

November 9, 2017

Honorable Mayor Lisa Helps and Victoria City Council
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Council Members:

Re: Application for rezoning and redevelopment of 224 Superior Street

The attached detailed proposal comprises our plans for the redevelopment of our home and business at 224 Superior Street. We are proposing to convert the existing heritage house into 4 strata units and rezone the existing parking area to create a small lot with a new single family house.

We have been working with City of Victoria staff for the past several months in order to prepare this document. During that time we have had several consultations with CALUC and, since the property is a designated heritage property, we have been in contact with the Heritage Planner as well.

The vast majority of our neighbours (90%) support our plan for a small house rezoning and the strata development and we feel the change will enhance our area of James Bay. The project meets the objectives of the City of Victoria Official Community Plan, the James Bay Neighbourhood Plan and all of the requirements of the Small Lot House Rezoning Policy.

We are requesting R1S2 zoning for the new single family house where we will live, and site specific zoning for the 4 strata units in the heritage property.

Respectfully submitted,

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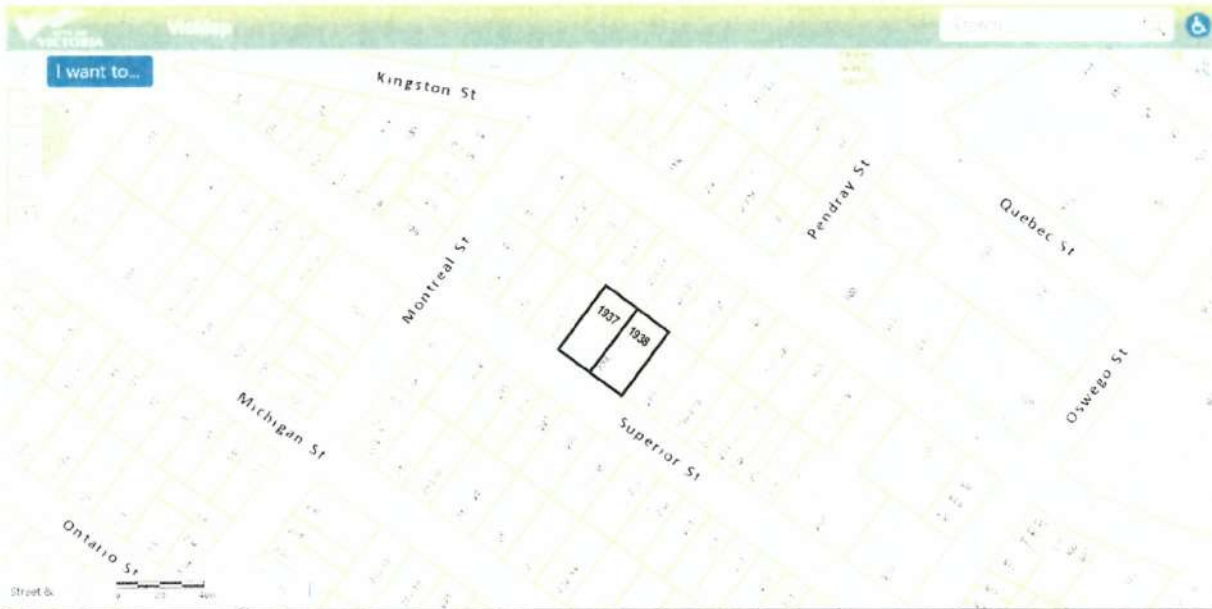
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**Note: This document replaces
the Letters to Mayor and Council
dated April 19, 2017, April 21, 2017 and August 4, 2017.
Amended November 9, 2017**

The Project in Summary

1. Description of the Proposal



- Currently:
 - T15 zone allowing R-2, Two Family Dwelling and Transient Accommodation
 - Registered heritage house operating as a bed and breakfast
 - Two 60 foot x 120 foot lots
 - West side of site is a large parking area
- Proposal:
 - Convert the bed and breakfast into 4 strata homes with private gardens
 - Each strata unit will be 2 bedroom and 2 bath
 - Subdivide existing west parking area into a small lot with a single family home
 - New home will be 2 bedroom

2. Variances

- 4 variances only are being requested, 3 for the strata conversion and one for the new small lot house:
 - Location of the parking for the strata conversion. City bylaws require that parking be behind the front face of the house. We could do this but it would require cutting down 3 trees, and adding twice as much paving as is required by our proposed parking which is in the front of the lot. Please see details on Page 24
 - Side yard setback on west side of the strata conversion. The required setback for the side yard is 2.7 meters. We are requesting a variance to reduce this to

1.2 meters. This measurement is from the property line to the edge of the stairs leading up to the house. The measurement from the property line to the verandah is 2.4 meters and from the property line to the house is 4.1 meters.

- Rear yard setback of the strata conversion. The set back to the existing stairs is 1.36 meters.
 - Side yard setback required because of 2 piano windows in the new small lot house. The setback required for a habitable room is 2.4 meters. There are 2 long, narrow, piano windows above the beds on the second floor of the new house. We are requesting a setback of 1.5 meters
- The new small lot house rezoning meets all of the other requirements as specified in the City's Small Lot House Rezoning Policy as detailed on Page 15

3. Government Policies

- The proposal aligns perfectly with City of Victoria Official Community Plan, specifically Section 21.16 which states the City's desire to
 - support sensitive infill
 - enable adaptation and renewal of the existing building stock
 - maintain a variety of housing types and tenures for a range of age groups and incomes
 - maintain an interesting diversity of land uses, housing types and character areas
- Proposal aligns with the James Bay Neighbourhood Plan
- Proposal received enthusiastic support from the executive of the James Bay Community Association Land Use Committee
- The project meets the 'Goals and Objectives' as outlined by the City in the 'Small Lot House Rezoning Policy', specifically:
 - Support growth through small, adaptive and gradual change
 - Revitalize neighbourhoods by allowing new infill construction
 - Make (optimal) use of neighbourhood infrastructure (schools, water and sewer)
 - Increase the quantity of detached dwelling lots while providing other options
 - Meet changing needs, wants and values of existing and future residents throughout the life cycle (e.g., the need for ground-oriented housing for families with children, the desire for smaller houses and yards for seniors, couples, empty nesters or singles)

4. Neighbourhood Survey

- 90% of neighbours within the inclusion zone support the project; see Page 20
- 94.7% of neighbours within the 100 meter zone support the project; see Page 21
- 92.3% of neighbours support the parking variance; see Page 23

5. Project Benefits and Amenities

A. ECONOMIC BENEFITS

- 5 new ground level homes in James Bay
- 5 off-street parking spaces
- \$1.5 million investment in building and local construction industry
- Increase in property taxes to the City
- Uniqueness of the strata units is attractive to an important demographic in Victoria's economic development

B. ENVIRONMENTAL BENEFITS

- 5 new housing units within walking or cycling distance to the City Centre
- Onsite rainwater management
- Infill development of under-utilized site
- Convert existing parking area into family home

C. SOCIAL BENEFITS

- High quality housing inventory added to community
- Convert existing parking area into family home
- Convert transient accommodation units into permanent housing units

6. Need and Demand

- OCP estimates that an additional 2,700 ground-oriented units will be required in the City by 2041
- There is consistent demand for housing in the City
- Victoria Real Estate Board describes the Victoria market as 'very active'
- 2017 house sales lower than 2016 but still at historically record levels

7. Heritage

- Only 6 changes will be made to the exterior of the heritage house.
- None of the proposed changes affect any of the significant architectural elements of the heritage house in any way
- All changes have been discussed with Merinda Conley, Heritage Planner

- All changes have been approved in principle by her
- The alterations to the heritage property are detailed on Page 18 below

