

2023

CITY OF VICTORIA | Sustainable Planning & Community Development

601 Su'it Street

Update on Rezoning and Heritage Alteration Permit with Variances Applications

COMMITTEE OF THE WHOLE | January 26, 2023



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Aerial Photo



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Heritage Status

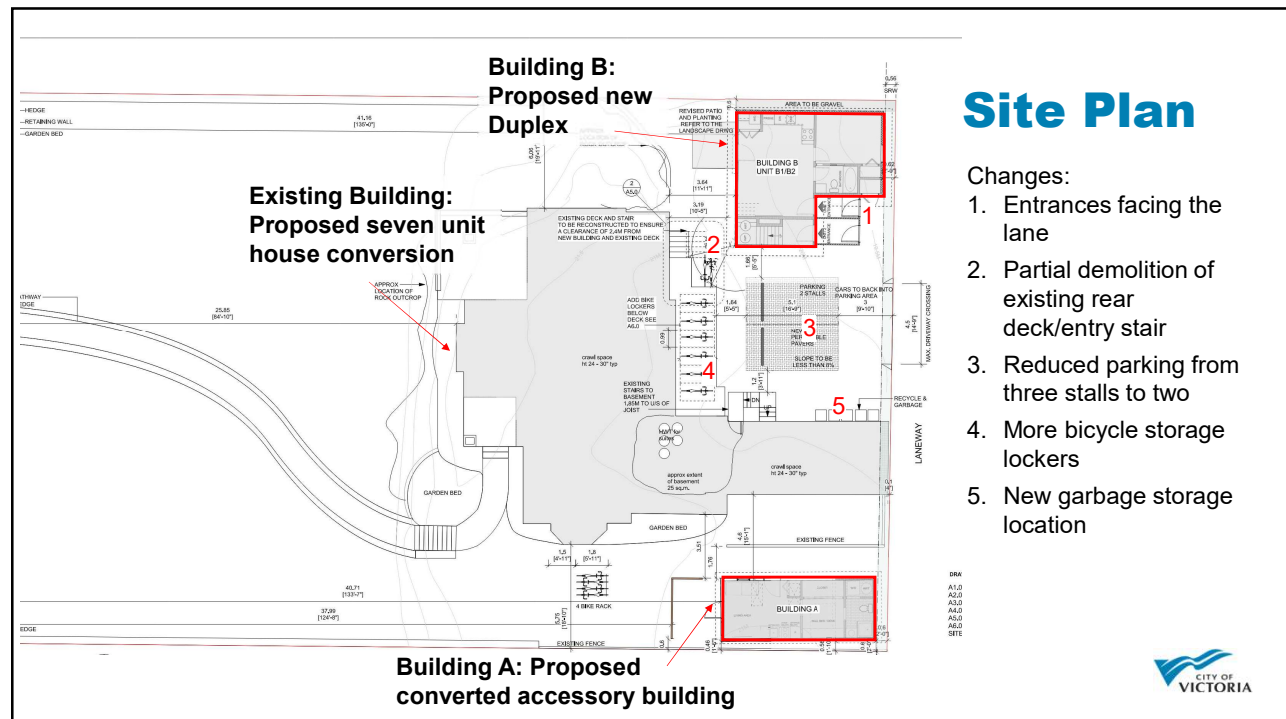


Character Defining Elements:

- Prominent elevated location at the top of a rock outcrop with mature landscaping in the large front yard and a substantial setback
- Italianate Villa elements (gable roof forms, bay windows, wide overhanging roof eaves, decorative brackets, tall wood multi-lite windows...etc)



