

F.1.c.d

**970 Walker Street: Rezoning Application No. 00826 and Development Permit with Variances Application No. 00214 (Vic West)**

**Moved By** Mayor Alto

**Seconded By** Councillor Thompson

**Rezoning Application**

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 20, 2023 for 970 Walker Street.
2. That first and second reading of the zoning bylaw amendment be considered by Council and a public hearing date be set.
3. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

**Development Permit with Variance Application**

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. 00826, if it is approved, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00214 for 970 Walker Street, in accordance with plans submitted to the Planning department and date stamped by Planning on March 14, 2023, subject to:
  - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
    - i. reduce the front setback from 6m to 3.6m;
    - ii. reduce the west side setback from 2.40m (habitable) to 1.50m (habitable);
    - iii. reduce the east side setback from 2.40m (habitable) to 1.50m (habitable); and
    - iv. permit a roof deck.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution”.

**CARRIED UNANIMOUSLY**



**F.4 970 Walker Street: Rezoning Application No. 00826 and Development Permit with Variances Application No. 00214 (Vic West)**

Committee received a report dated July 20, 2023 from the Director of Sustainable Planning and Community Development regarding a rezoning application and a development permit with variances application No. 00826 in order to construct a new single-family dwelling with a secondary suit, and is recommending that first and second reading of the zoning bylaw amendment be considered by Council and a public hearing date be set.

**Moved By** Councillor Thompson  
**Seconded By** Councillor Loughton

**Rezoning Application**

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2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution”.

FOR (8): Mayor Alto, Councillor Coleman, Councillor Dell, Councillor Gardiner, Councillor Hammond, Councillor Kim, Councillor Loughton, Councillor Thompson  
ABSENT (1): Councillor Caradonna

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report For the Meeting of August 3, 2023

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**To:** Committee of the Whole **Date:** July 20, 2023

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

**Subject:** **Rezoning Application No. 00826 and Development Permit with Variances Application No. 00214 for 970 Walker Street**

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### RECOMMENDATION

#### Rezoning Application

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2. That first and second reading of the zoning bylaw amendment be considered by Council and a public hearing date be set.
3. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

#### Development Permit with Variance Application

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. 00826, if it is approved, consider the following motion:

- “1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 00214 for 970 Walker Street, in accordance with plans submitted to the Planning department and date stamped by Planning on March 14, 2023, subject to:
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    - iv. permit a roof deck.

2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution”.

## **LEGISLATIVE AUTHORITY**

This report discusses a Rezoning Application and a concurrent Development Permit with Variances Application. Relevant rezoning considerations include the proposal to construct a single-family dwelling along with a secondary suite (which is not permitted in the existing small lot site zoning), while the relevant Development Permit with Variance considerations relate to the application’s consistency with design guidelines and the impact of variances.

### **Enabling Legislation**

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.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Permit with Variance 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 Rezoning Application and Development Permit with Variance Application for the property located at 970 Walker Street. The proposal is to construct a new single-family dwelling with a secondary suite.

The rezoning application is to rezone from the R1-S2 Zone, Restricted Small Lot (Two Storey) District, to a new site-specific zone in order to permit the secondary suite. There is a concurrent Development Permit with Variances Application pertaining to the proposed form, character, exterior design and finishes and variances related to setbacks and a roof deck.

The following points were considered in assessing the Rezoning Application:

- The subject property is designated Traditional Residential in the *Official Community Plan* (OCP, 2012), which supports residential and accessory uses in a wide range of primarily ground-oriented building forms. The proposed use, density and height are consistent with this policy.
- The subject property is in the Northwest Sub-Area of the *Victoria West Neighbourhood Plan* (2018). The proposed height and density are consistent with this policy.

The following points were considered in assessing the Development Permit with Variances Application:

- The proposal is not consistent with the Design Guidelines for Development Permit Area 15A: Intensive Residential – Small Lot Development, guidelines for Traditional Residential areas in the *Victoria West Neighbourhood Plan*, and the *Small Lot House Design Guidelines* in terms of integrating residential development in a manner that respects the established character of the neighbourhood. However, it follows a contemporary and innovative approach to design which is encouraged by the *Small Lot House Design Guidelines*.
- Due to the irregular lot shape, there are a number of variances related to setbacks and the proposal also allows a roof deck which is not permitted in the current site zoning. The proposed variances are considered supportable as their impacts are considered minimum.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct a single-family home with a secondary suite. The current zone does not permit a secondary suite, therefore, a rezoning application to a new site-specific zone is required. The proposed density is 0.6:1 floor space ratio and the proposed height is 7.50m.

The proposal includes the following design components:

- massing in a north-south orientation
- a rooftop deck for flowers/vegetable planters.

Exterior building materials include:

- wood shingle for the building facade
- cement shingles around the main entrance
- operable casement windows with centre mullions
- metal frame with frosted glass panels for the rooftop deck guardrail.

Landscape materials include:

- four new trees at the rear
- one new boulevard tree
- herb garden
- permeable pavers for the parking area
- pea gravel for the pathway leading to the rear yard garden
- wooden fence along the perimeter of the property.

It is recommended that a site-specific zone be drafted should Council choose to advance the application. However, in a number of instances, variances are recommended (instead of inclusion in the new zone), to ensure that if this proposal is not built, that Council review and consideration would be required again, should a different proposal be advanced in the future.

The proposed variances are to:

- reduce the front setback from 6m to 3.6m
- reduce the west side setback from 2.40m (habitable) to 1.50m (habitable)
- reduce the east side setback from 2.40m (habitable) to 1.50m (habitable)
- permit a roof deck.

## Land Use Context

The area is characterized by a mix of single-family dwellings and few duplexes.

Immediately adjacent land uses include:

- North – two storey single-family home (722 Pine Street)
- South – two storey single-family home (973 Walker Street)
- East – parking garage of a single-family home (720 Pine Street)
- West – two storey single-family home (968 Walker Street)



Figure 1. Aerial Map

## Existing Site Development and Development Potential

The subject property is currently a vacant lot.

Under the current R1-S2 Zone, Restricted Small Lot (Two Storey) District the property could be developed as a single-family dwelling.

## Data Table

The following data table compares the proposal with the existing R1-S2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Key information from the OCP and Victoria West Neighbourhood Plan are also provided in the table.

Zoning Criteria	Proposal	R1-S2, Restricted Small Lot (Two Storey) District	OCP & Victoria West Neighbourhood Plan
Site area (m <sup>2</sup> ) – minimum	260	260	-
Secondary Suite	<b>Yes*</b>	Not Permitted	Permitted
Basement	Yes	Permitted	-
Roof Deck	<b>Yes*</b>	Not Permitted	-
Density (Floor Space Ratio) – maximum	0.60	0.60 to 1	1.1:1
Total floor area (m <sup>2</sup> ) – maximum	154	190	-
Lot width (m) – minimum	11.10	10	-
Height (m) – maximum	7.50	7.50	7.6m to 8.2m
Storeys – maximum	2	2	2 to 2.5
Site coverage (%) – maximum	32	40	-
<b>Setbacks</b> (m) – minimum			
Front (Walker)	<b>3.60*</b>	6	3.5 to 6
Rear	6	6	-
Side (west)	<b>1.50* habitable</b>	1.50 (non-habitable) 2.40 (habitable)	1.5
Side (east)	<b>1.50* habitable</b>	1.50 (non-habitable) 2.40 (habitable)	1.5
Parking – minimum	1	1	-
Driveway/parking slope (%) (max.)	6	8	-

## Accessibility

Accessibility measures beyond those contained in the British Columbia Building Code, are not proposed.

## **Public Realm**

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

## **Community Consultation**

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, the applicant consulted the Victoria West CALUC at a Community Meeting held on February 16, 2022. The proposal was also posted on the Development Tracker along with an invitation to complete a comment form within the 30-day comment period. The mailed notification was sent to owners and occupiers of property within 100m of the subject property advising that a consultation process was taking place and that information could be obtained and feedback provided through the Development Tracker. A sign was also posted on site, to notify those passing by of this consultative phase.

A summary of the meeting as well as the pre-application comment forms are attached to this report. All six responses which were mostly from owners further away from the subject property indicated some level of concern with themes related to the presence of a roof deck, design of the building not sensitively transitioning to the neighbours, presence of a secondary suite and loss of parking on the street. In response, the applicant has made minor design revisions such as changes to materials and window shape and setback the roof further away from the edges with the use of planters, so as to mitigate privacy concerns.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

## **ANALYSIS**

### **Rezoning Application**

#### Official Community Plan (OCP)

The OCP Urban Place Designation for the subject property is Traditional Residential, which supports ground-oriented residential uses such as single, duplex and attached dwellings. The OCP states that new development may generally have a density of up to 1:1 FSR. The proposal is for a two-storey residential building at 0.6 FSR and is therefore within the height and density envisaged for this urban place designation. The OCP also notes that within each designation there will be a range of built forms and that decisions about the appropriate form and scale of a building will be based on an evaluation of the context in addition to consistency with OCP policies, other relevant City policies and local area plans.

In terms of place character, the OCP envisions front and rear yards with variable setbacks and buildings oriented to face the street. Houses that accommodate variable landscaping, street tree planting, and individual driveways are key place character features of Traditional Residential Areas. The proposed development provides landscaping in the rear yard space and has an individual driveway and parking area that can accommodate one vehicle at the front. The area in which the proposal does not meet the OCP guidelines is in the unit entrance not being oriented to face the street. However, it is to be noted that the unit entrance is located at the front of the



building and the entry is reinforced through architectural elements such as a recessed wall, and variation in material and color from the rest of the building.

### Victoria West Neighbourhood Plan

The *Victoria West Neighbourhood Plan* (2018) identifies the site as Traditional Residential, consistent with the OCP. As per the *Victoria West Neighbourhood Plan*, the subject site is within the Northwest Sub-Area which is characterized by generally small lots (which may have secondary suites) and a pattern of older houses in various styles along tree-lined streets. Infill which respects the existing lot pattern is encouraged in this sub-area. The plan envisions new development up to two and half storeys up to approximately 7.6 to 8.2 metres which the proposal is consistent with.

Specific form and character objectives for new residential development within Traditional Residential areas in the Victoria West Neighbourhood that the proposal meets include:

- site planning which results in rear yards whose appearance is dominated by landscape
- supporting livability and access to usable outdoor space for individual living units by providing a landscaped rear yard and roof top deck.

Specific form and character objectives for new residential development within Traditional Residential areas in the Victoria West Neighbourhood that the proposal does not meet include:

- unit entrance – achieving street-fronting buildings which present a friendly face to the street with front entries visible from the street
- neighbourhood character – encouraging building design which relates to existing context, with attention to streets or areas with a strong pre-existing character.

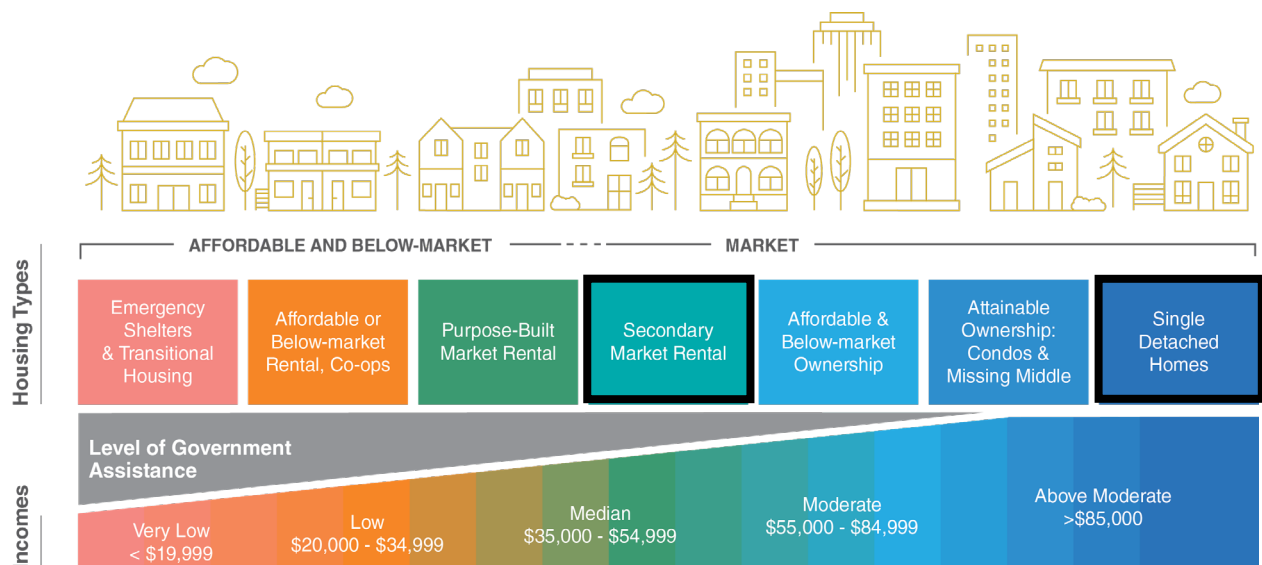
The applicant's response to the above-listed discrepancies are:

- unit entrance – while the front entrance door does not face the street it is technically on the front of the building and uses architectural details such as a recessed wall, variation in color and material and lighting to reinforce the entrance
- neighbourhood character – the immediate context is difficult to draw from architecturally with a single-family dwelling that recently had a house fire to the west at the time this application was submitted, and a garage to the east.

Staff are satisfied with the responses received from the applicant.

### Housing

The proposal consists of a single-family dwelling unit with a secondary suite. The application, if approved, would add two new residential units, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.



**Figure 2. Housing Continuum**

### *Housing Mix*

At present there is no policy that provides targets regarding housing mix and unit type is not regulated or secured. However, the OCP identifies a mix of units as an objective and identifies the need for a diverse range of housing units including family housing. As submitted, this application proposes a single-family dwelling unit with a secondary suite.

### *Security of Tenure*

The proposal is for a single-family dwelling unit with a secondary suite.

### *Existing Tenants*

There are no existing tenants on the subject property.

## **Development Permit with Variance Application**

### Official Community Plan: Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area (DPA) 15A: Intensive Residential Small Lot. The objectives of DPA 15A are:

- *“to accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts*
- *to integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods*
- *to achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.”*

While the proposal provides quality of architecture and landscape design, the proposal is inconsistent in providing a building that is compatible with the character of the neighbourhood, as detailed in the section below.

### *Small Lot House Design Guidelines*

The purpose of the *Small Lot House Design Guidelines* is to establish design principles that would result in new small lot single family detached housing that are more sensitive to existing houses and neighbourhoods. Design principles are:

- streetscape/neighbourhood – to develop a design that relates to the visual character of the immediate and broader context of the neighbourhood
- elements of design – to identify repeated forms, patterns and rhythms inherent in the existing surrounding houses
- roof form pattern – to incorporate a roof form that relates in style and slope to the existing streetscape
- massing and proportion – to reflect building proportion established in the neighbourhood
- entryways – to orient entryways to be apparent and clearly visible from the street
- windows – to approximate the proportion, size and detailing and composition of windows to that of neighbours
- finishes and materials – to utilize exterior finishes and materials that are visually compatible and aid in harmonizing the new house with the existing homes
- colour – to encourage colour schemes, which are compatible with the neighbourhood.

The proposal does not meet the above small lot design guidelines as follows:

- streetscape/neighbourhood – the street and the immediate neighbourhood have houses that follow traditional architecture while the proposal advances a contemporary style
- elements of design – the proposed building incorporates some rectangle windows similar to neighbouring buildings, but does not significantly utilize other repeated forms of architecture observed in the neighbourhood
- roof form pattern – all buildings in the immediate neighbourhood have traditional peaked roofs while the proposal incorporates a flat roof with a roof top amenity
- entryways – most buildings have entrances facing the street; while the proposal does not have an entrance facing the street, the entrance is located at the front of the building and uses architectural details and color (and lighting (soffit spotlights and sconces) to reinforce entry
- windows – the buildings in the immediate neighbourhood have windows that are typically rectangular, single-hung windows with muntins or mullions. The proposal incorporates some operable rectangular casement windows with mullions but also incorporates large semi-circular windows which are not observed as a dominant feature in the neighbourhood
- finishes and materials – the buildings in the immediate neighbourhood are largely clad in horizontal and vertical siding, stucco and concrete while the proposal incorporates wood shingle and cement shingle.

It was suggested that the applicant consider a building design more consistent with the design guidelines. The applicant has proceeded with the current design citing Section 1.0 of the *Small Lot House Design Guidelines* which states that:

*“Proponents of small lot housing are encouraged to seek new, innovative and appropriate design solutions. Each site will have its own unique challenges. The proposal should not be restricted to the confines of traditional architecture. Opportunities for contemporary design should not be precluded.*

*The Guidelines are intended to stimulate the imagination of designers rather than to limit development flexibility or to dictate actual design solutions.*

*In some neighbourhoods, visual character is clearly defined and there is little flexibility to do something ‘different’ and contrary to existing patterns. However, in Victoria there is great variety and richness in the visual character of the various neighbourhoods, often from street to street. Thus, in many circumstances, the house designer will be presented with unique and unusual design opportunities. There will be some neighbourhoods where major changes are acknowledged to be taking place and/or where the existing streetscape has little ‘visual cohesiveness’. In these circumstances, it may be appropriate for the designer not to harmonize with the existing but to set new standards”.*

Due to the above small lot policy consideration and that the existing streetscape on which the building is located comprises of a parking garage, a burnt single-family home on the corner lot and some traditional single-family homes, on balance, staff find this application supportable.

## Variances

### *Setbacks*

The applicant proposes a reduced front setback from 6m to 3.6m. The subject property is a corner lot and considered irregular shaped and as such, the general regulation 27(1) requires the front yard to be calculated by inscribing the largest rectangle by area within the lot which is the 3.6m setback. This is consistent with the front yard setback envisioned in the *Victoria West Neighborhood Plan* which is 3.5 to 6m. Therefore, this is considered supportable.

Reduced side yard setbacks (on both sides of the new building) are also proposed, reducing the setbacks from 2.40m (for habitable windows) to 1.50m. Proposed windows on east and west elevations are minimal and located high on exterior wall for privacy and to allow for passage of natural light. East and west entry doors contain glazing to again allow for natural light. Fencing at 4ft (1.2m) and 6ft (1.8m) heights further adds another layer so that neighbour’s privacy is respected. The applicant has submitted window overlay drawings that satisfactorily demonstrate that the proposed side windows would not result in a loss of privacy for neighbours. Therefore, the proposed side yard setback variances are also considered supportable.

### *Roof Deck*

The building proposes to have a roof deck for vegetable/flower planters and maintenance of solar panels. There is significant topography change within the vicinity of Walker Street with the grade increasing steeply from west to east. The applicant has provided drone photographs that reveal minimal impact to neighbours. The design for the roof deck further offsets views. The planters are 1.8m in width and run along the perimeter of the roof, with exception of roof access locations.

This offset is further defined by a 42-inch-high frosted glass guardrail. This design approach pulls occupants further back from edges of the roof and helps control overlook impacts.

### 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 after July 1, 2021, so Tree Protection Bylaw No. 21-035 applies.

Two bylaw protected trees and three non-protected hedges have been inventoried. The trees and two hedges are located on the subject lot and one hedge is located off-site. There are currently no municipal trees on the frontage.

Bylaw protected trees No. 1320 (18/18/14 cm diameter multiple-stemmed Juniper) and No. 1321 (45 cm diameter Arbutus), and both hedges on the subject lot are proposed for removal. Removal of the trees and hedges is required for construction of the building. The off-site hedge can be retained following the mitigation measures outlined in the tree protection plan.

The landscape plans show three new trees for this development, which will replace bylaw protected trees being removed. In addition, one municipal tree is proposed on the Walker Street frontage.

### Tree Impact Summary Table

Tree Status	Total # of Trees	To be REMOVED	To be PLANTED	NET CHANGE
On-site trees, bylaw protected	2	2	3	+1
On-site trees, not bylaw protected	0	0	0	0
Municipal trees	0	0	1	+1
Neighbouring trees, bylaw protected	0	0	0	0
Neighbouring trees, not bylaw protected	0	0	0	0
<b>Total</b>	2	2	4	<b>+2</b>

## **CONCLUSIONS**

The proposal to construct a single-family dwelling with a secondary suite is consistent with the policy intent of the *Victoria West Neighbourhood Plan* and some of the design guidelines. However, it is worth noting that there are areas in which the proposal is inconsistent in meeting the *Victoria West Traditional Residential Area* design guidelines, the *Small Lot House Design Guidelines* and the objectives of *Development Permit Area (DPA) 15A: Intensive Residential Small Lot*.

However, on balance and in line with the *Small Lot House Design Guidelines*, where proponents are encouraged to seek new, innovative and contemporary design, not restricted to the confines of traditional architecture, staff recommend that application is supportable.

### **ALTERNATE MOTION**

That Council decline Rezoning Application No. 00826 and Development Permit with Variances Application No. 00214 for the property located at 970 Walker Street.

