 23.85	Points B-C	((B+C)/2)	23.40	x 1.68	39.30
Grade Point C : 22.94	Points C-D	((C+D)/2)	22.94	x 1.22	27.99
Grade Point D : 22.94	Points D-E	((D+E)/2)	23.40	x 1.68	39.30
Grade Point E : 23.85	Points E-F	((E+F)/2)	23.87	x 2.54	60.62
Grade Point F : 23.88	Points F-G	((F+G)/2)	24.01	x 4.11	98.68
Grade Point G : 24.14	Points G-H	((G+H)/2)	24.14	x 1.09	26.31
Grade Point H : 24.14	Points H-J	((H+J)/2)	24.18	x 2.44	59.00
Grade Point J : 24.22	Points J-K	((J+K)/2)	24.22	x 2.31	55.95
Grade Point K : 24.22	Points K-L	((K+L)/2)	24.28	x 4.11	99.79
Grade Point L : 24.34	Points L-M	((L+M)/2)	24.34	x 6.71	163.29
Grade Point M : 24.33	Points M-N	((M+N)/2)	24.33	x 2.28	55.47
Grade Point N : 24.33	Points N-P	((N+P)/2)	24.33	x 2.03	49.39
Grade Point P : 24.33	Points P-R	((P+R)/2)	24.24	x 2.77	67.14
Grade Point R : 24.15	Points R-S	((R+S)/2)	24.15	x 2.03	49.02
Grade Point S : 24.15	Points S-A	((S+A)/2)	24.00	x 5.62	134.88
				43.43	1045.46

Average grade = 24.07

LEGEND

Elevations are geodetic based on Integrated survey monument 32-4 in the City of Victoria at elevation 27.380m.

Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species

Grade shots are taken at the point marked X

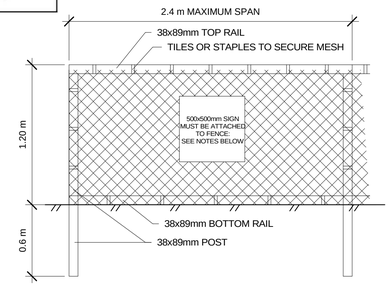
- ■ - denotes Lead plug found
- TRD / TRC - denotes Deciduous Tree type, trunk size in cm / denotes Coniferous Tree type, trunk size in cm
- W - denotes Water meter
- ◯ - denotes unmarked manhole
- ☼ - denotes pole with light
- D - denotes Storm Manhole
- S - denotes Sanitary manhole
- ⚓ - denotes Anchor
- WV - denotes water valve
- ▤ - denotes catchbasin
- MFE - denotes Main Floor Elevation (Door Sill)

FLAT LOT, UNABLE TO CONTOUR

Existing/Proposed Lot Data Table

	Parent / existing parcel remainder - North Lot	Proposed new South Lot	Zone Standard (R1-S1)
Zoning	R1-B	R1-S1	
Site Area (m2) (min)	267.8	268.3	260
Lot Width (m) (min)	16.41	16.2	10.0
Total Floor Area (m2) (max)	64.4	62.9	160.0
Density max	0.24	0.23	0.6 to1
Average grade	23.59	24.07	n/a
Height of Building (m) (max)	4.53	4.35	5.0
Number of Storeys (max)	1	1	1
Basement	Yes	Yes	Permitted
Roof Deck	No	No	Not permitted
Setbacks (m):			
Front (Fifth Street)	4.74	4.2 to house; 3.0 to deck	6.0
Projection - Stairs (max)	n/a	2.28	2.5 (1.7m max ht)
Projection - Porch roof (max)	n/a	1.2	1.6 (no vertical supports)
Rear (direction)	1.6	3.5	6.0
Side (north)	n/a	3.0	1.5 (non-habitable) 2.4 (habitable)
Side (south)	1.73	1.5	
Side on flanking street (Tolmie Ave)	7.48	n/a	2.4
Site Coverage (%)	26.32	31.2	40
Parking	1	1	1
Parking location	Side	Side	
Driveway/parking slope % (max)	3	3	8.0
Driveway/parking material	Asphalt	Pavers and Asphalt	Solid surface

Tree protection fencing



TREE PROTECTION FENCING

NOTES:
1. FENCE WILL BE CONSTRUCTED USING 38x89 mm (2"x4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING: WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METRES.
* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

ASPIRE CUSTOM DESIGNS

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CITY OF VICTORIA
Revisions
Received Date: April 06, 2020

No.	Date	Appr	Revision Notes
A	20-03-26		Permit set

No.	Date	Issue notes

Aspire Custom Designs
1145 Bute Street
Victoria BC Canada V8Z 1L9
Lindsay J Baker 250-415-1856

