

The following points were considered in assessing this Application:

- the proposal is generally consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan, 2012* (OCP), which supports House Conversions. The OCP includes policy to enable and support upgrades and rehabilitation of existing housing stock.
- changes to the House Conversion Regulations would be required to accommodate the minimum floor area which is below that required for six self-contained units, as well as below the minimum floor area for self-contained units.
- rental housing secured through a 10 year Housing Agreement is proposed by the applicant.

BACKGROUND

Description of Proposal

A new site specific zone based on the R1-B Zone, Single Family Dwelling District, and the House Conversion regulations of the Zoning Bylaw is being proposed in order to decrease the minimum total floor area required to accommodate conversion to six self-contained dwelling units from 560m² to 351m². One of the units is also below the minimum area required for self-contained units, and would be decreased from 33m² to 29.7 m². Additionally, the new zone would allow the addition of approximately 10.87m² of enclosed floor area, which already exists but was constructed without permit.

Affordable Housing Impacts

The applicant proposes to reduce the number of units in this eight unit house conversion (seven light housekeeping units and one self-contained unit) to six self-contained units. The reconfiguration would allow each of the units to be slightly larger and contain separate bathrooms.

A Housing Agreement for 10 years is also being proposed by the applicant which would secure the six dwelling units as rental housing. Staff's request for a Housing Agreement ensuring rental for a minimum of twenty years or in perpetuity was declined by the applicant.

Sustainability Features

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

Active Transportation Impacts

The applicant has proposed six bike racks for tenants, which supports active transportation.

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is characterized by single family homes, house conversions, multi-family residential and commercial. There are also several heritage designated properties along Trutch Street, in close proximity.

Existing Site Development and Development Potential

The site is presently an eight unit house conversion containing seven light housekeeping units (with shared bathrooms) and one self-contained unit (with an individual bathroom). Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family dwelling with secondary suite or garden suite.

Data Table

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District, and the House Conversion Regulations under Schedule G of the Zoning Bylaw. An asterisk (*) is used to identify where the proposal is less stringent than the existing zone. A double asterisk (**) is used to identify existing legal non-conformities.

Zoning Criteria	Proposal	Zone Standard R1-B
Site area (m ²) - minimum	613.30	460.00
Floor area of all floor levels combined for lots less than 669m ² - maximum	350.95**	300.00
Lot width (m) - minimum	16.79	15.00
Height (m) - maximum	9.02** (approx. - data not provided)	7.6
Storeys - maximum	3**	2
Site coverage % - maximum	34.37	40.00
Setbacks (m) - minimum:		
Front	5.79**	7.50
Rear	15.93	9.09
Side (west)	1.52** (to building) 0.30** (to stairs)	3.00
Side (east)	2.46**	1.68
Combined side yards	2.76**	4.50
Schedule G - House Conversion Regulations		
Required minimum habitable floor area for a six self-contained dwelling units (m ²)	351.00*	560.00

Minimum floor area for individual dwelling units (m ²)	29.73*	33.00
Addition of enclosed space	10.87*	Not permitted
Landscape - total lot (%) - minimum	40.30	30.00
Landscape - total rear yard (%) - minimum	42.00	33.00
Parking - minimum	3**	4
Schedule F - Accessory Building - Garage/Carport		
Combined floor area (m ²) (max)	31.59	37.00
Height (m) (max)	existing	3.50
Setbacks (m) - minimum		
Rear setback	1.50	0.60
Side setback	0.30**	0.60
Separation from main building	8.16	2.40
Rear yard site coverage (%) (max)	19.50	25.00

Relevant History

The existing building, built in 1912, was converted and approved for seven light housekeeping units (without separate bathrooms) and one self-contained unit (with a bathroom) in 1959. There is an accessory building in the rear built with permit, and a carport built without permit. The balcony at the front of the house was enclosed at some point, and not shown on any building permit plans.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on May 15, 2017. A letter dated May 15, 2017 is attached to this report.

ANALYSIS

Official Community Plan

The proposal for a six unit House Conversion is consistent with the Traditional Residential Urban Place Designation contained in the *Official Community Plan, 2012 (OCP)* which supports a diversity of ground-oriented housing types and house conversions. The Application proposes to convert the existing eight units to six self-contained units. Although there is an overall reduction of two units, there would be renovations to the existing building interior, upgrades in

compliance to current BC Building Code, and livability would increase by providing individual bathrooms. Additionally, the overall number of occupants may not decrease, as it would be more likely that multiple individuals could live in each unit.

