

## **REPORTS OF COMMITTEES**

### **1. Committee of the Whole – August 3, 2017**

#### **6. Rezoning Application No. 00541 for 1068 Chamberlain Street (Gonzales)**

##### **Motion:**

It was moved by Councillor Coleman, seconded by Councillor Madoff, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment(s) that would authorize the proposed development outlined in Rezoning Application No. 00541 for 1068 Chamberlain Street, that first and second reading of the Zoning Regulation Bylaw Amendment(s) be considered by Council and a Public Hearing date be set.

**Carried**

**For:** Mayor Helps, Councillors Coleman, Lucas, Madoff, Thornton-Joe  
**Opposed:** Councillor Young

## **5.2 Rezoning Application No. 00541 for 1068 Chamberlain Street (Gonzales)**

Committee received a report dated July 21, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property located at 1068 Chamberlain Street, in order to allow for a new site specific zone to allow for a duplex with secondary suite through an addition onto the existing single family dwelling.

**Motion:** It was moved by Councillor Madoff, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment(s) that would authorize the proposed development outlined in Rezoning Application No. 00541 for 1068 Chamberlain Street, that first and second reading of the Zoning Regulation Bylaw Amendment(s) be considered by Council and a Public Hearing date be set.

Committee discussed:

- The issues with the proposed design and presentation of the south side of the building to the street.
- Concerns with the transition between traditional single family dwellings to high density dwellings in the area.

CARRIED 17/COTW

**For:** Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and Thornton-Joe  
**Against:** Councillor Young



## **Committee of the Whole Report**

### **For the Meeting of August 3, 2017**

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**To:** Committee of the Whole **Date:** July 21, 2017

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00541 for 1068 Chamberlain Street

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### **RECOMMENDATION**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment(s) that would authorize the proposed development outlined in Rezoning Application No. 00541 for 1068 Chamberlain Street, that first and second reading of the Zoning Regulation Bylaw Amendment(s) be considered by Council and a Public Hearing date be set.

### **LEGISLATIVE AUTHORITY**

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1068 Chamberlain Street. The proposal is to rezone from R1-G Gonzales Single Family Dwelling District to a new site specific zone to allow for a duplex with a secondary suite, through an addition onto the existing home. The Traditional Residential Designation in the *Official Community Plan, 2012* (OCP) envisions ground-oriented residential including single family, duplex and attached dwelling (3 or more units), but does not envision secondary suites in duplexes. However, this proposal supports many of the objectives in the Official Community Plan around housing affordability, sustainability and energy. Taking this all into consideration, staff recommend that Council support this Rezoning Application.

The following points were considered in assessing this application:

- either a duplex or attached dwelling is consistent with the Traditional Residential Urban Place Designation within the OCP; however, a duplex with secondary suite is not consistent within the Zoning Bylaw
- a two family dwelling with secondary suite would ensure the existing secondary suite would remain as rental, whereas, attached dwellings could be individually owned

that it retains the existing housing stock, and the addition keeps in scale of the neighbourhood.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to rezone the property from R1-G Zone, Gonzales Single Family Dwelling District, to a site specific zone based on R-2 Zone, Two Family Dwelling District, to permit an addition of one unit onto an existing detached dwelling with secondary suite. With the new addition, the lot would have a duplex with secondary suite.

The following difference from the standard R-2 Zone is being proposed and would be accommodated in the new zone: allowing for a secondary suite when the principle use is two family dwelling. Additionally, variances are being proposed to parking location, combined floor area of first and second storey, rear yard, and minimum lot width. These variances will be reviewed in relation to the concurrent Development Permit with Variances Application No. 000488.

### **Affordable Housing Impacts**

The applicant proposes the creation of one new residential unit, as well as retaining and renovating the existing secondary suite, which will remain as rental.

### **Sustainability Features**

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit with Variances Application for this property.

### **Active Transportation Impacts**

The application proposes a bike room and two accessory buildings for residents and tenants, which supports active transportation choices.