1023 Tolmie Avenue
Lot Subdivision

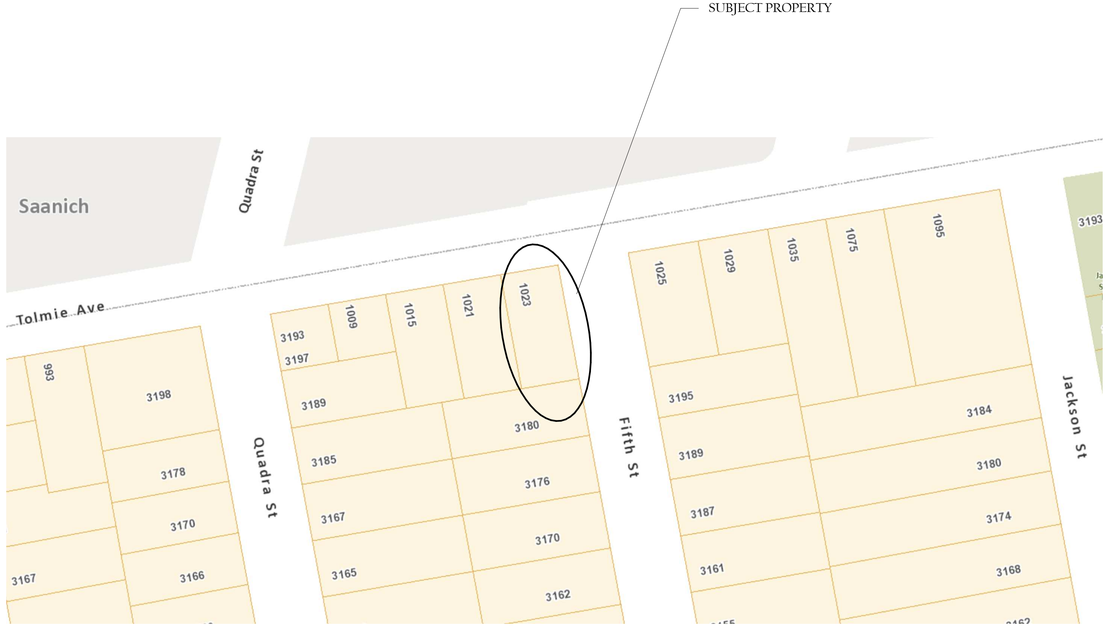
Site Plan / Data Sheet

Drawn By: L. Baker
Reviewed By: L. Baker
Date: Mar 26, 2020
Scale: 1/4" = 1'0" or as noted
Sheet No: A1.0
of 6



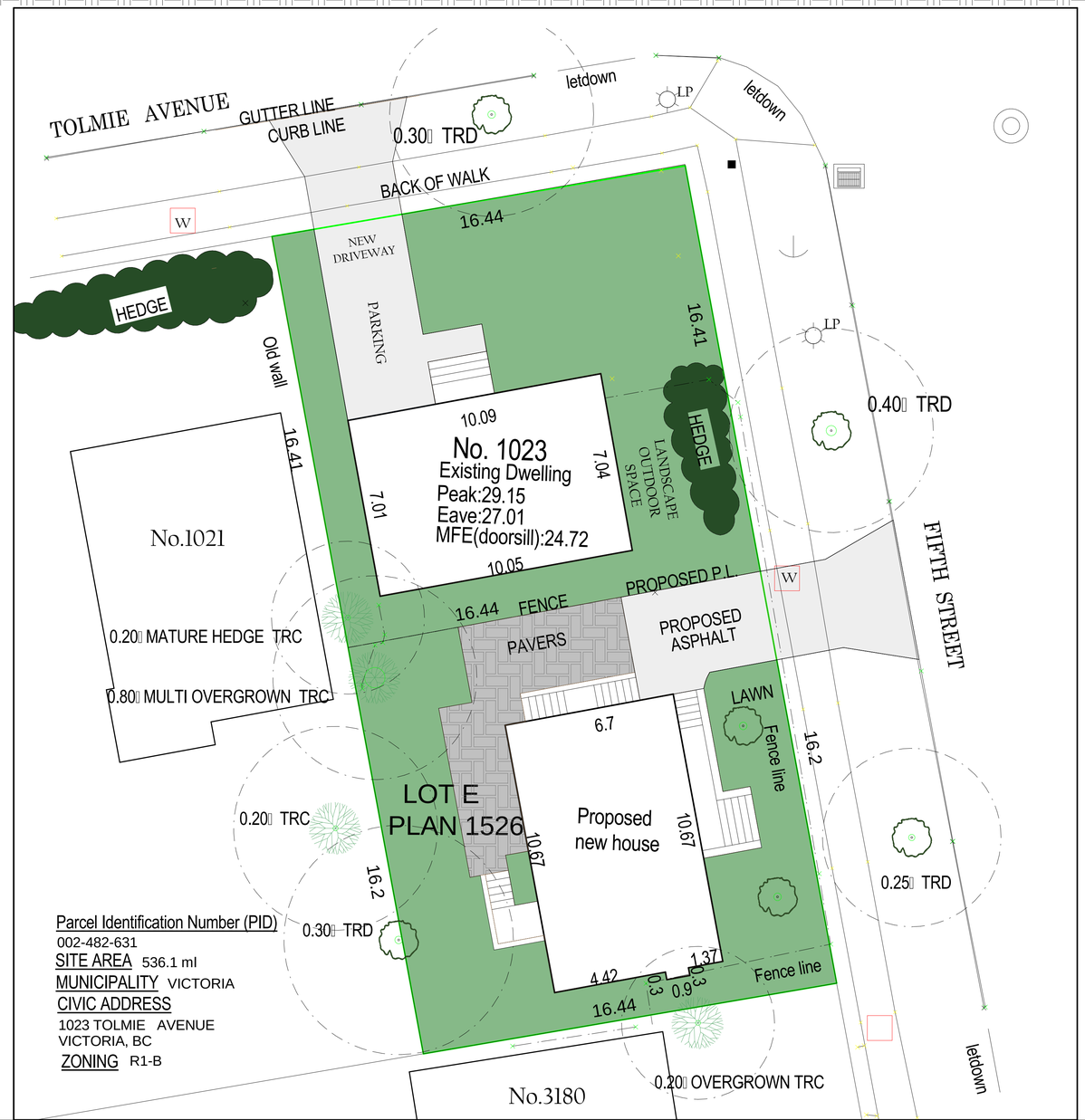
Streetscape

1/4" = 1'-0"



Landscape Plan

1 : 100



Parcel Identification Number (PID)
002-482-631
SITE AREA 536.1 ml
MUNICIPALITY VICTORIA
CIVIC ADDRESS
1023 TOLMIE AVENUE
VICTORIA, BC
ZONING R1-B

ASPIRE CUSTOM DESIGNS

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No.	Date	Appr	Revision Notes