The applicant has also proposed a Housing Agreement, ensuring the units remain rental for at least 10 years. After the 10 years, the owner could apply to convert the rental units to strata; however, the OCP states that conversion will not be supported when the vacancy rate provided by Canada Mortgage and Housing Corporation for Greater Victoria is at 4% or lower, and would require Council approval.

Suburban Neighbourhoods Plan

The proposal would conserve the traditional character of the neighbourhood, while making improvements to the housing stock, which is consistent with the *Suburban Neighbourhoods Plan, 1984*.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application.

Heritage

The applicant has declined designating or including the property on the Heritage Registry; however, since the proposal would be facilitated through modification to the House Conversion Regulations, the house would be retained.

Regulatory Considerations

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District, to a site specific zone to allow a House Conversion with six dwelling units. The new zone would be based on the R1-B Zone, except for the following changes:

- a decrease in the minimum habitable floor area required for six self-contained units in a house conversion would change from 560m² to 350m²
- a decrease in the minimum floor area for individual dwelling units for conversion to a multiple dwelling would change from 33m² to 29.73m²
- allowing for the addition of enclosed floor area to accommodate the front porch enclosure.

The intent of the House Conversion Regulations is to ensure liveability of self-contained units. Since the overall unit size of the units would change when converting from a light housekeeping arrangement to self-contained units, the units would become larger and potentially more liveable.

Other deviations from the zone with regard to height, parking, setbacks and number of storeys would remain legal, non-conforming.

CONCLUSIONS

The proposal is to rezone the subject property from the R1-B Zone, Single Family Dwelling District, to a new site specific zone to permit a six self-contained dwelling unit House Conversion and is generally consistent with Traditional Residential Urban Place Designation

and other OCP policies. The Application includes a Housing Agreement Bylaw that would secure the six units as rental for 10 years. Staff recommend that Council consider supporting the Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00591 for the property located at 1122 Collinson Street.

Respectfully submitted,

Chelsea Medd

Chelsea Medd
Planner
Development Services Division

A. Mey

Jonathan Tinney

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Jocelyn Jenkinson

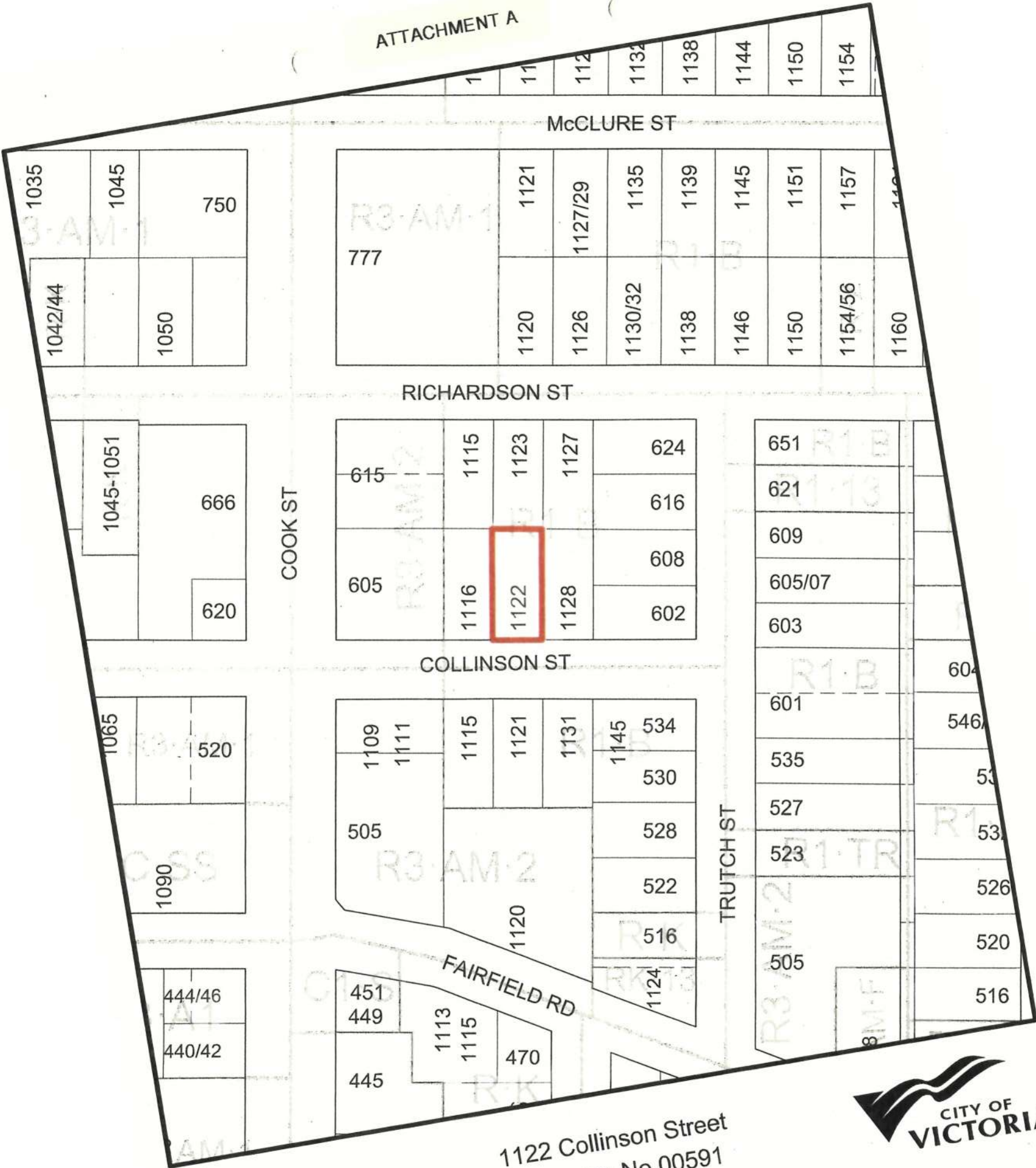
Date:

Sept. 28, 2017

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped September 18, 2017
- Attachment D: Letter from applicant to Mayor and Council dated August 22, 2017
- Attachment E: Community Association Land Use Committee comments dated May 15, 2017
- Attachment F: Correspondence.

ATTACHMENT A

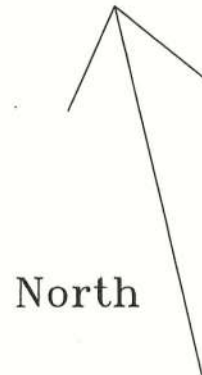
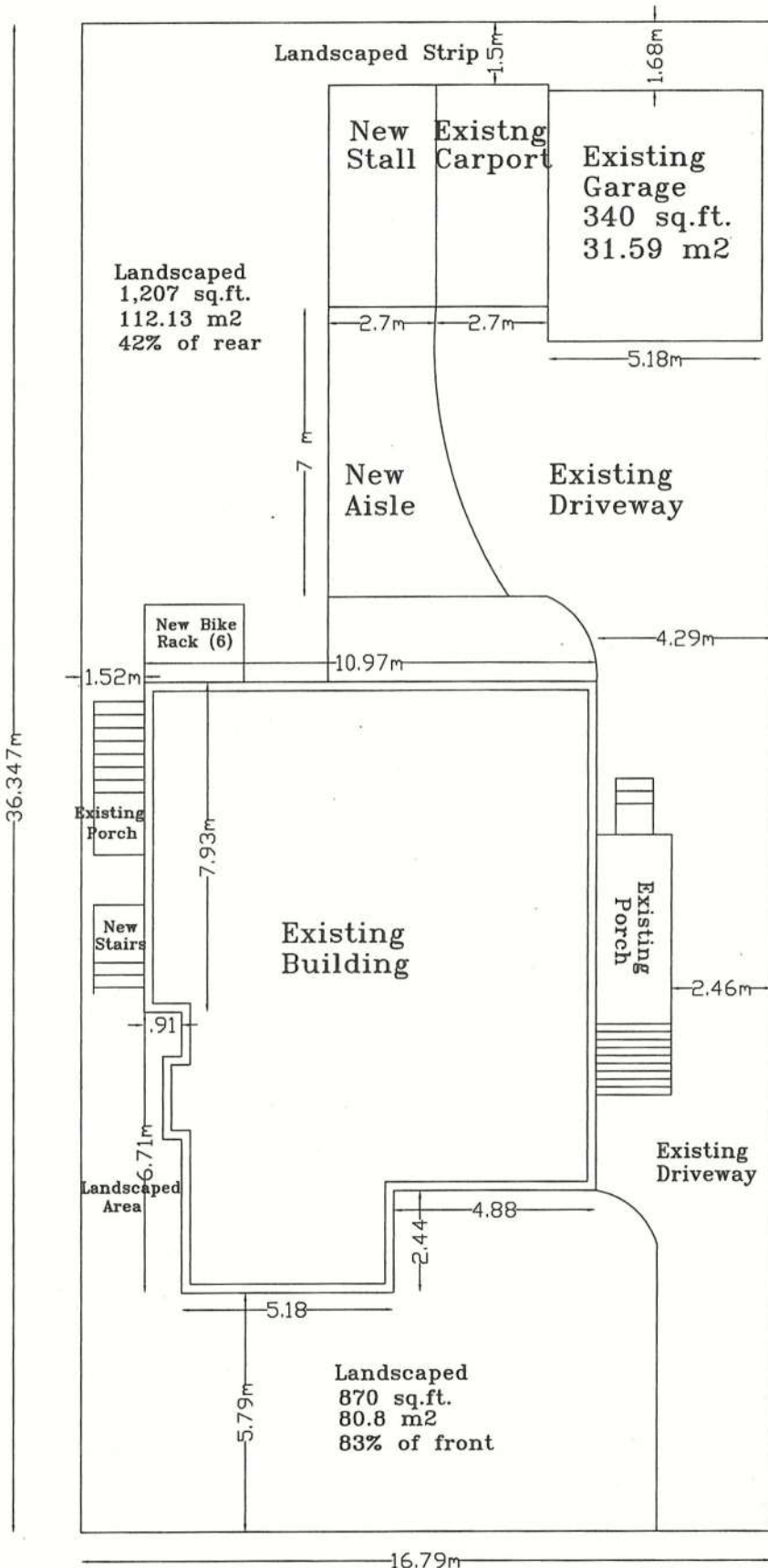


