

October 31, 2017

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

Dear Mayor Helps and Council Members:

**Re: Heritage Alteration Permit (with variances) for 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.

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 (92.3%) support our plan and feel the change will enhance our area of James Bay. The project meets the objectives of the City of Victoria Official Community Plan and the James Bay Neighbourhood Plan.

We are requesting site specific zoning for the 4 strata units in the heritage property.

Respectfully submitted,

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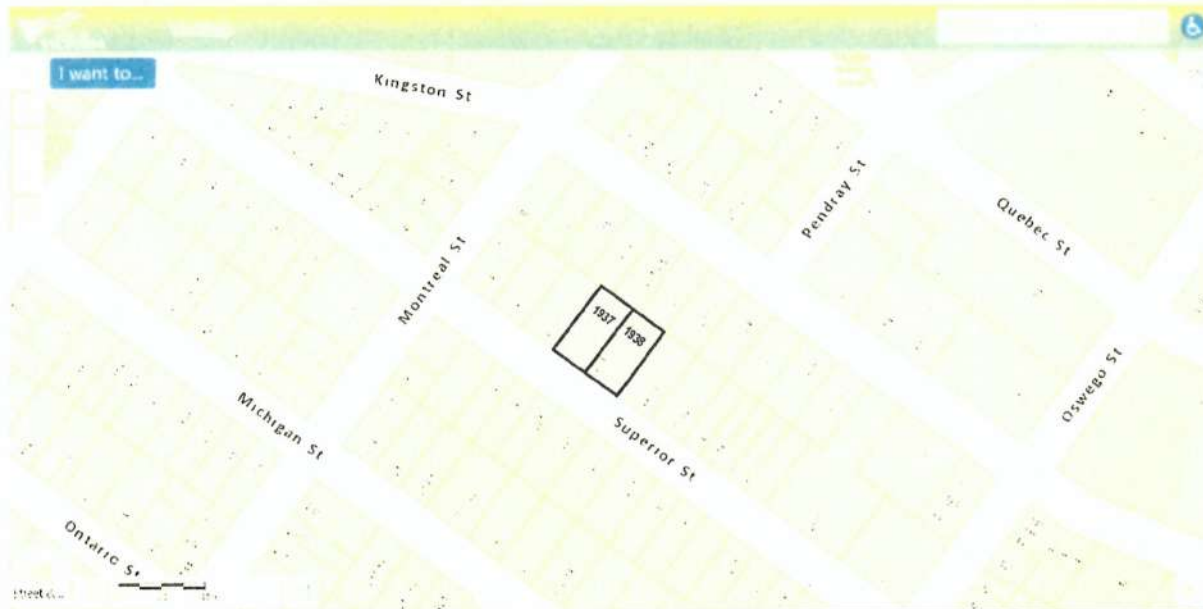


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## **The Project in Summary**

## 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
- Proposal:
  - Convert the bed and breakfast into 4 strata homes with private gardens
  - Each strata unit will be 2 bedroom and 2 bath

## 2. Variances

- 3 variances only are being requested
  - 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 20.
  - 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 of 1.2 meters 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 itself is 4.1 meters well above the required setback. Please see the illustrations below on Pages 11 and 25.

- Rear yard setback of the strata conversion. The set back to the existing stairs is 1.36 meters.

### 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. Project Benefits and Amenities

### A. ECONOMIC BENEFITS

- 4 new ground level homes in James Bay
- 4 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

- 4 new housing units within walking or cycling distance to the City Centre

### C. SOCIAL BENEFITS

- High quality housing inventory added to community
- Convert transient accommodation units into permanent housing units

## 5. 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

## 6. 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



## 7. Neighbourhood Survey

- 92.3% of neighbours support the redevelopment and are in favour of the parking variance; see Page 19

## 8. Project Design

- Heritage House:
  - Remains unchanged in any significant way
  - Please see details on page 18

## 9. Revisions Made After Planning Department Input

- Added SRW
- Reconfigured the parking in the front of the lot as a result of the SRW
- Added Class 1 and Class 2 bike parking

## 10. In Summary

- Project meets the goals of the Victoria Official Community Plan
- Project meets the goals of the James Bay Neighbourhood Plan
- Project supported by CALUC executive
- Project supported by 92.3% of neighbours



## 11. View from Across the Street



Figure 1: View from Across the Street



## The Project in Detail





## 12. 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 convert the bed and breakfast into 4 strata townhouse units with site-specific zoning.

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.).