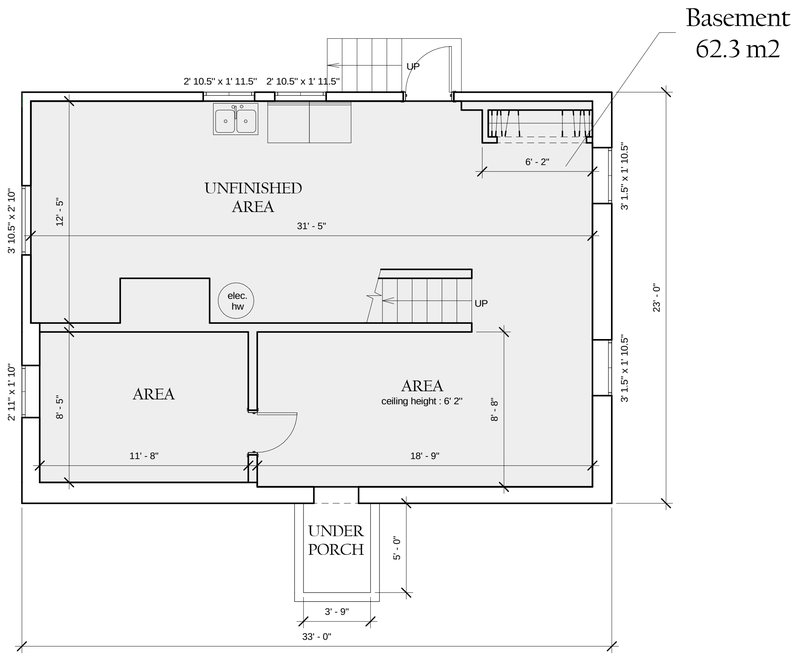
No.	Date	Issue notes
A	20-03-26	Permit set

Aspire Custom Designs
1145 Bute Street
Victoria BC Canada V8Z-1L9
Lindsay J Baker 250-415-1856

1023 Tolmie Avenue
Lot Subdivision

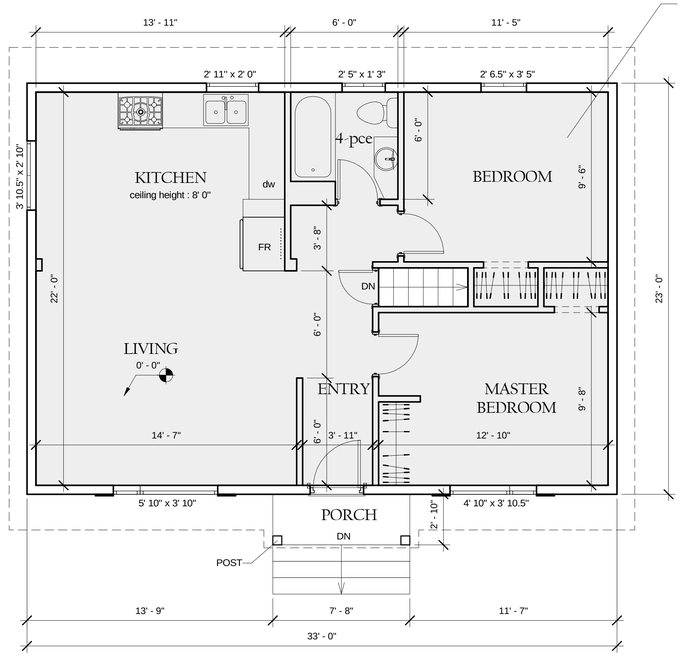
Landscape Plan

L. Baker
L. Baker
Mar 26, 2020
1/4" = 1'0" or as noted
A1.1
of 6



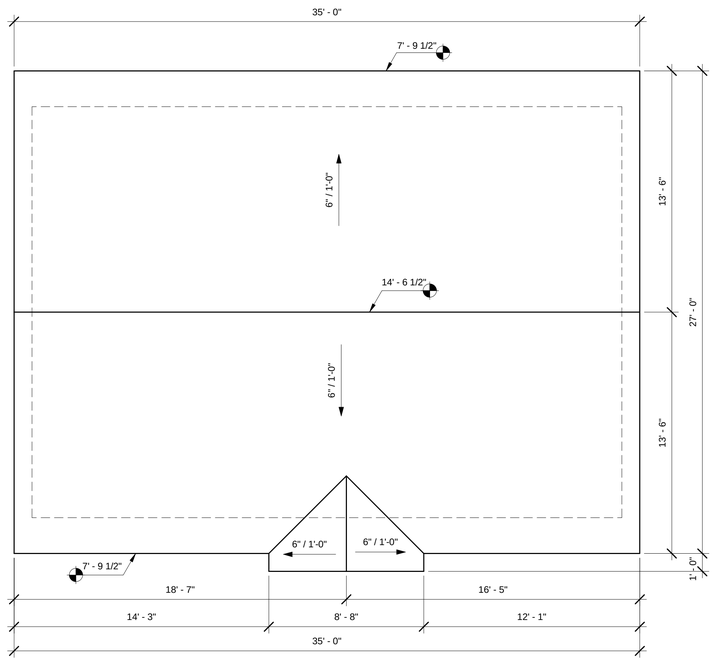
Existing Lower Floor Plan

1/4" = 1'-0"



Existing Main Floor Plan

1/4" = 1'-0"



Existing Roof Plan

1/4" = 1'-0"

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No.	Date	Issue notes

Design Firm

Aspire Custom Designs
1145 Bute Street
Victoria BC Canada V8Z-1L9
Lindsay J. Baker 250-415-1856

Consultant

Project title

1023 Tolmie Avenue
Lot Subdivision

Sheet title

Existing House Plans

Project manager	Project ID
Drawn By: L. Baker	Scale: 1/4" = 1'0" or as noted
Reviewed By: L. Baker	Sheet No: **A2.0**
Date: Mar 26, 2020	of 6
Last File Name	

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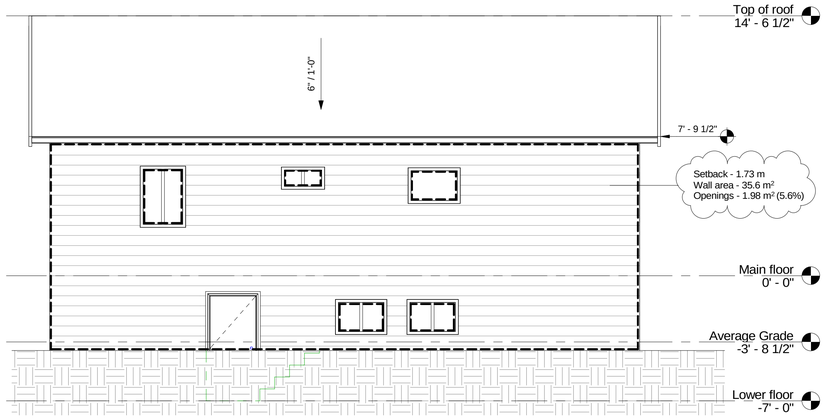
North elevation