1122 Collinson Street
Rezoning No.00591



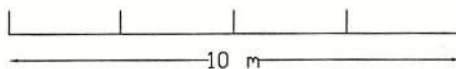
1122 Collinson St. Site & Parking Plan

Revisions
 Received Date: September 18, 2017
 Deemed Date: August 22, 2017

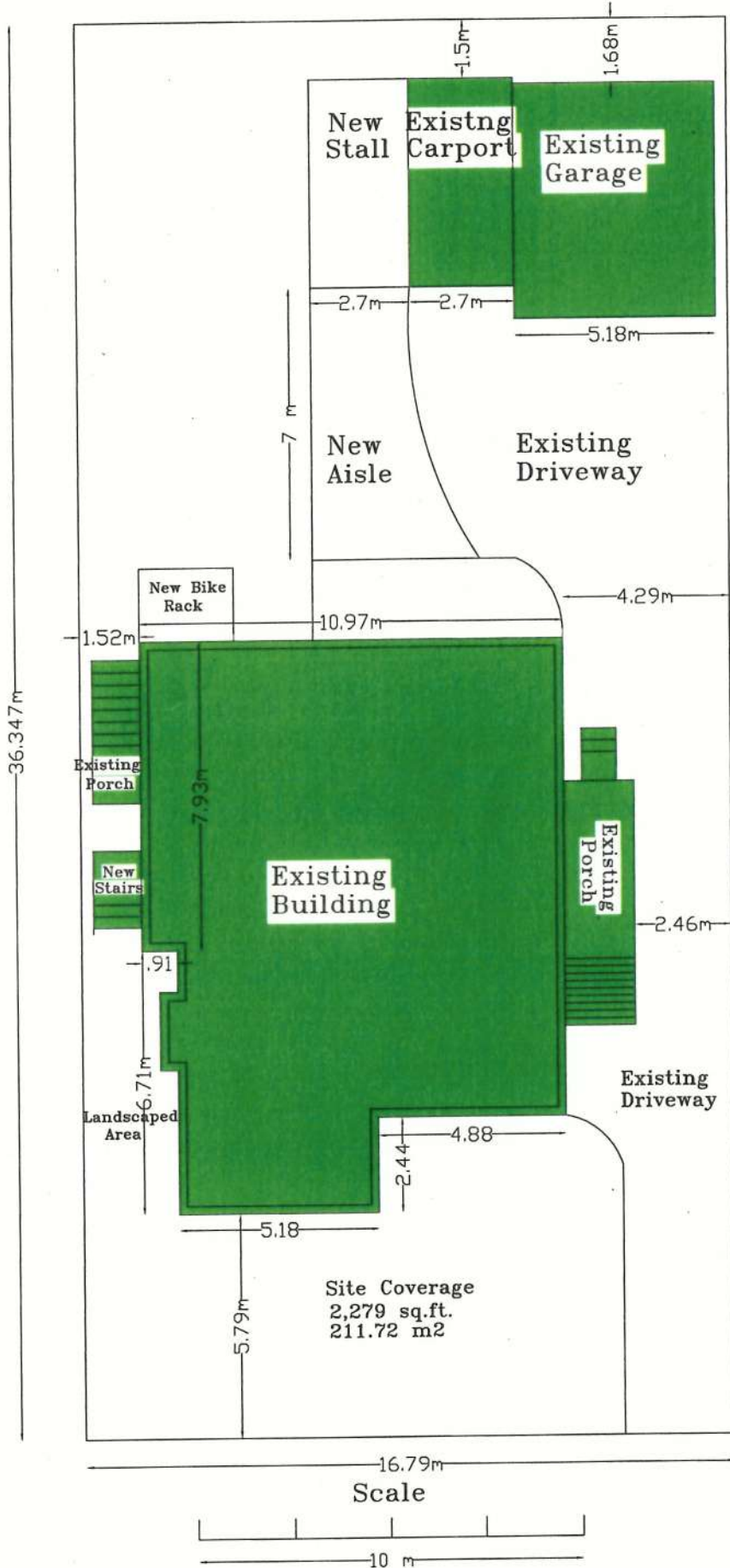


Total Landscaped Area
 2,560 sq.ft.
 246.2 m²
 40.3% of total lot

Scale