8. Neighbourhood

- Site is 2 large lots, each 60' x 120'
- West side of site is a large parking area
- Lot is currently under-utilized in terms of its size
- Existing parking area perfectly suits conversion to small lot and single family home
- James Bay has many different forms of accommodation
- Highest density next to downtown
- Neighbouring buildings are a mix of townhouses, duplexes and single family houses
- Proposal is sensitive to the characteristics of the existing area

9. Project Design

- Heritage House:
 - Remains unchanged in any significant way
 - Please see details on page 18
- New Small Lot House:
 - Roof-
 - lower than neighbours on either side
 - lower than by-law allows
 - roof slope matches both neighbours
 - Massing and Proportion-
 - front façade articulated with gables, bay window
 - main entrance is stepped back
 - fits well with neighbours
 - see illustration on Page 33
 - Entryway-
 - emphasized with the addition of set of antique stained glass with sidelights
 - Windows-
 - located to ensure neighbour's privacy
 - please see Page 52
 - Garage Door-
 - visually interesting with natural wood finish and glass upper panels
 - flanked by pilasters to give visual interest
 - Finishes and Materials-

- siding matches both neighbours
- roof finish is different for environmental considerations
- Ornamentation-
 - intended not to compete with heritage house
 - brackets in the gables
- Colour-
 - compliments but does not compete with the heritage house
 - selected with input from Heritage Planner
 - details on Page 32

10. Revisions Made After Planning Department Input

- Moved the house 1.8 meters to the rear of the property to open the street view to the heritage house
- Redesigned the front entrance of the new house
- Removed some of the proposed stained glass in the new house
- Removed the gargoyle from the plans of the new house
- Redesigned the garage door for the new house
- Changed the paint scheme for the new house
- Added a front verandah on the new house
- Added a balcony on the front of the new house
- Added SRW
- Reconfigured the parking in the front of the lot
- Added bike parking

11. In Summary

- Project meets the goals of the Victoria Official Community Plan
- Project meets the goals of the James Bay Neighbourhood Plan
- Project meets the goals outlined in the City's Small Lot Rezoning Policy
- Project supported by CALUC executive
- Project supported by 90% of neighbours within the inclusion zone
- Project supported by 94.7% of neighbours within the 100 meter zone
- Project supported by 92.3% of neighbours for the parking variance
- New house design is sensitive to heritage house on the east side and to neighbours on the west side

12. View from Across the Street



Figure 1: View of the New House from Across the Street

The Project in Detail

13. Description of the Proposal

The house at 224 Superior Street is currently a bed and breakfast and has been operating as such for about 30 years. We have owned the property for 11 ½ years. The property consists of 2 lots, numbers 1937 and 1938 of Plan 29332. Each of the two lots is 18.2 x 36.7 meters (60' x 120') and each, as a single entity, would be considered a large lot in reference to the R2 zoning. The house sits right on the dividing line of the 2 lots.

Our proposal is to move the property line of lots 1937 and 1938 to create a separate lot in the parking area on the west side of the bed and breakfast (an R1S2 zone under the Small Lot House Rezoning Policy, 2002) with a single family home and to convert the bed and breakfast into 4 strata townhouse units (we are asking for site-specific zoning). With the four townhouses and the new house on the separate lot, we will be creating in total 5 new dwelling units.

Each of the 4 new townhouses will be a 2 bedroom and 2 bath unit varying in size from 116 to 121 square meters (1290 to 1680 sq. ft.). The new infill house will be 183 square meters (1966 sq. ft.) with 2 bedroom and 2 ½ baths.

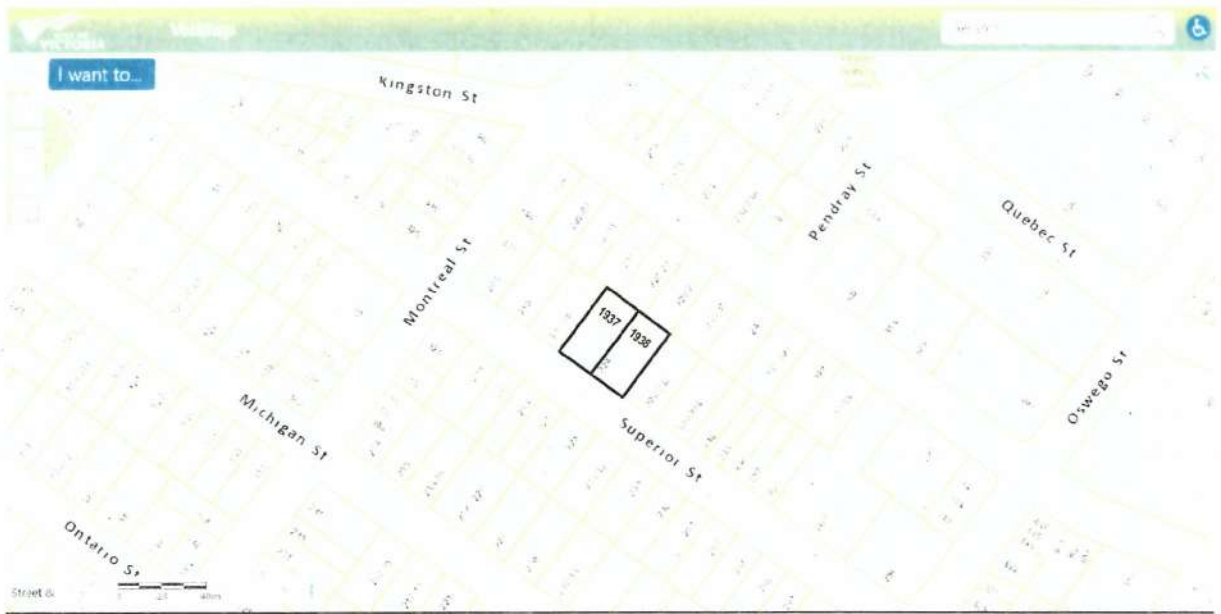


Figure 2: Site Location- 224 Superior Street

14. Variances

We are requesting 3 variances only, two for 224 Superior Street and one for 222 Superior Street.

Location of the parking for the strata conversion. City bylaws require that parking be behind the front face of the house. We could do this but it would require cutting down 3 large trees, removing a lot of hedge and adding twice as much paving as is required by our proposed parking which is to have the parking in the front of the lot. Please see details on Page 26 and 27. The parking variance we are requesting is supported by over 92% of the neighbours. Please see the Neighbourhood Survey Results on page 23.

Side yard setback on west side. The required setback for the side yard is 2.7 meters. We are requesting a variance to reduce this to 1.2 meters. This measurement is from the property line to the edge of the stairs leading up to the house. The measurement from the property line to the verandah is 2.4 meters and from the property line to the house is 4.1 meters.

Side yard setback required because of 2 piano windows. The setback required for a habitable room is 2.4 meters. There are 2 piano windows, located in the west wall, above the beds on the second floor of the new house. We are requesting a reduction of the setback to 1.5 meters.

As can be seen from the following table, this is the only variance we are requesting for the new house.