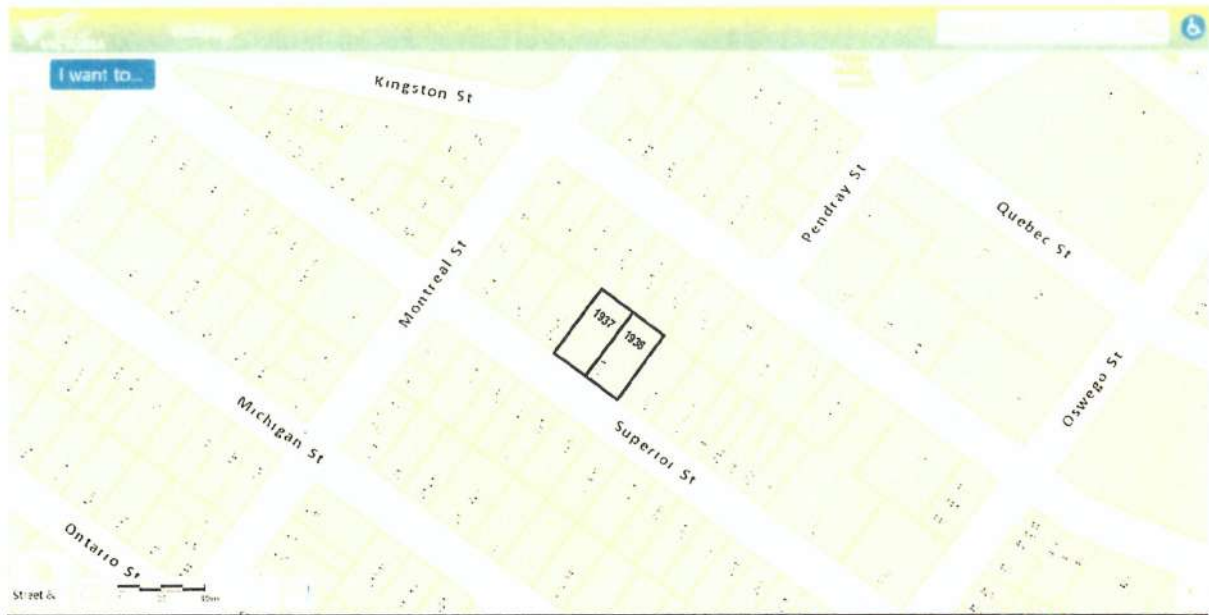


Figure 2: Site Location- 224 Superior Street

### 13. Variances

We are requesting 2 variances only, one for 224 Superior street relating to the location of the parking, and one for west side yard setback

- 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 22 and 23.

The parking variance we are requesting is supported by over 92% of the neighbours. Please see the Neighbourhood Survey Results on page 19.

- 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 (1.2 meters) 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 itself is 4.1 meters well above the required setback. Please see the illustrations on Pages 11 and 25.

### 14. 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.

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

## 15. 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 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 will generate a significant increase in property taxes over those currently generated by the existing bed and breakfast.

## 16. 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.



## 17. 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 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.



## 18. Neighbourhood Surveys

### D. DEVELOPMENT AND PARKING VARIANCE PETITION

We consulted with the neighbours about the redevelopment and also we asked for their opinions on the parking variance that we are requesting. The overwhelming majority were in favour of the redevelopment and supported the parking variance.

The signed petitions have been submitted to the Planning Department. 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 as yet received updated petitions from them however.