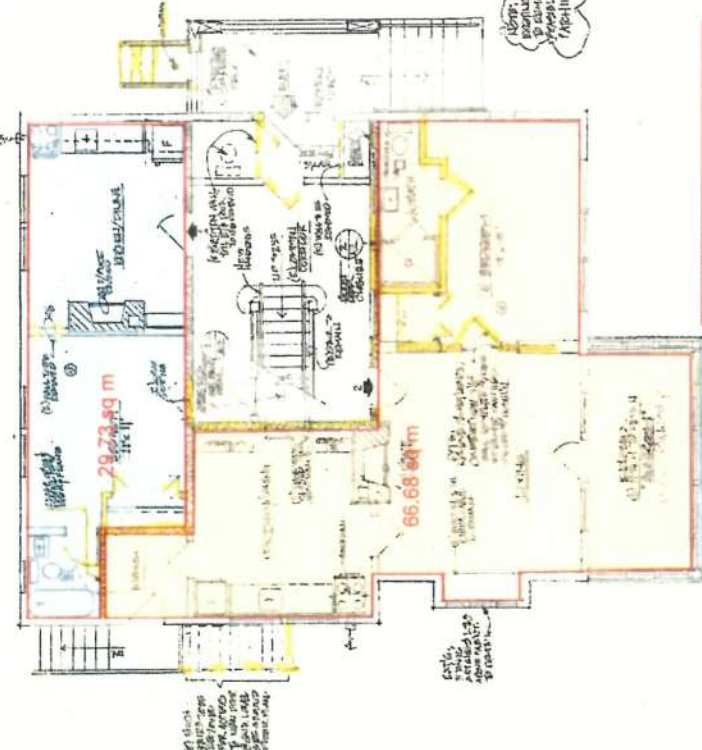


1122 Collinson St. Site Coverage Plan

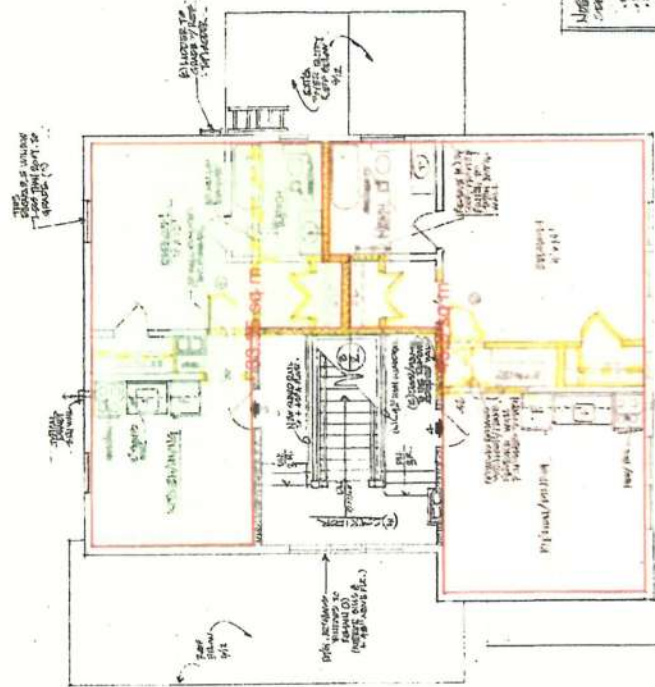


CITY OF VICTORIA
RECEIVED **DEEMED**
 SEP 18 2017 AUG 22 2017

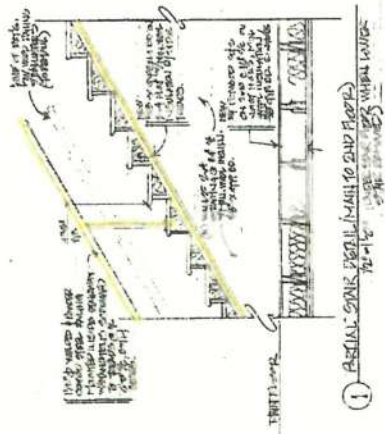
Received
 City of Victoria
 SEP 18 2017
 Planning & Development Department
 Development Services Division