PROJECT INFORMATION TABLE

222 Superior Street

	Small Lot	Zoning Standard for the Small Lot	Calculate Variance
Zone	R1-S2	R1-S2	None
Site area (sq. meters)	383.02	260.00	None
Site coverage %	30.15%	40.0%	None
Total floor area (sq. meters)	182.96	190	None
Floor space ratio	0.47:1	0.6:1	None
Height of building (meters)	7.2	7.5	None
Number of storeys	2	2	None
Building Setbacks (m)			
Front yard	6.265	6	None
Rear yard	8.512	6	None
Side yard (west)	1.5-2.4	1.5-2.4	.9 m
Side yard (east)	1.5- 2.4	1.5- 2.4	None
Open site space %	61.28%		None
Parking stalls (number) on site	1	0	None
Bicycle parking number	in the garage		None

15. Government Policies

We have reviewed the City of Victoria Official Community Plan and the James Bay Neighbourhood Plan and believe that this proposal aligns perfectly with the goals outlined in those plans, specifically the City's desire to

- maintain a variety of housing types and tenures for a range of age groups and incomes
- maintain an interesting diversity of land uses, housing types and character areas
- enable adaptation and renewal of the existing building stock and
- support sensitive infill.

In this area of James Bay, there are a number of apartments, townhouses, duplexes and single family homes. Immediately beside the subject property, to the west, is a new duplex (the bungalow was replaced in 2010), then a single family home (zoned duplex) and then another duplex. To the east, adjacent to the property is a 4 unit townhouse complex, followed by a duplex and then 4 single family homes on small lots.

A large heritage home is difficult and expensive to maintain. In the time that we have owned the building, we have done a considerable amount of work repairing and upgrading the exterior. While we consider the building to be in excellent shape at this time, on-going maintenance is required. With the multi-family conversion of the current residence, the at times significant cost of upkeep of the heritage house becomes shared among four strata owners.

In our design of the R1S2 single family home, we have respected both the difference of eras with the heritage house and the variety of designs of single family homes on small lots that line the street.

In its SMALL LOT HOUSE REZONING POLICY the City states the following Goals and Objectives

- Support growth through small, adaptive and gradual change.
- Revitalize neighbourhoods by allowing new infill construction.
- Make (optimal) use of neighbourhood infrastructure (schools, water and sewer).
- Increase the quantity of detached dwelling lots while providing other options.
- Meet changing needs, wants and values of existing and future residents throughout the life cycle (e.g., the need for ground-oriented housing for families with children, the desire for smaller houses and yards for seniors, couples, empty nesters or singles).

With this project, we are supporting the City in all of these goals and objectives.

16. Project Benefits and Amenities

In direct line with the aims of the Official Community Plan, the principal benefit of the development will be the addition of 5 new dwelling units in James Bay. Pressure for residential housing in the City continues to grow. Each of the strata townhouse units will be 2 bedrooms with a private garden. While we cannot determine in advance who may purchase the units, they would be perfect for families, something for which the James Bay Community Association Executive expressed their enthusiasm and support.

In terms of income to the City, the 4 new strata townhouses and the new single family home will generate a significant increase in property taxes over those currently generated by the existing bed and breakfast.

17. Need and Demand

The City's 'Victoria Housing Strategy 2016- 2025' report estimates that an additional 2,700 ground-oriented units will be required in the City by 2041. This project will add 5 new housing units in James Bay. We aren't suggesting that our 5 units make a significant contribution to achieving this goal, but every bit helps.

With each unit being reasonably sized and with a private garden, we hope to attract middle class buyers, small families, professionals or retired people. With access to Beacon Hill Park, Fisherman's Wharf and downtown, and being within easy walking distance of shopping and local schools, we think there will be a great appeal for these units. In addition, the unique heritage qualities of the building, both exterior and interior, make them very attractive and unique in today's marketplace.

18. Heritage

The house at 224 Superior Street is a registered heritage property. Over the past 11 years, we have done a considerable amount of work restoring many of the heritage features that were in desperate need of repair. In this proposal, we are requesting permission to make some changes to the exterior of the building but none that affect the unique heritage features in any way. The interior of the building will remain largely unchanged: we have only to fire rate the party walls.

The house has a fire suppression system installed.

There are 6 changes that we would like to make to the exterior of the heritage building. These are fully detailed in the drawings:

1. The window on the west side of the house at the north end, (please see Drawing Page 9) is not original to the house. It was a door. In the renovation of 1996, the door was converted to a window. We would like to change this window to one that matches the style of the original windows.
2. Also on the west side of the house at the north end, we would like to add a new door and entry stairs. This will become the entry to Unit #2. (Please see Drawing Page 9.)
3. The existing entry stairs are not original to the house. The configuration as they exist now is not original to the house but was changed in the 1996 renovation. The curve at the bottom was added in 2012. We would like to reconfigure the stairs to streamline them to allow an adequate setback along the new property line. The new stairs would maintain the original design but be configured as shown on Page 9 of the drawings.
4. The stairs on the south side of the house are also not original. Historical photos show them in several different configurations. With the new interior configuration of the strata units, these stairs would give access from a bedroom in Unit 1 to the proposed new parking area. For this reason, we would like to remove these stairs completely.
5. On the east side of the house, there is a recess under the existing deck with a door. We would like to convert the door to a window matching the existing windows on the east side. This window is for a bedroom in Unit #3.
6. In an alcove under the deck farther along the east side, is a small window. We would like to replace the existing window with a new door as entry to Unit #4.

19. Neighbourhood

As mentioned, the bed and breakfast sits on two 18.2 x 36.7 meter (60' x 120') lots. Even with the subdivision of the small lot, the remaining lot will have an Open Site Space of 49.11% which has allowed us to design the lot in such a way as to provide a private garden for each of the 4 new units.

Accommodation in James Bay is available in many different forms from rental to high end properties. It has the highest density of residents among communities next to downtown. This is one reason why we have seen a steady growth in uniquely refurbished and newly built small residential properties. James Bay has steered away from high-rise developments in favour of attached residential dwellings (townhomes, duplexes) or small lot infill and multi-family conversions. We believe that our proposal is sensitive to the characteristics of the existing area while being innovative at the same time. We would like to create a beautiful residential feeling on a lot that is currently under-utilized in terms of its size. In terms of affordability, this type of densification is mid-stream for the unit size in an area where land values are relatively high.

The neighbouring buildings are a mix of townhouses, duplexes and single family homes. With this mix of architectural designs adjacent to the property and with the existing heritage building to remain, our proposed R1S2 lot fits the streetscape very well. With the growing number of contemporary designs along the street, we elected to use a more traditional single family home design to compliment the heritage house. This design will not stand out from other properties but will complement and blend in with the neighbouring buildings. We have shown the design for the new house to many of the neighbours within the 100 meter radius of the house and they have been unanimously in favour of the design.