Respectfully submitted,

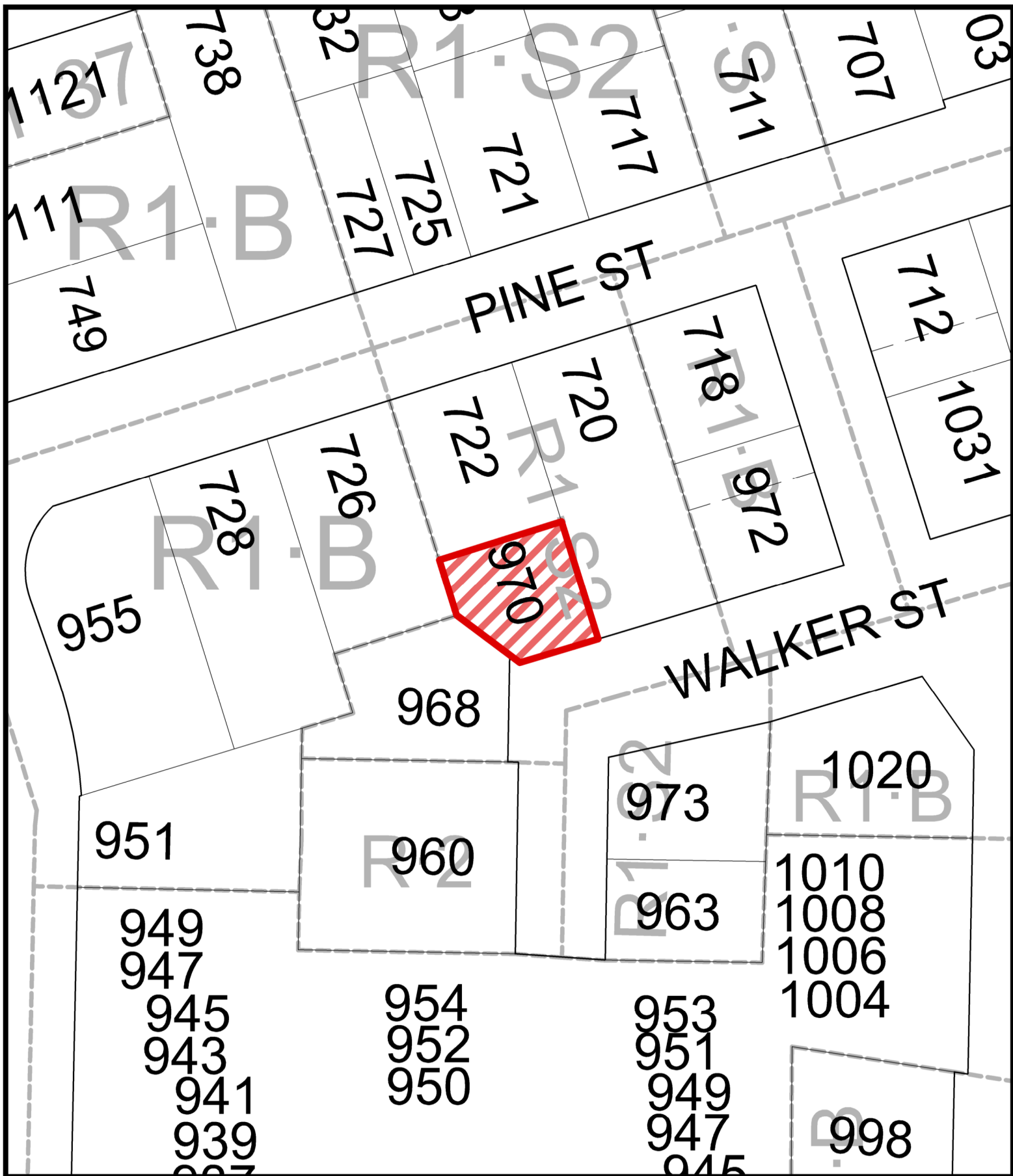
Manasvini Thiagarajan  
Planner  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

### **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Plans date stamped March 14, 2023
- Attachment C: Letter to Mayor and Council dated March 10, 2023
- Attachment D: Small Lot House Rezoning Petition dated February 26, 2023
- Attachment E: Landscape Plans dated March 14, 2023
- Attachment F: Pre-Application Consultation Comments from Online Feedback Form



970 Walker Street  
Rezoning No.00826





# SIN-ROBERTSON HOUSE

970 WALKER STREET, VICTORIA BC

## Architecture

- A0 Title Sheet, Site Map, Site Info & Renderings
- A1 Floor Plans
- A7 Exterior Elevations
- A8 Building Sections
- C1 Site Plan, Survey, Project Info & Street view

## Revision list

- |         |                                       |         |   |
|---------|---------------------------------------|---------|---|
| A0 R1.2 | New Street View Renderings            | A7 R4.1 | Material Legend Updated   |
| A1 R1   | Utility Room Relocaetd                | A7 R5   | North Windows Added   |
| A1 R2   | Laundry Room Relocaetd                | A7 R6   | Window Size Enlarged  |
| A1 R3.1 | Stair Configuration Revised           | A7 R7   | Window Type Changed   |
| A1 R4.1 | Second Flr New Closet, Vanity Revised | A8 R1.1 | Building Section Revised  |
| A1 R5   | Door Orientation Revised              | A8 R2   | Window Overlay Drawings Added                                     |
| A1 R6   | Canopy Size Revised                   | C1 R1.2 | Street View Revised   |
| A1 R7   | Bookshef Location Revised             | C1 R2   | Front Yard Revised, Driveway, Sidewalk revised, plantings removed |
| A1 R8.2 | Roof Layout Revised                   | C1 R3   | Side gates relocated  |
| A1 R9   | Closets Revised                       | C1 R4   | Average Grade Calculation (Prelim)                                |
| A7 R1.2 | Cladding Revised                      | C1 R5   | Sauna and Outdoor Shower footprint removed                        |
| A7 R2   | Entry Door Revised                    | C1 R6   | Project Information Table revised                                 |
| A7 R3   | Guardrail added                       |         |   |

## Landscape

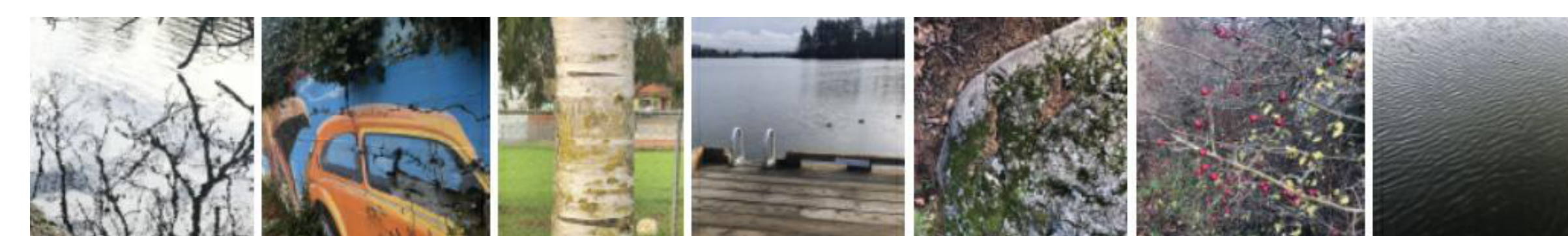
- L0 Tree Removal & Protection Plan
- L1 Landscape Site Plan
- L2 Tree Planting Plan
- L3 Shrub Planting Plan
- L4 Plant Images



Site Map



Precedents



Neighbourhood textures



Rendering - view 1



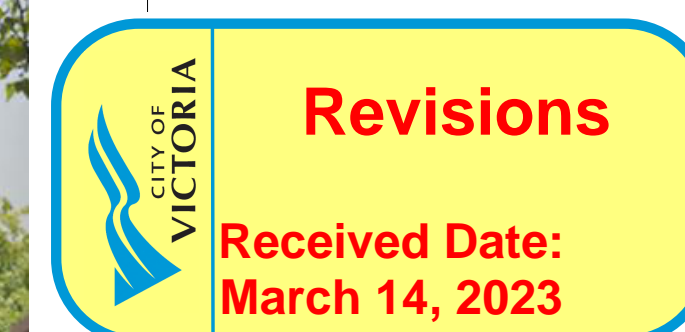
Rendering - view 2



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SEAL



NOTES

**PRELIMINARY  
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2	2022/01/25	ISSUED FOR PREAPPLICATION
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5	2022/03/10	ISSUED FOR REZONING & DP RESUBMISSION #2

PROJECT  
**SIN-ROBERTSON HOUSE**

970 WALKER STREET  
VICTORIA BC

DRAWING  
**TITLE SHEET &  
SITE MAP, SITE INFO &  
RENDERINGS**

DRAWN BY <b>RR</b>	CHECKED BY <b>MS</b>
FILE <b>20010 SRH</b>	DATE <b>2022.06.07</b>
SHEET	REVISION

**A0**



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SEAL

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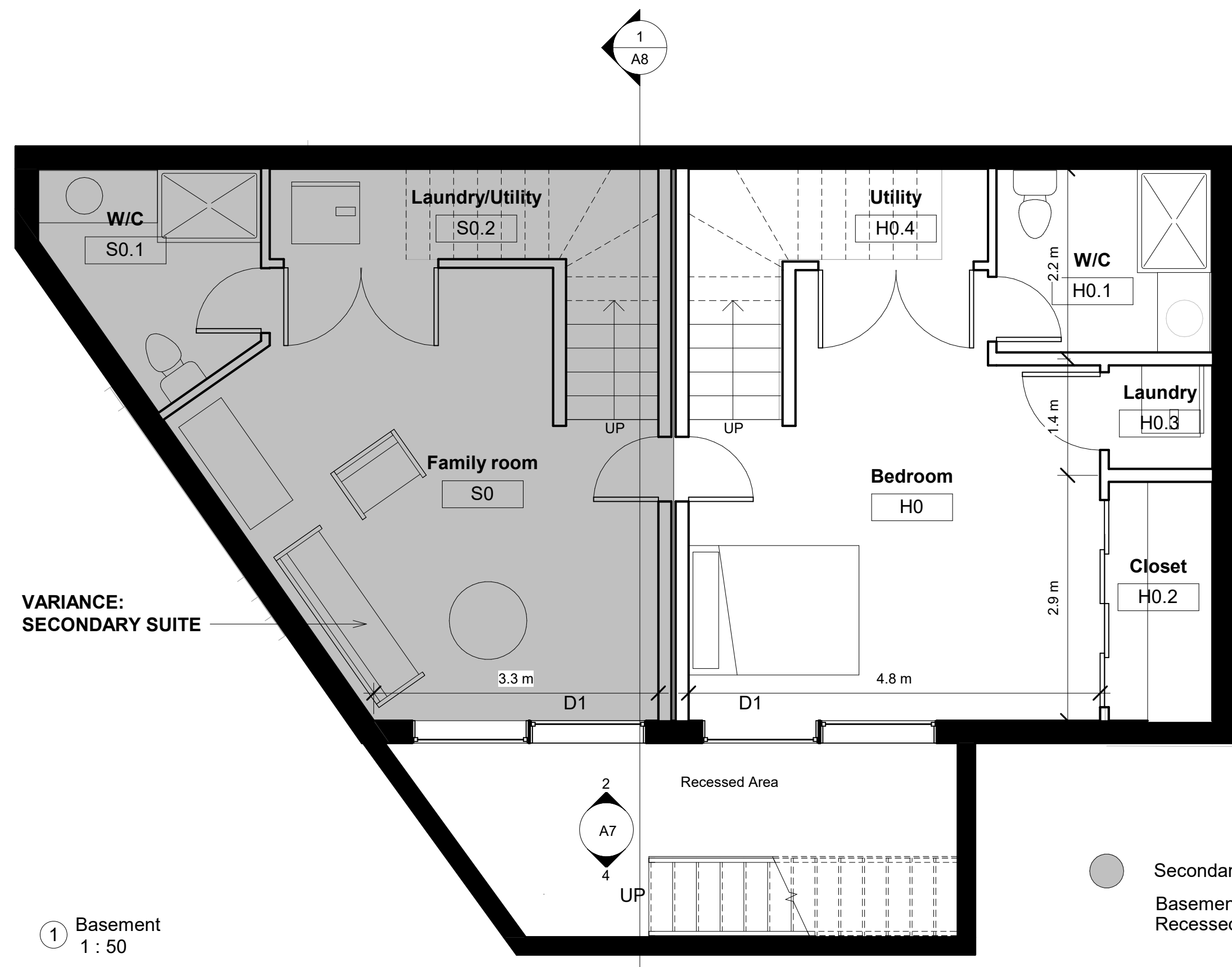
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PROJECT  
**SIN-ROBERTSON HOUSE**  
 -  
 -  
**970 WALKER STREET  
 VICTORIA BC**

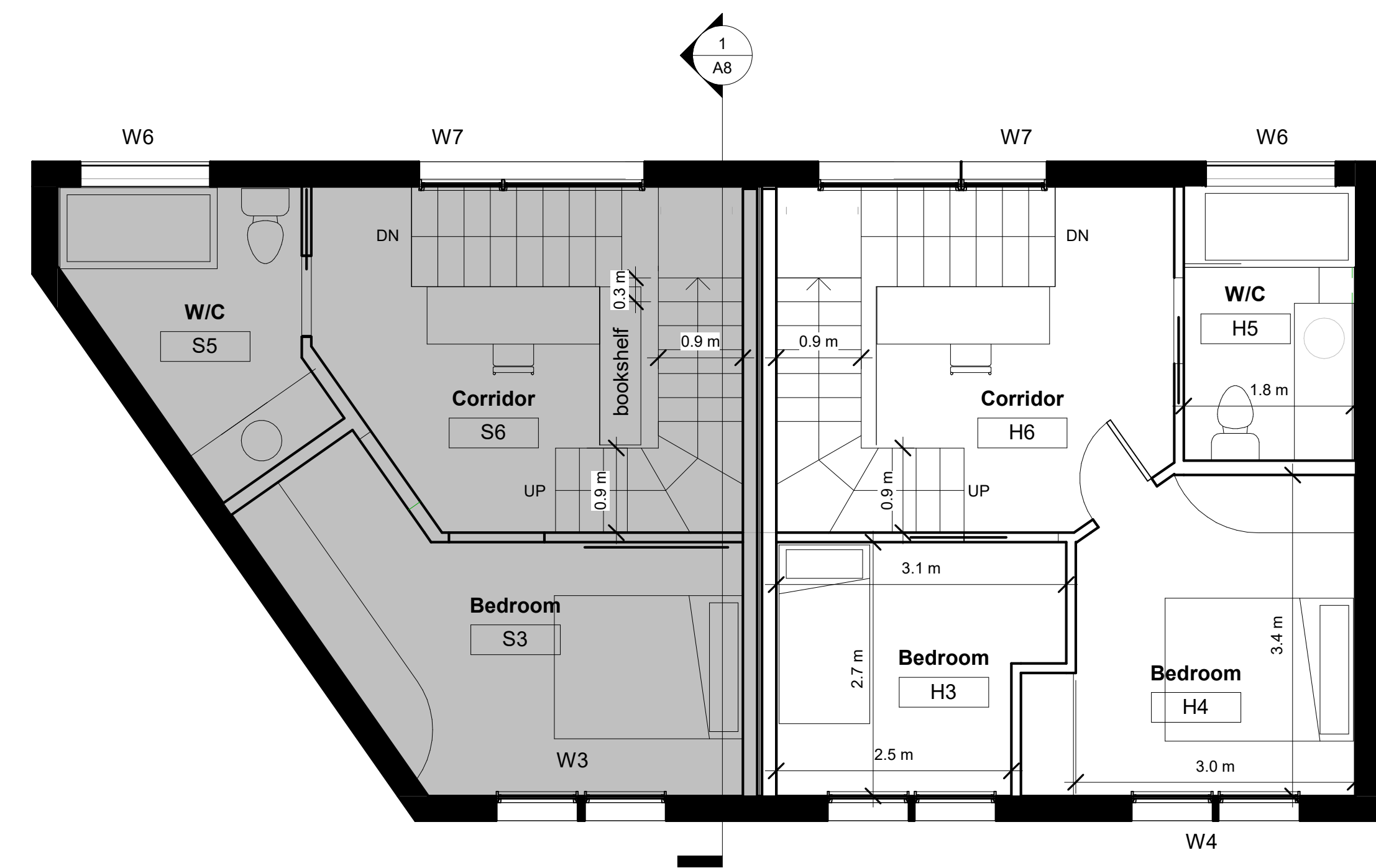
DRAWING  
**FLOOR PLANS**

FILE	DATE
20010 SRH	2022.06.07
SHEET	REVISION



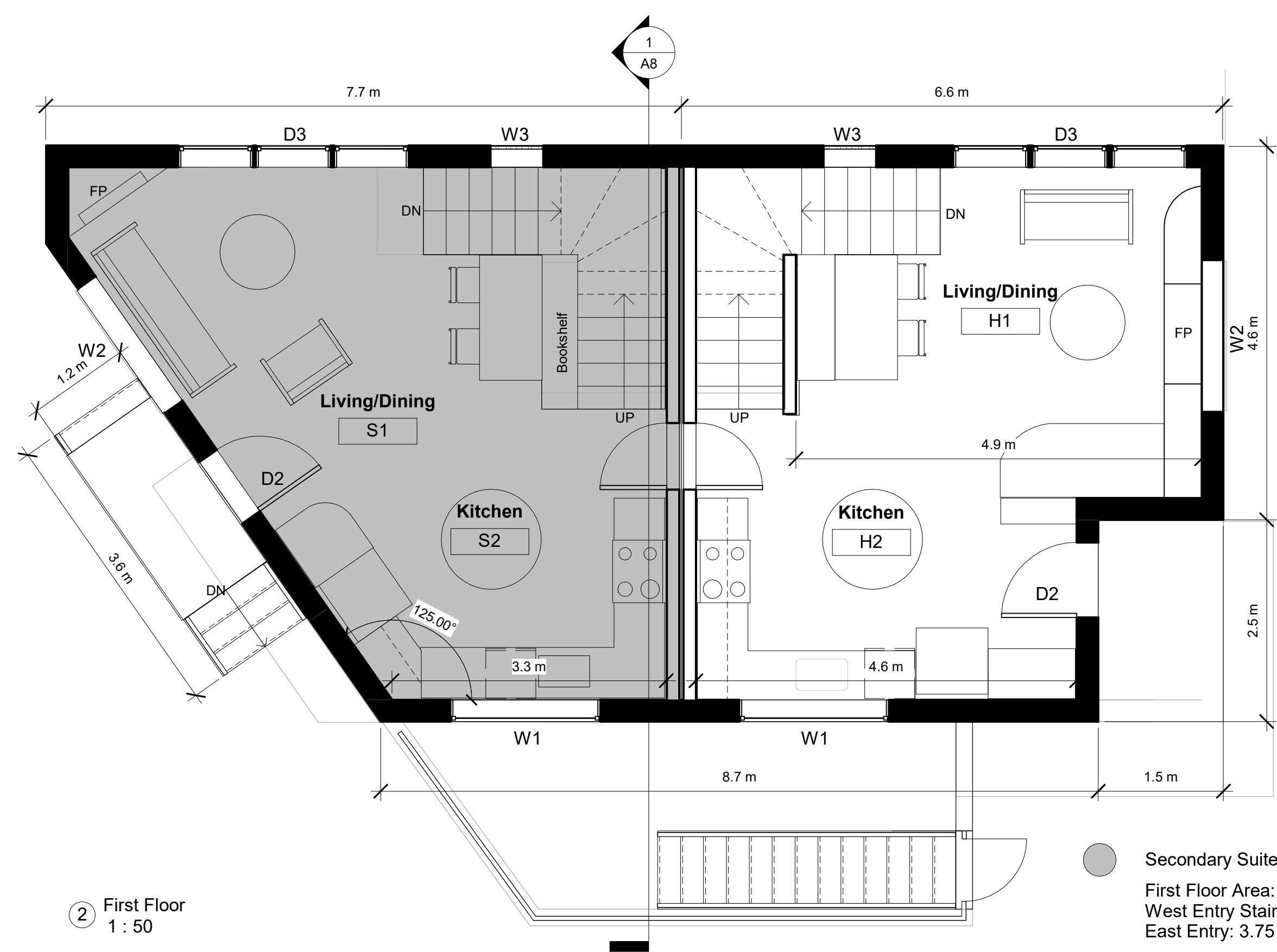
1 Basement  
 1 : 50

Secondary Suite: 37.4 sqm  
 Basement Area: 79 sqm  
 Recessed Area: 13.5 sqm



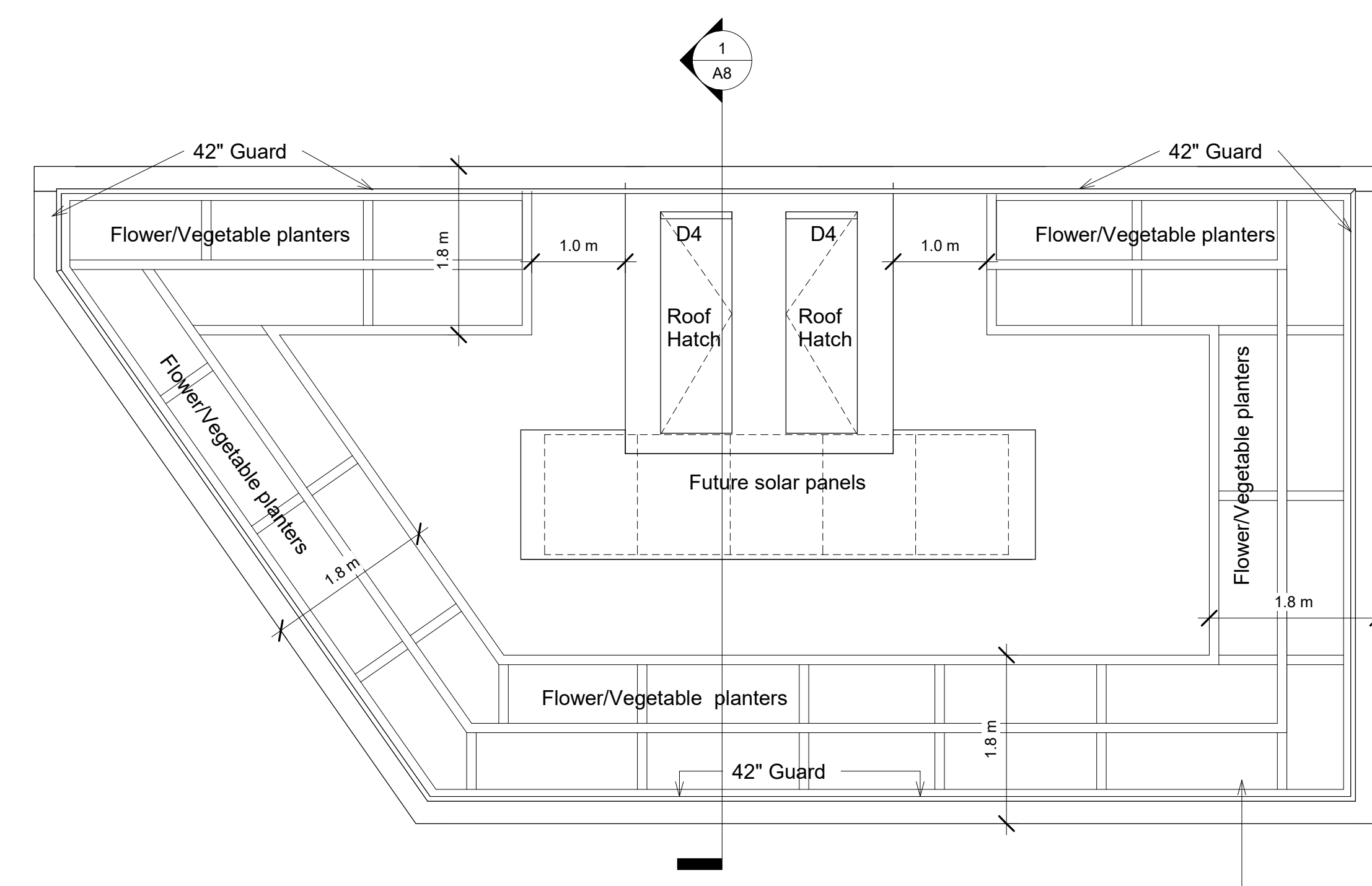
3 Second Floor  
 1 : 50

Secondary Suite: 37.4 sqm  
 Second Floor Area: 79 sqm



2 First Floor  
 1 : 50

Secondary Suite: 37.4 sqm  
 First Floor Area: 75 sqm  
 West Entry Stairs: 4.5 sqm  
 East Entry: 3.75 sqm