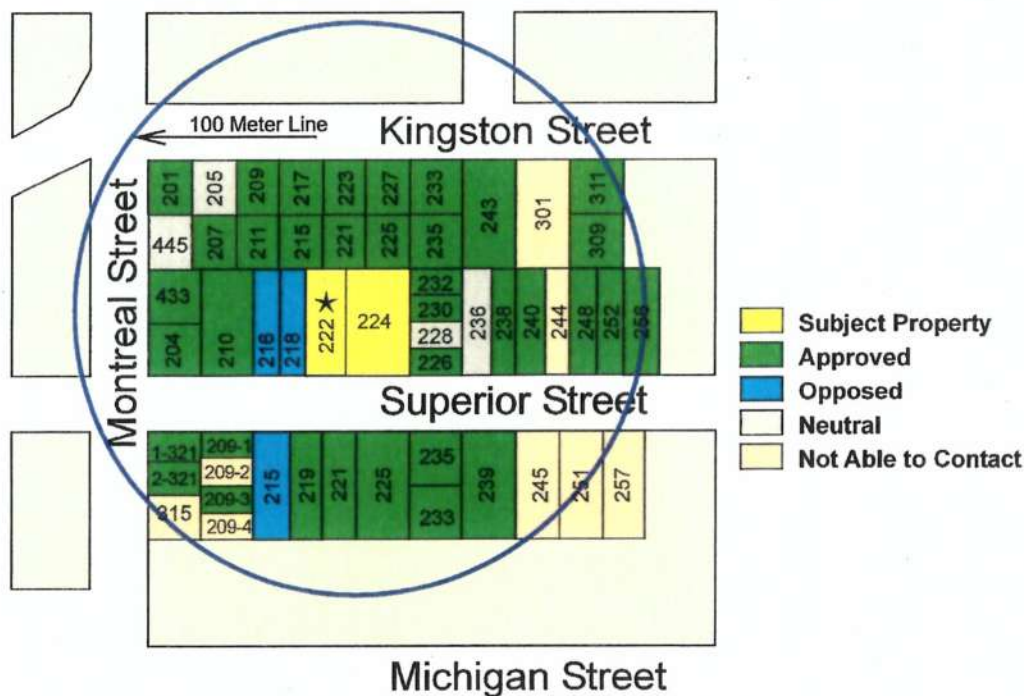


Figure 3: Illustration Showing Results of the Survey

### RESULTS OF THE SURVEY

Total Number of Respondents-	39	
Total in Favour	36	92.3%
Total Opposed	3	7.7% (please see note above)

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

## 19. Parking

We have included one parking space for each of the townhouse units. 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 and gardens 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 19.

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.