UPPER PORTION OF SUITE #1 TO BE RECONFIGURED TO ACCOMMODATE RECEPTION AREA



REVISIONS TO 2ND FLOOR PLAN
 1. 08.11.17
 2. 08.11.17
 3. 08.11.17
 4. 08.11.17
 5. 08.11.17



Irvin Hew Architecture Inc.
 1122 COLVILLE ST., VICTORIA, B.C.
 V8M 1K2
 TEL: 250-383-1111
 FAX: 250-383-1112
 WWW.IRVINHEW.COM

PROFESSIONAL SEAL
 ARCHITECT
 IRVIN HEW
 1122 COLVILLE ST., VICTORIA, B.C.
 V8M 1K2
 TEL: 250-383-1111
 FAX: 250-383-1112
 WWW.IRVINHEW.COM

PROJECT INFORMATION
 PROJECT NO. 17-001
 PROJECT NAME: MAIN FLOOR, 2ND FLOOR PLANS
 DATE: 08.11.17

Received
 City of Victoria
 SEP 18 2017
 Planning & Development Department
 Development Services Division

CITY OF VICTORIA
 RECEIVED SEP 18 2017
 DEEMED AUG 22 2017

Sustainable Planning & Community Development
1 Centennial Square
Victoria, B.C.
V8W 1P6

August 22, 2017

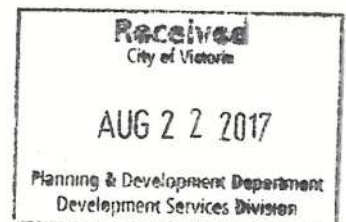
Regarding: Site Specific Rezoning Request for 1122 Collinson St.

Honorable Mayor and Council;

It is being proposed that the existing permitted usage of 1122 Collinson St., comprised of seven (7) Light House Keeping units and one (1) self-contained apartment be improved by converting to another permitted use of six (6) self-contained one (1) bedroom apartments. This will extend the functional life cycle of the building; provide increased tenant security and privacy; and better match surrounding occupancies provided by our neighbors on Collinson St. and in Fairfield.

There exists negligible density change because the basement floor space will be finished and habitable. Existing maximum occupancy, per BC Building Code, is increased from nine (9) persons to twelve (12) persons, proposed, respectively. All apartments will remain rental and will surely meet the need for additional long-term, rental accommodations in the area. There is no current intention to stratify units.

This proposal conforms to Section 13 of the Official Community Plan because it allows for an increase in density and self-contained units, it extends the economic life of the building, and it provides enhancements to security, privacy and hygiene. The exterior of the building will be preserved to maintain the character continuity on the street because all proposed changes are to the interior. This proposal is timely and advantageous to our City to alleviate some of the rental demand for accommodations with access and convenience to amenities and to downtown commerce zones.



The subject property sits between two (2) six (6)-plex rental dwellings and is surrounded by multi-plex rentals on Collinson St. and Richardson St.; strata-conversions on Trutch St. and high-density apartment buildings on the 500-700 blocks of Cook St. The neighbors will not be impacted because activity levels will remain similar. The owner has 15yrs experience providing low turn-over, long-term rentals to Victoria with emphasis on neighborly integration, creating communal social space and empowering tenants to create permanence in their homes. Existing rooming house occupants will be assisted in their transitions and relocations. The two willing participants have already been successfully transitioned into subsidized accommodations.

This proposal does not decrease conformity in regard to parking. Off-street parking may be increased with no foreseen impact on in/egress congestion or current street parking availability.

The subject property is not designated as Heritage, nor is it even listed on the Heritage Registry. Furthermore, there are no listed Heritage Properties within the 1100 block of Collinson. It is not fiscally responsible to designate a mid-block parcel when none of the adjacent properties are designated Heritage, as it impairs any long-term future sale. Furthermore, it blocks long term re-development of the adjacent properties should greater density ever be required. The exterior has few redeeming heritage qualities compared with both adjacent properties. The interior reconfiguration and remodeling will preserve the character features and feel of the original design.