4 Roof Plan  
 1 : 50

VARIANCE:  
 ROOF DECK



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SEAL

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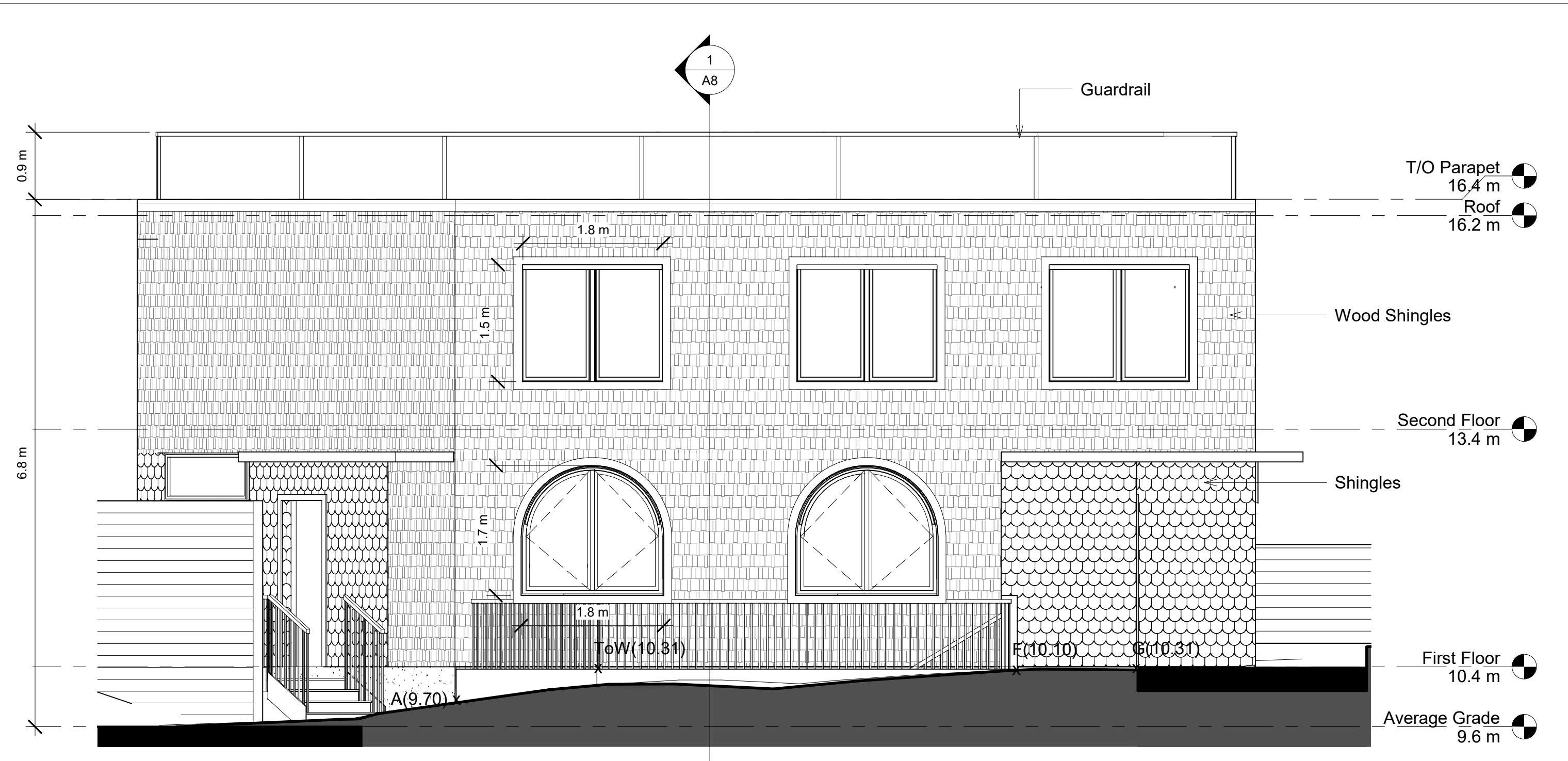
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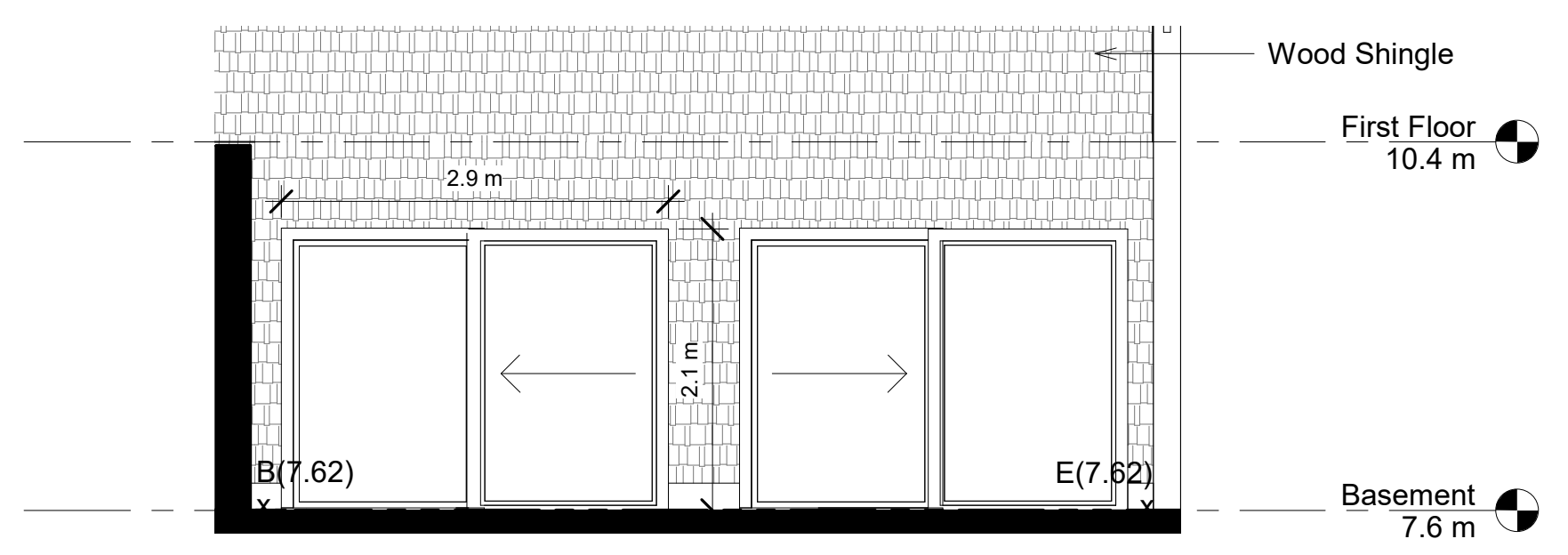
PROJECT  
**SIN-ROBERTSON HOUSE**  
 -  
 -  
**970 WALKER STREET  
 VICTORIA BC**

DRAWING  
**EXTERIOR  
 ELEVATIONS**

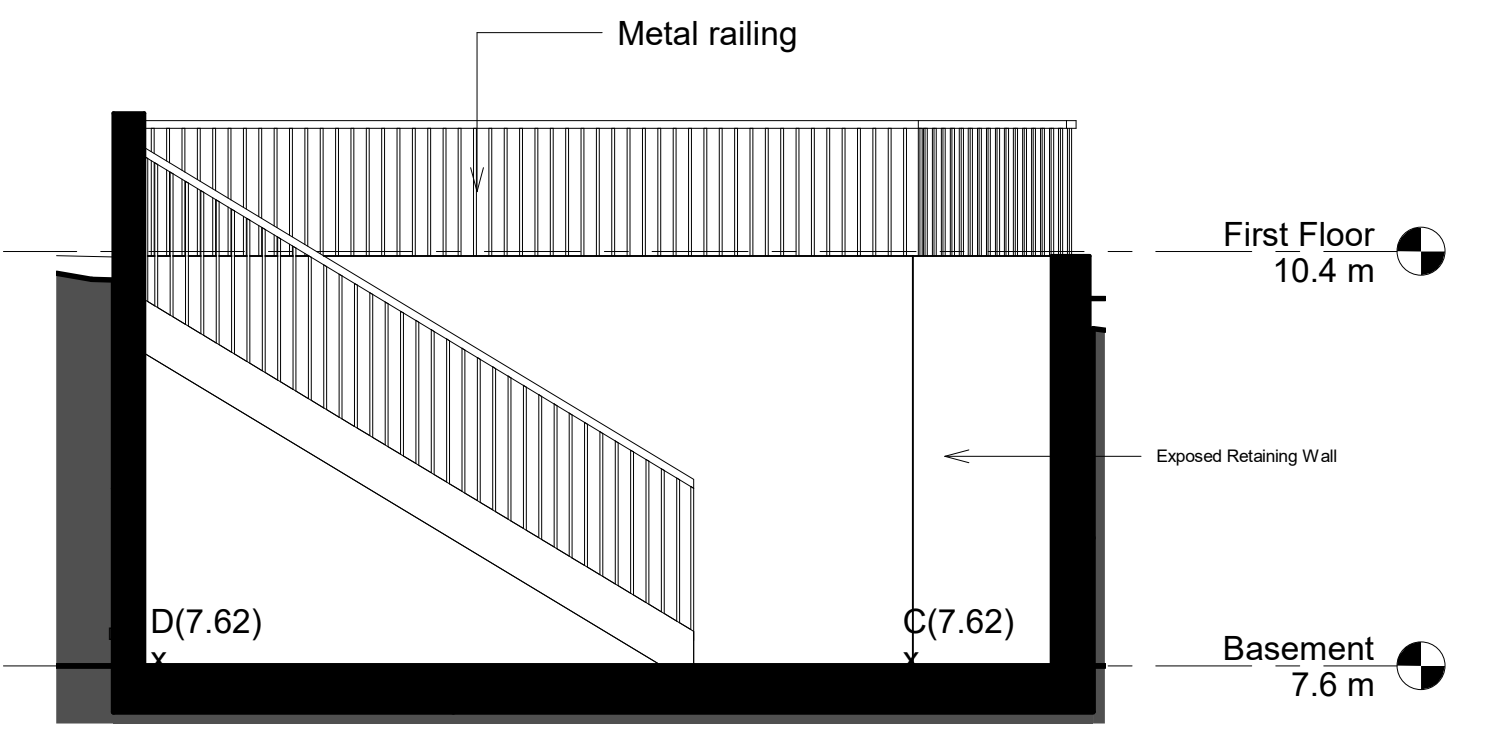
FILE	DATE	DRAWN BY
20010 SRH	2022.06.07	RR
		CHECKED BY
		MS
SHEET	REVISION	



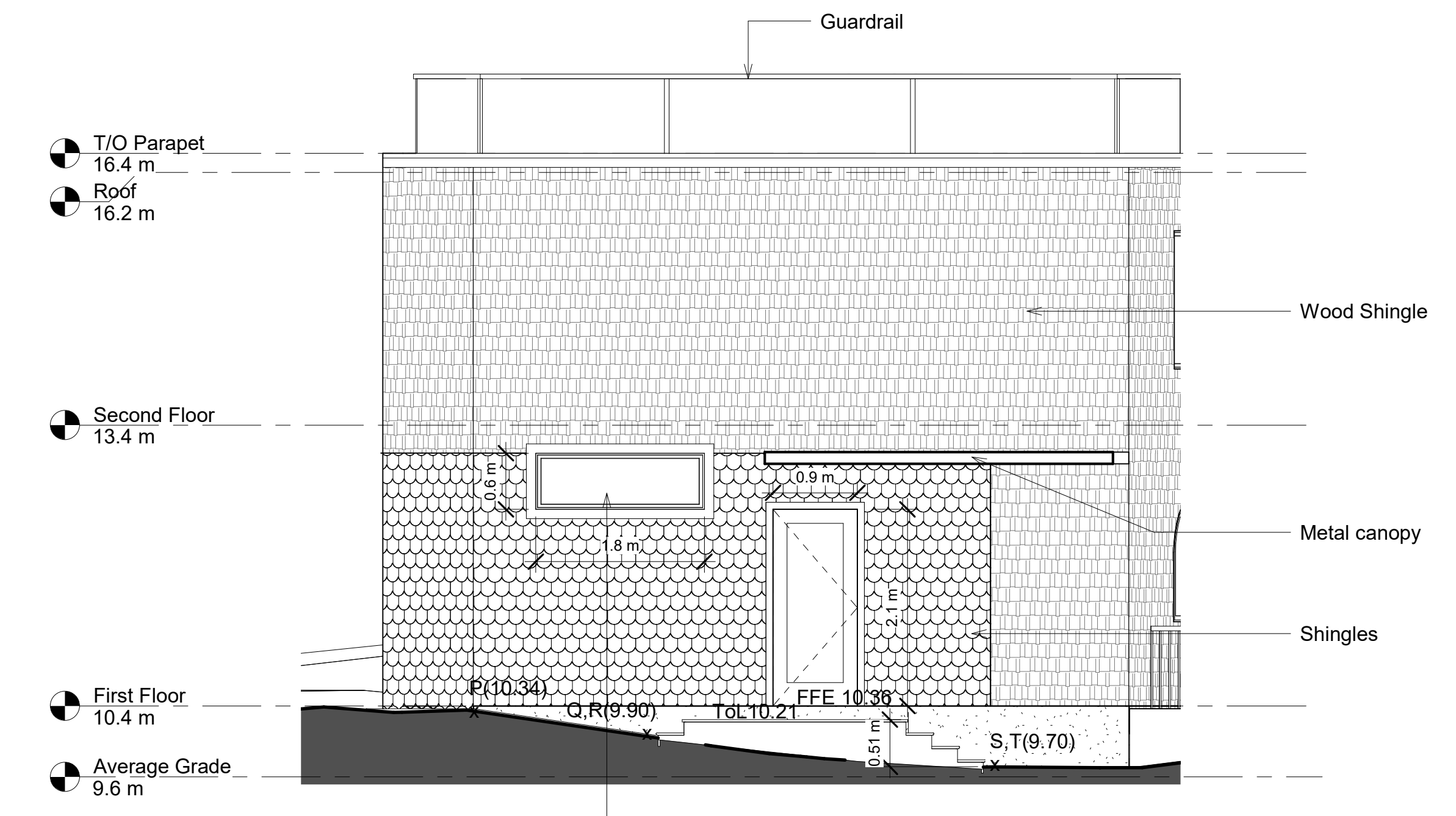
1 South  
 1 : 50



2 South 1A Recessed Area  
 1 : 50

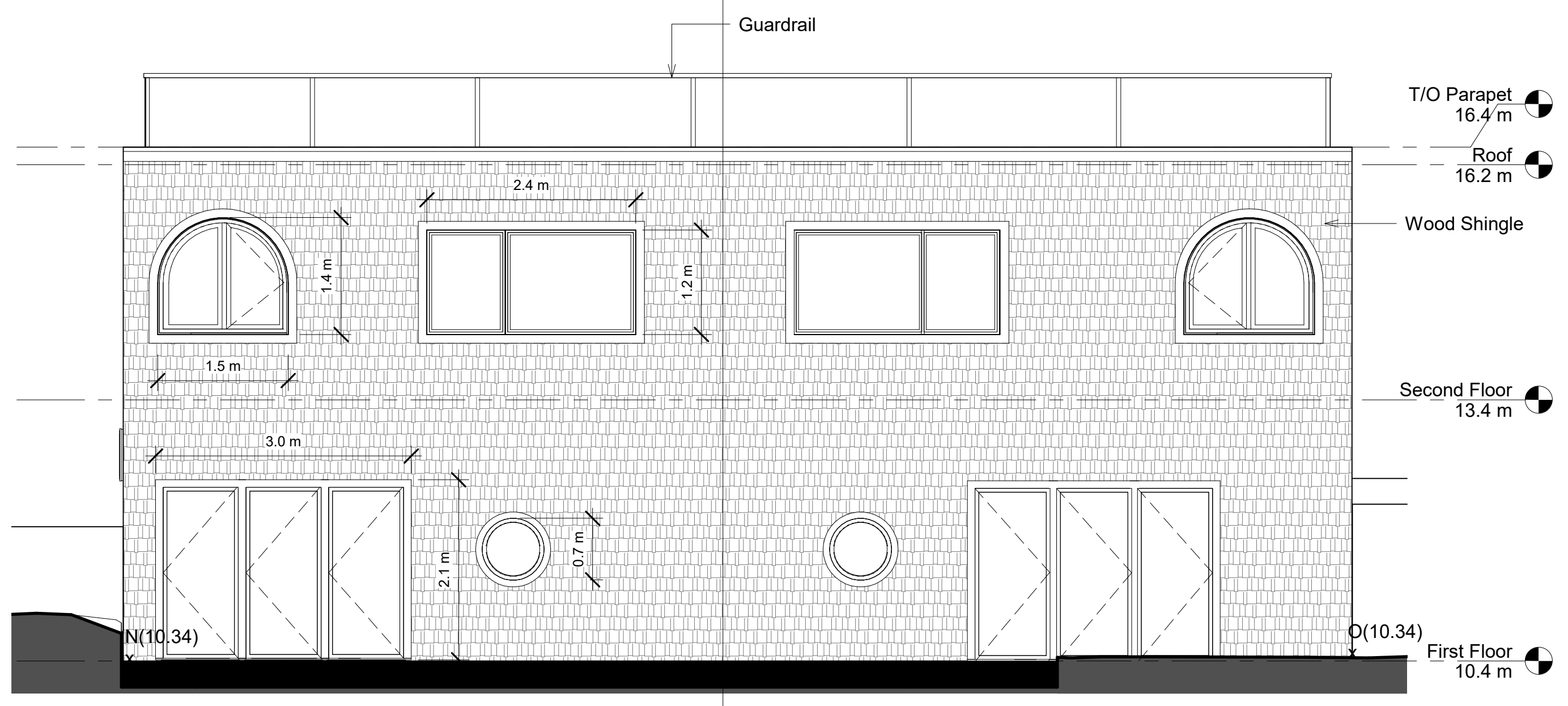


4 North 1A Recessed Area  
 1 : 50

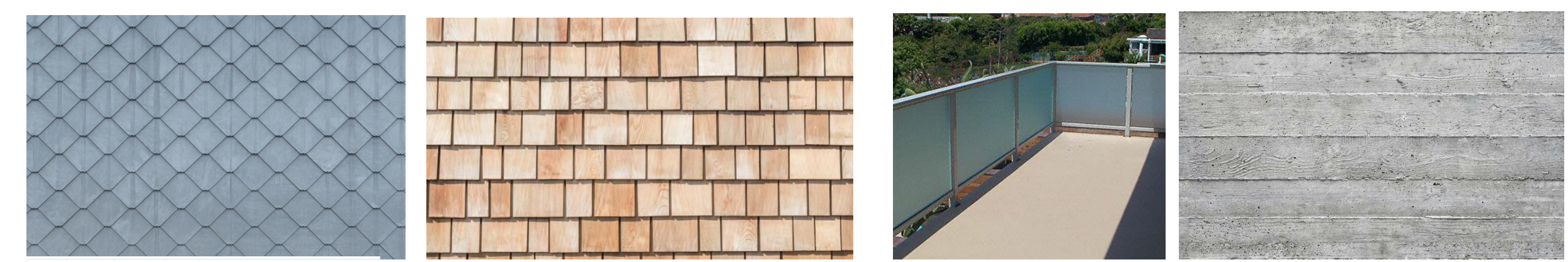


3 West  
 1 : 50

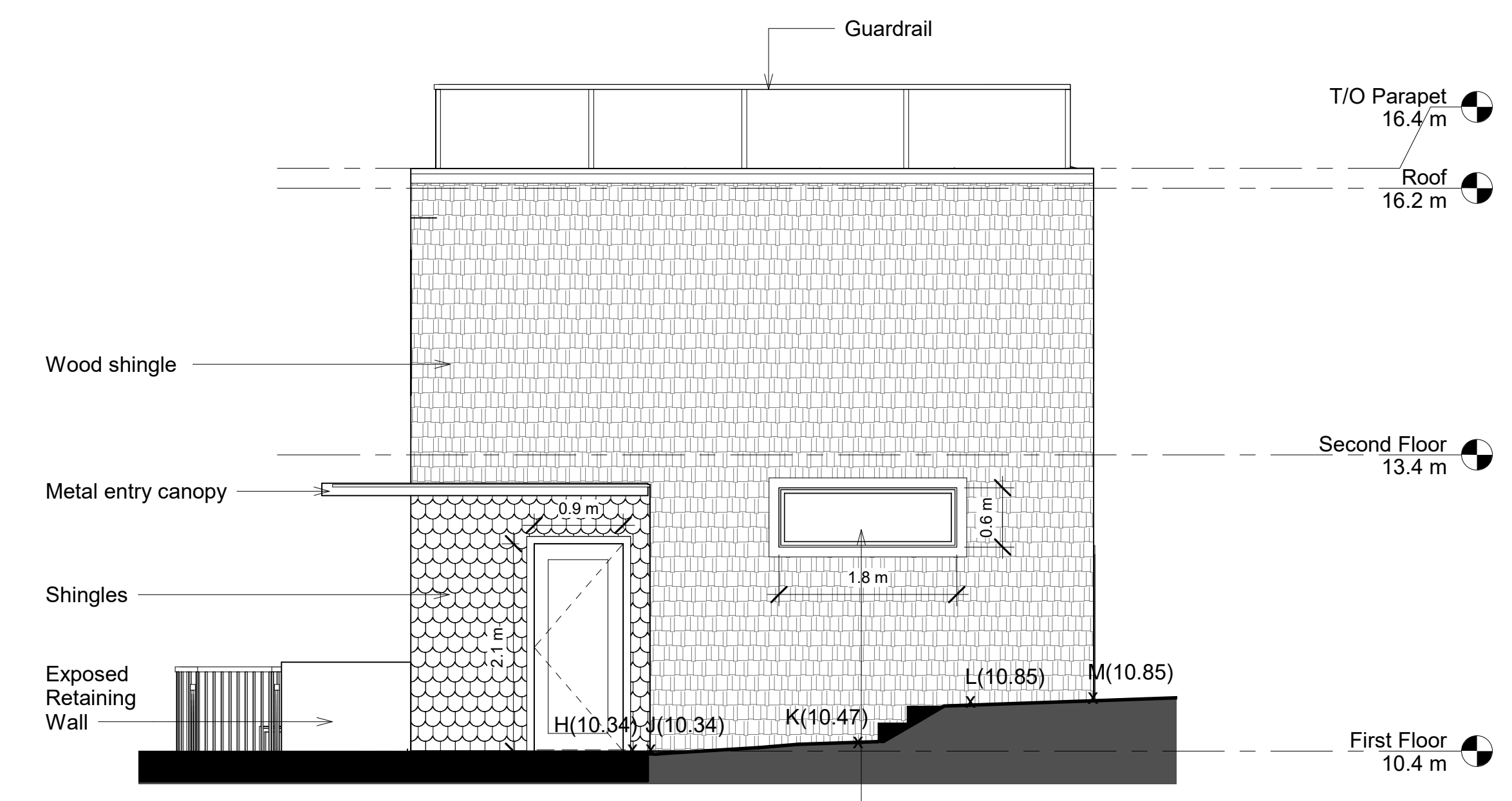
**VARIANCE:  
 WINDOW ON 1.5m SETBACK  
 ON HABITABLE AREA**



6 North  
 1 : 50



7 Materials Legend



5 East  
 1 : 50

**VARIANCE:  
 WINDOW ON 1.5m SETBACK  
 ON HABITABLE AREA**





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 VICTORIA, BC, V8T 3A0  
 778.557.2300  
 WWW.ETTAARCHITECTURE.CA

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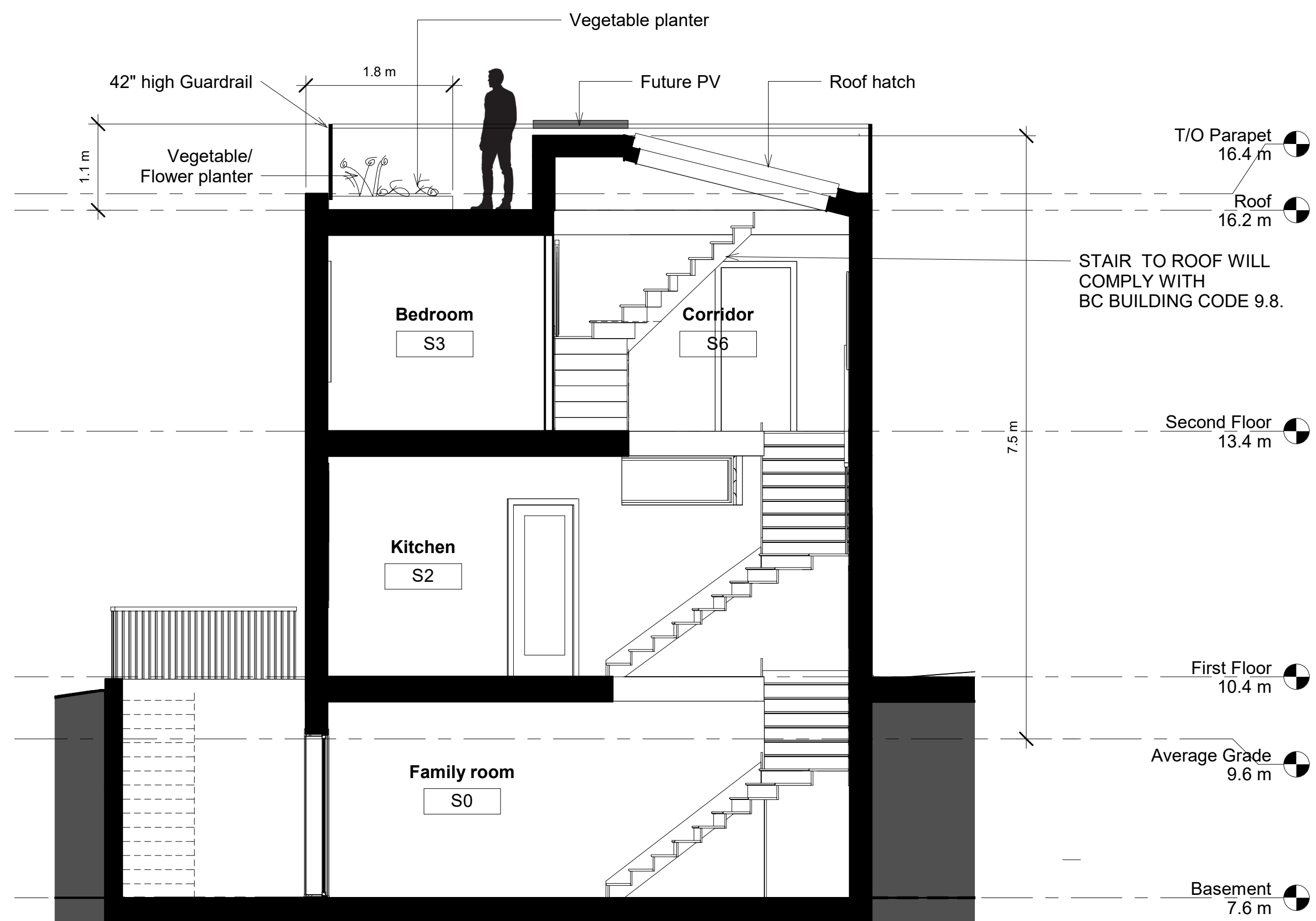
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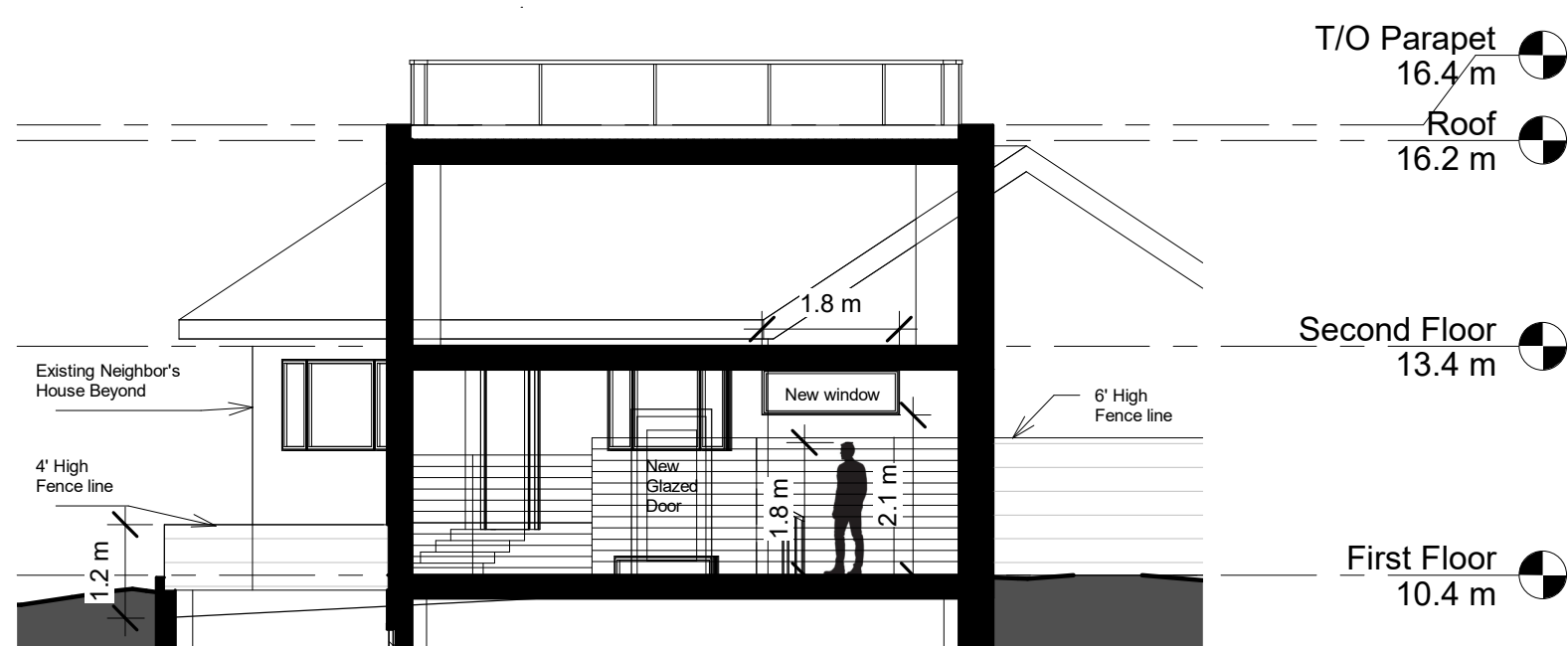
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SEAL