### **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 characterised by mainly two-storey single family dwellings, duplexes, house conversions; and a six-unit, three-storey residential building directly adjacent. The lot is just south of Oak Bay Avenue which is designated as a Small Urban Village, characterized by commercial and mixed-used buildings.

### **Existing Site Development and Development Potential**

The site is presently a one-storey dwelling with a secondary suite. Under the current R1-G



Zone, Gonzales Single Family Dwelling District the property could be developed as a single family dwelling with a secondary suite or garden suite.

### Data Table

The proposal will be a site specific zone, based on the closest zone, R-2. The following data table compares the proposal with the R-2 Zone. An asterisk is used to identify where the proposal is less stringent than the zone that the site specific zone will be based on. The site specific zone would vary the use, and the Development Permit will vary parking location, maximum floor area on the 1<sup>st</sup> and 2<sup>nd</sup> floor, and minimum rear yard setback.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard R-2</b>
Site area (m <sup>2</sup> ) - minimum	709.39	555.00
<b>Number of units</b>		
Maximum	2	2
Secondary suites	1*	0
Density (Floor Space Ratio) - maximum	0.36 to 1	0.50 to 1
1 <sup>st</sup> and 2 <sup>nd</sup> storey floor area (m <sup>2</sup> ) - maximum	<b>359.80*</b>	280.00
Total floor area (m <sup>2</sup> ) - maximum	359.80	380.00
Lot width (m) - minimum	19.44	15.00
Height (m) - maximum	6.83 mid-point on hip roof 6.47 top of parapet on flat roof	7.60
Storeys - maximum	2	2
Site coverage % - maximum	36.00	40.00
Open site space % - minimum	55.60	30.00
<b>Setbacks (m) – minimum:</b>		
Front	7.39 building 4.61 steps	7.50 building 3.50 porch
Rear	<b>10.26*</b>	12.78
Side (north)	2.58	1.94
Side (south)	3.29	3.00
Combined side yards	5.87	4.50
Parking - minimum	2	2
Parking location	<b>front*</b>	side or rear

## **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 October 20, 2016. Meeting minutes are attached to this report.

## **ANALYSIS**

### **Official Community Plan**

The property is located in the Traditional Residential Urban Place Designation within the *Official Community Plan, 2012 (OCP)*. This designation envisions ground-oriented residential buildings, including duplexes and attached dwellings (defined as a building designed for three or more residential units).

The OCP currently envisions secondary suites as legal rental suites to be located within single-family detached houses, as noted by its definition. However, the designation also envisions attached dwellings, which could be separately titled and owned. From a land use perspective, both options function the same; however, a duplex with secondary suite would meet the objectives set out in the OCP more closely, with respect to rental housing retention.

The OCP supports affordable home ownership by permitting residential rental units in primary structures, and having a range of housing choices for an inclusive and multi-generational community. These objectives are supported with this proposal, by the secondary suite providing a mortgage-helper and rental housing.

The OCP has objectives for the re-use of buildings, energy efficient design, and having onsite renewable energy generation. The proposal makes an addition to and upgrades the existing house to Passive House design standards, drought resistant plants, and utilizes renewable energy sources.

### **Gonzales Neighbourhood Community Plan**

The property is located within the Residential designation in the *Gonzales Neighbourhood Plan*. The Plan encourages retention of existing housing stock, and additions that are sensitive to the neighbourhood. It also encourages secondary suites to provide more affordable housing and retain a diversity of housing.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

There is a protected Garry Oak tree on the neighbour's property to the south that has been reviewed by the consulting project arborist. Its trunk is 7 meters from the duplex foundation. It has a large overhanging canopy that may require some pruning of small limbs for building clearance of the proposed duplex. The pruning will not have a significant impact on the Garry Oak tree. Protection measures will be put in place during construction of the new home, for the critical root zone of this protected tree.

### **Parking Regulations**

The parking is non-compliant with Schedule C(4) of the *Zoning Regulation Bylaw*. Parking is reviewed in the Development Permit with Variance report.