The upgrading that will be completed significantly increase the remaining life of the building; thereby, this proposal significantly lengthens the time period over which the property will provide market rental accommodations. Additionally; there are numerous infrastructural upgrades to electrical and mechanical systems that reduce

environmental impact; including the installations of low-flow fixtures, partitioned heating, and pervious hardscape parking.

It is requested that this proposal be expedited for approval and issuance of a new site-specific rezoning due to its improved permitted usage among surrounding buildings, similarly comprised of multiple self-contained rental apartments; its compliance to the BC Building Code and conservation of original building features; and its preservation and improvement of desperately needed, local rental stock. No precedent exists for rental housing agreements requiring registered covenants of 20yrs for rental improvement conversions. It should be noted that BC Housing has officially exempted this project from new housing as it does not meet qualifications for substantial renovations. Such covenant terms would jeopardize my ability to conduct business in the apartment owners' community and would limit financing and exit options.

I am gravely concerned that protectionist recommendations encountered mid-application have created undo financial hardship on this project that simply cannot absorb further costs as a rental proposal. Our proposal mustn't be leveraged for controlling future large-scale and purpose-built rentals or used against smaller strata conversion applications that deplete primary rental stock. I am proposing that a covenant of no longer than 10yrs be appropriate for this proposal while qualifying for expedited attention before Mayor and Council since I believe we are achieving the same critical goal in securing more long-term rentals in Victoria.

Sincerely;

Cameron Stewart
1087620 BC Ltd.



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Location of proposed development (address)

1122 Collinson, Victoria

Community Meeting Details

Date: May 15, 2017

Location of Meeting (address):

1330 Fairfield Road, Victoria

Meeting hosted by:

Fairfield Gonzales Community Association Land Use Committee

Approximate total number of people in attendance:

Eight (8)

Meeting Chair: Andrew Brownwright

Note Taker: Heather Murphy

PROPOSED DEVELOPMENT DETAILS

Applicant represented by:

The proponent, Cameron Stewart represented himself and was also accompanied by, Dick Horwood

The applicant explained that this proposal is to change the zoning and / or Official Community Plan for the subject property to accommodate the following proposal:

Change zoning to support reconfiguring the existing 1 apartment and 7 rooming house rooms in a large house to 6 apartments. These new self-contained



apartment suites will be rental units not strata title. There will be no changes to the exterior.

Community Questions and Answers:

Requested clarification of term, "light house keeping room".

The "shared" driveway width etc. requires clarification.

Community Comments (including positive, negative, and neutral):

Concern from adjacent neighbours / owners to the south regarding the headlights and noise from the driveway between the two houses.

By far, the greatest concern is displacement of the existing tenants many of whom live with disabilities and receive social services. They are: uncertain as to when they must vacate, if they can find appropriate and affordable alternative housing, breaking up their community and leaving a community of caring neighbours. It must be noted that the applicant referred to a "tenant relocation program" and appears sincere in wishing to ensure that the existing tenants are: kept apprised of lead times for moving out, will help with securing alternative housing, and even, if possible, keep tenants together.

As well, is the loss of below market housing units.

CALUC Chair: David Biltek

May 17, 2017

ATTACHMENT F

Michelle Mulder and Gastón Castaño,

404 – 605 Cook Street,

Victoria, BC, V8V 3Y6.

September 20, 2016.

Dear Mayor Helps and Councillor Coleman:

We are writing to let you know about a housing situation that has arisen on our street, in hopes that your office and council members are able to assist the residents involved. We also hope that the City of Victoria implements policy to prevent this situation from recurring in future.

In early September, our aging neighbour sold her two large houses (at 1116 & 1122 Collinson St.) to a new owner. These houses are rooming/rental properties and accommodate mainly workers and low-income tenants. On the first Friday of the month, all nine tenants at 1122 and one of the tenants at 1116 were “renovicted”. They must leave by October 31. Among those evicted is a woman who turns seventy this month and who will not be able to afford alternate housing until January. She may be living in a women’s shelter until the new year. Another tenant has been living in his suite for 25 years, working to maintain the house in partial payment of his rent. He now has less than two months to find a new place. These situations triggering homelessness are increasingly common in our city, where it is estimated approximately 60% of residents are tenants. As a city that is already struggling to house those who live here, it feels especially urgent to address the issues that are creating even *more* homelessness.