NOTES



① Building Section 1  
 1 : 50



② Window overlay looking west  
 1 : 100



③ Window overlay looking east  
 1 : 100

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PROJECT

**SIN-ROBERTSON HOUSE**

**970 WALKER STREET  
 VICTORIA BC**

DRAWING

DRAWN BY	RR
CHECKED BY	MS
FILE	20010 SRH
DATE	2022.06.07
SHEET	REVISION

**A8**



**SITE PLAN OF LOT 3, SECTION 10, ESQUIMALT DISTRICT,  
PLAN EPP82688.**

BCGS MAP SHEET 92B.044



The intended plot size of this plan is 279mm in width by 432mm in height (B-Size) when plotted at a scale of 1:100.

The civic address of the building is:  
970 Walker Street, Victoria, BC

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

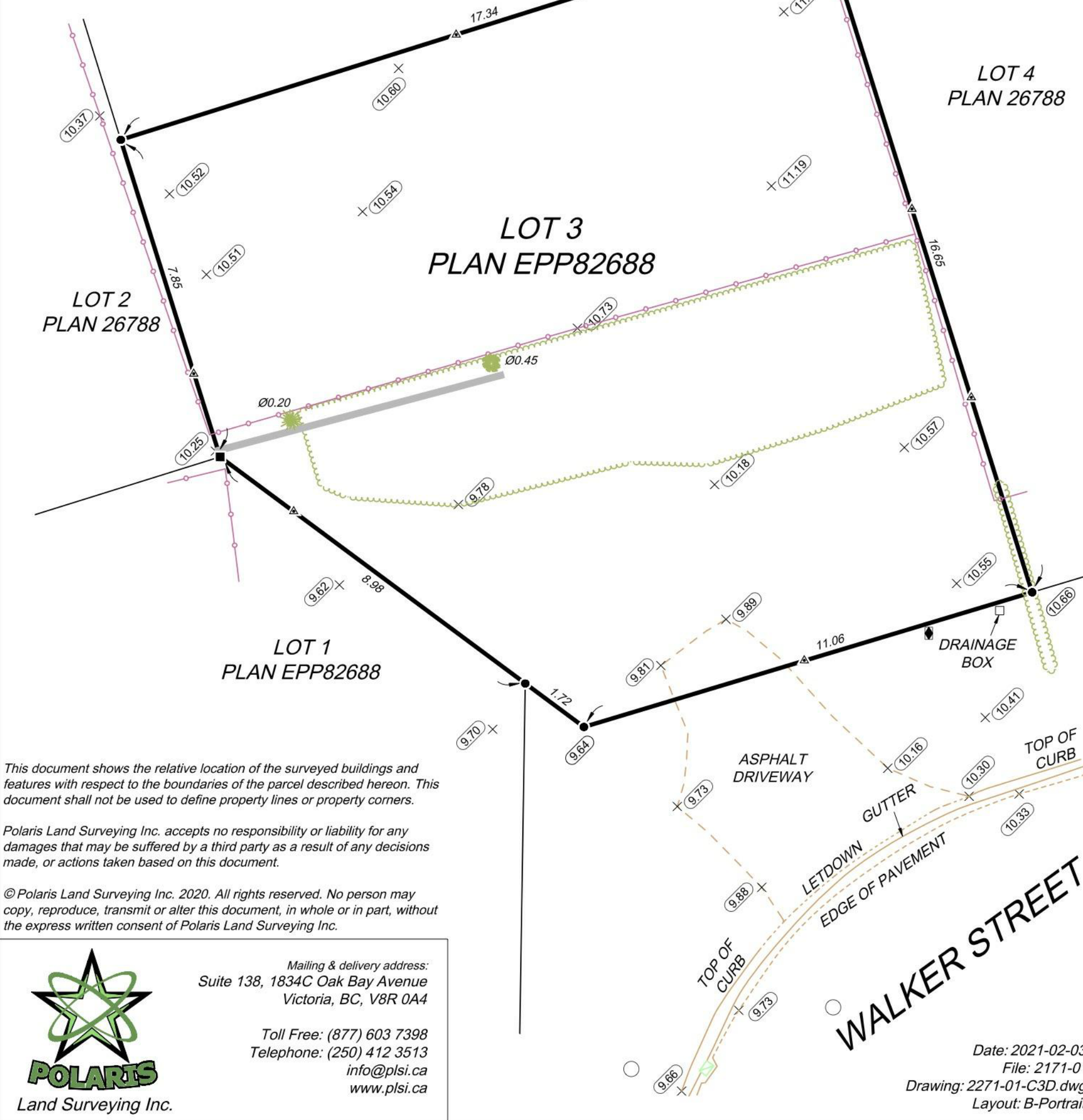
The following non-financial charges are shown on the current Certificate of Title and may affect the property:

M76301 - Undersurface Rights

Elevations are referred to the CGVD28 Datum and are derived from Control Monument 23-33 (655068) with an elevation of 15.545 metres.

**LEGEND**

- denotes Lead Plug found
- denotes Standard Iron Post found
- denotes Catch Basin
- denotes Manhole
- denotes Stake placed
- denotes Spot Elevation
- denotes Tree - Coniferous
- denotes Tree - Deciduous
- denotes Water Meter
- denotes Fenceline
- denotes Bushline
- denotes Rock Wall



This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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Suite 138, 1834C Oak Bay Avenue  
Victoria, BC, V8R 0A4

Toll Free: (877) 603 7398  
Telephone: (250) 412 3513  
info@plsi.ca  
www.plsi.ca



Date: 2021-02-03  
File: 2171-01  
Drawing: 2271-01-C3D.dwg  
Layout: B-Portrait

Project Information Table			
	Small Lot Proposal	Zoning Standard for Small Lot	Calculate Variance (if required)
Zone (existing)	R1-S2	R1-S2	-
Site area (sqm)	260 sqm	260 sqm	-
Site Coverage (%)	32 %	40 %	-
Total Floor Area (sqm)	154 sqm	190 sqm	-
Floor Space Ratio	0.6 to 1	0.6 to 1	-
Height of building (m)	7.5m	7.5m	-
Number of storeys	2	2	-
Setbacks (m)			
Front yard	3.6m	6.0m	2.4m
Rear yard	6.0m	6.0m	-
Side yard	1.5m (west)	1.5m/2.4m (west)	window in habitable areas
Side yard	1.5m (east)	1.5m/2.4m (east)	window in habitable areas
Open Site Space (%)	60 %	-	-
Parking Stalls on site	1	1	-
Bicycle Parking - specify	N/a	N/a	-

**"Secondary Suite" Appendix Definition (from BC Building Code 2018 Revision 2):**

Secondary suite means a self-contained dwelling unit located within a building or portion of a building • completely separated from other parts of the building by a vertical fire separation that has a fire-resistance rating of not less than 1 h and extends from the ground or lowermost assembly continuously through or adjacent to all storeys and spaces including service spaces of the separated portions. • of only residential occupancy that contains only one other dwelling unit and common spaces, and • where both dwelling units constitute a single real estate entity.

The BC Code previously defined a secondary suite as "a dwelling unit"

- having a total floor space of not more than 90 m<sup>2</sup> in area,
- having a floor space less than 40% of the habitable space of the building,
- located within a building of residential occupancy containing only one other dwelling unit, and
- located in and part of a building which is a single real estate entity.

This revision occurred to help remove barriers for the creation of more affordable housing by discontinuing the prescribed floor space amounts and percentage distribution.

Grade Points			
A: 9.70	F: 10.10	L: 10.85	Q: 9.90
B: 7.62	G: 10.31	M: 10.85	R: 9.90
C: 7.62	H: 10.34	N: 10.34	S: 9.70
D: 7.62	J: 10.34	O: 10.34	T: 9.70
E: 7.62	K: 10.47	P: 10.34	

Grading			
Grade Points	Average of Points	Distance Between Grade Pts	Total
B & C	((7.62 + 7.62)/2)	x 3.04m	23.16m
C & D	((7.62 + 7.62)/2)	x 5.40m	41.15m
D & E	((7.62 + 7.62)/2)	x 2.46m	18.75m
F & G	((10.10 + 10.31)/2)	x 1.52m	15.51m
G & H	((10.31 + 10.34)/2)	x 2.47m	25.50m
H & J	((10.34 + 10.34)/2)	x 1.5m	15.51m
J & K	((10.34 + 10.47)/2)	x 2.28m	23.52m
K & L	((10.47 + 10.85)/2)	x 0.61m	6.50m
L & M	((10.85 + 10.85)/2)	x 1.67m	18.12m
N & O	((10.34 + 10.34)/2)	x 14.3m	147.86m
O & P	((10.34 + 10.34)/2)	x 1.2m	12.41m
P & Q	((10.34 + 10.34)/2)	x 2.25m	23.27m
Q & R	((9.90 + 9.90)/2)	x 1.28m	12.67m
R & S	((9.90 + 9.70)/2)	x 3.33m	32.63m
S & T	((9.70 + 9.70)/2)	x 1.28m	12.42m
T & A	((9.70 + 9.70)/2)	x 1.56m	15.13m
Total:		46.13m	444.11m
Average grade:		444.11m/46.13m = 9.63 m	

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PROJECT

**SIN-ROBERTSON HOUSE**

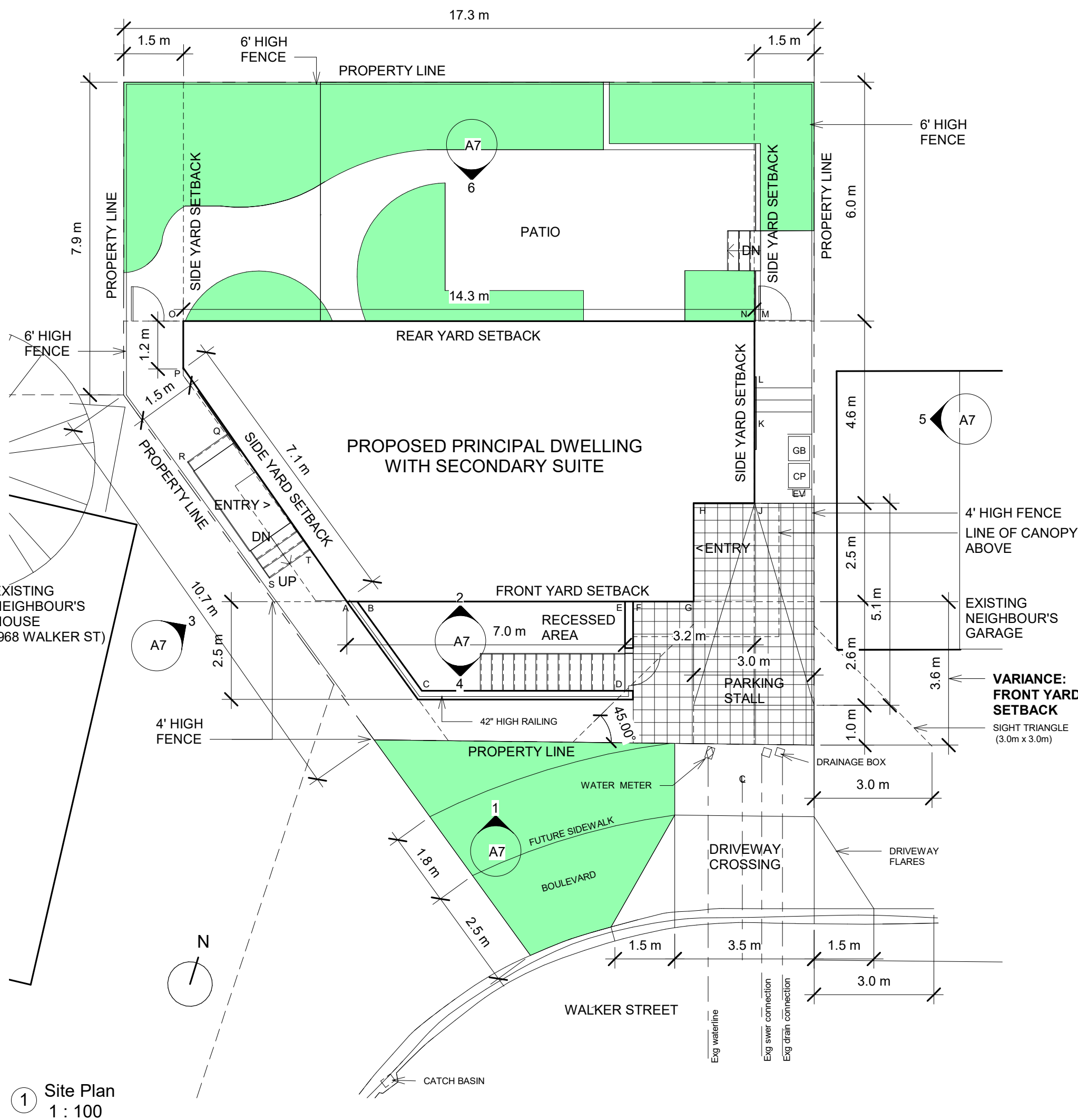
970 WALKER STREET  
VICTORIA BC

DRAWING

**SITE PLAN, SURVEY,  
PROJECT INFO &  
STREET VIEW**

DRAWN BY	RR
CHECKED BY	MS
FILE	DATE
20010 SRH	2022.06.07
SHEET	REVISION

**C1**

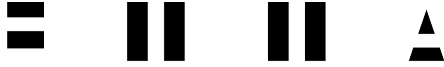


① Site Plan  
1 : 100



② Street view  
1 : 100





ETTA ARCHITECTURE INC.

PO Box 35009 Hillside  
126-1644 Hillside Avenue  
Victoria, BC, V8T 3A0

778.587.4049

etta@ettaarchitecture.ca

March 10, 2023

To City of Victoria Mayor, Council, Staff, Community Association & Neighbours

Re: 970 Walker Street, Victoria BC  
Rezoning and Development Permit with Variances  
*Revised Letter*

The proposed development, 970 Walker Street, is located in the Victoria West neighbourhood, and is currently a vacant, irregular shaped lot. It is currently zoned under R1-S2, Restricted Small Lot (Two Storey) District. The Owners, are looking to maintain the R1-S2 zoning and add a secondary suite, as a permitted use, to a new single-family dwelling. The inclusion of a secondary suite along with some development permit variances would allow the Owners to house: One small extended family, acting as a 'single real estate entity'. The family is made up of a local physician, who lives and works in Victoria and travels to provide healthcare in remote parts of Canada and abroad, her sister and spouse (both Architects), their daughter and family dog. They hope to build this home to have a very low environmental footprint, targeting high performance building standards (Passive House) with an integrated landscape that encourages innovative food production given site and exposure constraints.

The Owners ask that the following variances are permitted:

**1) Secondary Suite:**

While secondary suites have not been officially adopted under the R1-S2 Zone as a permitted use, they have been included in the Victoria West Neighborhood Plan for the Northwest Sub-Area for Small Lot Houses. The Owners ask that the City permit a secondary suite, as a means of encouraging a more diverse housing stock.

**2) Front Yard Setback: Maintain 3.6m front yard setback previously approved**

Reducing front yard setback from 6.0m to 3.6m was established in previous rezoning. It allows for more liveable interior spaces, improved street engagement and better access to southern exposure for daylighting and energy efficiency.

*The City requested further justification for change to front setback. We are requesting a reduction to front setback to gain more building area and in turn a more functional living space. If the 6 meter setback were maintained as per zoning, the depth of house would be 4.5 meters (~15ft). By allowing a 3.6 meter setback, the house depth would be 7 meters (~22 ft), allowing for a much more functional living arrangement.*

**3) Side Yard Setbacks: Allowing small number of windows on habitable spaces with 1.5-meter side yard**

Proposed window on east and west elevations are minimal but permit the passage of natural light improving the quality of spaces. While still complying with building code regulations, proposed window size and placement is sensitive to views and privacy of neighbouring properties.

*The City requested further justification for 1.5 meter side yard setback variance with windows on habitable spaces. The 2 proposed clerestory windows on east and west elevations are modest in size (0.6m x 1.8m) and are strategically located high on the wall (sill height: 2.1 meters from the floor) to protect privacy and with the sole intent to bring in more natural light. The inclusion of these windows would add to comfort and quality of space.*

#### **4) Roof deck:**

Permitting a roof deck would allow for vegetable gardening and maintenance of solar panels on a site that has limited, at-grade southern yard exposure. In addition, it would decrease storm water runoff alleviating pressure on already overburdened infrastructure, help the Owners offset food and energy costs, all while decreasing the heat island effect.

*In the preliminary zoning review, the City requested that the roof deck be removed from this proposal. The Owner/Architect has provided further rationale to support the roof deck in a response letter for the Technical Review Group (TRG) application review (Oct. 12, 2022). It highlighted existing significant topography changes and provided drone photos. Drone photos revealed that views from roof would minimally impact neighbours. The roof plan was revised for the November 2022 submission. Further comments were provided by City in December 2022 in which they could support the roof deck with some revisions. Revisions were discussed with Area Planner and Deputy Director of Planning again in January of 2023 for clarification. The most recent revision includes a 42" high perimeter frosted glass guardrail with 6 foot wide perimeter roof planters. These elements work together to offset views, control overlook and protect privacy, all while permitting a food productive biodiverse rooftop.*

### **Government Policies**

This proposal is in sync with the City of Victoria's Official Community Plan and the Victoria West Neighborhood Plan. The City and neighbourhoods have long been planning and strategizing around population growth, climate change, and more recently rising food and housing costs amidst a global pandemic. The proposed design takes its cue from several of the policy directions present in the City and Neighbourhood community plans related to housing diversity, green buildings, storm water management, climate change, renewal energy and food systems to name a few.

### **Project Benefits**

Affordable housing, let alone vacant land is very difficult to come by in the City of Victoria, and as a first-time home buyer, this house will allow this extended family to enter the housing market after years of renting. Its construction will increase neighbourhood density, help revitalize the area and add value to neighbouring properties. For safety and security, its presence on the block will replace the overgrown vacant lot with more opportunities for appropriate design elements that improve surveillance and lighting on site. It is also in walking distance to the families recently acquired daycare and cuts down cycling commute times in how well connected it is to the downtown, Galloping Goose and E & N Rail trails.

### **Need & Demand**

This lot is already zoned as a small lot, R1-S2. The inclusion of small lot zoning is making it more possible for families to have access to land, previously underutilized by adjacent lots. Allowing for such development is offering a family housing stability in a market that is not meeting the needs of its housing demands. While other such properties have similar zoning, land costs are often not making new construction plausible.

### **Services and Neighbourhood**

Victoria West is a vibrant community/neighbourhood leaving much to yet discover. The proximity to local playgrounds, Banfield Park, Esquimalt, the downtown, the waterfront and other amenities were what made this property most attractive. It is well supported by the City's public infrastructure and community/recreation services and as confirmed by the Engineering department has adequate servicing to the site with regards to sewer and water etc. The Owner/Architect worked closely with a Landscape Architect to establish a front yard that extends and engages with the street edge while still allowing for access, if required.

*The Owner/Architect has revised the front yard as requested by the City. This revision included the addition of a 1.8m sidewalk. While we understand the need for sidewalks for accessibility and safety, there is presently no sidewalk on this side of this side of the street. The sidewalk that does exist across the street is not well connected and in poor condition. Continuity of surfaces and connectivity should be considered not just for this property but for the street in entirety. It also raises the question of why one new property owner would have to finance a new sidewalk if other existing property owners do not.*

## Impacts

The Owners recognize that construction would impact existing neighbours for a period with noise but intend to proceed respectfully, to manage site work and be mindful of generated traffic during construction. Noise or activity level on the block will not be significantly altered once the house is complete. The addition of an off-street parking space, should mean that there is no significant difference to available parking in the neighbourhood. Further this offers the Owners an opportunity to plug in an electric vehicle, transitioning from fossil fuels to renewable energy.

## Design

The proposed single-family dwelling and its architecture will complement and improve the existing neighbourhood as illustrated in its sensitive scale, visual character and material palette. The landscape design will further enhance the streetscape as it draws plantings closer to the curbside whilst combining food production, multi-season interest and considerations for maintenance and water use (non-potable water). Exterior ground treatments/paving will be permeable. Trees in poor condition will be replaced to meet City of Victoria Tree Preservation Bylaw. Urban agriculture is planned for strategic areas across the site and on the roof deck.

The design also intends to target a high-performance building standard (Passive House) with a super insulated, airtight envelope and high-performance glazing. The Owners intend to provide structural support and pre-plumb for solar PV to help offset energy usage and costs. Plumbing fixtures will all be low flow/water saving and lighting and appliances will be energy efficient. Interior materials will be salvaged and sourced locally as much as possible.

*The City provided comments related to exterior finishes, windows, roofline and entryway. The Owner/Architect has again provided rationale to support the proposal in a response letter to the Technical Review Group (TRG) application review (Oct. 12, 2022). Photographs taken in close proximity to the lot illustrate how the proposed house relates and takes cues from neighbouring properties. After further discussion with Area and the Deputy Director of Planning in January 2023, the exterior cladding has been revised to wood shingles and the round window has been changed to match other second floor bedroom windows.*

In closing, the approval of this rezoning and development permit with variances would allow one small extended family to live in close proximity, be supported and share in the experiences and spaces of a

home designed to meet their needs, in an environmentally responsible and sustainable way that contributes to its neighbourhood.