#### E. ILLUSTRATIONS SHOWING THE PROPOSED PARKING



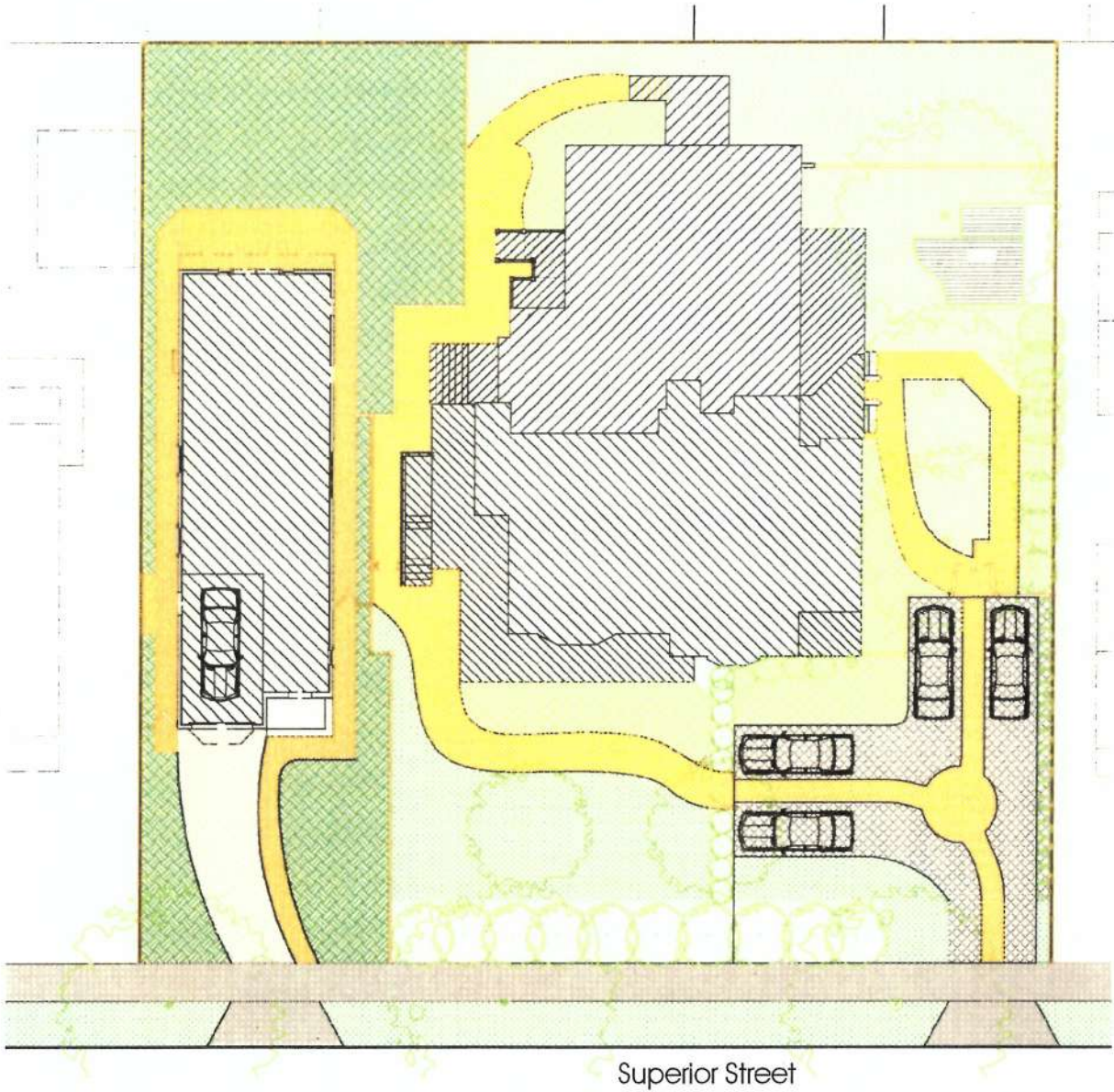
Figure 4: View from Street Level



Figure 5: Higher View of the Parking.  
Boulevard trees not shown



F. PLAN OF THE PROPOSED PARKING



Superior Street

Figure 6: Layout showing the Proposed Parking