1/4" = 1'-0"



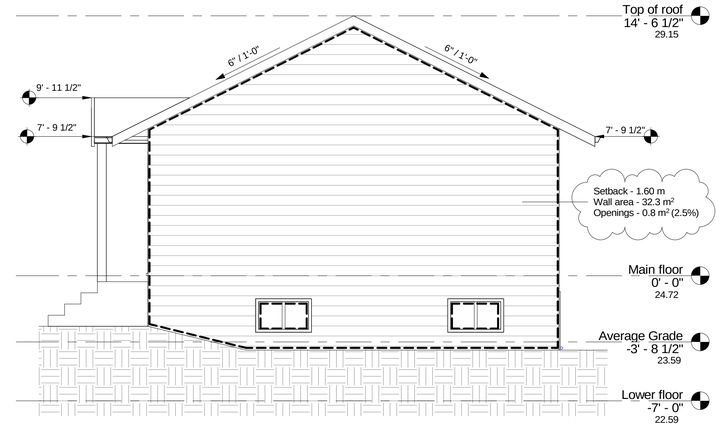
East elevation

1/4" = 1'-0"



South elevation

1/4" = 1'-0"



West elevation

1/4" = 1'-0"

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A	20-03-26		Permit set

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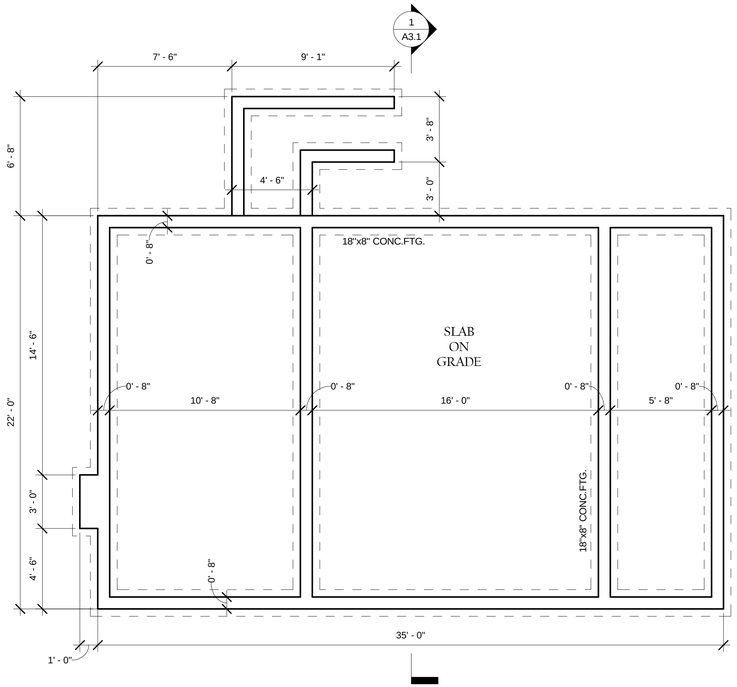
Project title