## CONCLUSIONS

The proposal to rezone the property from the R1-G Zone, Gonzales Single Family Dwelling District, to a site specific zone based on the R-2 Zone, Two Family Dwelling District, would permit the construction of an additional unit. While attached dwellings (defined as three or more units) would be consistent with the OCP in the Traditional Residential designation, the proposal to include a secondary suite in a duplex (also three units, but one would be rental) is not envisioned in the *Official Community Plan, 2012* (due to the secondary suite definition), nor permitted by the *Zoning Regulation Bylaw*. However, defining it as a duplex with secondary suite ensures the retention of an already existing rental unit. Additionally, this proposal supports many of other OCP objectives around sustainability and energy, and affordable housing. Taking this all into consideration, staff recommend that Council support this Rezoning Application No. 00541.

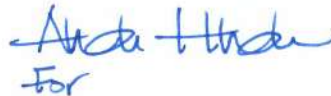
## ALTERNATE MOTION

That Council decline Rezoning Application No. 00541 for the property located at 1068 Chamberlain Street.

Respectfully submitted,



Chelsea Medd, Planner  
Sustainable Planning and Community  
Development Department



For  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

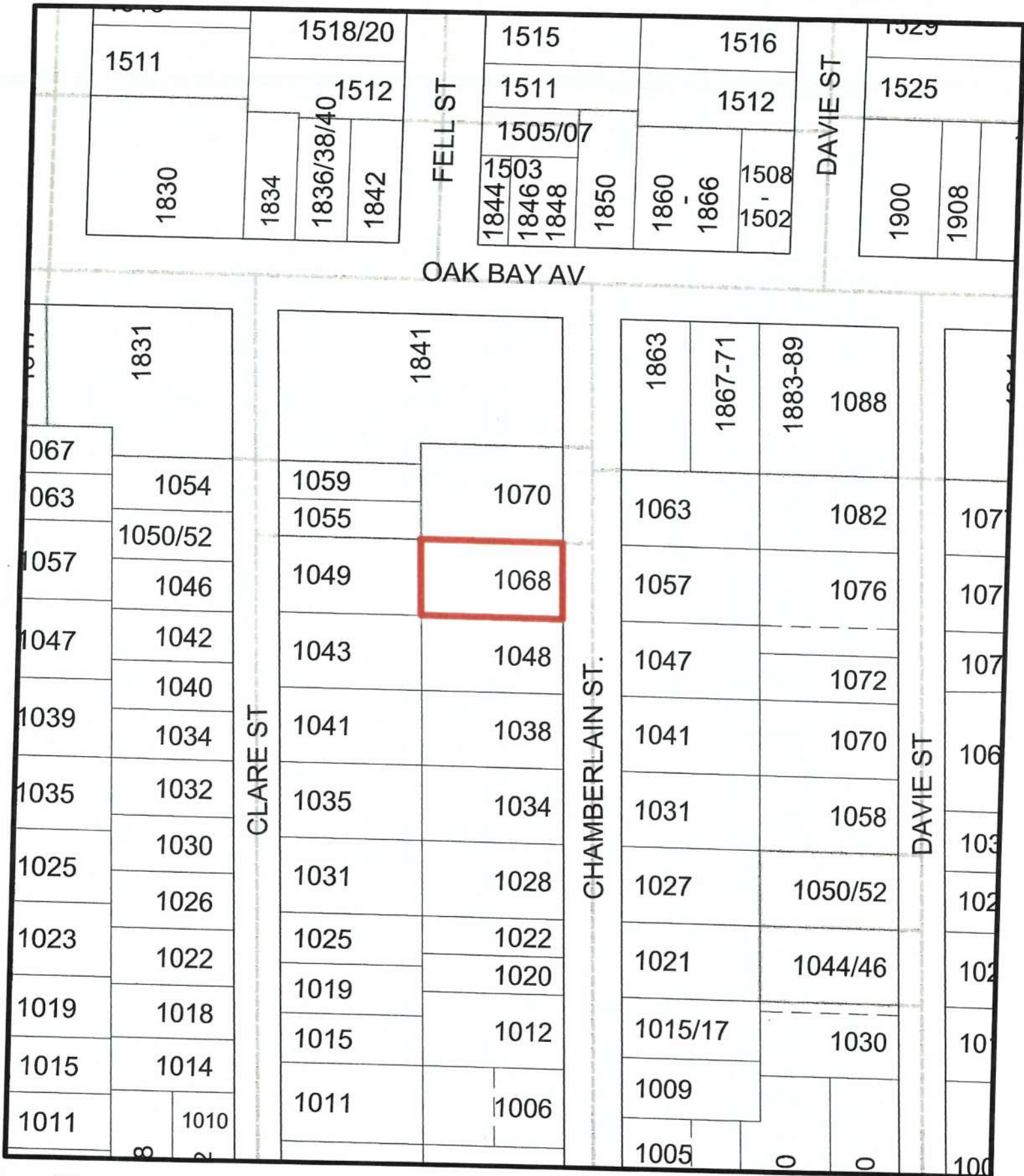


Date:

July 25, 2017

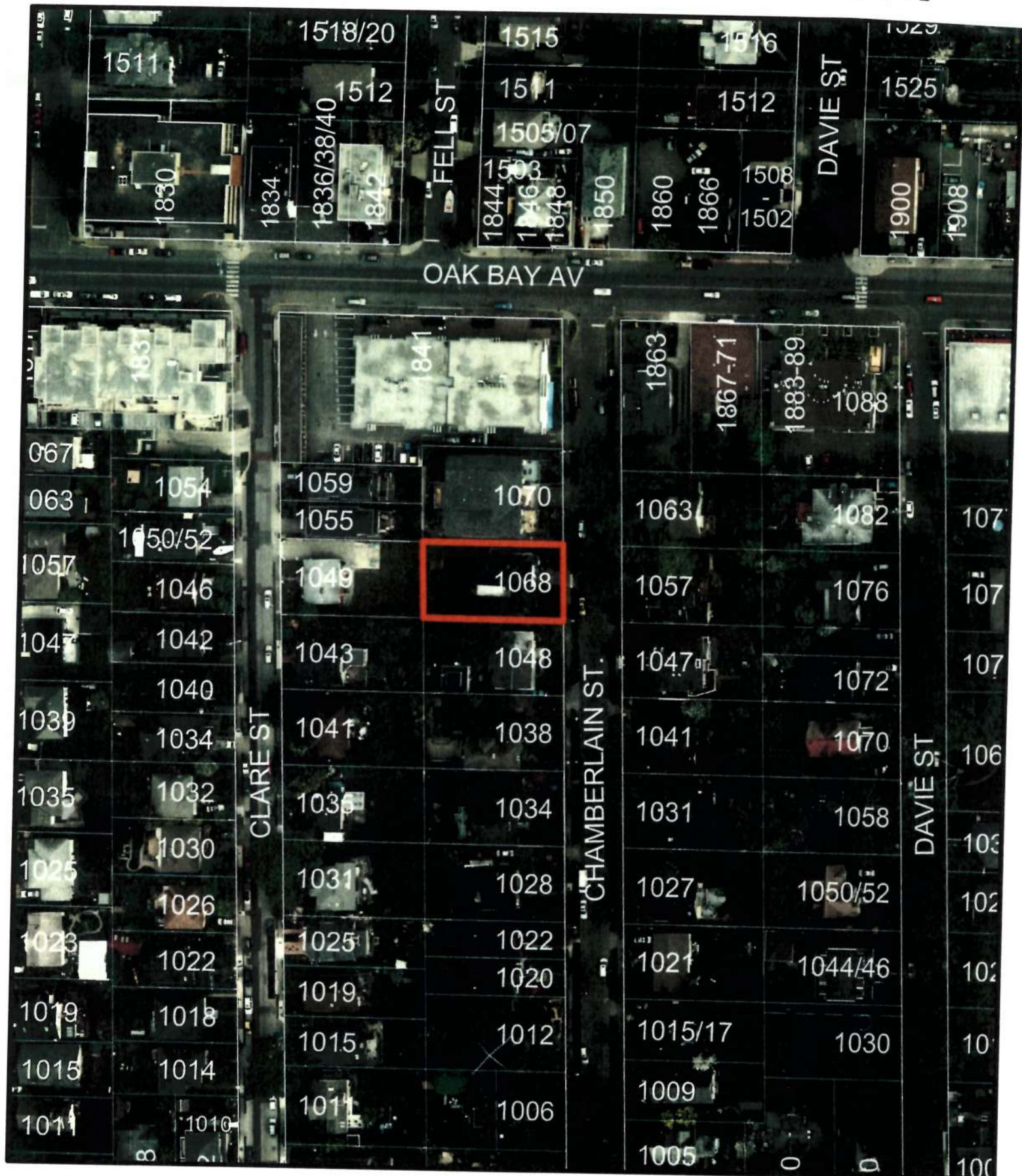
## List of Attachments

- Attachment A - Subject Map
- Attachment B - Aerial Map
- Attachment C - Plans dated/date stamped July 14, 2017
- Attachment D - Letter from applicant to Mayor and Council dated July 20, 2017
- Attachment E - Community Association Land Use Committee Comments dated October 20, 2016
- Attachment F - Correspondence (letters received from residents)



1068 Chamberlain Street  
Rezoning No.00541





1068 Chamberlain Street  
Rezoning No.00541







## CHAMBERLAIN LOW ENERGY DUPLEX

1068 CHAMBERLAIN STREET, VICTORIA, BC

**Received**  
City of Victoria

JUL 14 2017

**Planning & Development Department  
Development Services Division**

### DRAWING LIST

A001	SCHEDULES
A002	OVERLOOK STUDY
A101	SITE PLAN
A102	AREA PLANS
A103	ANALYTICAL RENDERINGS
A104	CONTEXT STUDY
A201	LOWER FLOOR PLANS
A202	UPPER FLOOR PLAN
A203	ROOF PLAN
A401	ELEVATIONS
A402	ELEVATIONS
A501	SECTIONS
A502	SECTIONS
L01	LANDSCAPE PLAN



1370 Ballard Avenue  
Pawnee, NC 28546  
1-252-244-3705  
www.merck-milly-milly-furniture.com

## CHAMBERLAIN LOW ENERGY HOUSE 72

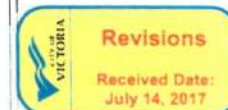
**OWNER**  
Cheely Love and Matt Mahoney  
1066 Chamberlain Street  
Victoria BC