We thank you in advance for consideration of this proposal. Please let me know if you have any questions or require further clarification. I can be reached at [robyn@ettaarchitecture.ca](mailto:robyn@ettaarchitecture.ca) or directly at 778.587.4049

Sincerely,

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

*Robyn Robertson, Architect/Owner*

**ETTA Architecture Inc.**



**SUMMARY  
SMALL LOT HOUSE REZONING PETITION**

I, Robyn Robertson, have petitioned the adjacent neighbours\* in compliance with \_\_\_\_\_ (applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 970 Walker St (location of proposed house)

and the petitions submitted are those collected by Feb. 26, 2023.\*\* (date)

Address	In Favour	Opposed	Neutral (30-day time expired)
	✓	✓	✓
968 Walker St. - owner	✓		
973 Walker St - owner	✓		
720 Pine St - owner	✓		
720 Pine St - tenant	unavailable		
722 Pine St - owner	✓		
726 Pine St - owner	unavailable		
726 Pine St - tenant	✓		

SUMMARY	Number	%
IN FAVOUR	5	100
OPPOSED	0	
TOTAL RESPONSES	5	100%

2 neighbours unavailable.

\*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

\*\*Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Robyn Robertson, am conducting the petition requirements for the  
(print name)

property located at 970 Walker Street Victoria BC

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Kevin Nault (see note above)

ADDRESS: 960 Walker st / 968 Walker st

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

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Feb 26/2023  
Date

  
Signature

**SMALL LOT HOUSE REZONING PETITION**

In preparation for my rezoning application to the City of Victoria, I,

Robyn Robertson, am conducting the petition requirements for the  
(print name)

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Please review the plans and indicate the following:

NAME: (please print) Wheeler Wilson (see note above)

ADDRESS: 973 WALKER ST

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

---

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Feb 26 - 2023  
Date

[Signature]  
Signature

**SMALL LOT HOUSE REZONING PETITION**

In preparation for my rezoning application to the City of Victoria, I,

Robyn Robertson, am conducting the petition requirements for the  
(print name)

property located at 970 Walker Street, Victoria BC

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MARK M'DOUGALL (see note above)

ADDRESS: 720 PINE ST. VICTORIA BC.

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

---

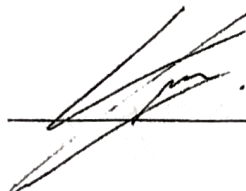
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FEB. 28 / 23  
Date

  
Signature

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Robyn Robertson, am conducting the petition requirements for the  
(print name)

property located at 970 Walker Street Victoria BC

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Michael (Mychal) Pinkard (see note above)

ADDRESS: 722 Pine Street Victoria BC

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

Looking forward to the welcome  
addition to our neighborhood!

Feb 20, 2023  
Date

Michael Pinkard  
Signature



**SMALL LOT HOUSE REZONING PETITION**

In preparation for my rezoning application to the City of Victoria, I,

Robyn Robertson (print name), am conducting the petition requirements for the

property located at 970 Walker Street Victoria BC.

to the following Small Lot Zone: R1-52

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) SHANNE KERRY (see note above)

ADDRESS: 726 PINE ST

Are you the registered owner? Yes  No  RENT.

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Feb. 26, 2023

Date

Shanne Kerry  
Signature



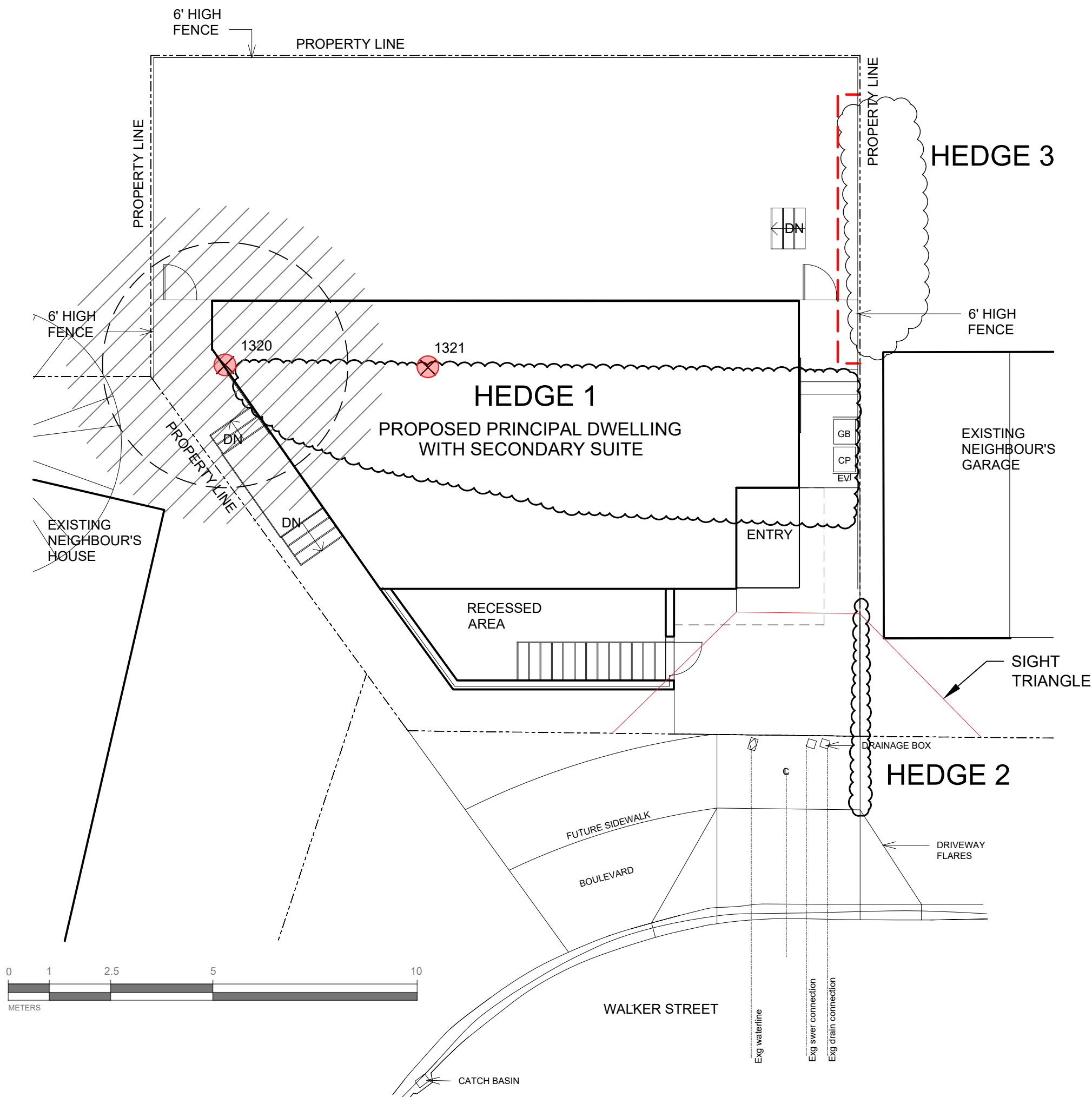
1608 Camosun Street, Victoria BC V8T 3E6  
Info@biophilacollective.ca 250 590 1156

OWNER/CLIENT:

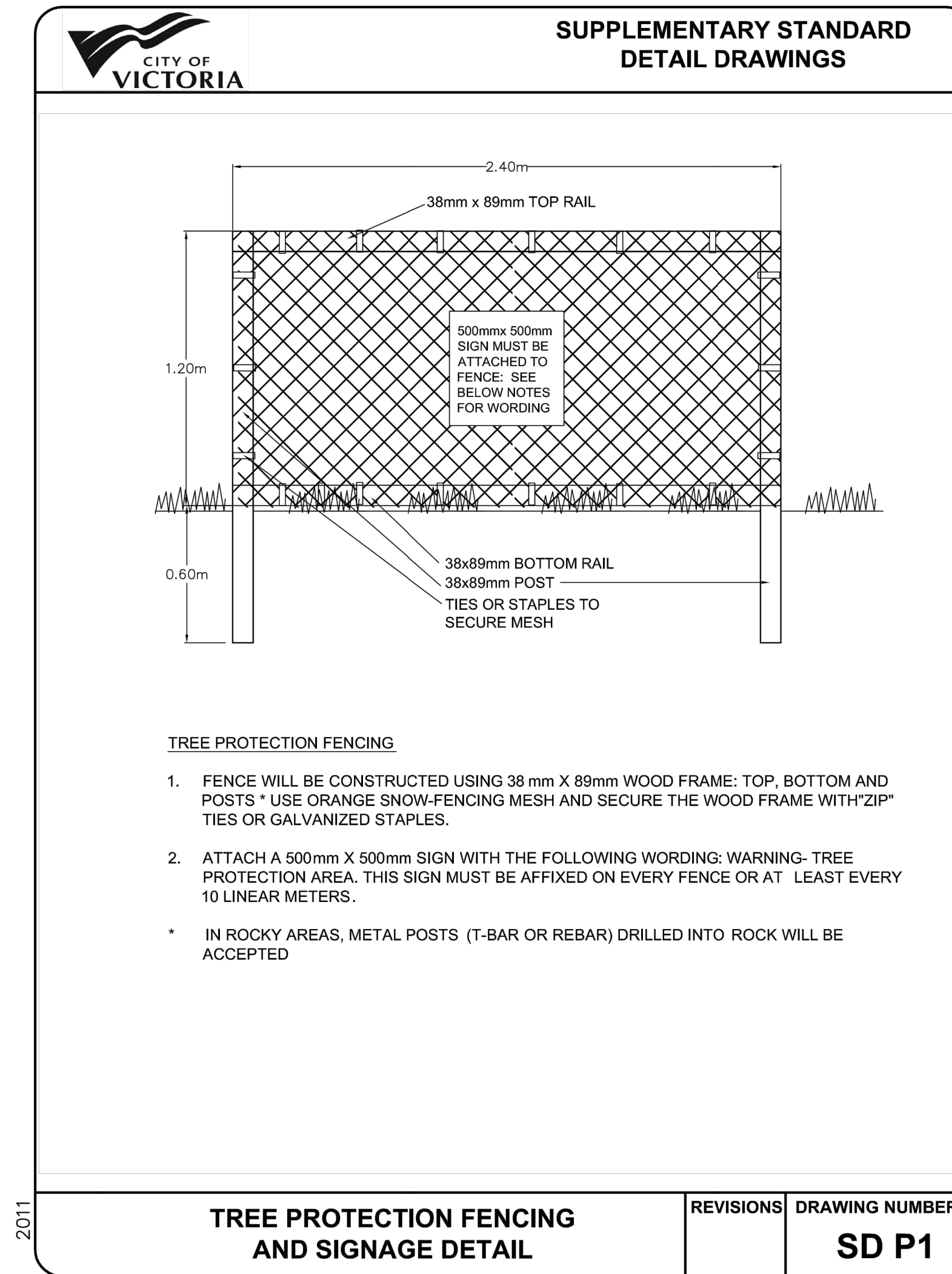
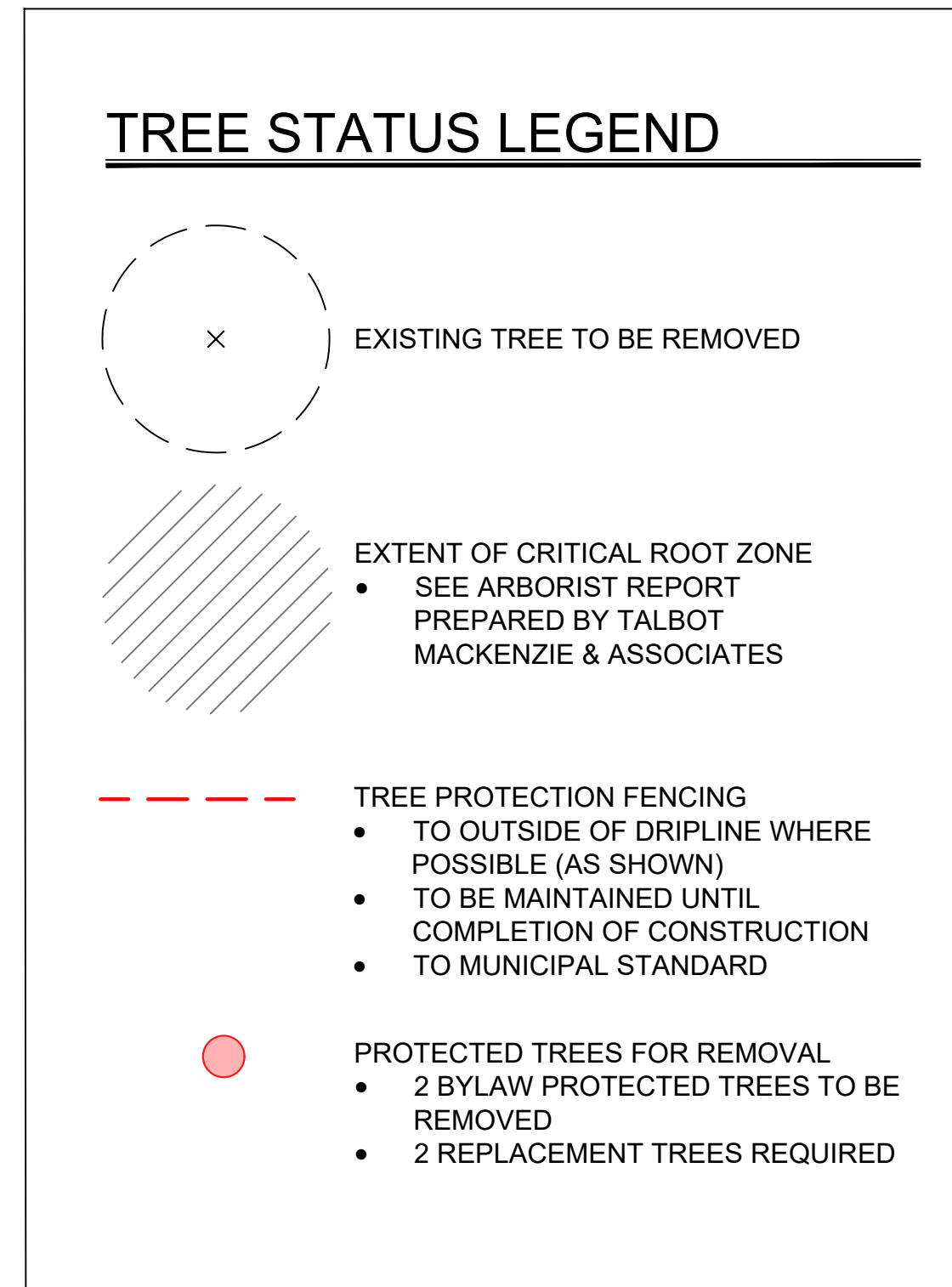
PROJECT NAME:  
**Sin-Robertson House**

PROJECT ADDRESS:  
**970 Walker Street  
Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**  
DRAWN BY: **KARIANNE HOWARTH**



1 TREE MANAGEMENT PLAN  
L0 1:100



2 TREE PROTECTION FENCING  
L0 NTS

Table 1. Tree Inventory

Tag or ID #	Surveyed ? (Yes / No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes / No)	Name		dbh (cm)	Ht (m)	Critical root zone radius (m)	Dripline radius (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention comments	Retention status
				Common	Botanical					Health	Structural					
1320	Yes	On	Yes	Juniper	<i>juniperus sp.</i>	18, 18, 14, 10, 7	10	3.9	3	Fair	Poor	Unsuitable	Good	Multiple stems cluster growing on topside of existing rock retaining wall, 2 stems separating at base. Structural pruning is recommended if retained. Standing dead tree, rooted on topside of existing rock retaining wall. Removal recommended prior to commencement on onsite construction - for risk mitigation. No existing targets at time of tree inventory.	Located within the footprint of the proposed residence.	Remove
1321	Yes	On	Yes	Arbutus	<i>Arbutus menziesii</i>	45	10	N/A	N/a	Dead	Dead	Unsuitable	N/A	1 x 14//10/10cm dbh thuja sp and multiple stems photinia hedge along North property boundary. Not maintained and being overtaken by blackberry.	Located within the footprint of the proposed residence.	Remove
Hedge 1	Yes	On	No	Cedar sp., photinia	<i>Thuja sp., photinia sp.</i>	Multiple stems	5	3	3	Far/good	Fair/poor	Unsuitable	Good	Hedge row along East boundary consisting of 6 individual stems. Southermost stem has been heavily pruned.	Located within the footprint of the proposed driveway	Remove
Hedge 2	Yes	Shared	No	Emerald cedar	<i>Thuja occidentalis 'smaragd'</i>	Multiple stems	4 - 6m	1	1	Good	Fair/poor		Poor	Offsite hedge consisting of approximately 4 individual stems.	Install tree fencing at the outer edge of the dripline.	Retain*
Hedge 3	No	Off	No	Portuguese laurel	<i>Prunus lusitanica</i>	Multiple stems	10-15cm~	3	3	Fair	Fair		Good			

\*Note - An extra 1/2 dbh was added to the critical root zone in the calculation above for bylaw protected trees.

NO.	ISSUE	YYMMDD
1	ISSUED FOR CLIENT REVIEW	22/02/17
2	ISSUED FOR REZONING & DP	22/05/03
3	RE-ISSUED FOR REZONING & DP	22/09/23
4	RE-ISSUED FOR REZONING & DP	22/12/21

SEAL

NORTH ARROW



DRAWING TITLE:

**TREE REMOVAL & PROTECTION PLAN**

DWG NO:

SCALE: AS NOTED

L0



NO.	ISSUE	YYMMDD
1	ISSUED FOR CLIENT REVIEW	22/02/17
2	ISSUED FOR REZONING & DP	22/05/03
3	RE-ISSUED FOR REZONING & DP	22/09/23
4	RE-ISSUED FOR REZONING & DP	22/12/21

SEAL

NORTH ARROW

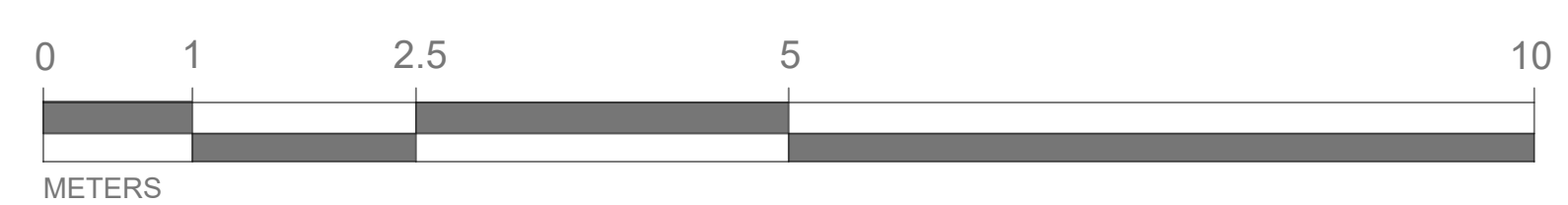
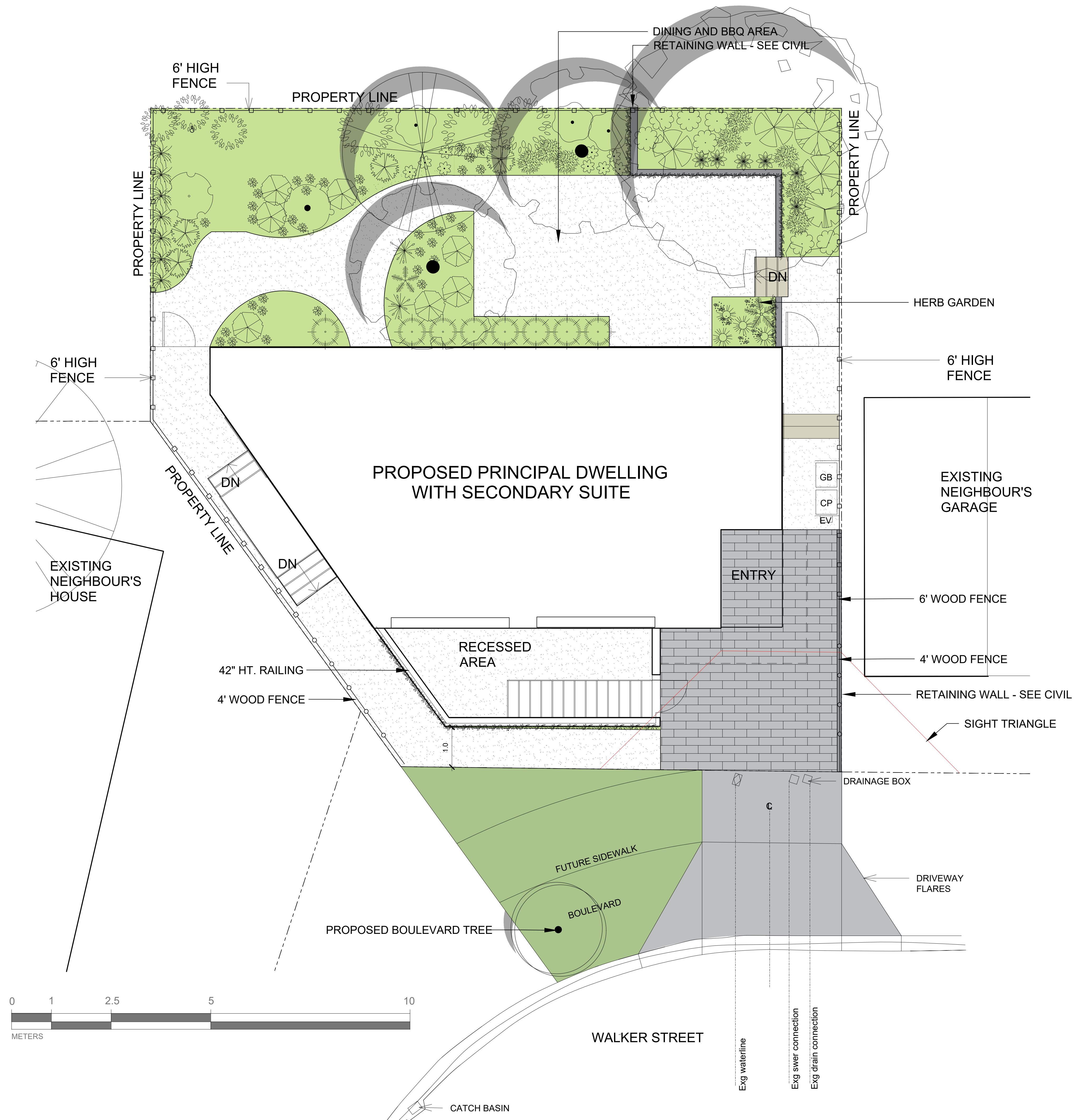


DRAWING TITLE:  
**LANDSCAPE SITE PLAN**

DWG NO:

**L1**

SCALE: 1:50



### LEGEND

- PROPERTY LINE
- ON-SITE LANDSCAPE AREA
  - 450 - 1000 mm DEPTH PLANTING AREA GROWING MEDIUM
- CONCRETE STAIRS
  - SEE ARCHITECTURAL
- PEA GRAVEL
  - 150mm DEPTH ON PERMEABLE LANDSCAPE FABRIC
  - ALUMINIUM LANDSCAPE EDGER
- PERMEABLE PAVERS
  - SPECIAL ORDER BARKMAN BOARDWALK
  - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS FOR PERMEABLE PAVER
- SOD - MUNICIPAL BOULEVARD
  - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MMCD)
  - 10m<sup>2</sup> SOIL DEPTH OF 600mm FOR BOULEVARD TREE AS SHOWN.
  - BOULEVARD TO BE CONSTRUCTED TO CoVIC STANDARDS AS PER THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW
- 4' HT WOOD FENCE
- 6' HT WOOD FENCE

### MUNICIPAL LANDSCAPE NOTES:

REQUIRED PARKS INSPECTIONS AS PER SCHEDULE C, 'SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION' TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW. PLEASE CONTACT [treepermits@victoria.ca](mailto:treepermits@victoria.ca) TWO WORKING DAYS PRIOR TO THE REQUIRED PARKS INSPECTIONS LISTED BELOW.