G. PLAN OF THE PARKING AS PER BYLAWS

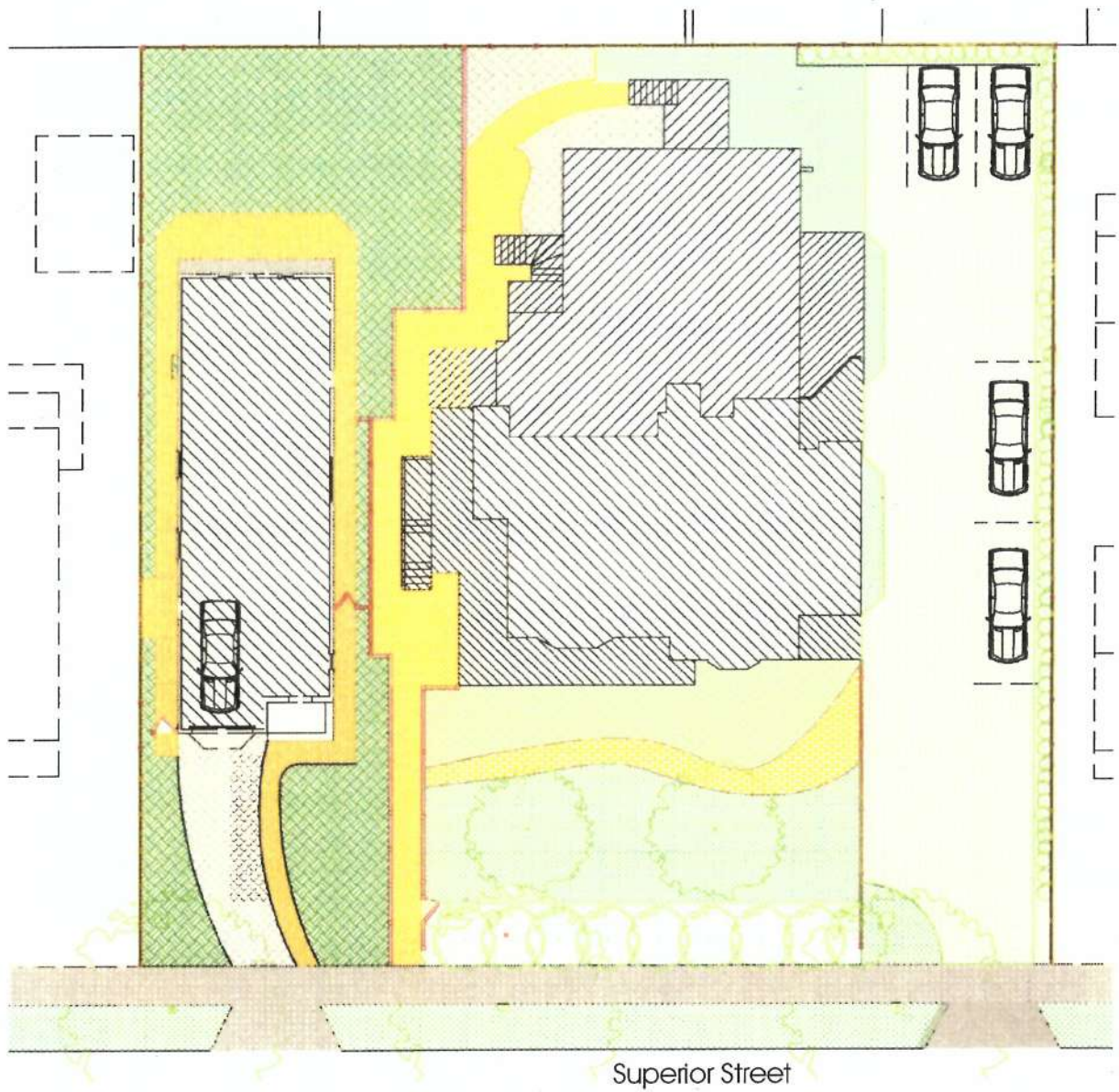


Figure 7: Layout showing the Parking as per Bylaws





#### H. VIEW WITH THE PARKING



Figure 8: Illustration: Street View with the Proposed Parking  
One boulevard tree not shown for clarity