**DEVELOPMENT CONSULTANT**  
Ian Scott Consulting  
Victoria, BC

**ARCHITECTURE**  
Mark Ashby Architecture  
1370 Balford Avenue  
Nanaimo, BC

**LANDSCAPE**  
Kate Little Design  
Nanaimo, BC

**CONSTRUCTION MANAGEMENT**  
Barnhart Contracting Ltd  
Victoria, BC



Dimensions shown on these drawings represent design intent. Confirmation of field dimensions is the responsibility of the Contractor. Verify all dimensions and report all discrepancies to the Architect.

On a 100 scale, these dimensions

[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
COVER SHEET

Project number	2015 06
Date	JULY 25, 2015
Drawn by	M
Checked by	M
A000	
Scale	As indicated

1

1170 Ballou Avenue  
 Vancouver, BC, V6S 4A6  
 1 250 244 3703  
[www.merckmillipore.ca/technical](http://www.merckmillipore.ca/technical)

TREATED FLOOR AREA SOUTH HOUSE			
Number	Name	Area	AREA (sqm)
B11	DEN	81.87	7.53
B12	PANTRY	22.57	2.09
B13	DINING ROOM	120.57	12.00
B14	LIVING ROOM	185.57	15.37
B15	POWDER & LAUNDRY ROOM	41.57	3.79
B16	KITCHEN	204.57	18.93
B17	CLOSET	8.57	0.74
B21	BEDROOM	96.57	8.88
B22	BATH	51.57	9.14
B23	HALL	74.57	6.85
B24	STAIR	54.57	4.99
B25	LINEN	5.57	0.50
B26	CLOSET	11.57	1.06
B27	MMASTER	208.57	19.33
B28	CLOSET	18.57	1.71
B29	METAPHICAL	18.57	1.69
B30	CLOSET	138.57	12.78