20. Neighbourhood Surveys

A. SMALL LOT HOUSE REZONING PETITION

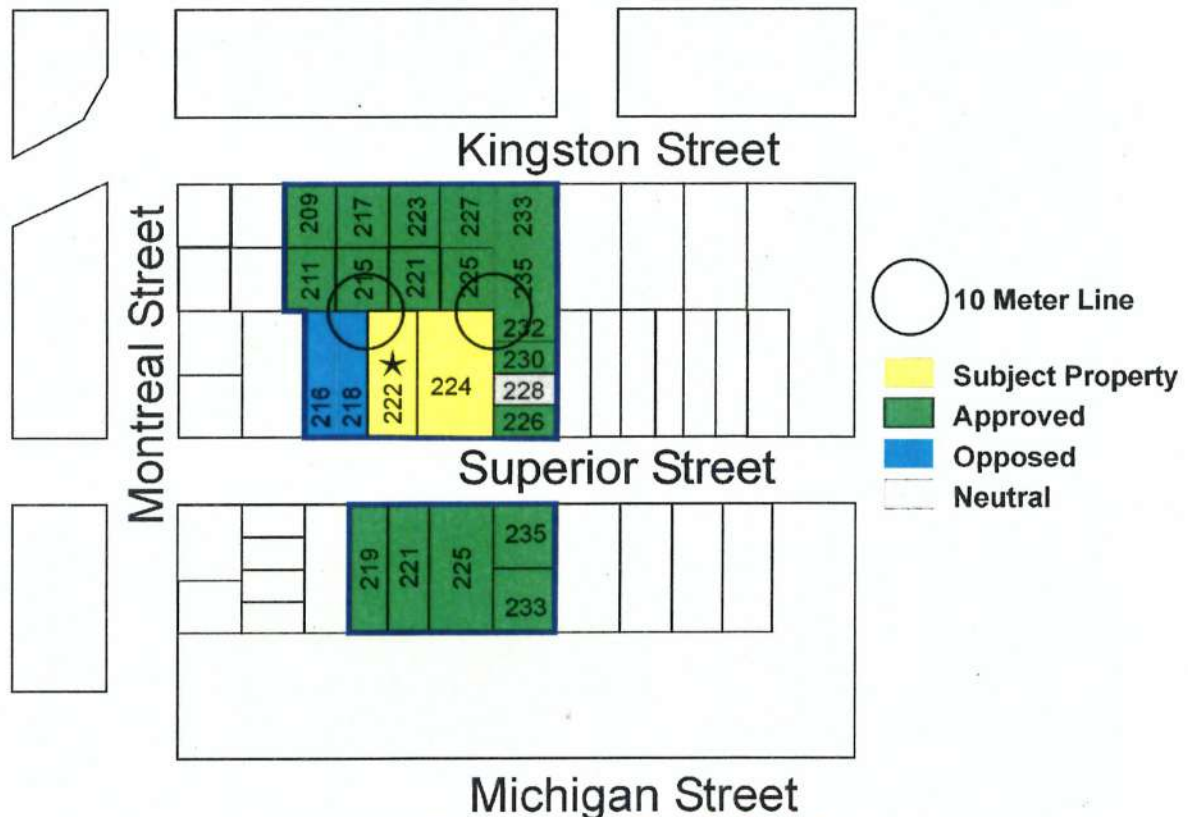


Figure 3: Illustration Showing Properties within the Inclusion Zone

RESULTS OF THE SMALL LOT REZONING PETITION

The 21 properties bordering the proposed rezoning were approached as per the City's Small Lot House Rezoning Regulations. Of those, one was neutral. Of the remaining 20 properties, 18 were in favour of the subdivision. Only 2 were opposed. Please note that, as of October 1, 2017, the neighbours at 218 Superior have indicated verbally that they are no longer opposed to the project. We have not received new petitions from them however.

Total Properties	21	
In Favour	18	90%
Opposed	2	10%
Neutral	1	

The City requires that we have 75% support for the re-zoning. At 90% approval, we have demonstrated **significant community support** for the small lot rezoning.

B. 100 METER REDEVELOPMENT PETITION

In addition to the neighbours who were approached for the Small Lot House Rezoning Petition, we consulted with neighbours in the immediate vicinity within the 100 meter inclusion zone as indicated by the graphic below for their opinions on the overall development including the subdivision and conversion.

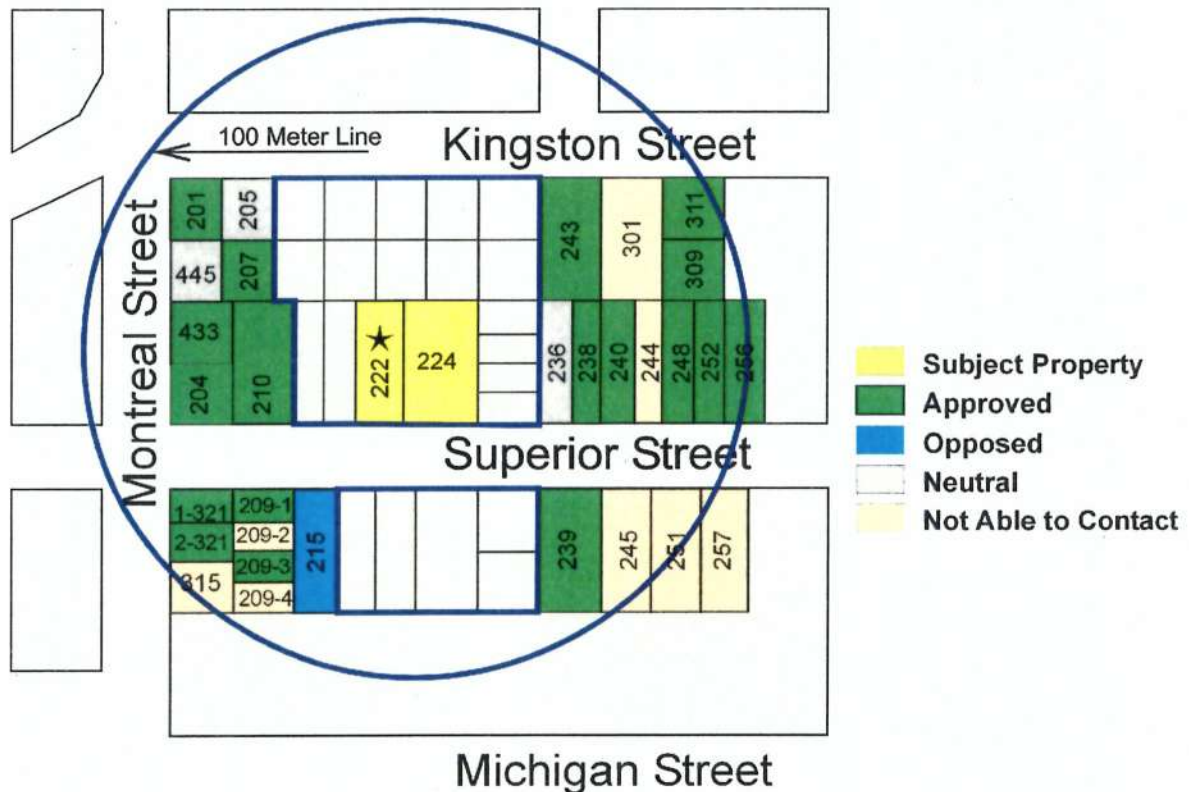


Figure 4: Illustration Showing Properties within the 100 Meter Zone

RESULTS OF THE REDEVELOPMENT SURVEY- 100 METER ZONE

This survey does not include the owners petitioned for the Small Lot Rezoning. 19 owners within the 100 meter inclusion zone responded to our petition regarding the rezoning and redevelopment. Of those, 18 supported the conversion to 4 strata units and the Small Lot Rezoning. Only 1 was opposed.

Total Petitions	19	
In Support	18	94.7%
Opposed	1	5.3%



If the Small Lot Rezoning petitions are included with the petitions in this survey, the results for the rezoning and redevelopment are as follows:

Total Petitions	39	
In Support	36	92.3%
Opposed	3	7.7%

From the numbers it is clear that there is **significant support** for the small lot rezoning and for the strata development.

C. PARKING VARIANCE PETITION

While consulting with the neighbours about the redevelopment in general, we also asked for their opinions on the parking variance that we are requesting. The overwhelming majority were in favour of the variance.

The signed petitions have been submitted to the Planning Department.