1023 Tolmie Avenue
Lot Subdivision

Sheet title

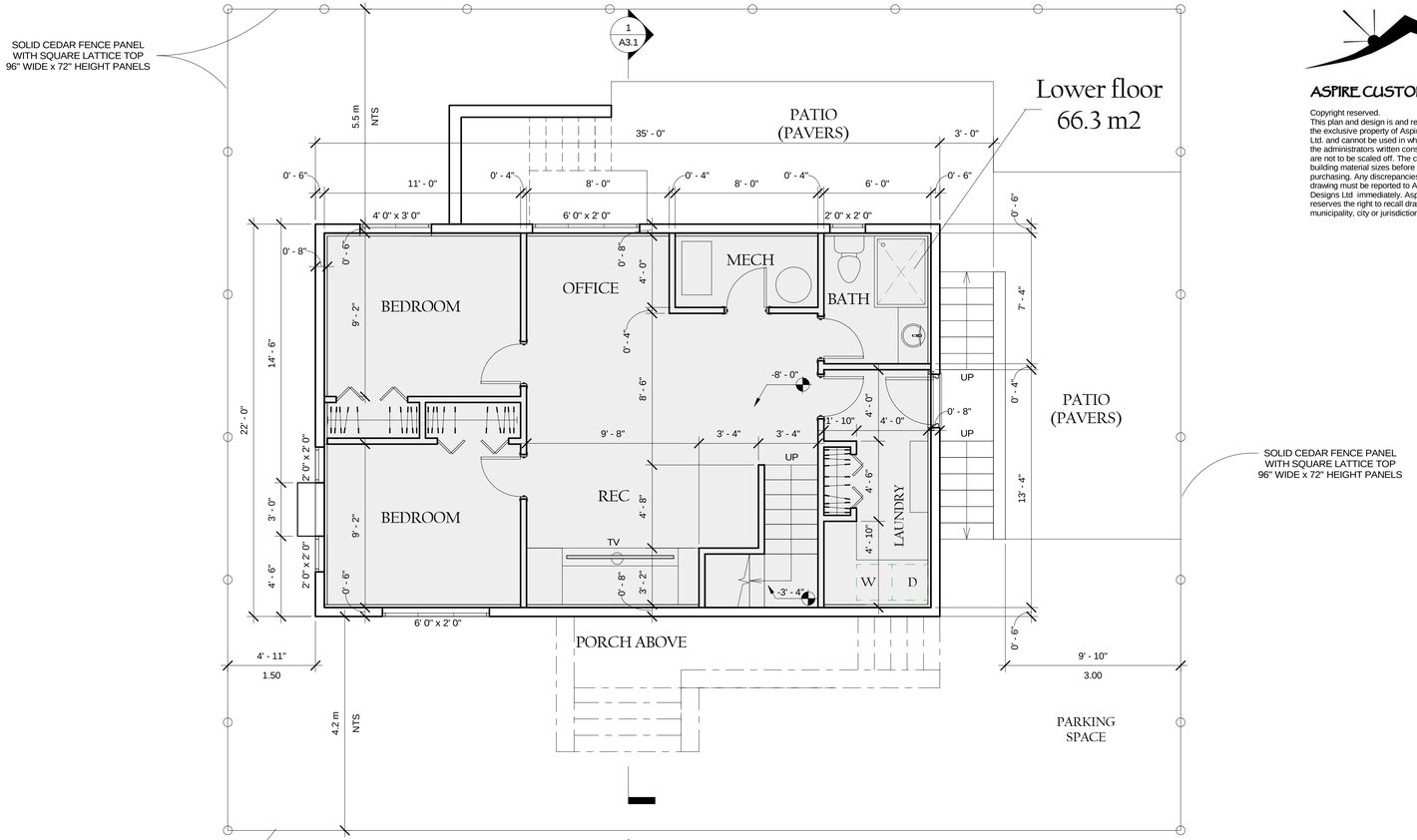
Existing House Elevations

Project manager	Project ID
Drawn By: L. Baker	Scale: 1/4" = 1'0" or as noted
Reviewed By: L. Baker	Sheet No: **A2.1**
Date: Mar 26, 2020	of 6
ASCAD File Name	



Foundation plan

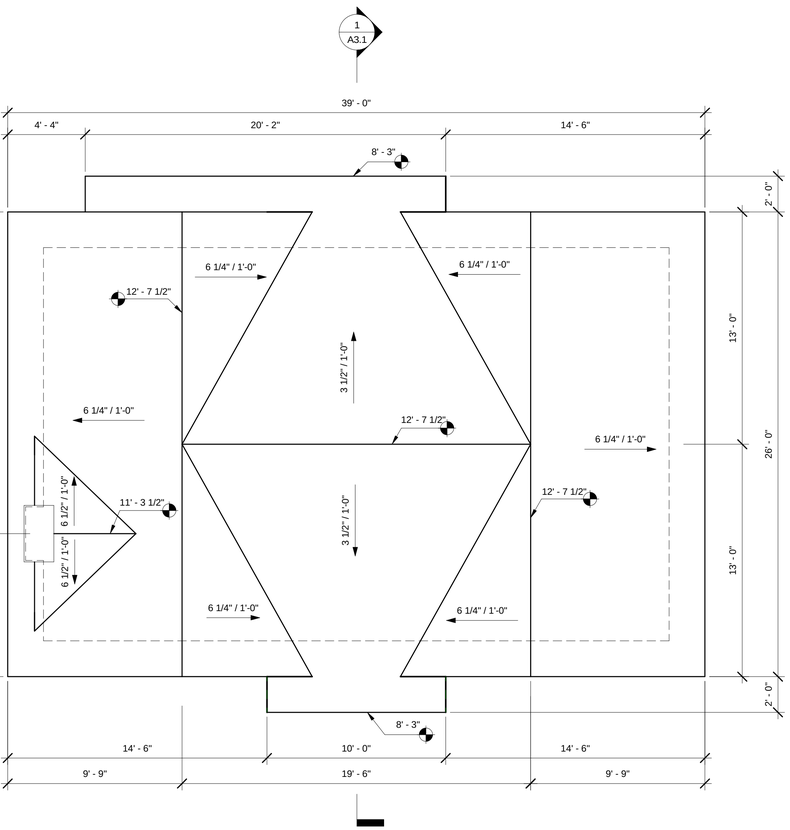
1/4" = 1'-0"



Lower floor
66.3 m2

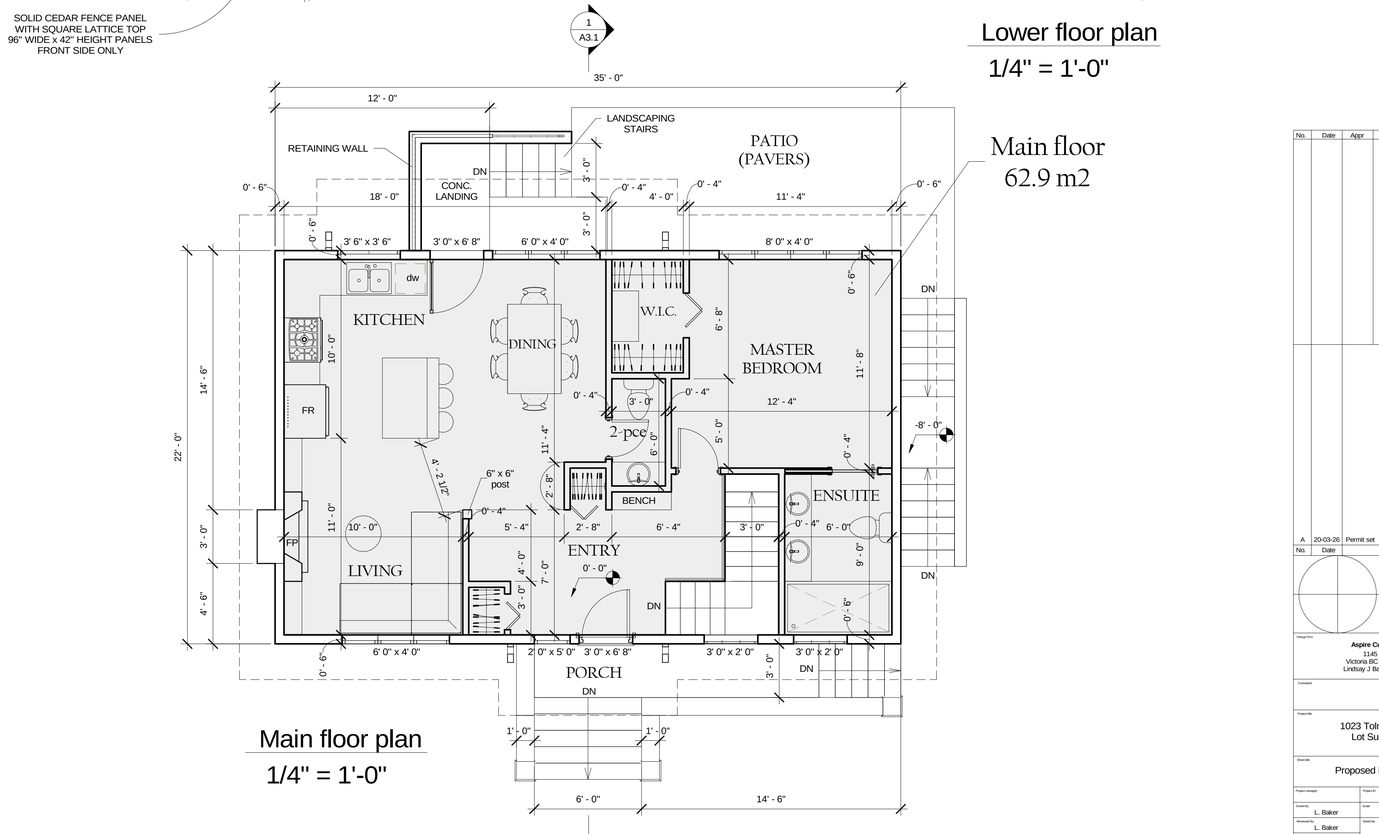
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Roof plan