- TREE PLANTING INSPECTIONS**
  - THE PROPOSED STREET TREE MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. THE FOLLOWING TREE INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE C.
    - TREE PIT WITH INSTALLED ROOT BARRIERS
    - TREE PRIOR TO PLANTING.
    - COMPLETED PLANTING - TREE PLANTING, MULCHING, STAKING.
- TURF BOULEVARDS**
  - THE DETAIL FOR THE SOD BOULEVARD IS IN SCHEDULE B3-4. (PLEASE ENSURE THAT ADEQUATE SOIL VOLUMES FOR THE PROPOSED STREET TREE ARE INSTALLED).
  - THE FOLLOWING INSPECTION REQUIREMENTS ARE NOT FOUND IN THE SCHEDULES:
    - EXCAVATED AND SCARIFIED SUBGRADE PRIOR TO BACKFILL
    - INSTALLED, ROLLED AND PREPARED GROWING MEDIA PRIOR TO SODDING
    - INSPECTION WHEN THE INSTALLED TURFGRASS MEETS THE CONDITIONS FOR TOTAL PERFORMANCE AS REQUIRED IN THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- SOIL TESTING**
  - A SOIL TEST FOR THE GROWING MEDIA, FOR EACH LANDSCAPE APPLICATION, MUST BE SUBMITTED TO CITY PARKS AT [treepermits@victoria.ca](mailto:treepermits@victoria.ca) FOR REVIEW PRIOR TO SOIL PLACEMENT. BOULEVARDS MUST MEET HIGH TRAFFIC LAWN AREA AS PER THE MMCD.
  - MACNUTT ENTERPRISES #1 LAWN BLEND MAY BE USED WITHOUT SOIL TESTING.
- IRRIGATION**
  - CITY OF VICTORIA TO DETERMINE IF BOULEVARD IRRIGATION IS REQUIRED



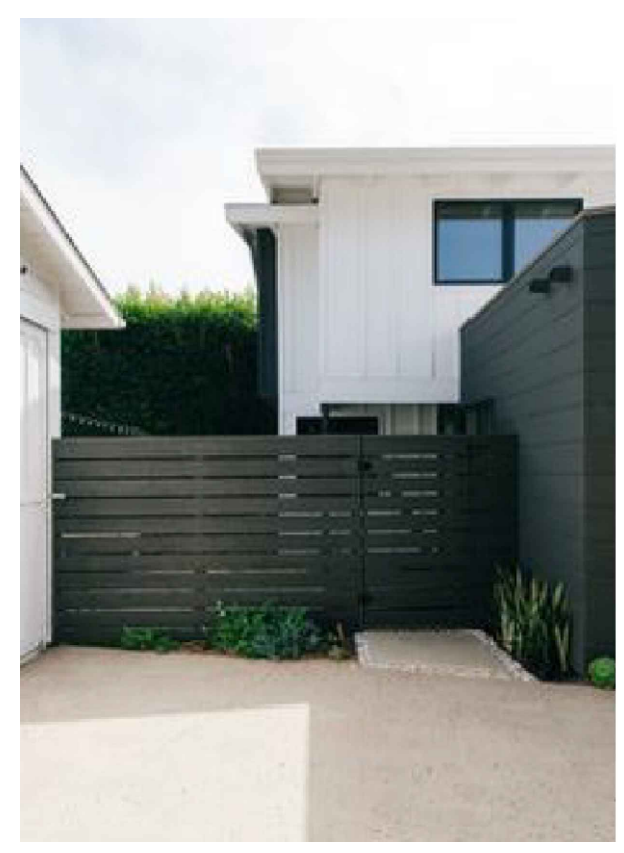
BARKMAN PERMEABLE PAVER



PATIO CONCEPT



WATER FEATURE OPTIONS

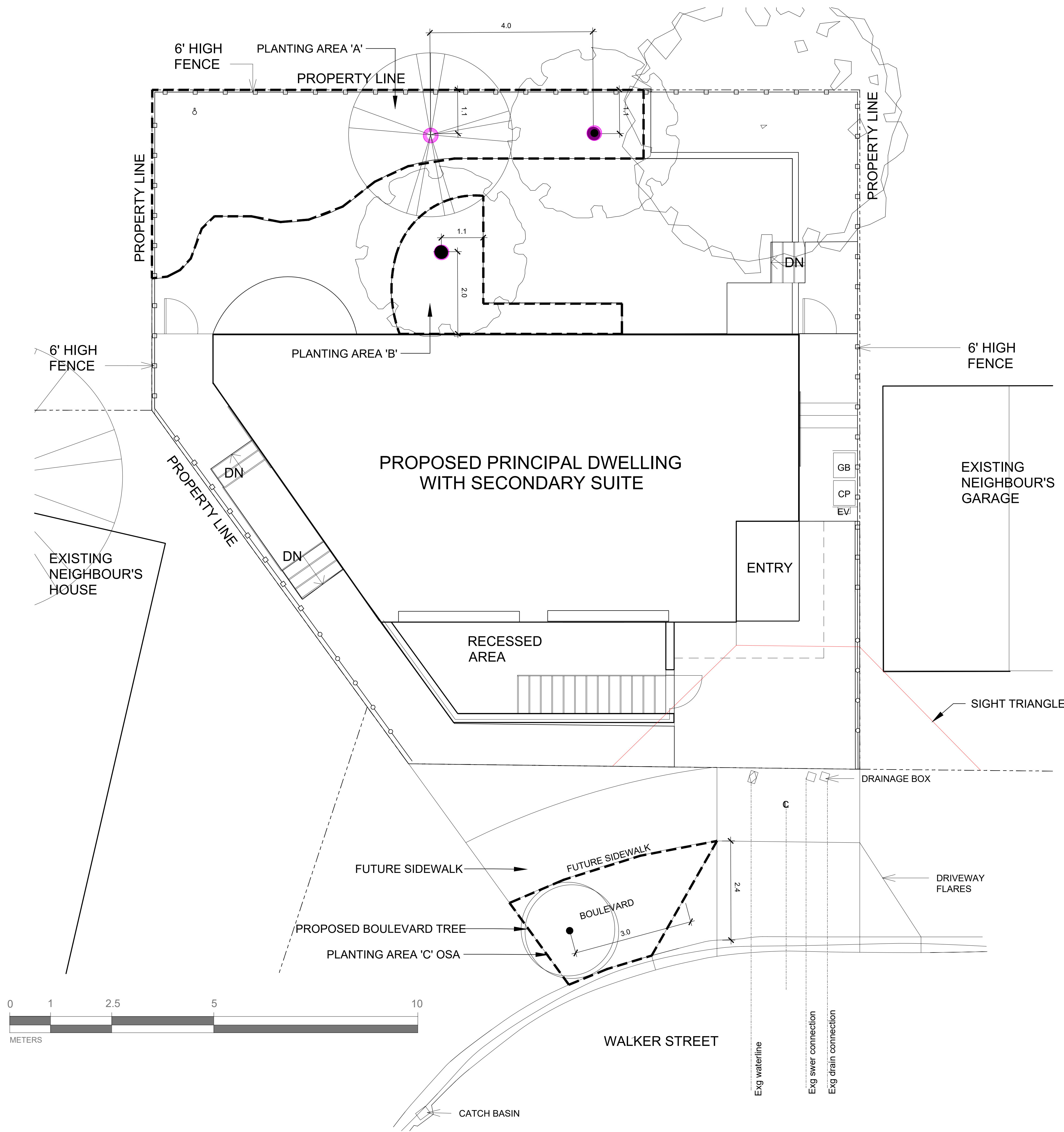


WOOD FENCE CONCEPT



TRAILING VINES





SOIL VOLUME				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL
ON-SITE AREA										
PLANTING AREA 'A'	29	1	29	1	1		6	15		21
PLANTING AREA 'B'	9	1	9	1			8			8
OFFSITE AREA (EXCLUDING CITY PROPERTY)										
PLANTING AREA 'C' OSA	9	1	9*		1			20		20
CALCULATION INSTRUCTIONS:							E	F	G	TOTAL
							IF B=1, B X 8 IF B>1, B X 6	IF C=1, Cx20 IF C>1, Cx15	IF D=1, Dx35 IF D>1, Dx30	E + F + G

Row #1	Tree size	Min soil volume (m3)	Shared or irrigated soil volume (m3)
1	Small tree (Schedule "E", Part 2)	8.0	6.0
2	Medium tree (Schedule "E", Part 1)	20.0	15.0
3	Large tree (Schedule "E", Part 1)	35.0	30.0

Soil volume shall be calculated as:  
 (a) On ground: Surface area (Length x Width) of connected pervious x 1  
 (b) On structure:  
 (i) Soil: Volume of soil (Length x Width x Depth)  
 (ii) Soil cells: Volume of soil cell installation (Length x Width x Depth) x 0.92  
 (iii) Structural soil: Volume of structural soil (Length x Width x Depth) x 0.2

**LEGEND**

● DESIGNATED REPLACEMENT TREE

TREE SCHEDULE							
Quantity	Symbol	Latin Name	Common Name	Caliper	Height at Maturity (m)	Spread at Maturity (m)	Notes
2		<i>Stewartia pseudocamellia</i>	Japanese stewartia	5 cm	3.6-12	2.4-7.5	2:1 replacement
1		<i>Cornus nuttallii</i>	Pacific dogwood	5 cm	7m	3-5m	1:1 replacement
1		<i>Eucalyptus cinerea</i>	Silver Dollar tree	5 cm	7m	7m	
1		Boulevard Tree	To be Determined by City of Victoria at BP	5-8 cm			branch height 1.8m - 2.5m w/ one dominant central leader and well balanced crown

NOTES:  
 1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12. CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.  
 2. NEW BOULEVARD TREE WILL BE PLANTED BY PARKS.

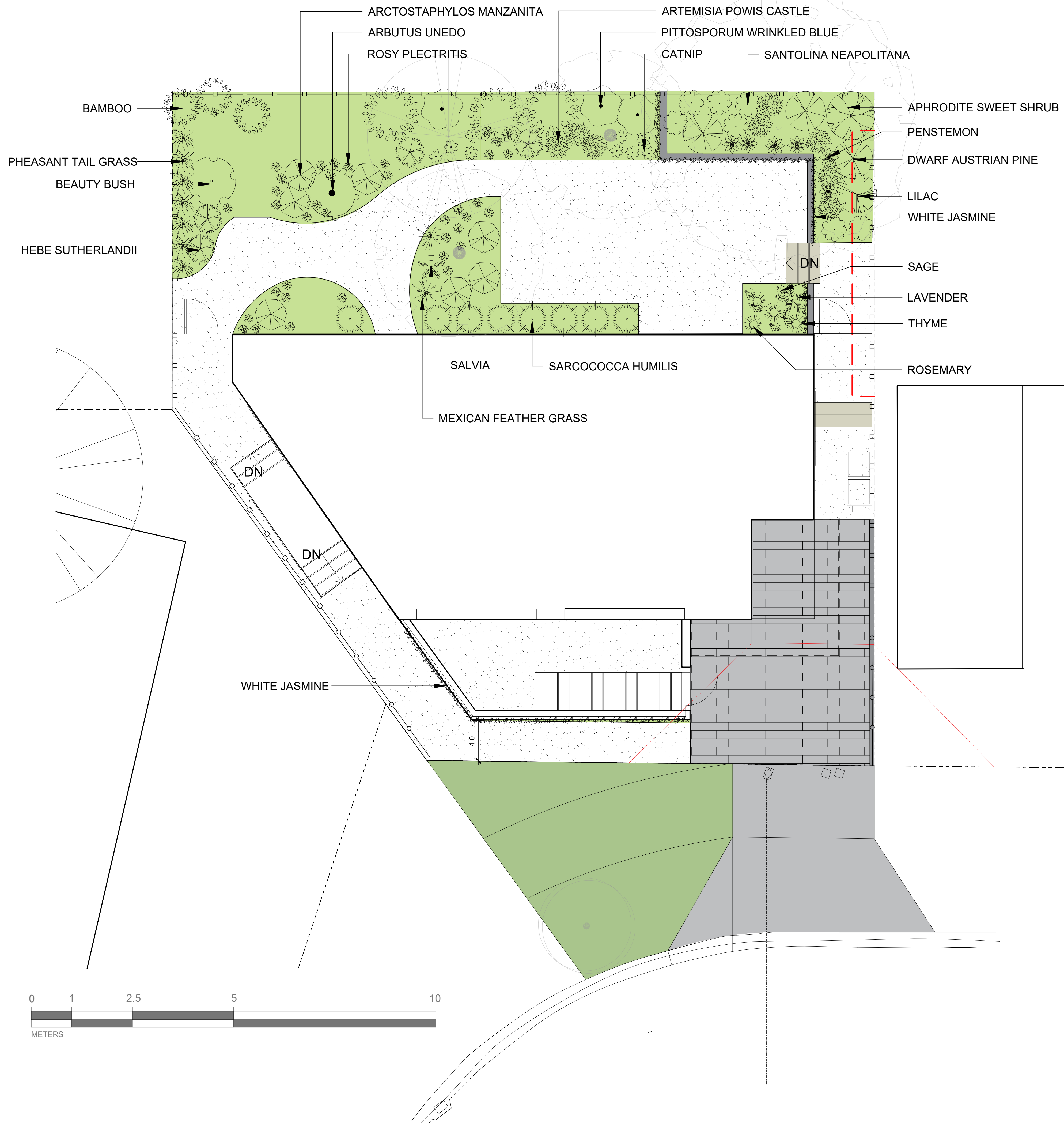
NO.	ISSUE	YYMMDD
1	ISSUED FOR CLIENT REVIEW	22/02/17
2	ISSUED FOR REZONING & DP	22/05/03
3	RE-ISSUED FOR REZONING & DP	22/09/23
4	RE-ISSUED FOR REZONING & DP	22/12/21

SEAL

NORTH ARROW

DRAWING TITLE:  
**TREE PLANTING PLAN**





1608 Camosun Street, Victoria BC V8T 3E6  
 Info@biophilialcollective.ca 250 590 1156

OWNER/CLIENT:

PROJECT NAME:  
**Sin-Robertson House**

PROJECT ADDRESS:  
**970 Walker Street  
 Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**  
 DRAWN BY: **KARIANNE HOWARTH**

NO.	ISSUE	YYMMDD
1	ISSUED FOR CLIENT REVIEW	220217
2	ISSUED FOR REZONING & DP	220503
3	RE-ISSUED FOR REZONING & DP	220923
4	RE-ISSUED FOR REZONING & DP	221221

SEAL



DRAWING TITLE:  
**SHRUB  
 PLANTING PLAN**

DWG NO:

**L3**

SCALE: 1:50



OWNER/CLIENT:

PROJECT NAME:  
**Sin-Robertson House**

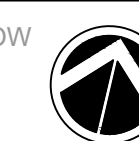
PROJECT ADDRESS:  
**970 Walker Street  
 Victoria, BC**

DESIGNED BY: **BIANCA BODLEY**  
 DRAWN BY: **KARIANNE HOWARTH**

NO.	ISSUE	YYMMDD
1	ISSUED FOR CLIENT REVIEW	220217
2	ISSUED FOR REZONING & DP	220503
3	RE-ISSUED FOR REZONING & DP	220923
4	RE-ISSUED FOR REZONING & DP	221221

SEAL

NORTH ARROW



DRAWING TITLE:

**PLANT IMAGES**

DWG NO:

SCALE:

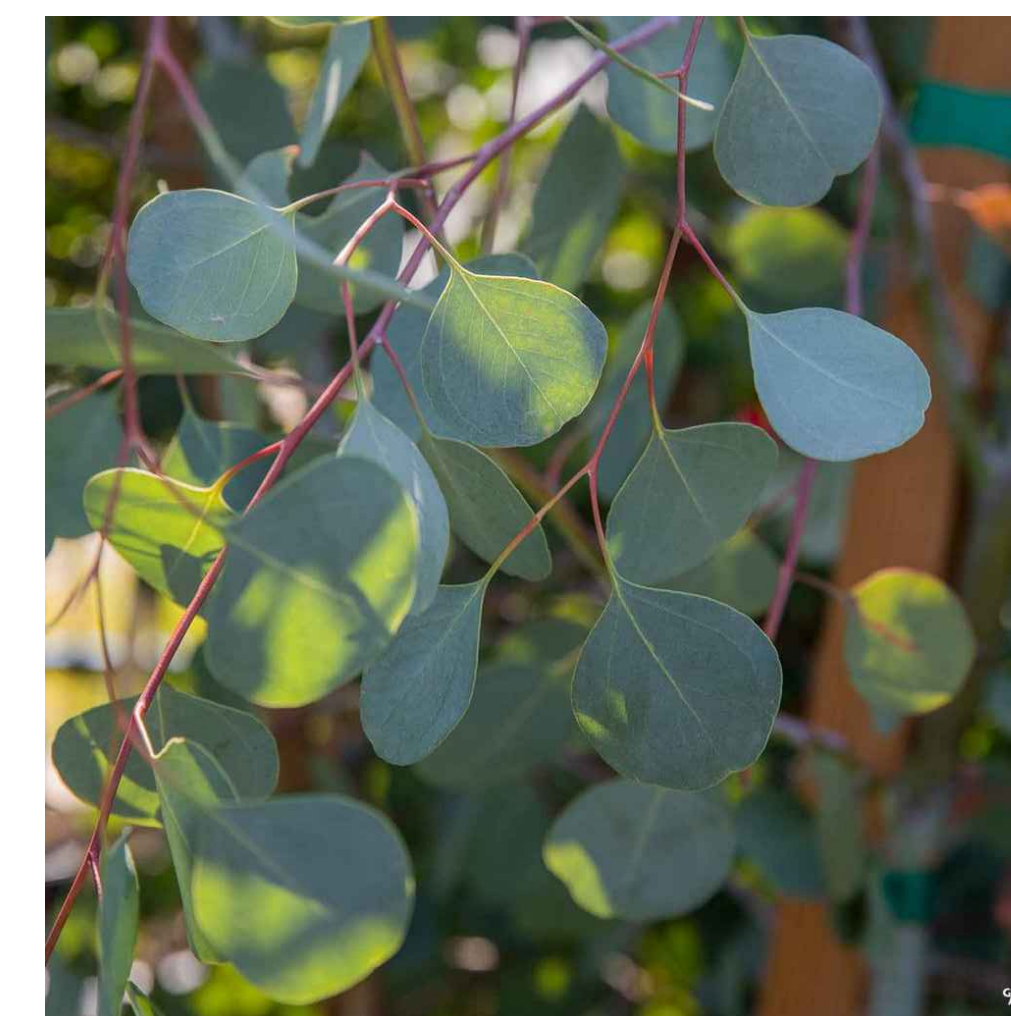
**L4**



PACIFIC DOGWOOD



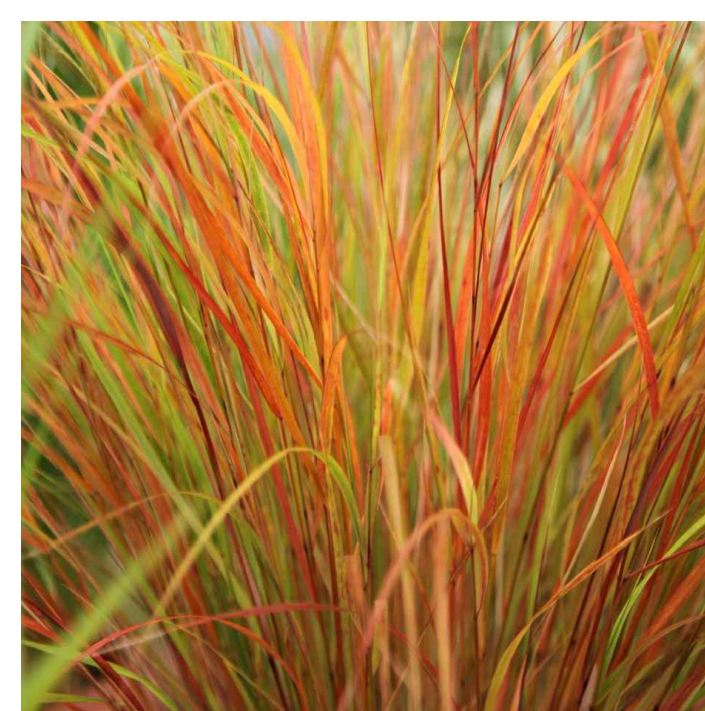
JAPANESE STEWARTIA



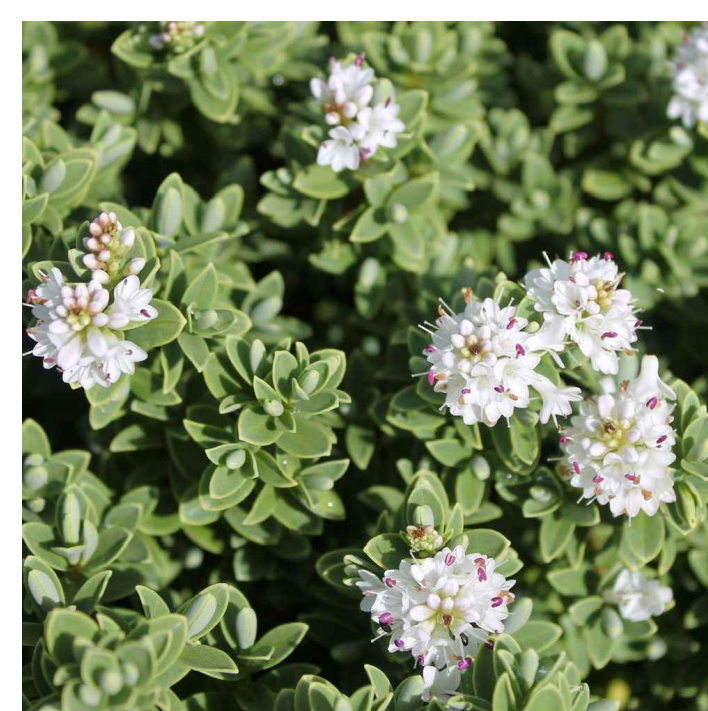
SILVER DOLLAR TREE



BAMBOO



PHEASANT TAIL GRASS



HEBE SUTHERLANDII



BEAUTY BUSH



SANTOLINA



APHRODITE SWEET SHRUB



PENSTEMON



LILAC



SARCOCOCCA HUMILIS



SALVIA



MEXICAN FEATHER GRASS



DWARF AUSTRIAN PINE



WHITE JASMINE



ARBUTUS UNEDO



ROSEMARY



LAVENDER



RUSSIAN SAGE



THYME



PITOSPORUM WRINKLED BLUE



CATMINT



SEA BLUSH



ARCTOSTAPHYLOS MANZANITA



ARTEMISIA POWIS CASTLE



## Survey Responses

970 Walker Street

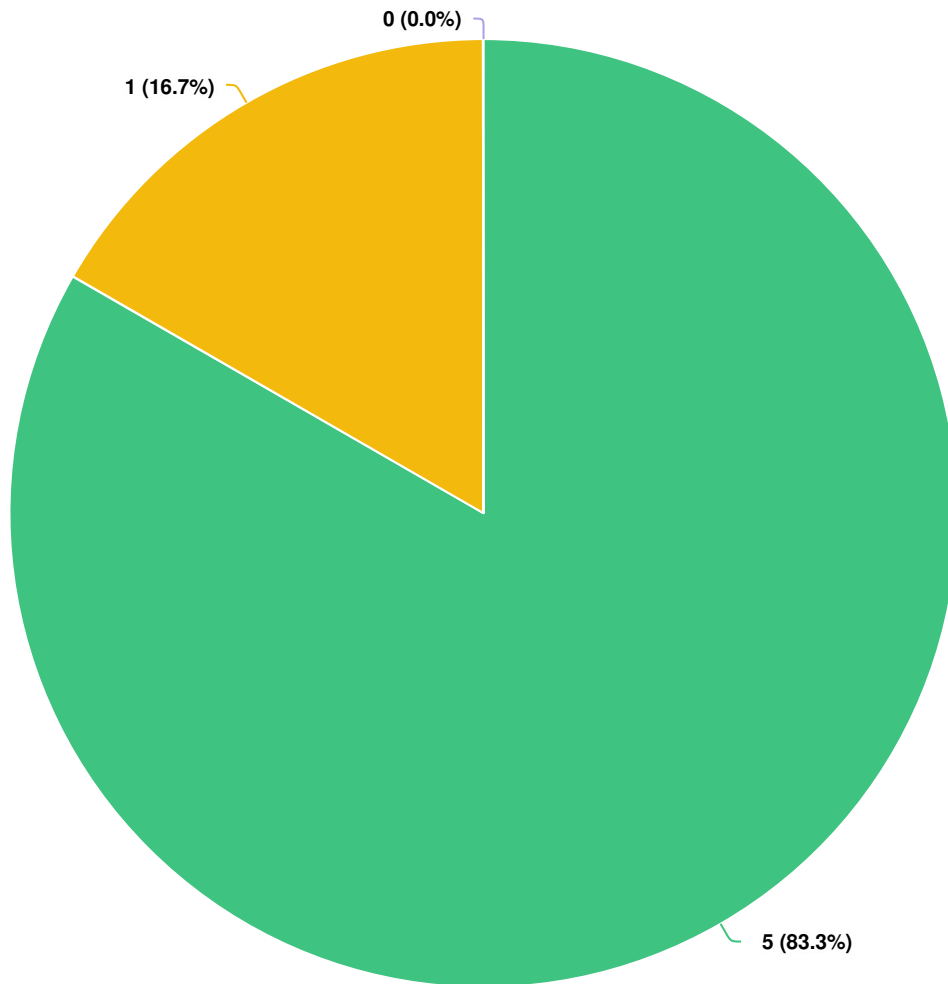
## Have Your Say

Project: 970 Walker Street



VISITORS					
9					
CONTRIBUTORS			RESPONSES		
6			6		
0	0	6	0	0	6
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Q1** What is your position on this proposal?



