

CALUC Meeting Report: June 27, 2022

Address: 1005 Chamberlain Street

Developer: Large & Co.

Presenter: Anna Sorensen & Kim Colpman

Architect: N/A

Attendance: 7 (5 in-person, 2 virtual)



	Current	Proposed
Rezoning	R1-G	New R1-G lot (no building)
Variances	N/A	N/A
OCP Amendment required?	N/A	N/A
Number of Units	2 (Duplex)	TBD (No building proposed)
	Current	Proposed
Site Coverage	30%	TBD (Site-specific zone)
Number of parking stalls	1 driveway	1-2 (depending on inclusion of a secondary suite)
Set Back East	6.7 m (existing)	TBD (Site-specific zone)
Set Back West	2.86m (existing)	
Set Back South	16.92m (existing)	
Set Back North		

	Actual Building	Proposed Building
FSR (Floor Space Ratio)	.8	TBD (No building proposed)
Height	2.5 storey	

The Community Land Use Committee (CALUC) facilitates dialogue between land use applicants and the community to identify concerns regarding land use applications which may influence the proposal and result in changes more appropriate to the neighbourhood. The CALUC encourages a respectful meeting environment allowing everyone the opportunity to speak and be heard. The meeting is about the proposal not about the applicant or others involved in the project. There is no decision by the CALUC to support or oppose an application made at, or after, community meetings. Community members are encouraged to share their views with City Council via email (mayorandcouncil@victoria.ca). If an application is submitted to the City, information can be obtained through the Development Tracker feature of the City's website. (<https://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>)

This is a double lot that runs north/south. Currently a duplex sits on the north half of the lot, straddling the existing two R1-G lots. The south side of the lot is a garden and provides access to a parking via a driveway that runs north/south.

The applicant is seeking to change the direction of the double lot from north/south to east/west and is requesting the lot where the duplex currently sits be rezoned as a 'site specific' lot and the new lot be zoned as R1-G.

Themes

Community Consultation

- Disappointment with the lack of communication to date regarding the proposal. This is not the first time this has been brought forward as a proposal, so most neighbours are already aware of the proposal.
- Concerns voiced regarding the future design of a house on the new lot, and challenges supporting the proposal without first seeing plans, or having the opportunity to provide input, for new development on the site.
 - o Noted that another small lot development on Richmond Road was presented for rezoning alongside pre-approved plans.
 - o Applicant understands this stance; however, there is also a desire not to restrict future owners of the new lot beyond regulations contained in the new zone and other applicable municipal documents.

Density and Growth Areas

- Intent is to provide additional density within the new lots, with the larger lot being able to accommodate a secondary suite.
 - o The general intent is always to maximize land use and density while maintaining the character of the neighbourhood.
- Understood that the existing non-compliant suite would be brought up to code.

Neighbourhood Compatibility

- General support for keeping the existing home; however, wonder if it could be possible to have the home on the larger lot and leave the small lot for future development.
- Concerns that there is not enough attention to the needs of the existing home. Does not seem like the proposal provides enough room for existing tenants, while also presenting light and privacy concerns.
 - o Suggestion made to move away from a straight lot line to an irregular line that could provide additional outdoor space for the small lot towards the rear of the property.

Parking

- Parking is a key concern, with on-street parking on Chamberlain already limited.
- Applicant has spoken with existing tenants on the properties who have expressed a desire for more green or open space as opposed to on-site parking.
- Diagonal easement at the back of the proposed larger lot is permitted to be used for off-street parking which could help alleviate some pressure on on-street parking.
 - o According to the City of Victoria the easement is active.

Green Space

- It is felt that the lot re-configuration limits open space possibilities on the lot with the existing house.
- Suggestion that side yards are not used is not necessarily true for existing tenants on this property or others in this neighbourhood.
- 1.5 metre road dedication is a requirement triggered through the re-zoning process. It is unlikely that this space will ever be used unless the adjacent roads need to be widened.
- It is unclear whether trees would need to be removed should the new property be developed.
 - o There are a number of garry oaks along the perimeter of the property that would require specific protection measures.

Light & Noise

- Lot re-configuration could limit light to the existing home due to the potential for small setbacks, which currently has plentiful natural light. Concern that both the main level and basement suites would be profoundly impacted by any new home on the adjacent property and fencing along the new lot line.
 - o The applicant acknowledges that some windows would have to be re-configured, however, it is thought that it would be a limited number of smaller windows.

CALUC Meeting Report: Sept 19, 2019

1005 Chamberlain St

Applicant: Kim Colpman

Attendance: Community 21 (approx.); CALUC 4;

Applicant 1; Owner 1



Project Summary

Double lot with existing duplex that straddles the property line. Proposed rezoning for two lots fronting Chamberlin, retaining the duplex. A 1.5 m section of property along Chamberlin would go to the City of Victoria as road dedication.

	Zoning Reg.	Zoning Reg.	Existing - Double Lot	Proposed Lot 'A' North - Existing Duplex	Proposed Lot 'B' South
	R1-G	R1-G2	R1-G	Site Specific	R1-G
	Gonzales single family	Gonzales small lot			
	single family with secondary suite or garden suite	single family	duplex with 'in-law' basement suite	duplex with 'in-law' basement suite	TBD
area	460 m2	300 m2	839 m2	338.66 m2	460 m2
width	15 m	10 m	26.84 x 31.28 m	11.37 m	15.45 m
FSR	0.5:1	0.55:1	0.56:1		
floor area	240 m2	160 m2	190 m2		No building proposed, future development would need to conform to R1-G
setbacks					
front	7.5 m	6 m	2.86 m	2.86 m	
rear	9.1 m or 30%	9.1 m	6.70 m	6.70 m	
side	1.5 m or 15%	1.5 m / 2.4 m	0.75 m (N)	0.75 m (N) 1.47 m (S)	
combined side	5.4 m	n/a		2.22 m	
coverage	30%	30%	18.08%	38.54%	

Themes

Lot 'A' with Retained Duplex is too Small

Most speakers voiced opposition to the small size of lot 'A'.

- Limited outdoor space for residents

- Requested site specific zone substantially exceeds Gonzales Small Lot R1-G2 in use, setbacks and site coverage.
- Narrow/unusable side yards
- Lot 'B' should be the Small Lot R1-G2

Retain Duplex

Many speakers indicated that retaining the duplex is important.

- Love existing home
- Any possibility of designating heritage?

Trees

Some neighbors raised the value of the Garry Oaks on the property and tree canopy in Gonzales in general.

- Garry oaks on the property should be maintained and retained.
- Gonzales has a dense and magnificent tree canopy

Suggestions

- Possibly open to removing parking in rear of duplex/lot 'A' in order to gain green space.

Further Comments & Questions

- Applicant's comparison to R1-S not applicable, lot 'A' exceeds R1-G2 on a number of criteria.
- Lot 'A' exceeds site coverage by substantial amount
- Fear subdivision could cause existing house to be torn down – apply for heritage? Covenant? A: owned house for 12 years, don't plan to sell. Moving lot line would create two small lots, so want to retain R1G
- Concern for Garry oaks that front onto Brighton, root spread. A: not building anything currently, applies to future applicant
- Desire to see care + maintenance of trees. City doesn't always prioritize trees over other considerations.
- Some tenants of duplex, neighbors didn't receive notice, or received late; indication that one tenant was busy and not able to attend.
- Current duplex additionally has basement suite? Outdoor space is important
- Would the two new lots be owned by the current owner? A: it could, or likely would be sold.