1/4" = 1'-0"



Main floor plan

1/4" = 1'-0"

Main floor
62.9 m2

Lower floor plan

1/4" = 1'-0"

No.	Date	Appr	Revision Notes
A	20-03-26		Permit set

No.	Date	Issue notes

Aspire Custom Designs
1145 Bute Street
Victoria BC Canada V8Z-1L9
Lindsay J Baker 250-415-1856

Consultant

Project title

1023 Tolmie Avenue
Lot Subdivision

Sheet title

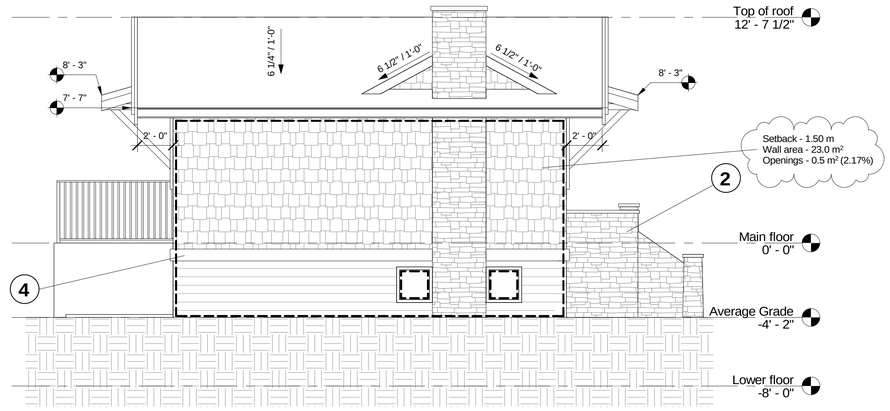
Proposed House Plans

Project manager	Project ID
Drawn By: L. Baker	Scale: 1/4" = 1'0" or as noted
Reviewed by: L. Baker	Sheet No: A3.0
Date: Mar 26, 2020	of 6
CAD File Name	



Front elevation

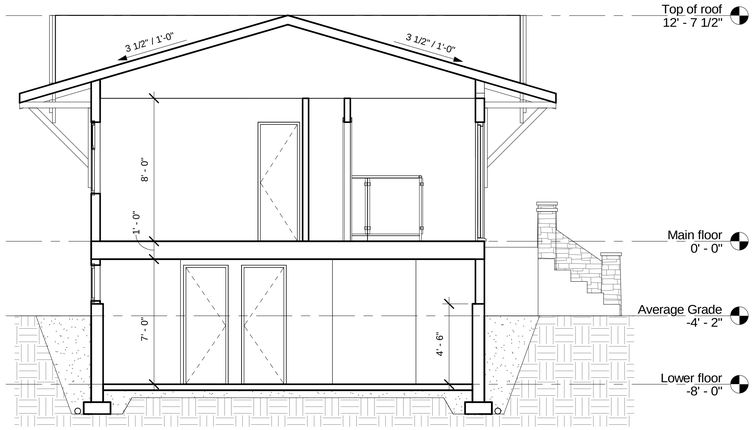
1/4" = 1'-0"



Left side elevation

1/4" = 1'-0"

1. Hardie Shingles (Non-combustible) - Light Grey
2. Cultured Rock - Dark Grey
3. Horizontal Hardie Siding (Non-combustible) - Dark Grey
4. White Trim



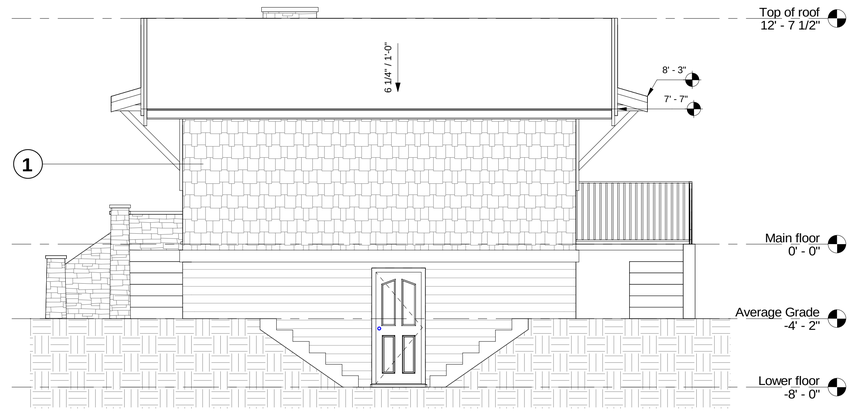
Building section

1/4" = 1'-0"



Rear elevation

1/4" = 1'-0"



Right side elevation

1/4" = 1'-0"

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Victoria BC Canada V8Z-1L9
Lindsay J Baker 250-415-1856

1023 Tolmie Avenue
Lot Subdivision

Proposed House Elevations.
Building Section

Project Manager	Project ID
Drawn By: L. Baker	Scale: 1/4" = 1'0" or as noted
Reviewed By: L. Baker	Sheet No: A3.1
Date: Mar 26, 2020	of 6
CAD File Name	

To: City of Victoria

Attention: Mayor and Council

From: Vincent Portal and Paul Bergmann

Date: October 3rd, 2019

Re: proposed small lot housing subdivision at 1023 Tolmie Avenue

---

Dear Mayor and Council,

We are seeking approval to pursue a small lot subdivision at 1023 Tolmie Avenue.