**Question options**

- Oppose
- Other (please specify)
- Support

*Mandatory Question (6 response(s))*

**Note:** Participants may submit multiple responses. See detailed feedback in the following pages.

---



**Respondent No:** 1

**Login:** Anonymous

**Responded At:** Feb 16, 2022 22:16:00 pm

**Last Seen:** Feb 16, 2022 22:16:00 pm

Q1. **What is your position on this proposal?** Oppose

---

Q2. **Comments (optional)**

I do not support the proposed development with variances unless: 1. there are significant changes to the outside design, 2. removal of the rooftop deck (not permitted under R1-S2 zone), 3. the zoning 2.4m side yard setbacks are applied (instead of the proposed 1.5m), 4. the rear yard greenhouse has the necessary setbacks (the plan shows it located on the rear property line), 5. confirm that the proposed 3.6m front setback complies with the zoning (<https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/1.23.pdf> states front setback is 6.0m. ) The front design is very hard, box form - a very unwelcoming character. The rooftop deck would provide an extra storey of living space which would have negative impact on the other neighbours' privacy. The floor plan looks like a duplex, not a single family dwelling with a secondary suite. The R1-S2, Restricted Small Lot (2 storey) District zoning permits a minimal site area; therefore the limits should be followed (no variances) to ensure a respectful relationship with the surrounding neighbours.

---

Q3. **Your Full Name** Patti Parkhouse

---

Q4. **Your Street Address** 1025 McCaskill Street

---

Q5. **Your email address (optional)** not answered

---



**Respondent No:** 2

**Login:** Anonymous

**Responded At:** Mar 01, 2022 12:19:57 pm

**Last Seen:** Mar 01, 2022 12:19:57 pm

**Q1. What is your position on this proposal?** Oppose

**Q2. Comments (optional)**

The reasons for my opposition to this project are as follows: 1. Variance to allow for secondary suite: 1.a) The neighbourhood reluctantly agreed to allow the property at 722 Pine Street to be subdivided because the promise was that the subdivided section would only allow for a single family home to be built. A single house would certainly increase the density in the neighbourhood. Allowing for two units on this small property is too much. 1.b) This is a small lot, with extremely little street frontage due to the fact that it is on an inside curve on a side street. The plan allows for parking a single car on the property, the rest will need to park on the street. The proponent has stated that at least three professionals will be living in this building, and that means at least 3 cars. This will put a lot of pressure on a street which already is full of parked cars. The cut-out for the proposed driveway will effectively reduce the street parking by one parking space. (See plan dated 2021-12-29 sheet C1) 2. Variance for larger windows at 1.5 m from property line: no comments 3. Variance for roof deck: The proponent has indicated that they need a roof deck to maintain the proposed solar panels and for planters. Solar PV panels are not something that requires a lot of maintenance. We have solar panels on our roof. They have been there almost 7 years without any maintenance. Additionally, the solar panels are indicated as "future" so they will not be included in this project. The proponent has also stated that they would like to use the roof for vegetable gardening. The notion that a few planters around the sides of the roof will compensate for the storm-water runoff from the large amount of hard surfaces proposed seems like a stretch. It appears that the proponent simply wants to increase the usable space of the building to create another patio. (See plan dated 2021-12-29 sheet A6) 4. Additional: In the letter to the city, the proponent has stated that the project "will complement and improve the existing neighbourhood as illustrated in its sensitive scale, visual character and material palette." This statement does not appear to coincide with the elevations as shown in the plans submitted by the proponent. The scale and massing are basically a monolithic block facing the street, extending from property line to property line. This does not relate sensitively to the neighbourhood. The aesthetic is not a variance issue, but this is what happens when a large amount of interior space is forced onto a very small lot. (See plan dated 2021-12-29 sheet A0)

**Q3. Your Full Name** Lori Garcia-Meredith

**Q4. Your Street Address** 1003 McCaskill Street

**Q5. Your email address (optional)** not answered



**Respondent No:** 3

**Login:** Anonymous

**Responded At:** Mar 01, 2022 13:06:14 pm

**Last Seen:** Mar 01, 2022 13:06:14 pm

**Q1. What is your position on this proposal?**

**Other (please specify)**

I think the proposed development is too large for such a small site that has very limited on street parking (see comments below).

**Q2. Comments (optional)**

I support development of this site with a small house that blends into the neighbourhood esthetic. I applaud the environmental features in the current proposal (i.e. Passive House/Net Zero Energy, etc.) and I would prefer to see them in a much smaller home (both in volume and height). I would also prefer to see a home with a more welcoming style (e.g. approachable front door/porch, less massive and monolithic front face, etc.). In addition, I feel the addition of a suite significantly adds to the mass and effectively makes the proposal into a duplex with the associated parking impacts on a street with very limited street parking. Consequently, if a variance for a suite is approved, I would recommend requiring the development to provide parking for the suite on the site.

**Q3. Your Full Name**

Robert Meredith

**Q4. Your Street Address**

1003 McCaskill Street, Victoria, BC, V9A 4C1

**Q5. Your email address (optional)**

not answered





**Respondent No:** 4

**Login:** Anonymous

**Responded At:** Mar 01, 2022 13:22:11 pm

**Last Seen:** Mar 01, 2022 13:22:11 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I am opposed to this project for the following reasons: Variance to allow for a secondary suite. When this property was subdivided, the approval was granted based on this being a single family small lot with no secondary suite. The small lot subdivision has restricted secondary suites so was the appropriate zoning. This proposal seeks not only to build in essence a side-by-side duplex with very little frontage. There are several reasons why this should not be allowed to go forward. Walker street is a dead-end and is a primary access to the Coop. Each unit in the coop has parking for only one vehicle – however, most households have at least two vehicles. The result is Walker Street is very busy with traffic and most often the street is clogged with parked cars. There are no sidewalks down street to the coop so most people walk on the street and lots of kids play on the street. There is a limit to how much more room there is for street parking, additional traffic brings in additional burden on existing residents and increases risk to the pedestrians and kids on this road. A duplex with 3 or more adults living in the unit will likely result in 3+ additional vehicles. We need to look to the future – it is likely that eventually these units will be rented so it could result in even more cars. This doubling of the density from what was approved at the time of subdivision also put stress on future occupants of this subject property. With only one parking space – by 2035 all cars will need to be zero-emission vehicles - there will not be space for additional cars to charge at home. Alternative transportation options such as a bicycle lockup – a garage for example – have also been excluded from the design. This adds to the concern that multiple cars using street parking should be expected. Allowing the variance to duplex or suite this property will also impact future subdivision on the street. This is not a question of one more suite added to the street. The property immediately adjacent on the east side has considered subdivision in the past, also looking for small lot single family zoning. Allowing this property to be a duplex will result in expectations that future properties with very small lots will receive the same treatment. I think the residents expected that two additional single family homes would eventually be built on Walker Street - what we are really being asked now is will we accept two duplexes? I do not think there is objection to these properties being developed, but they should utilize these very small lots as single family homes – within this area dominated by single family homes – rather than try to duplexing any size lot. This one is simple too small with too little frontage. As a result it will negatively impact the immediate neighborhood. Regarding the variance for a roof deck. I think the roof deck proposal to not be following the character of the neighborhood and frankly the description of its utility is suspicious. At the local community meeting we were told it was to provide maintenance to potential future solar panel installation and set of planters would be a roof top garden. Solar panels do not need regular maintenance. I have a new 9.5kW system on my roof.... I do not expect to touch them for their 25 year life. This patio is for entertaining – and would be quite at home in the condo and terraced town-home high-density downtown parts of town. But for a single family neighborhood – it will provide sightlines into neighbors yards and homes and be out of place.

Q3. **Your Full Name** Warren Walsh

Q4. **Your Street Address** 973 Walker St

Q5. **Your email address (optional)** not answered



**Respondent No:** 5

**Login:** Anonymous

**Responded At:** Mar 02, 2022 00:12:26 am

**Last Seen:** Mar 02, 2022 00:12:26 am

Q1. **What is your position on this proposal?** Oppose

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Q2. **Comments (optional)**

not answered

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Q3. **Your Full Name** John Gillespie

---

Q4. **Your Street Address** 996 McCaskill St.

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Q5. **Your email address (optional)**

---



**Respondent No:** 6

**Login:** Anonymous

**Responded At:** Mar 03, 2022 23:46:50 pm

**Last Seen:** Mar 03, 2022 23:46:50 pm

Q1. **What is your position on this proposal?** Oppose

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Q2. **Comments (optional)**

not answered

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Q3. **Your Full Name** Linda Gillespie

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Q4. **Your Street Address** 996 McCaskill street

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Q5. **Your email address (optional)**

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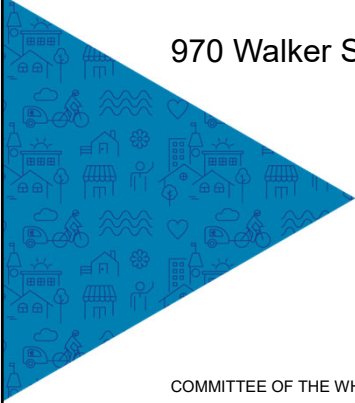



2023 | CITY OF VICTORIA | Sustainable Planning & Community Development

# Rezoning and Development Permit with Variances

## 970 Walker Street

COMMITTEE OF THE WHOLE | AUGUST 3, 2023

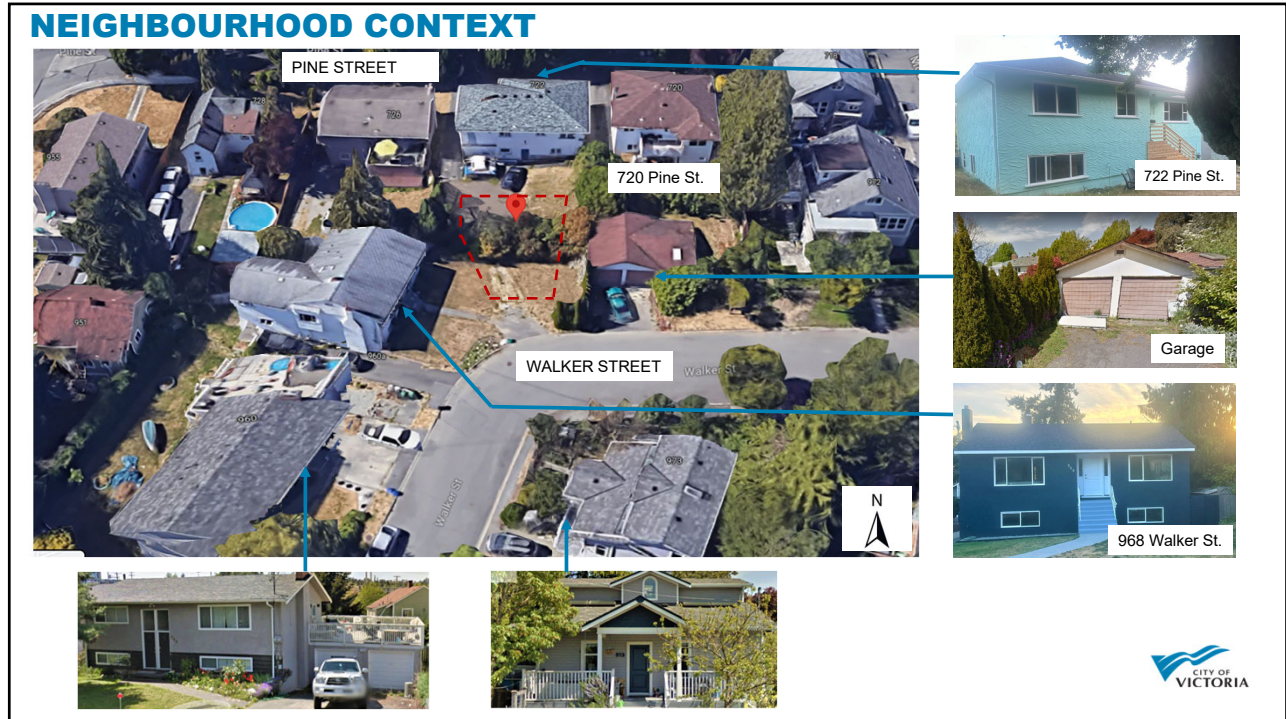


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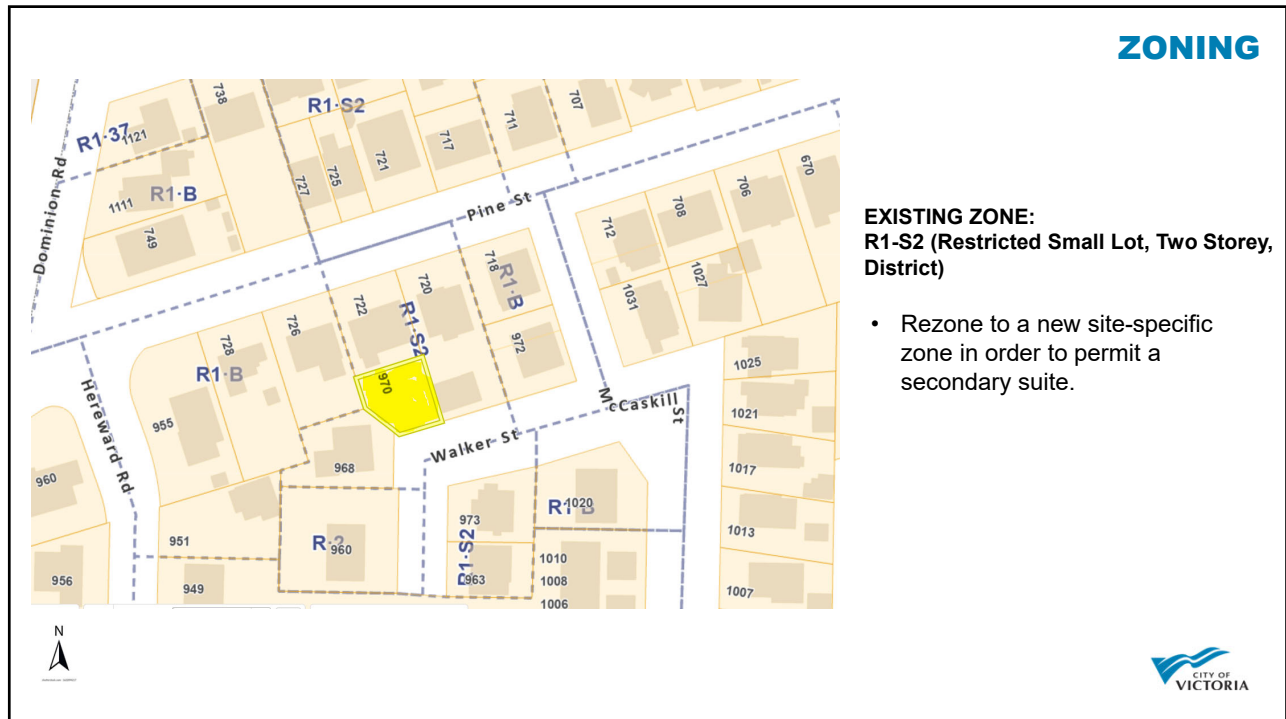
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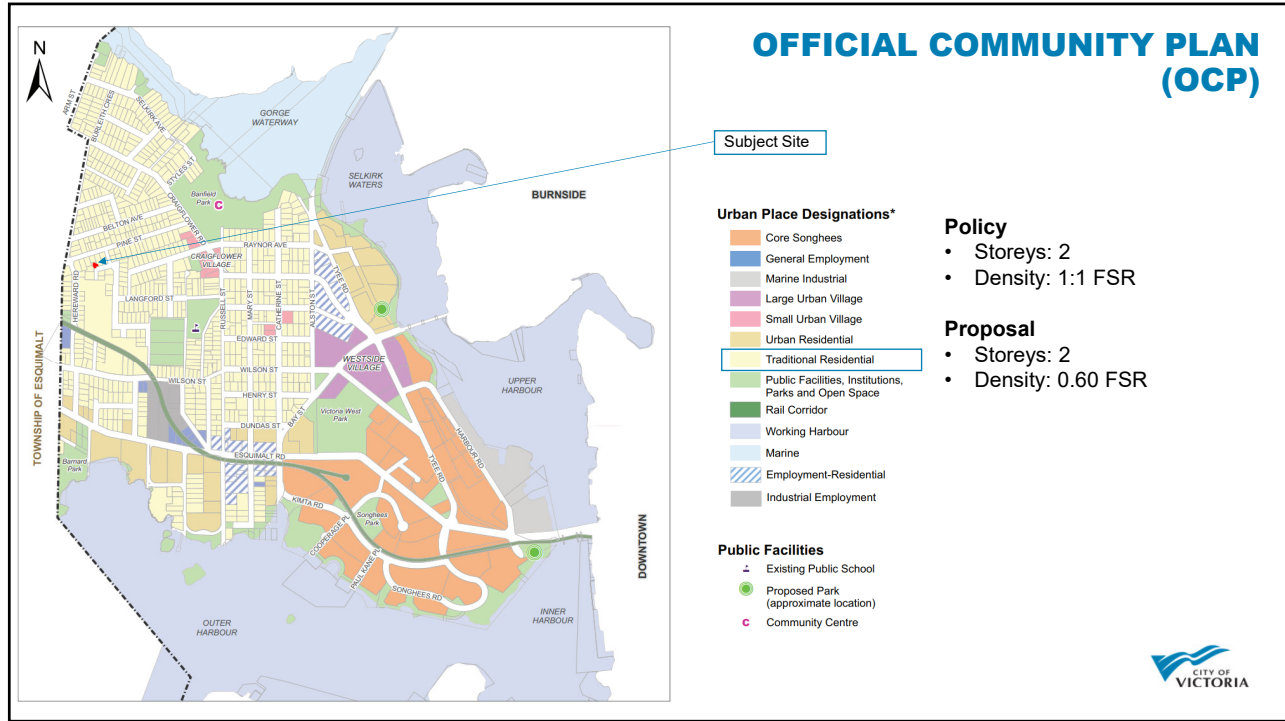
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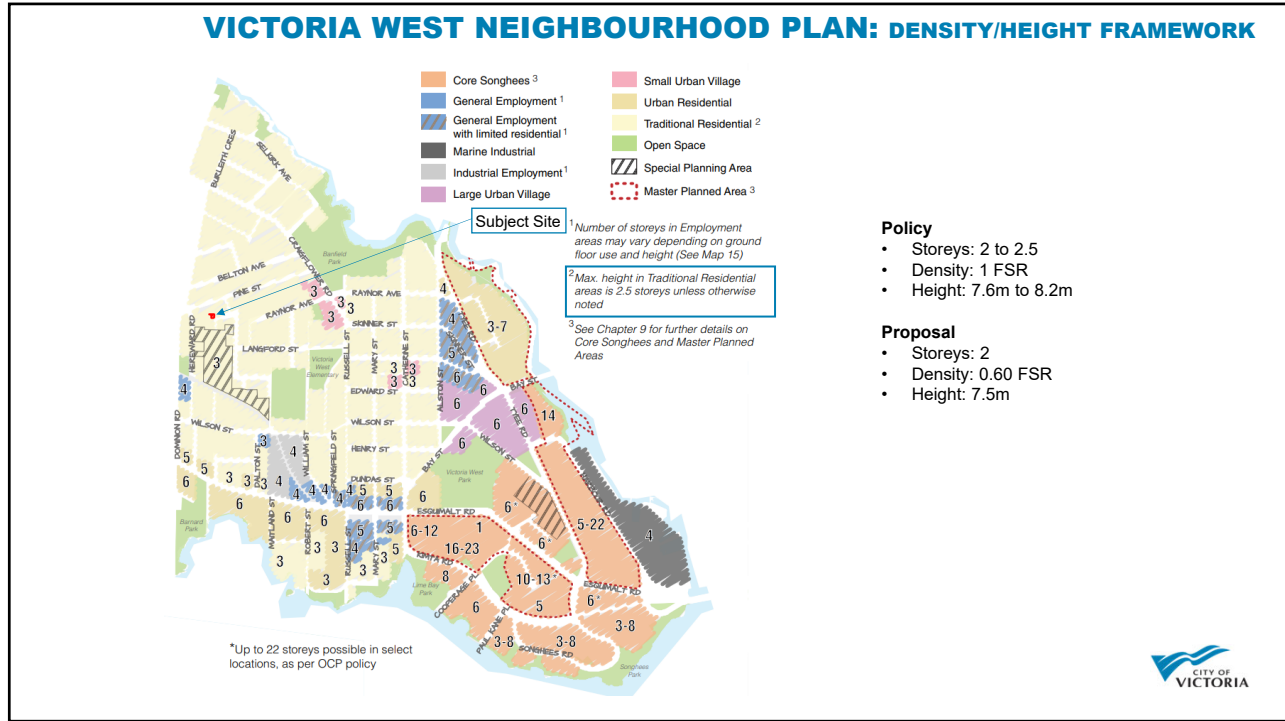


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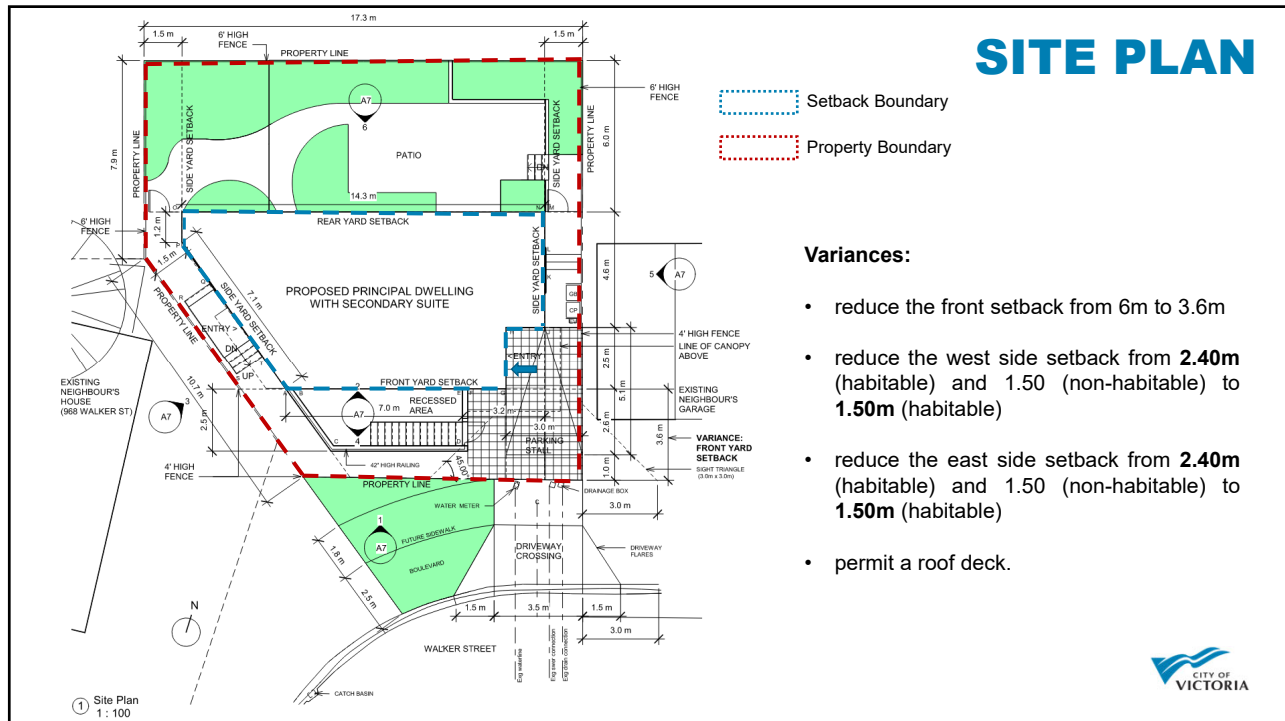