We have spoken with the new owner of the houses next to us, and he explained his intent to renovate the aging structures over the next year. (Both properties are zoned under R1-B: Single Family Dwelling District.) He assures us that new tenants will be more community-minded. Yet at the same time, he was surprised that we knew about the private sale and asked how we found out. Our answer? We are *already* a community, and we talk to our neighbours. The idea of living in a city that only has room for people with a higher income bracket is alarming indeed.

Thanks for taking the time to read our letter. We do hope that you are able to support our neighbours in their search for housing and that the City of Victoria can effectively address the issue of “renovictions” in a timely manner, as highlighted in the upcoming UBCM annual conference.

Respectfully submitted,

Gastón Castaño

Michelle Mulder.

CC: Councillors Ben Issit, Jeremy Loveday, Margaret Lucas, Charlayne Thornton-Joe, Marianne Alto, Geoff Young, Pan Madoff.

Michelle Mulder and Gastón Castaño,

404 – 605 Cook Street,

Victoria, BC, V8V 3Y6.



1116 & 1122 Collinson St.

June 8, 2017

Honourable Mayor and City Council
1 Centennial Square
Victoria BC

Rezoning application 1122 Collinson Street

We are the owners of the adjacent property to 1122 Collinson Street and wish to express our opposition with the request to the rezone the property from 7 light housekeeping and one apartment to 6 one bedroom suites.

We have owned our property for 25 years and keep a suite in the building for personal use. During this time we have experienced no problems or disturbance from the people living there. The building is in good condition and has many heritage qualities.

The rooming house serves an important role in the community for providing affordable housing for low income individuals. To displace these long term tenants some who have disabilities would cause great hardship to them as affordable housing is not easily obtained in Victoria.

Over the last 25 years the tenants at 1122 Collinson did not own vehicles and were not permitted to park on the property.

Any additional parking added to 1122 Collinson would adversely affect our tenants with headlights, noise and trespass.

Do to the fact the driveways run parallel to one another it is essential the property line be surveyed with markers to determine the exact location of the property line to avoid trespassing. The property measurements the applicant has provided for their application conflict with the documents we obtained from the city.

We feel the responsibility of obtaining the survey should be the applicant of this rezoning application.

In the event the property is rezoned the applicant should be responsible for installing a substantial fence on their property to address the headlight, noise and trespassing issues that will result with several vehicles accessing the rear parking.

Also, their garage has no foundation and requires considerable repair as the roof run off has caused it to rot and the water is also damaging our garage.

We appreciate the opportunity to voice our concerns regarding this rezoning application to the Mayor and City Council.

Respectfully.



Brenda Craven and Michael Cedar
#3 1128 Collinson Street, Victoria, BC

Susan Dickstein

7-1122 Collinson Street
Victoria, BC V8V 3C3

RECEIVED

JUL 18 2017

City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Monday, July 17, 2017

RE: Site Specific Rezoning Request for 1122 Collinson Street

Her Worship Mayor Lisa Helps and City Councillours:

Please consider rejecting Mr. Cameron Stewart's application for rezoning, as it means that the low-income tenants at 1122 Collinson Street will become in dire straits. Some of the tenants are on Disability and the rest are only able to find temporary work in this lovely city. With our rent being at most \$460/month, the tenants here are able to afford rent, food, and utilities, and to keep our dignity. There are no comparable or affordable alternatives for us in the third most-expensive city in Canada. As well, no one would rent to people who don't have long-term employment in such a landlord-choosing-tenant market where the highest bidder wins.

Our building is in fact quite unique. We are single women each living independently with our own kitchens, but sharing the washrooms, toilets, and laundry facilities. We have all lived here for years and with some of us having social anxiety disorders, we are lucky to have long-term friendships, which helps ward against loneliness and sickness. Our building is in a safe neighbourhood near Cook and Fairfield, and since none of us can afford a car, we highly value our location, which is within walking and biking distances to an affordable supermarket, the Y, Cook Street Village, the public library, the Pacific Ocean, and Beacon Hill Park.

We are also part of a community that cares about us. When our landlord attempted to illegally evict us (he gave us eviction notices stating he had permits, when he obviously did not have them), our caring neighbours threw us an "anti-eviction party" to try to brainstorm ways to keep us as part of this great neighbourhood.

Please keep us together in this rare low-income building, in this safe neighbourhood, with neighbours we know, so we may remain independent, healthy, and happy by declining his request to evict us on the basis of major renovations. If not, at least, do not let him do demolition renovations in keeping with the "six-month moratorium for rental demolitions". Thank you.

Sincerely yours,



Susan Dickstein
Current tenant of 1122 Collinson Street