The subject property is a corner lot property situated at the corner of Tolmie Avenue and Fifth Street. The location is within walking distance to parks, schools, and numerous services and amenities. It is also located near major public transportation and biking corridors.

The project entails the subdivision of an existing R1-B corner lot into two R1-S2 lots to create a new family dwelling. The proposed 2-storeys, 3 bedrooms, 2 bath (approx. 1400 sf) new dwelling would be facing Fifth Street.

The existing house which is currently rented to a family will be preserved.

We have petitioned a total of 31 residences, including the apartment building at 1028 Tolmie Avenue located in the Municipality of Saanich. Out of the 31 residences petitioned, 8 support the proposal, one is opposed, and the others are neutral (no response provided within a 30-day time period or despite repeated efforts to connect with them).

The proposal submitted for your consideration has benefited from valuable City staff input. All technical requirements, as well as suggestions made by City staff such as increasing front yard space, street relationship, and enhancing street presence with the creation of better outdoor spaces have been incorporated.

The proposal is consistent with the Official Community Plan and Small Lot Housing Rezoning Policy and is similar to another small lot subdivision completed in the past a few houses up the block at the corner of Fifth Street and Finlayson. The creation of one additional single-family dwelling by maximizing the use of a limited supply of land is a small, yet important contribution to increasing the City's housing stock.

The proposed new dwelling is of modest scale and consistent with the heights, massing and overall feel and look of adjoining properties. The design characteristics of the proposed new dwelling is consistent with older homes in the neighbourhood, including overall scale, roof lines, proportion of glazing and character details.

The design of the proposed new dwelling accounts for the privacy needs of existing properties located on the North and South sides by purposefully neglecting or minimizing the use of glazing. The front of the house is facing East (Fifth Street) which provides sufficient space to accommodate the privacy of houses located across the street. The use of a cedar panel fence all around the property, in addition to the presence of an established row of evergreen on the West side of the property will also contribute to a sense of privacy. There is no protected tree impacted by the proposal.

The existing home will benefit from minor exterior alterations (e.g. relocation of driveway and parking pad to the Northwest corner to create more outdoor space and landscaped space on the North and Northeast corner, removal of a stair and landing area on the South East corner) that will improve streetscape on Tolmie Avenue and Fifth Street while causing minimal disturbance to the tenants. The addition of a single new house will also improve the streetscape along Fifth Street.

The proposal requires three variances:

- Existing home (1 variance): The rear yard setback on the existing home is 1.61m (6.0m required). A variance of 4.39m is requested to allow for the preservation of the existing house. Relocating the driveway and parking pad to the rear yard provide for greater and usable outdoor space on the opposite corner of the existing property (at the corner of Tolmie Avenue and Fifth Street). The existing mature vegetation provides privacy to the existing home.
- Proposed new dwelling home (2 variances): A variance of 1.8m is requested for the front yard (6.0m required, 4.2m to house; 3.0m to deck proposed) and a variance of 0.5m is requested for the rear yard (6.0 required, 5.5m proposed). These requests are consistent with typical small lot designs. The existing and well-established vegetation (rear yard) creates a good privacy screen. Requested variance for the front yard provides for well situated green/play space and contributes to street appeal.

This proposal is respectfully submitted for your consideration.

Sincerely,

Vincent Portal

Paul Bergmann

By email to: mangrove@victoria.ca

Michael Angrove, Planner

25 July 2018

Dear Michael Angrove:

Re: Community meeting for 1023 Tolmie Ave

Community Meeting Details

Date: 28 June 2018

Location of meeting: Quadra Village Community Centre, 901 Kings Avenue

Meeting facilitated by: Hillside Quadra Neighbourhood Action Committee (NAC)

Approximate number of people in attendance: 5 community members, 2 members of NAC executive

Meeting Chair: Jenny Fraser

Note-taker: Zachary May

Proposed Development Details

Vincent Portal, on behalf of the property owner, Samantha Wood, who was also present at the meeting, provided details of the proposed development.

The property is a corner lot, with the existing dwelling fronting onto Tolmie Avenue. It is zoned R1-B and the proponent is seeking a small lot subdivision. The lot is 536.1m^2 and meets the size requirements for small lot subdivision.

The existing single family dwelling on the property would be retained with minor exterior alterations (removal of steps and landing on the south side of the dwelling). This dwelling is a small bungalow. It is currently a rental property, and the proponent indicates it would continue to be a rental dwelling.

The new dwelling would front onto Fifth Street. It would be two storeys high with a full basement, and have a main floor area of 63m^2. Elevations suggest it would be similar in height to the existing dwelling to the north, and lower than the existing house to the south. It would be 1.5 metres from the fence line of the property directly to the south. In order to maintain privacy between the new dwelling and the adjacent dwellings, the new dwelling would have minimal glazing on both the north and south sides. On the south side, the only windows would be two basement windows located below the fence line of the adjacent dwelling. The proponent indicates her family intends to live in this new dwelling.

Each dwelling would have its own off-street parking located behind the front line of the building in keeping with current requirements. The driveway of the new dwelling would be on the north side.

The proponent is seeking variances on both the existing and the proposed new building.

- One variance on the existing dwelling, a reduction from 6 metres (required) to 1.73 metres (actual) on the south side (the back of the existing dwelling); and
- Two variances on the proposed new building: i) from 6 metres to 4.2 metres in the front, and ii) from 6 metres to 5.5 metres in the rear.

NAC chaired an earlier Community Meeting on this property in March 2008 or 2009; the proponent did not pursue development at that time.