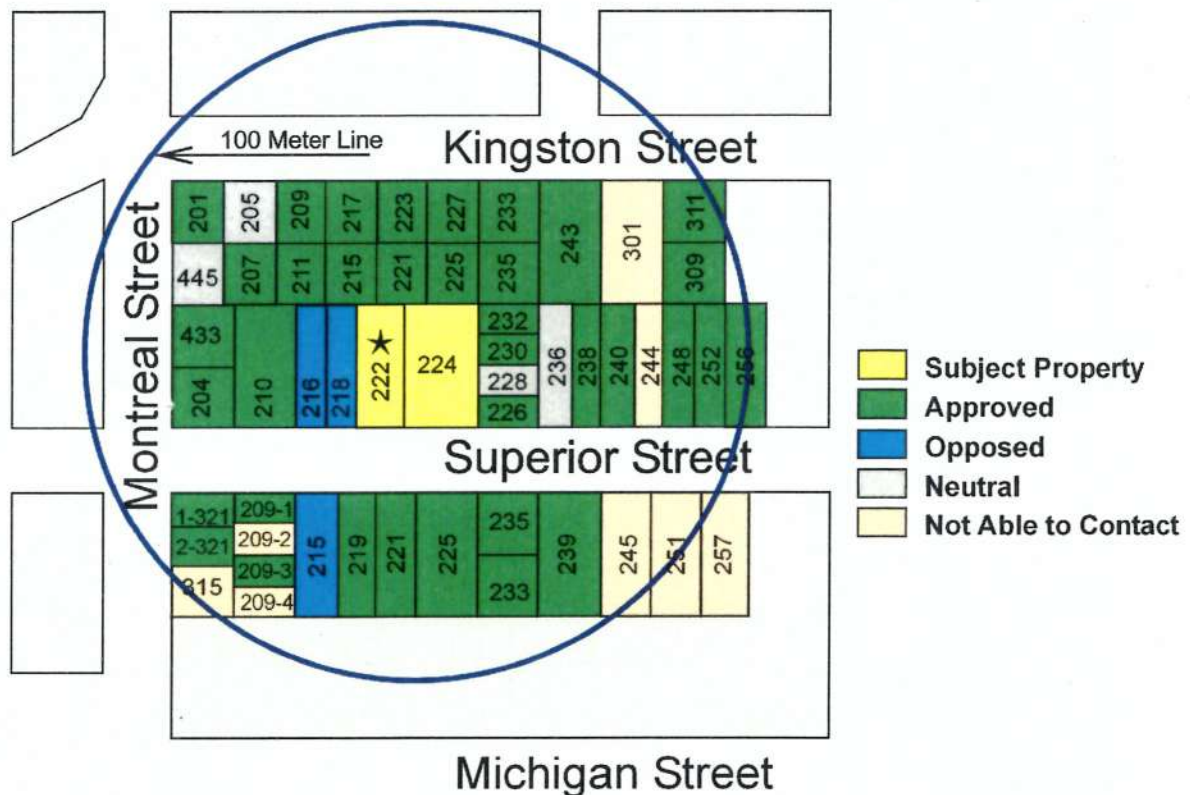


Figure 5: Illustration Showing Results of the Parking Survey

RESULTS OF THE PARKING VARIANCE SURVEY

Total Number of Respondents-	39	
Total in Favour	36	92.3%
Total Opposed	3	7.7%

As you can see, there is **significant support** from the home owners in the neighbourhood for the parking variance that we are requesting.

21. Parking

We have included one parking space for each of the townhouse units and an enclosed single car garage for the new house. Regarding the new townhouses in the heritage house, the City's bylaws require that parking be behind the front face of the house. If we comply with this requirement, it would require that all of the vegetation, trees, hedges etc. on the east side be removed and that the entire east side of the heritage house be paved to create the parking area.

After extensive consideration, and consultation with the neighbours, we are requesting that this requirement be waived and that parking be allowed in the front of the lot. 92.3% of the neighbours are in favour of our proposed parking. Please see details of the Parking Variance Survey on Page 23.

The surface of the parking area will be permeable paving. The variance we are requesting requires 1334 square feet less paving than the required parking which represents a 54% reduction. Or, to put it another way, by allowing the parking in the front of the lot, there will be an additional 1334 square feet of gardens, lawns, trees and shrubs in our 'Garden City'.

In addition, by allowing parking in front of the building, we are able to configure the remainder of the property in such a way as to provide a private garden for each of the 4 townhouses. These private gardens provide very desirable green space for each home and will allow space for bicycle parking as well.

Please see the images on the following 3 page.

i. Illustrations Showing the Proposed Parking



Figure 6: View from Street Level



Figure 7: Higher View of the Parking.
Boulevard trees not shown

ii. *Plan of the Proposed Parking*

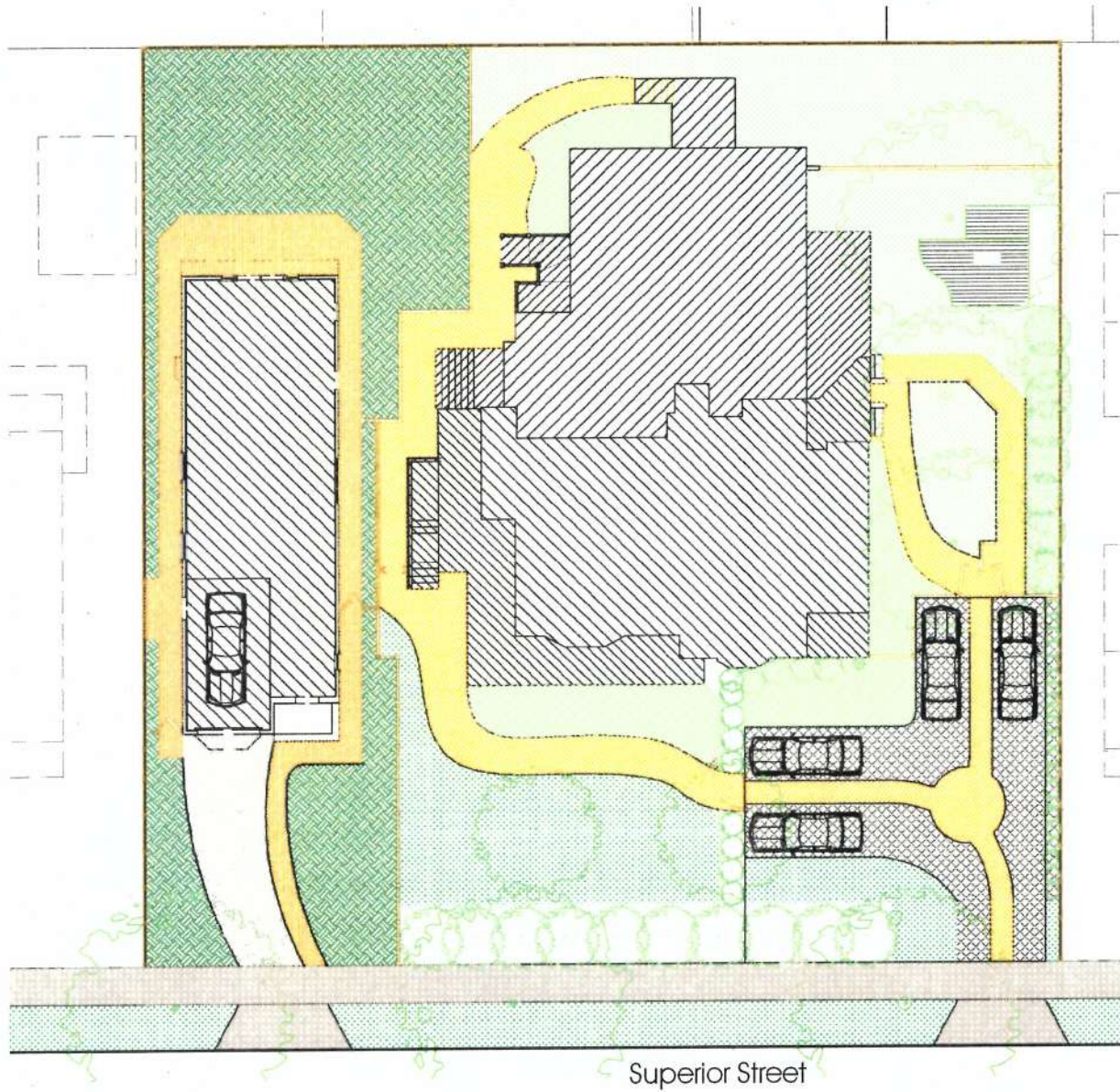


Figure 8: Layout showing the Proposed Parking

iii. *Plan of the Parking as per Bylaws*



Figure 9: Layout showing the Parking as per Bylaws

22. Project Design- The New Single Family House

A. GENERAL

The new house will sit between a heritage home built in 1892 and a modern duplex built in 2010. Our challenge in creating a design for a new house with proximity to both was to enhance both without competing with or detracting from the heritage house. With the assumption that 2 well dressed people standing side by side don't detract from each other, we have opted for what might be considered a 'Victorian' theme in our design.