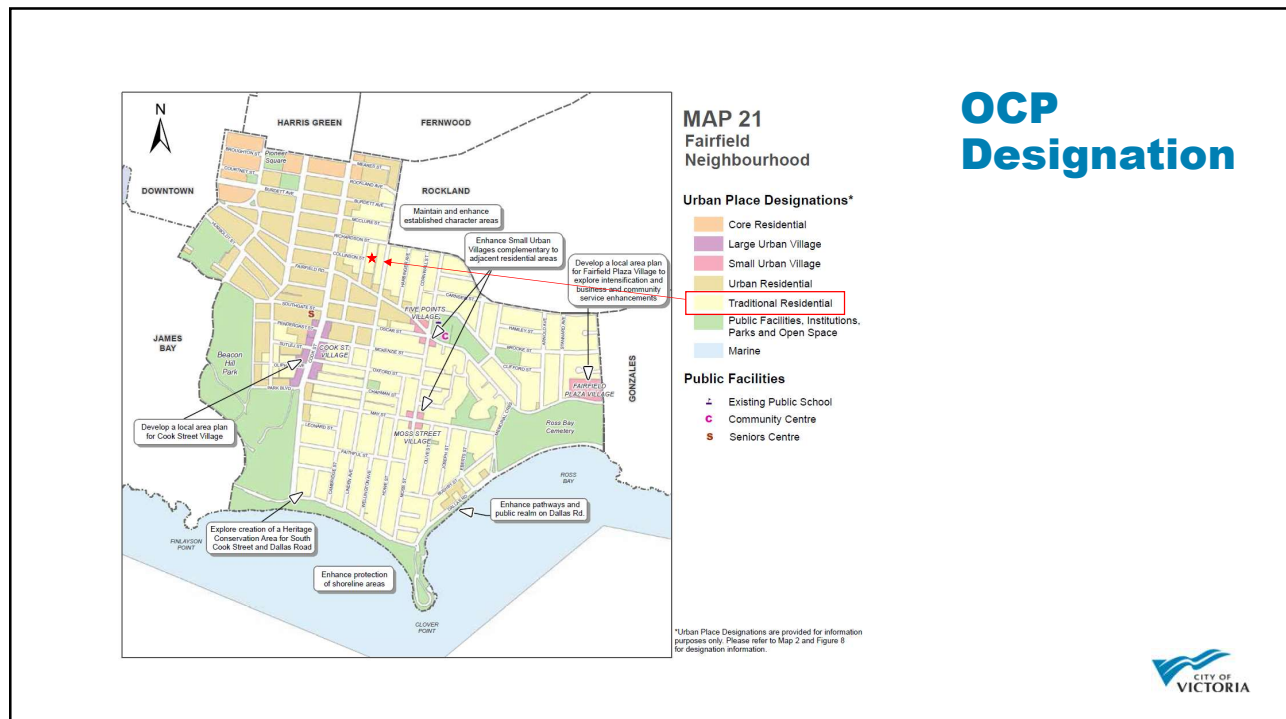
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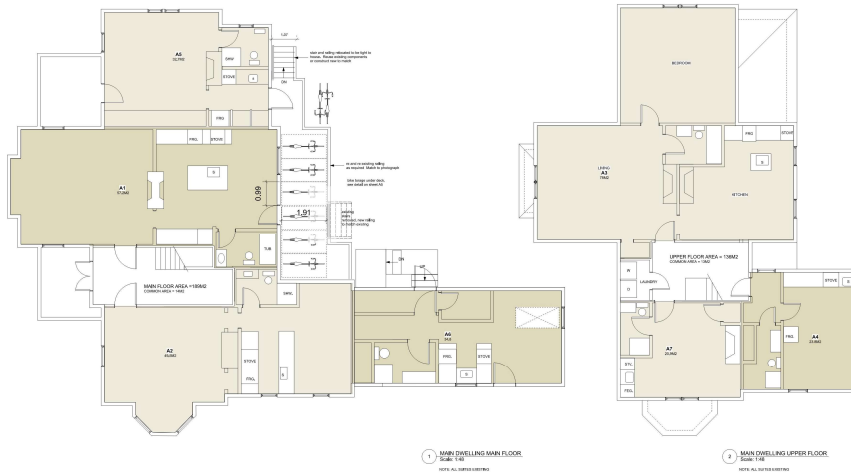


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Heritage House Floor Plans



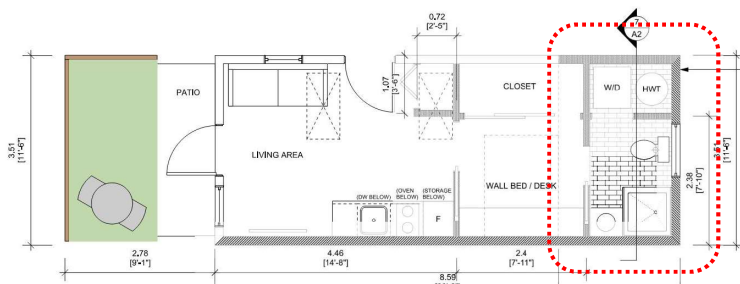
Units that do not meet the 33m² minimum unit size:

- A4 (23.8m²)
- A5 (32.7m²)
- A7 (20.9m²)

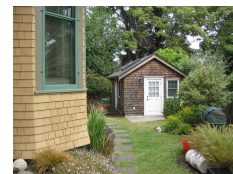
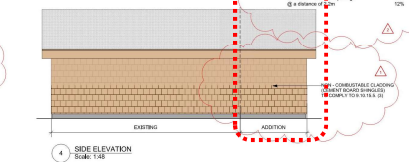
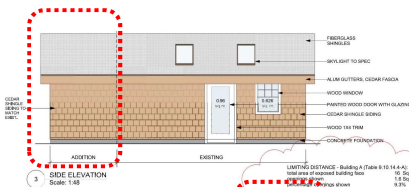
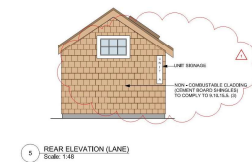
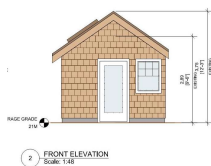


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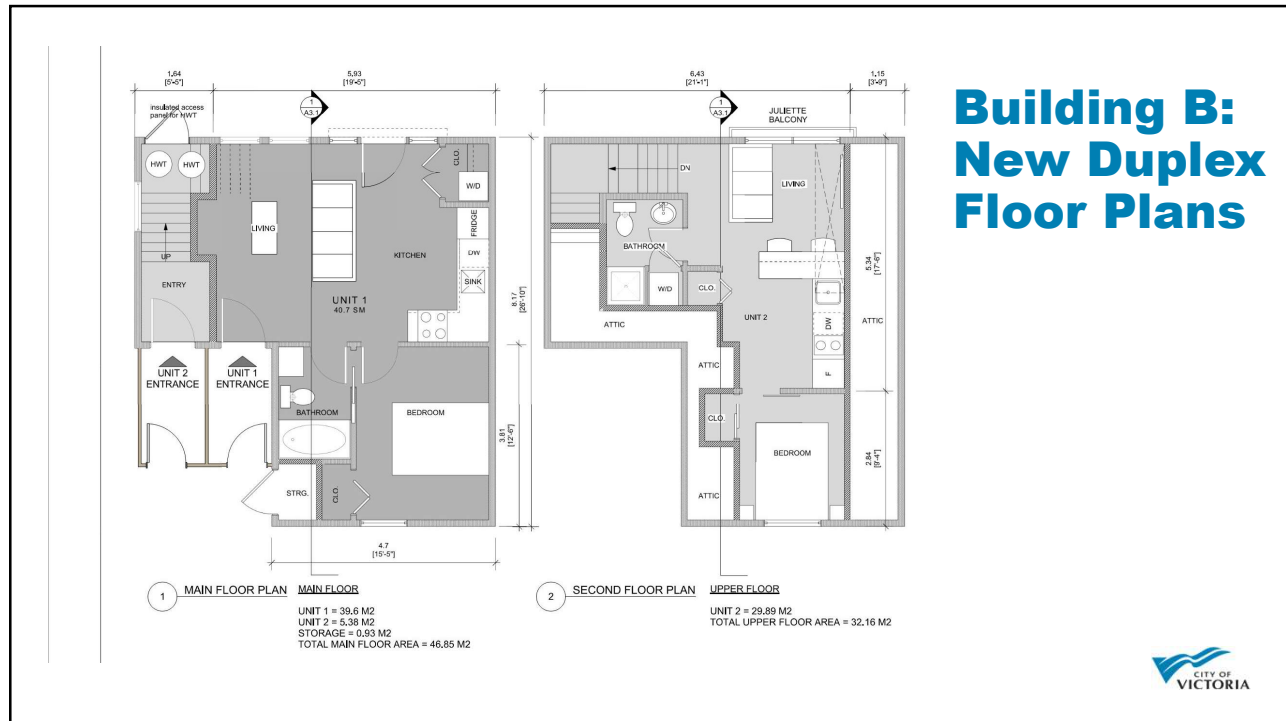
Building A: Converted Accessory Building