## I. PRIVACY

### 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.

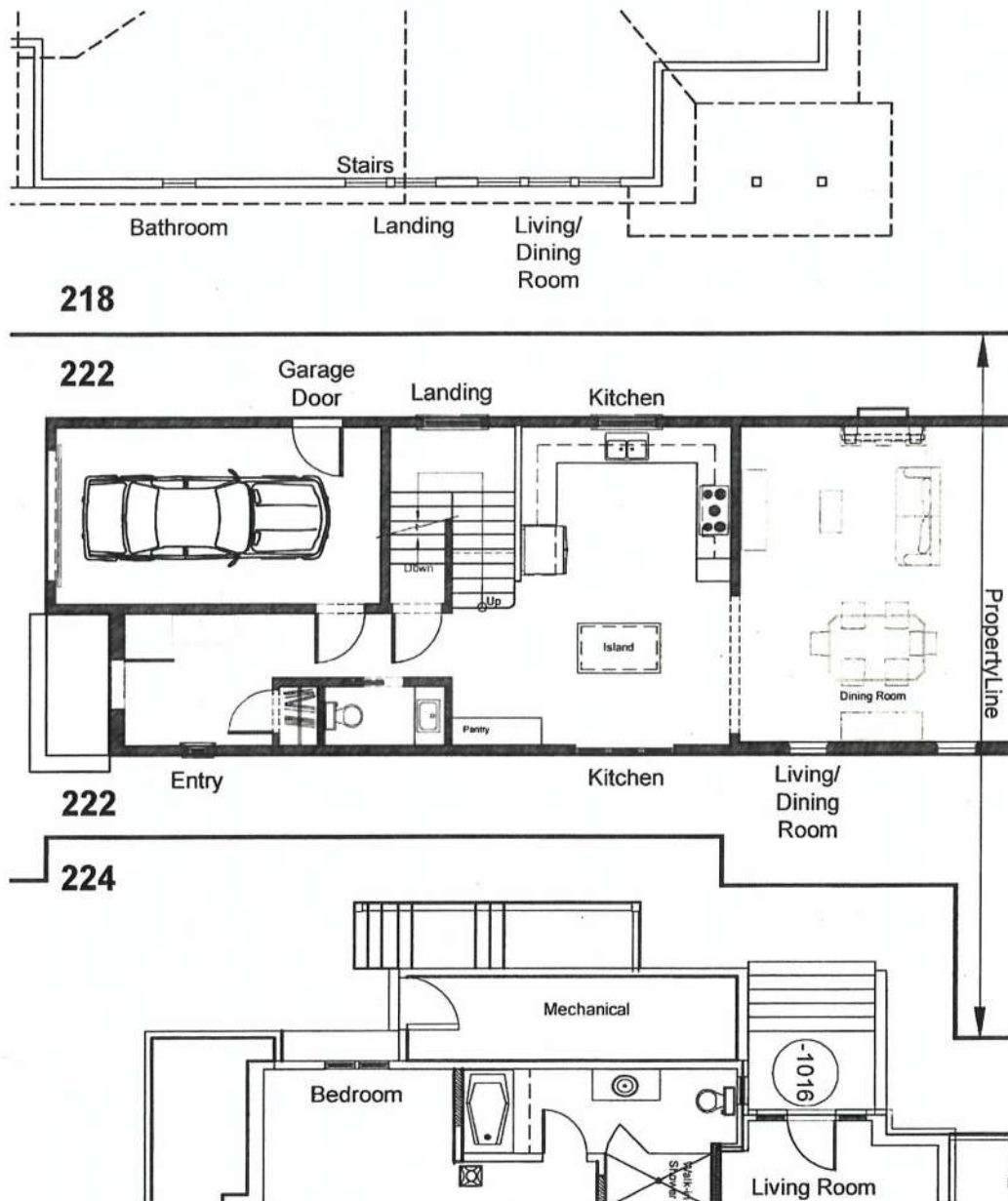


Figure 9: Window Study- Lower Floor

### 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

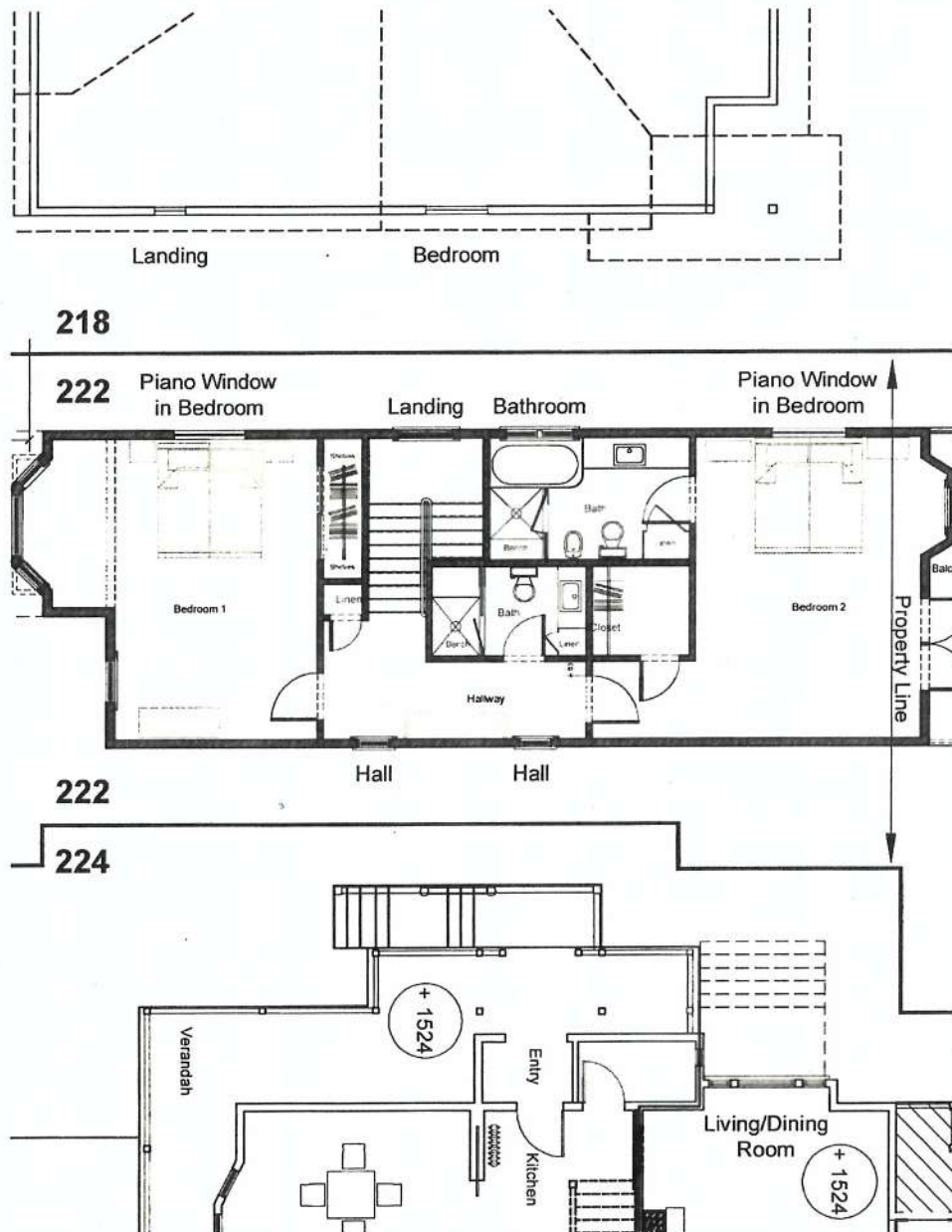


Figure 10: Window Study- Upper Floor





## 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.

## 20. 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.
- 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

## 21. 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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