B. ROOF

There is no dominant roof form on the existing streetscape. The existing roofs consist of a great variety of slopes and overhangs. Some slopes face the street; some face the side of the property; some are flat. The only consistent element is the material: most of them are asphalt shingles.

In the design of the roof line of the new house, which we are calling 222 Superior Street, we considered several options but were constrained by our desire not to compete with the heritage house. In the end we chose a very simple roof, a straight slope on either side with a single dormer. Out of consideration of shading on the neighbours on the west side, we eliminated the dormer on the west side.

The house on the west, at 216- 218 Superior, was built within the guidelines of the bylaw for Zone R2 which restricts the roof height to a maximum of 7.5 meters. The roof at 216- 218 Superior is 7.260 meters high.



Figure 10: Illustration showing the relative rooflines of the adjacent houses
Boulevard trees not shown



The new house at 222 Superior falls within the guidelines of the bylaw for Zone R1S2 which also restricts the roof height to a maximum of 7.5 meters. The roof of the new house at 222 Superior will be 7.237 meters high.

The 2 gables on the front of the new house reflect the gables on both 216- 218 Superior and 224 Superior. In addition, the horizontal line of the east dormer on the new house reflects the horizontal line of the peak of the house at 216- 218 and the horizontal line just below the peak on the house at 224 Superior.

The material for the roof will be a standing seam metal. This option is the best for the environment in that standing seam roofs are known for their exceptional durability and longevity. Because we also intend to install underground tanks for rainwater collection, a metal roof is essential.

Another advantage of a standing seam metal roof is that solar photovoltaic panels can be easily incorporated into the installation if and when desired.

C. MASSING AND PROPORTION

In keeping with the constraints of a narrow lot, the massing of the new house is, as is to be expected, tall and narrow. As noted above, we have maintained the peak of the roof at the same approximate height as the neighbouring buildings and within the City's maximum of 7.5 meters.

The main floor will be only 12 inches above grade in order to keep the height of the peak of the roof as low as possible while maintaining a slope on the roof which is appropriate to the houses on either side.



Figure 11: Front View of the House

To add variety and visual interest, we have added a bay window on the upper floor with a smaller, lower gable; added a balcony; stepped back the east side of the front façade; added a main entry with stained glass; added pilasters flanking the garage door and added a small roof along the middle of the façade.

By keeping the main floor just above grade, we are able to anticipate any future mobility concerns that may arise which make stairs difficult for the occupants: a ramp can easily be installed for access to the main floor.

D. ENTRYWAY



Figure 12: Illustration of Front Door

Entry to the new house will be via a small path of interlocking permeable paving stones to the right of the driveway. The entry itself is raised one foot from the ground and is accessed by 2 low steps. The entryway is set back in the façade by 4 feet and covered by a small overhanging roof. The door itself is oak with accents of 19th century English stained glass featuring birds with Spanish brass 'clavos' (large headed nails) added as accents. The door and panels will be natural wood finish.

E. FINISHES AND MATERIALS

The choice of materials for the exterior of the house must be a balance between aesthetics, maintenance and environmental sustainability. For the walls of the building, we have opted for a combination of Hardie Plank, Hardie Shingles and natural wood. The roof will be standing seam metal.

F. COLOUR

The majority of homes built today tend to rely on a palette of somber, dark colours. For the exterior colour scheme of the new house, we have endeavoured to express a hint of old Victorian enthusiasm without bowing too deeply to the exuberance of that era. We worked closely with Merinda Conley, Heritage Planner for the City of Victoria. She has looked at a number of different colour schemes that we provided. Considerable effort went into ensuring that the colours balanced well with the heritage house.

In the end, we opted for True Colours by Benjamin Moore, a line developed by them and the Vancouver Heritage Foundation. The colours chosen will be Edwardian Buff, Strathcona Red, Edwardian Porch Grey, Black and natural wood.

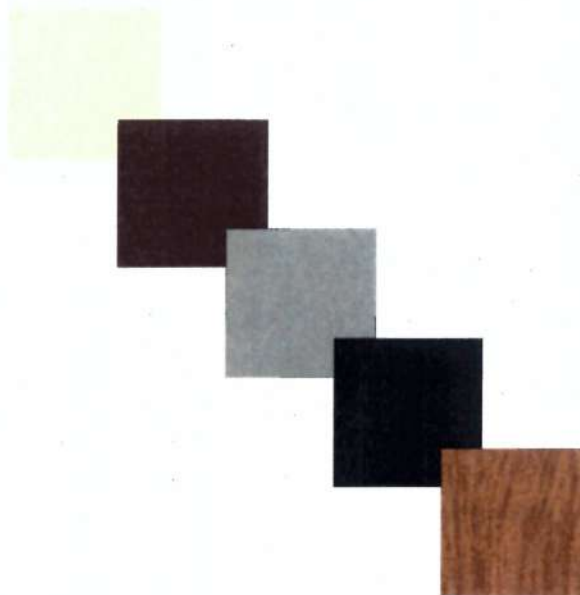


Figure 13: Colour palette for the new house

i. View of the new house at 222 Superior



Figure 14: Illustration: Street View of 222 Superior Street

ii. Another View from the Street



Figure 15: Illustration: Another View of 222 Superior

One boulevard tree not shown for clarity

iii. View with the Parking



Figure 16: Illustration: Street View with the Proposed Parking
One boulevard tree not shown for clarity

G. SHADOWING

A considerable amount of thought has gone into shadowing, privacy, sunlight and air space. However, a new house is going to create some shadowing. Building the new home's main floor at grade creates the least amount of shadowing for the residential properties that may be affected. We have also incorporated a roofline that enhances the look yet minimizes the height as much as possible to reduce shadowing. In addition, we eliminated the dormer on the west side of the roof to reduce shadowing to the west.

Note: *During April, May, June, July and August, the new house will cast minimal shadows on the neighbour's backyard and garden.*

Note: *In their comments to the James Bay Neighbourhood Association meeting on March 8, 2017, the neighbours on the west side of the proposed development stated that they receive 80% of their light from windows on the east side of their house. This information was repeated in the CALUC report to City Council. It was repeated again on their Small Lot Rezoning petition.*

A detailed examination of the architectural drawings of the house shows that the windows at 216/218 Superior Street are distributed as follows:

- **36.0% on the east side**
- **49.4% on the north side**
- **14.6% on the south side.**

H. DETAILED HOURLY SHADOW STUDY

Because the shadowing will affect principally the neighbours to the west, we have included below a detailed month-to-month shadow study. We have focussed on the morning hours, the hours between 9 am and 12 pm but additional hours have been included for April, May, June and July and August. The studies show the shadows on the 21st of each month.