WINDOW SCHEDULE									
WINDOW	TYPE	Mark	LOCATION	SILL	WIDTH	HEIGHT	WIND	AREA (sqm)	COMMENTS
E11	HOPPER	3	DRINK ROOM	2'-0"	2'-8"	6'-0"	0.762	1.626	1.395
E12	TILT/URN	3	DEN	3'-0"	2'-8"	5'-0"	0.762	1.624	1.163
E13	HOPPER	4	STAR	1'-11"	2'-0"	6'-0"	0.914	1.626	1.674
E14	FIXED	18	STAR	1'-11 1/2"	2'-0"	5'-0"	0.810	1.524	0.930
E15	TILT/URN	1	STAR	1'-11 3/4"	2'-0"	6'-0"	0.910	1.626	1.116
E21	FIXED	5	BEDROOM	2'-0"	6'-6"	4'-6"	1.981	1.372	2.721
E22	TILT/URN	7	BEDROOM	1'-0"	2'-0"	6'-0"	0.810	1.626	1.116
E23	FIXED	11	MASTER BEDROOM	3'-0"	1'-0"	5'-0"	1.457	1.524	EGRESS
E24	FIXED	11	MASTER BEDROOM	2'-0"	2'-6"	5'-0"	1.067	1.524	EGRESS
E25	FIXED	11	OFFICE	2'-0"	2'-6"	5'-0"	1.067	1.628	
E26	TILT/URN	1	OFFICE	1'-0"	5'-0"	4'-0"	0.457	1.524	0.608
N11	TILT/URN	1	SUITE BEDROOM	3'-8"	3'-0"	3'-0"	0.914	0.914	EGRESS
N12	TILT/URN	1	SUITE BEDROOM	3'-8"	3'-0"	3'-0"	0.914	0.914	EGRESS
N13	TILT/URN	1	FAMILY ROOM	3'-0"	3'-0"	3'-0"	0.914	0.914	EGRESS
N14	TILT/URN	1	FAMILY ROOM	3'-8"	2'-0"	3'-0"	0.914	0.914	EGRESS
N21	AWNING	1	LIVING ROOM	4'-0"	2'-0"	3'-0"	0.914	0.914	EGRESS
N22	AWNING	1	DINING ROOM	4'-0"	2'-0"	3'-0"	0.914	0.914	EGRESS
N23	AWNING	1	DINING ROOM	4'-0"	2'-0"	3'-0"	0.914	0.914	EGRESS
S11	FIXED	12	KITCHEN	1'-0"	6'-0"	6'-0"	1.829	1.629	3.349
S12	FIXED	14	KITCHEN	1'-0"	5'-0"	6'-0"	1.524	1.629	2.731
S13	FIXED	7	KITCHEN	1'-0"	2'-0"	6'-0"	0.810	1.629	1.116
S14	FIXED	13	DEN	3'-0"	4'-10"	5'-0"	1.473	1.524	2.248
S15	FIXED	6	KITCHEN	1'-0"	6'-0"	6'-0"	1.829	1.629	3.349
S16	TILT/URN	7	KITCHEN	1'-0"	2'-0"	6'-0"	0.810	1.629	1.116
S20	FIXED	15	MASTER BEDROOM	5'-0"	6'-0"	2'-0"	1.829	1.629	1.116
S21	TILT/URN	8	MASTER BEDROOM	5'-0"	2'-0"	2'-0"	0.810	0.810	0.372
S22	HOPPER	9	MASTER BEDROOM	5'-0"	2'-0"	2'-0"	1.524	0.810	0.810
S23	FIXED	8	BEDROOM	5'-0"	6'-0"	2'-0"	1.829	1.629	1.116
S24	TILT/URN	7	BEDROOM	2'-6"	5'-0"	4'-6"	0.810	1.372	EGRESS
S25	HOPPER	15	BEDROOM	5'-0"	6'-0"	2'-0"	1.829	0.810	1.116
N111	FIXED	14	LIVING ROOM	1'-0"	6'-0"	6'-0"	1.524	1.829	2.791
N111	HOPPER	1	LIVING ROOM	4'-0"	2'-0"	3'-0"	0.914	0.914	EGRESS
N211	TILT/URN	7	KITCHEN	1'-0"	2'-0"	6'-0"	0.810	1.629	1.116
N211	FIXED	18	KITCHEN	1'-0"	6'-0"	6'-0"	2.116	1.829	2.253
N24	TILT/URN	17	DEN	1'-8"	2'-0"	5'-6"	0.610	1.678	1.023
N25	TILT/URN	7	MASTER BEDROOM	1'-0"	2'-0"	6'-0"	0.810	1.629	1.116
N26	FIXED	14	MASTER BEDROOM	6'-0"	6'-0"	4'-6"	1.524	1.829	EGRESS