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## WINDOW OVERLAY

**East Elevation**

③ Window overlay looking east  
1 : 100

**West Elevation**

② Window overlay looking west  
1 : 100

9

## DRONE IMAGES

Topography from VicMap

View 5

View 6

View 4

View 3

View 2

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# ELEVATIONS

**South (Front) Elevation**

**North (Rear) Elevation**

**South Recessed Area**

**Finish Materials**

- Shingles - Cement 12" x 16"
- Wood Shingle
- Guardrail - Metal Frame with frosted glass panels
- Exposed Retaining Walls - Board form concrete

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# RENDERINGS

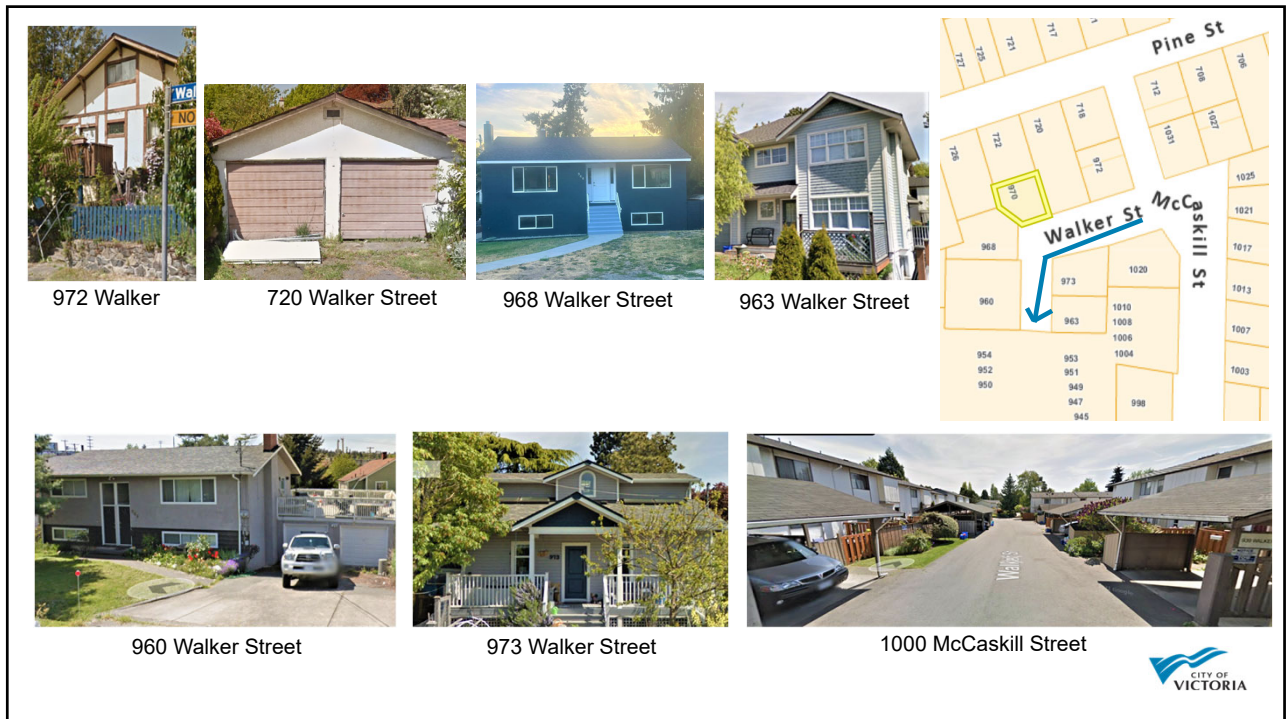
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## LANDSCAPE PLAN

**LEGEND**

- PROPERTY LINE
- ON-SITE LANDSCAPE AREA
  - 400 - 1000 mm DEPTH PLANTING AREA GROWING MEDIUM
- CONCRETE STAIRS
  - SEE ARCHITECTURAL
- PEA GRAVEL
  - 150mm DEPTH ON PERMEABLE LANDSCAPE FABRIC
  - ALUMINIUM LANDSCAPE EDGER
- PERMEABLE PAVERS
  - SPECIAL ORDER BARKMAN BOARDWALK
  - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS FOR PERMEABLE PAVER
- SOD - MUNICIPAL BOULEVARD
  - 150 mm DEPTH HIGH TRAFFIC LAWN GROWING MEDIUM (MIMC)
  - 10m<sup>2</sup> SOIL DEPTH OF 600mm FOR BOULEVARD TREE AS SHOWN
  - BOULEVARD TO BE CONSTRUCTED TO CIVIC STANDARDS AS PER THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW
- 4" HT WOOD FENCE
- 6" HT WOOD FENCE

BARKMAN PERMEABLE PAVER

PATIO CONCEPT

WATER FEATURE OPTIONS

WOOD FENCE CONCEPT

TRAILING VINES

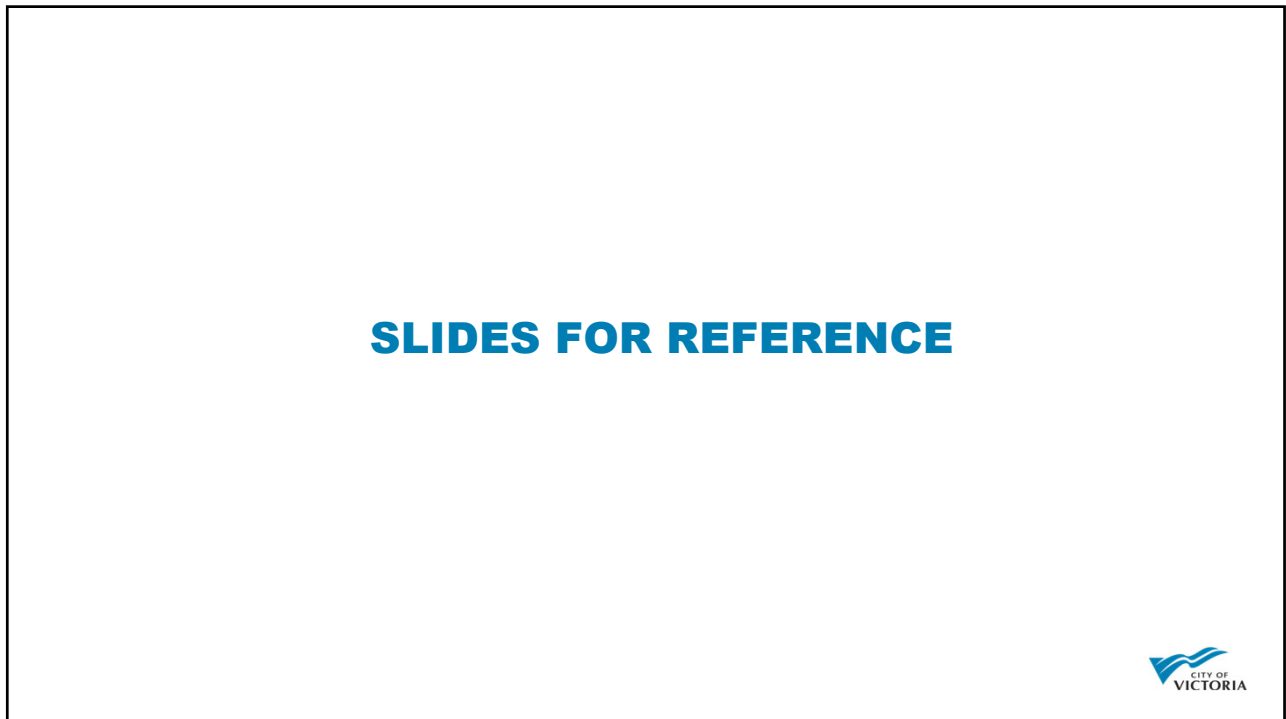
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**THANK  
YOU**

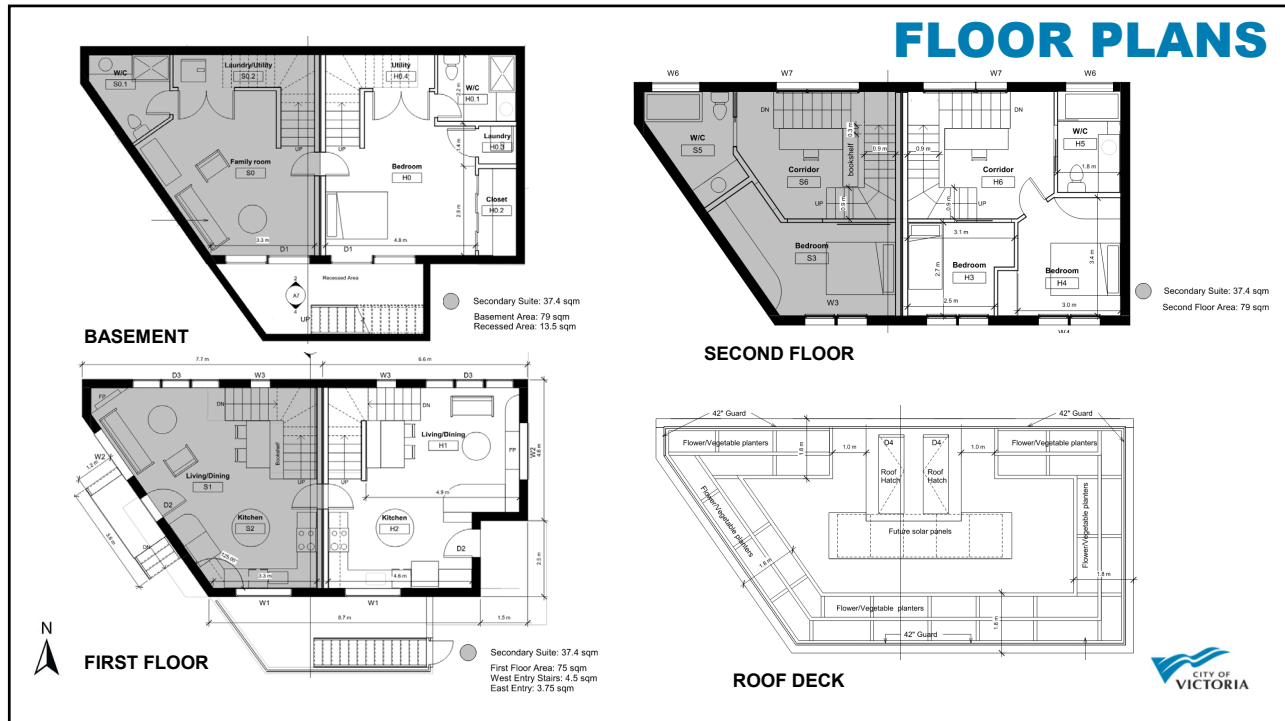


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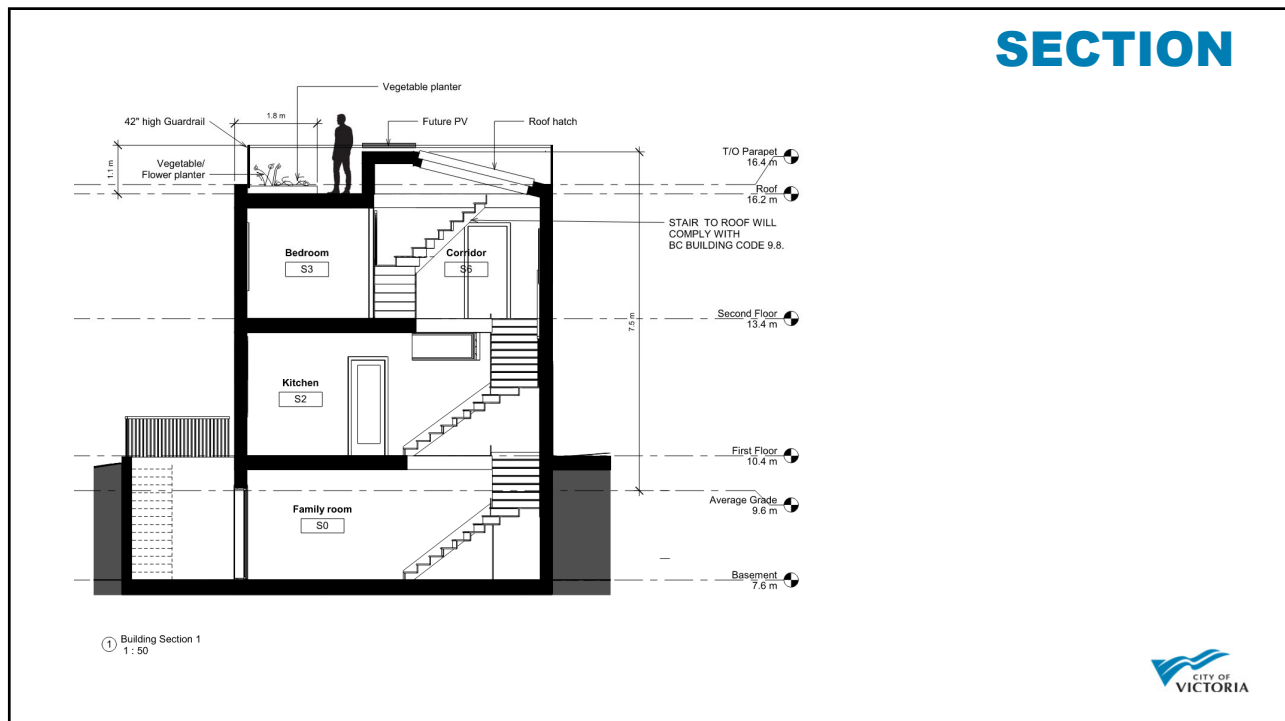


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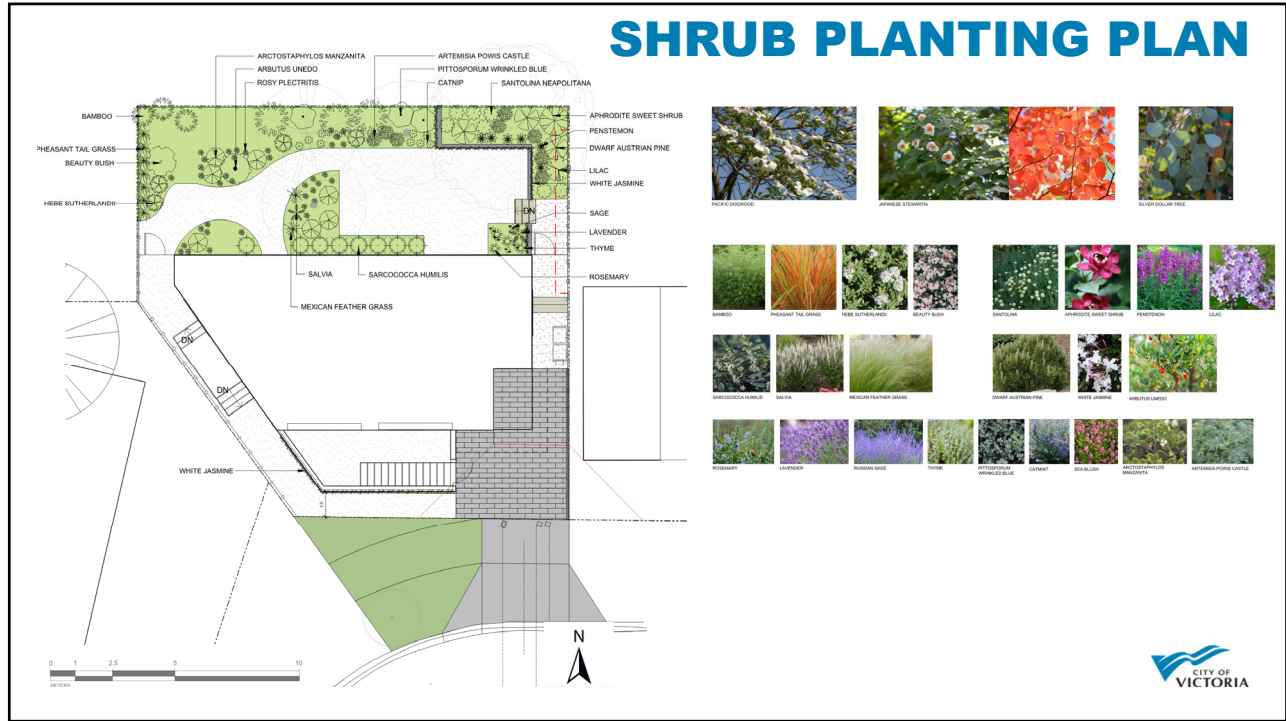




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# DESIGN GUIDELINES



**Applicable Design Guidelines**

- *Traditional Residential Area Guidelines in the Official Community Plan,*
- *Traditional Residential Area Guidelines in the Victoria West Neighbourhood Plan*
- *Design Guidelines for Development Permit Area 15A: Intensive Residential – Small Lot Development*
- *Small Lot House Design Guidelines*

**Summary of Design Guidelines**

- Entryways - facing the street to present a friendly face.
- Streetscape – relating to the visual neighbourhood character.
- Elements of design – identifying repeated forms and patterns in the area.
- Roof form – relating in style to the existing streetscape.
- Windows – approximating the proportion, size and detailing to neighbours.
- Finishes and materials – utilizing exterior finishes visually compatible with existing homes.
- Colour – encouraging colour schemes compatible with the neighbourhood.



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## DESIGN GUIDELINES

- Individual driveway. ✓
- Site planning resulting in rear yards whose appearance is dominated by landscape. ✓
- Street-tree planting. ✓
- Supporting liveability and access to usable outdoor space for individual living units. ✓



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## Small Lot House Design Policy



**Section 1.0 of the Small Lot House Design Guidelines :**

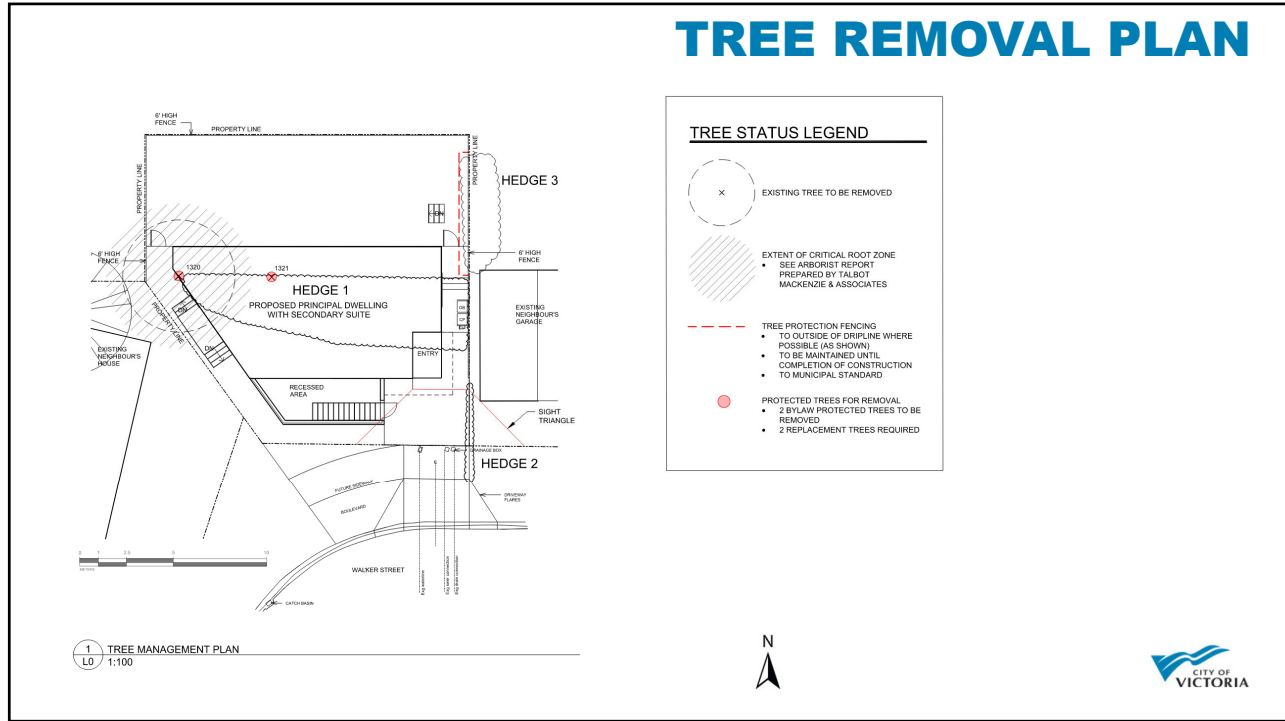
*“Proponents of small lot housing are encouraged to seek new, innovative and appropriate design solutions. The proposal should not be restricted to the confines of traditional architecture. Opportunities for contemporary design should not be precluded.*

*The Guidelines are intended to stimulate the imagination of designers rather than to limit development flexibility or to dictate actual design solutions”.*

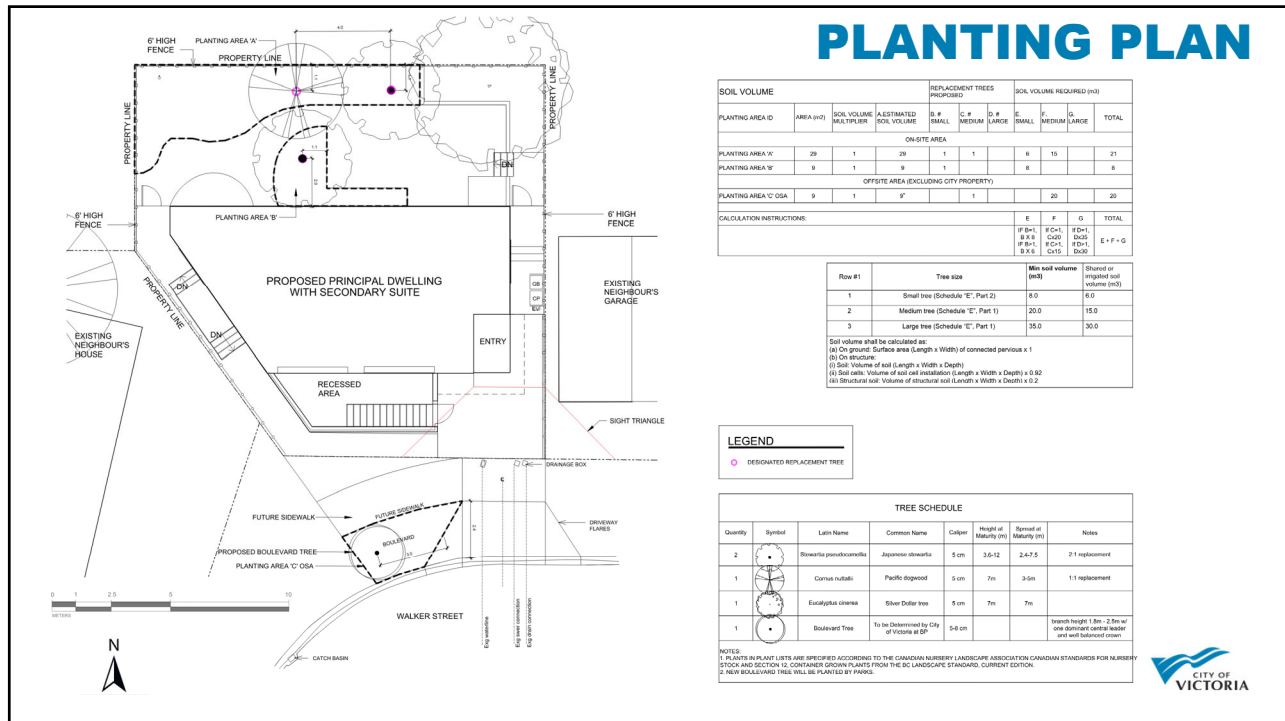


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**THE END**