Shown from the Rear of the Property- Standard Time



January 21 at 9:00 am



January 21 at 10:00 am



January 21 at 11:00 am



January 21 at 12:00 pm

Figure 17: Hourly Shadow Study- January 21- 9 am to 12 pm

Shown from the Rear of the Property- Standard Time



February 21 at 9:00 am



February 21 at 10:00 am



February 21 at 11:00 am



February 21 at 12:00 pm

Figure 18: Hourly Shadow Study- February 21- 9 am to 12 pm

Shown from the Rear of the Property- Daylight Saving Time



March 21 at 9:00 am
September 21 at 9:00 am



March 21 at 10:00 am
September 21 at 10:00 am



March 21 at 11:00 am
September 21 at 11:00 am



March 21 at 12:00 pm
September 21 at 12:00 pm

Figure 19: Hourly Shadow Study- March 21and September 21- 9 am to 12 pm

Shown from the Rear of the Property- Daylight Saving Time



April 21 at 9:00 am
August 21 at 9:00 am



April 21 at 10:00 am
August 21 at 10:00 am



April 21 at 11:00 am
August 21 at 11:00 am



April 21 at 12:00 pm
August 21 at 12:00 pm

Figure 20: Hourly Shadow Study- April 21 and August 21- 9 am to 12 pm

Shown from the Rear of the Property- Daylight Saving Time



April 21 at 1:00 pm
August 21 at 1:00 pm



April 21 at 2:00 pm
August 21 at 2:00 pm

Figure 21: Hourly Shadow Study- April 21 and August 21- 1 pm to 2 pm

Shown from the Rear of the Property- Daylight Saving Time



May 21 at 8:00 am
July 21 at 8:00 am



May 21 at 9:00 am
July 21 at 9:00 am



May 21 at 10:00 am
July 21 at 10:00 am



May 21 at 11:00 pm
July 21 at 11:00 pm

Figure 22: Hourly Shadow Study- May 21 and July 21- 8 am to 11 am

Shown from the Rear of the Property- Daylight Saving Time



May 21 at 12:00 pm
July 21 at 12:00 pm



May 21 at 1:00 pm
July 21 at 1:00 pm



May 21 at 2:00 pm
July 21 at 2:00 pm

Figure 23: Hourly Shadow Study- May 21 and July 21- 12 pm to 2 pm

Shown from the Rear of the Property- Daylight Saving Time



June 21 at 8:00 am



June 21 at 9:00 am



June 21 at 10:00 am



June 21 at 11:00 pm

Figure 24: Hourly Shadow Study- June 21- 8 am to 11 am

Shown from the Rear of the Property- Daylight Saving Time



June 21 at 12:00 pm



June 21 at 1:00 pm



June 21 at 2:00 pm



June 21 at 3:00 pm

Figure 25: Hourly Shadow Study- June 21- 12 pm to 3 pm

Shown from the Rear of the Property- Daylight Saving Time



October 21 at 9:00 am



October 21 at 10:00 am



October 21 at 11:00 am



October 21 at 12:00 pm

Figure 26: Hourly Shadow Study- October 21- 9 am to 12 pm

Shown from the Rear of the Property- Standard Time



November 21 at 9:00 am



November 21 at 10:00 am



November 21 at 11:00 am



November 21 at 12:00 pm

Figure 27: Hourly Shadow Study- November 21- 9 am to 12 pm

Shown from the Rear of the Property- Standard Time



December 21 at 9:00 am



December 21 at 10:00 am



December 21 at 11:00 am



December 21 at 12:00 pm

Figure 28: Hourly Shadow Study – December 21- 9 am to 12 pm

I. PRIVACY

Only one window on the west side of the new house will be clear glass. That is the kitchen window. All the rest will be either frosted or stained glass. We have designed a privacy screen for the west side of the balcony on the rear of the house to further ensure the neighbour's privacy.

The drawings on the following 2 pages are studies of the location of the windows showing the upper floor and the lower floor between 218 and 222 Superior, and between 222 and 224 Superior.

The only location where there is a possible privacy issue is the kitchen window in 222 Superior, but there is a 6 foot high fence and a tall hedge on the neighbour's property which will mitigate any privacy issues.

Figure 29: View towards 218 Superior from the kitchen window of 222 Superior



i. Window Location Study: Lower Floor

A study showing the relationship of the windows on the lower floor

- between 218 and 222 and
- between 222 and 224.