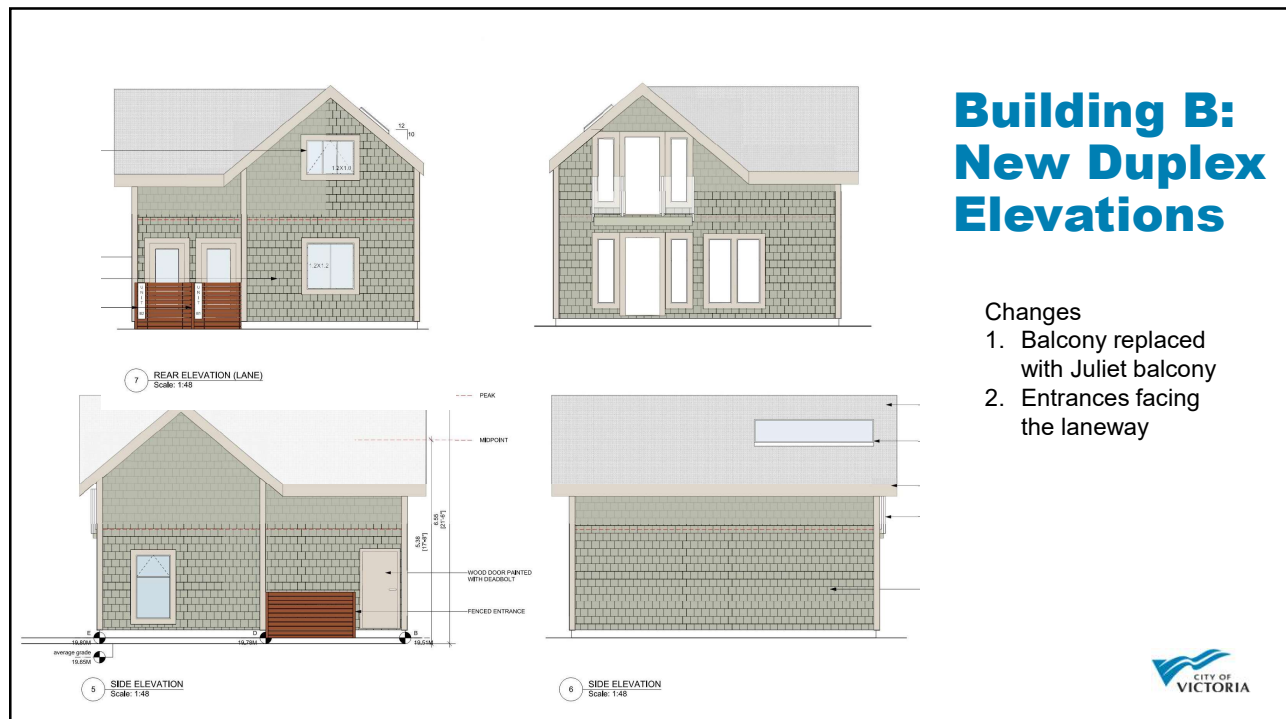
New Addition



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Variances

- ~~increase the number of storeys from 1.5 to 2 for Building B~~
- ~~permit a roof deck on the west side of Building B~~
- ~~reduce the separation distance between Building B and the main building from 2.4 metres to 1.2 metres~~
- ~~reduce the side yard setback for Building B from 0.6 metres to 0.59 metres~~
- reduce the vehicle parking requirement from 10 stalls to ~~3 stalls~~ **two stalls** and the visitor parking requirement from 1 stall to zero stalls
- permit laneway housing in the side yards rather than the rear yard of the main building
- reduce the side yard setback for a new addition to Building A from 0.6 metres to 0.56 metres
- increase the number of buildings permitted on a lot from one to three
- **reduce the minimum unit size for a dwelling unit created as a result of house conversion from 33m² to 20.9m²**
- **increase the number of self-contained dwelling units allowed as a result of house conversion from five to seven**
- **increase the maximum building height for Building B from 4.2m to 5.38m**
- **increase the maximum floor area for Building B from 56m² to 79.01m²**



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Council Comments	Addressed	Improved	Not Addressed
Consider fewer units on site			
Safe and clear access to the units			
Privacy impacts on neighbouring properties			
Consideration of units that address the laneway			
"Breathing room" for heritage building			
CALUC Meeting Concerns			
Lack of parking			
Minimal setbacks			
Buildings on north and south side of the lot			
Staff Comments			
Secure rental tenure			
Commit to heritage revitalization			
Secure adequate TDM for reduced parking			
Improve pedestrian circulation			
Reduce privacy impacts of roof deck			
Analyze potential servicing impacts on protected trees			



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