Discussion

The discussion was dominated by the neighbour directly to the south who stated that he doesn't want another house to be built beside his house. The reasons provided included concerns about: increased traffic and on-street parking; changing the continuity of the neighbourhood; privacy; the size of the lot; and the proximity of the proposed new house. Mr. Portal confirmed that the proposed onsite parking and lot size are consistent with City requirements, and other meeting participants confirmed that other small lot subdivisions exist in the neighbourhood.

The neighbour also suggested preferred alternatives including adding on to the existing dwelling; demolishing the existing dwelling and building adjacent townhouses; moving the existing dwelling to the north end of the property and building the second dwelling further to the north; and reducing the footprint of the new dwelling and increasing its height. The proponent indicated that these options were not economically feasible, or not in keeping with R1-B zoning. She also indicated that the current proposal to build a lower dwelling with a larger footprint reflects in part an effort to respond to earlier concerns about the height of an earlier design.

Meeting participants asked whether the design could be modified so that the driveway is south of the proposed new house – creating a wider buffer between the new house and the neighbour to the south. Mr. Portal indicated this would not meet requirements for setbacks.

One meeting participant commented that the proposed removal of the rear stairs and landing on the existing dwelling was a positive design decision. Another meeting participant asked about landscaping; this will include permeable paving. The proposed new dwelling will not incorporate any special energy efficiency measures beyond code due to their costs.

Thank you on behalf of the neighbourhood for the opportunity to comment on this proposed development.

Jenny Fraser (no electronic signature available)

CALUC Chair,
Hillside Quadra Neighbourhood Action Committee

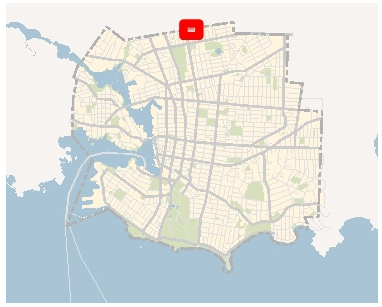
cc. Hillside Quadra Neighbourhood Action Committee nag@quadravillagecc.ca

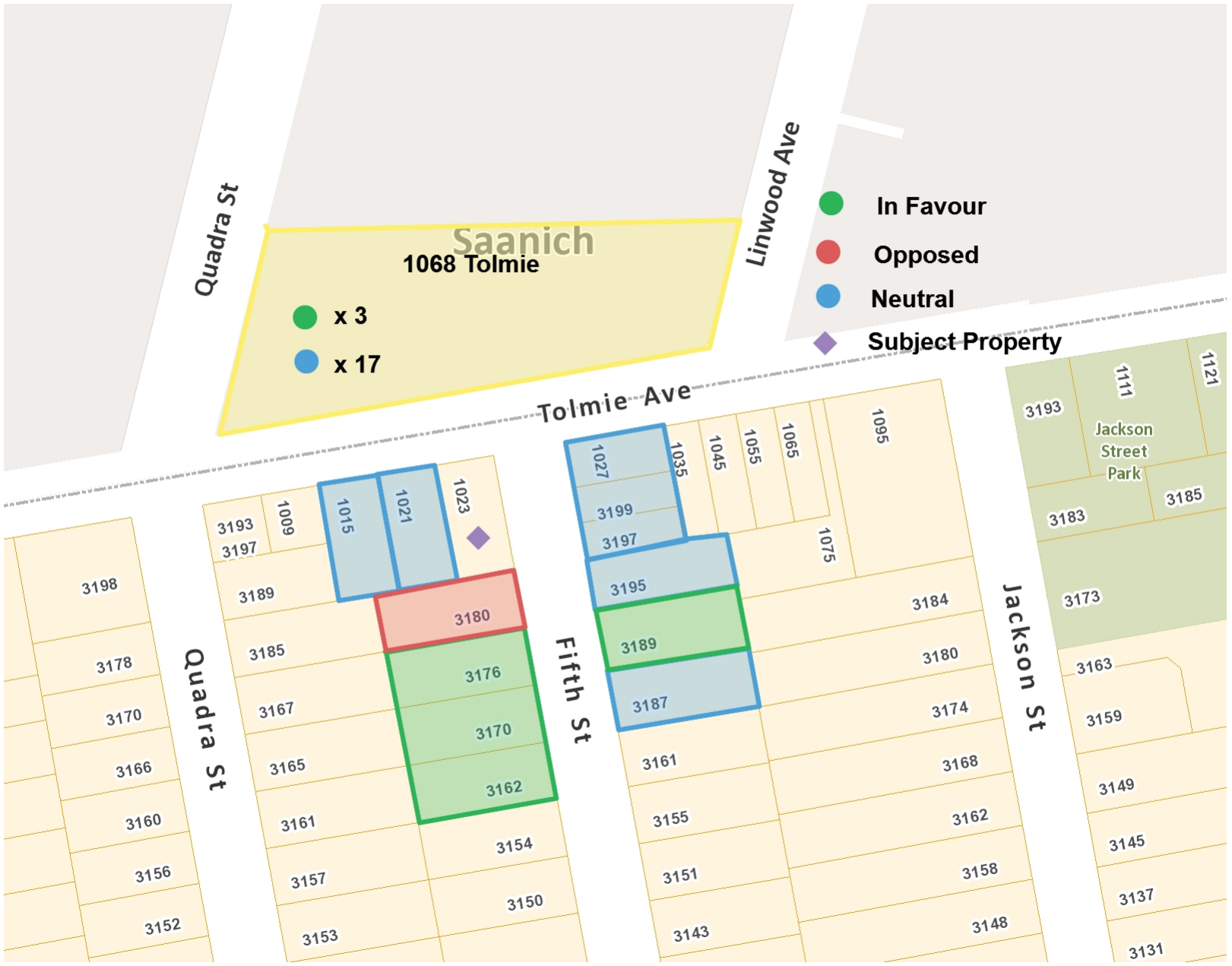
Vincent Portal vinceportal@gmail.com

CITY OF VICTORIA

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04/08/2020





Legend

- Victoria Parcels

1: 1,600

Notes

81 0 41 81 Meters

NAD_1983_CSRS_UTM_Zone_10N

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