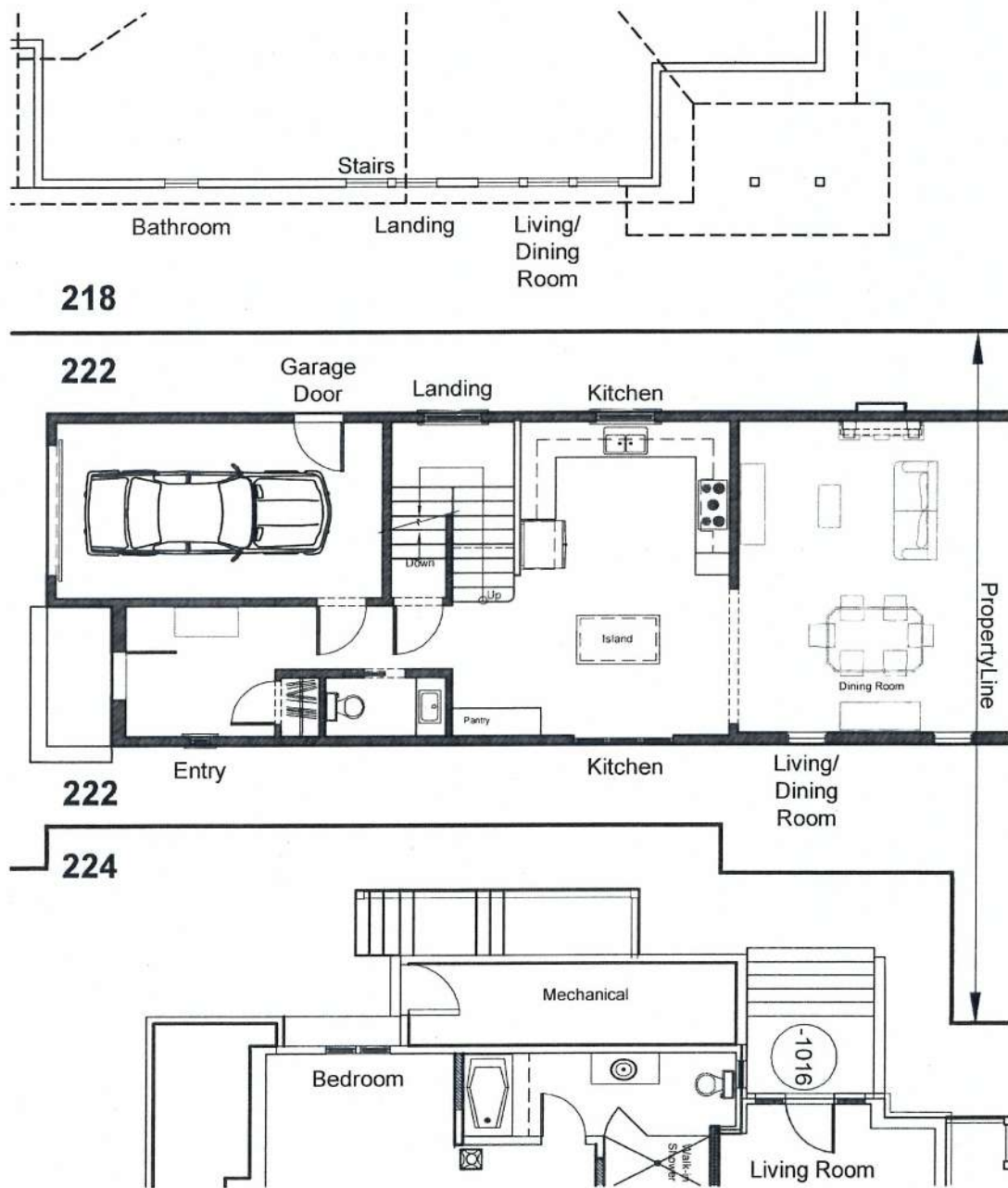


Figure 30: Window Study- Lower Floor

ii. Window Location Study: Upper Floor

A study showing the relationship of the windows on the upper floor

- between 218 and 222 and
- between 222 and 224

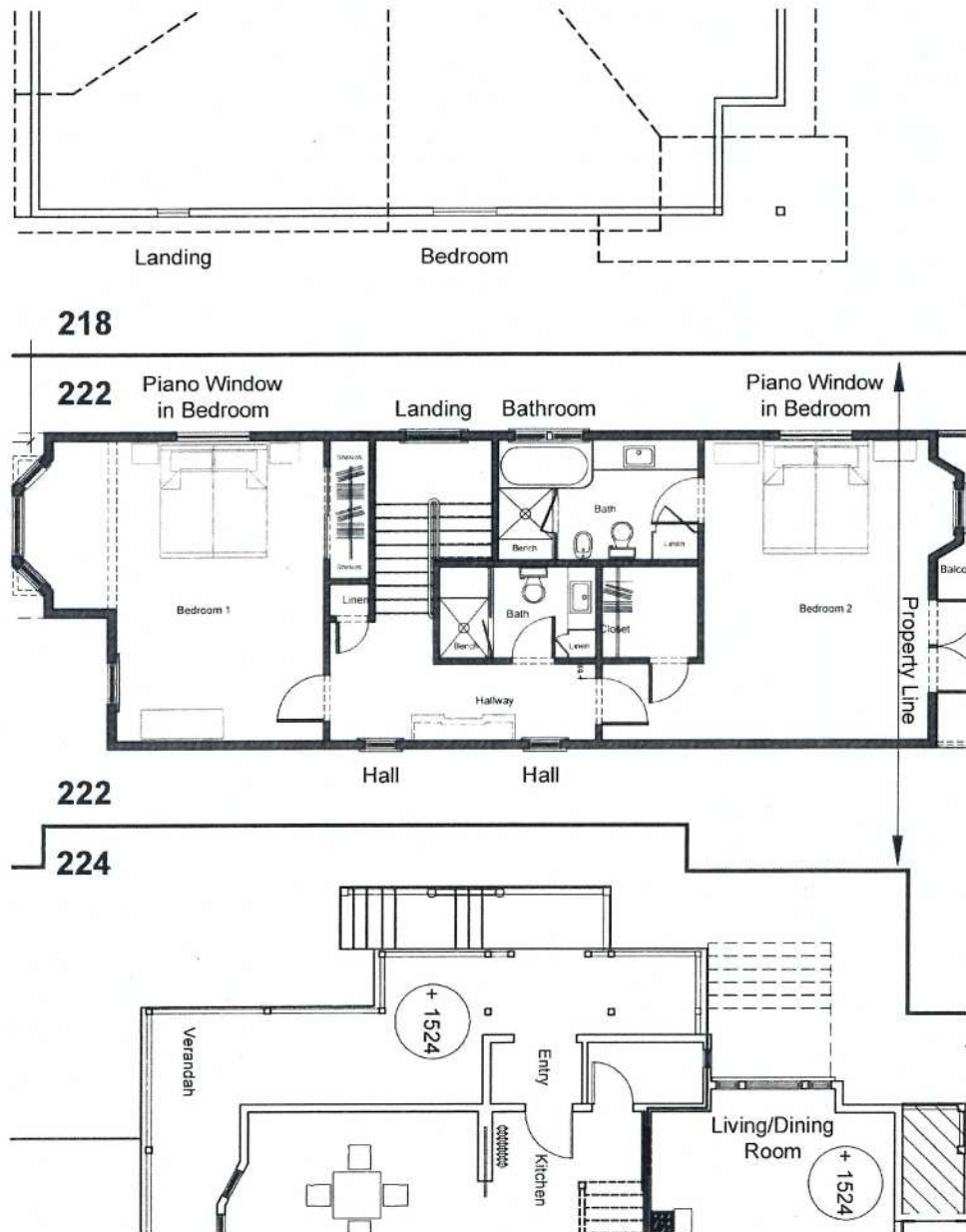


Figure 31: Window Study- Upper Floor

J. LANDSCAPING

The new house will be built in what is now the parking area of the current bed and breakfast. There is landscaping along the west side of the parking area consisting of a cedar hedge, small bushes, a flower gardens and one large tree. This will have to be removed. The large tree that will have to be removed is a weeping willow.

Any new landscaping will be designed to beautify the properties and enhance the ambiance of the house and the local environment. We will use hedging as appropriate for screening and privacy; the driveway, walkways and patios will comply with the City's new storm water guidelines.

Many of the bushes that will have to be moved to create parking for the strata units will be moved into the private gardens of the strata units or into either the front or rear of the new residence.

Some of the large rocks from the existing pond will be moved to the front and rear yards of the new residence.

23. Revisions Made After Planning Department Input

- Moved the house 1.8 meters to the rear of the property to open up the view to the heritage house
The new house was originally in line with the house to the west. At the request of the heritage planner, the new house was moved back in the lot a distance halfway between the house at 216/218 and the heritage house at 224.
- Redesigned the front entrance of the new house
The original design featured a neo- gothic style front entrance. This has been changed to a more traditional, somewhat Victorian design.
- Eliminated some of the stained glass in the new house
2 large stained glass windows have been removed from the east side of the house and the stained glass has been removed from the privacy panel on the balcony.
- Removed the proposed gargoyle from the new house
- Redesigned the garage door for the new house
- Change the proposed paint scheme for the new house
Details of the new colour scheme for the new house are on page 32.
- Added a front verandah on the new house
- Added a balcony on the front of the new house
- Added SRW
- Reconfigured the parking in the front of the lot to allow for the requirements of the SRW
- Added Class 1 and Class 2 bike parking

24. Green Building Features

We seriously considered the construction of a Certified Passive Solar house for 222 Superior Street. Certainly there are other certified homes being built, but our research has shown that the cost of a Certified Passive Solar house can be as much at 50% higher than other, 'conventional' methods of construction. For a 2000 square foot house, this can represent an additional cost of \$200,000. In our case, that makes it cost prohibitive at this time.

However, we are targeting the following green features:

- underground storage tanks for rainwater
- a photo-voltaic array on the roof
- high efficiency windows and doors
- heat recovery system
- on-demand hot water system
- low maintenance materials for the interior
- low maintenance siding
- standing seam metal roof
- permeable paving
- construction by a 'Built Green' builder

25. Infrastructure

The development requires the installation of one new driveway for the strata property and the modification of the existing driveway for the new house. Other than that, the necessary infrastructure for the project is already in place although work will be required to bring services to the new house and to update the services to the strata properties.

26. Curriculum Vitae

A. DON HALTON, DESIGNER

Theatre Designer, 25 years, many productions
Creative Director, Futures Theatre, Expo 86, Vancouver
Designer, British Columbia Pavilion, Expo 88, Brisbane, Australia
Creative Director, Expo 92, Seville, Spain
Creative Director, Expo 93, Taejon, Korea
Art Director, Film and Television, worked with Morgan Freeman, Kevin Spacey, Justin Timberlake, Eric Stoltz, Felicity Huffman, Richard Gere
Art Director, the very first Lotto 6/49 commercial, and hundreds of other commercials

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