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Contractor. Verify all dimensions and report all discrepancies  
to the Architect.

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Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
SCHEDULES

Project number	2015 00
Date	JULY 25, 2015
Drawn by	Auth
Checked by	Check
A001	
Scale	

Received  
City of Victoria

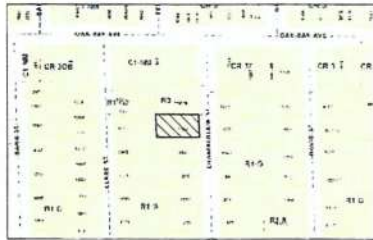
JUL 14 2017

Planning & Development Department  
Development Services Division

11







LOCATION PLAN

# LOW-ENERGY DUPLEX

Address: 10th Avenue  
Legal: Lot 10, Section 10, Victoria District Plan 252  
PID: 000-100-100

Existing zoning: R1-G

Proposed zoning: A2

Property area: 709.4 sq m

Property frontage: 19.44 m

Proposed:

The single-family home will be replaced, renovated and expanded to include a second unit, creating a two-unit residential development in the neighbourhood.

An attached two-storey, single-family addition will be constructed on the southern portion of the property.

The existing single-story, single-family residence with basement will be raised, renovated and attached to include a secondary suite.

Both new and existing houses will be constructed to a high-energy performance standard with the aim to achieve Passive House certification.

## Area

Property area: 709.10 sq m

Frontage: 19.44 m

Basement level: 107.7 sq m

Main floor level: 107.7 sq m

Lower floor level: 70.2 sq m

Upper floor level: 74.2 sq m

Total area: 259.12 sq m (includes basement)

Floor:

Basement: Required: 0.30 m (1'0"); Proposed: 0.30 m (1'0")

Front: 3.32 m (10'9"); Proposed: 3.32 m (10'9")

North side: 3.00 m (9'8"); Proposed: 3.00 m (9'8")

South side: 3.00 m (9'8"); Proposed: 3.00 m (9'8")

East: 3.60 m (11'8"); Proposed: 3.60 m (11'8")

North side: 1.95 m (6'4"); Proposed: 1.95 m (6'4")

South side: 3.00 m (9'8"); Proposed: 3.00 m (9'8")

Combined: 4.95 m (16'3"); Proposed: 4.95 m (16'3")

Rear: 12.64 m (41'5"); Proposed: 12.64 m (41'5")

Rear deck: 12.60 m (41'4"); Proposed: 12.60 m (41'4")

\* 0.13m allowance for exterior insulation

Excess projection into regulated setback: (0.75 m maximum)

Front porch: 1.10 m

Front of house: 0.11 m

North side: 0.00 m

South side: 0.20 m

Rear: 0.70 m

Height: Permitted: 7.6 m

Proposed: 6.47 m to top of roof

6.83 m to roof height of stepped roof

7.59 m to roof peak

Number of stories: Two

Parking: Two stalls in front yard

Driveway: Three Class 1 in accessory buildings

Site coverage: 294 sq m

Open site space: 254.21 sq m (36%)

Lot: 213 sq m

Rear: 81 sq m

Rear coverage: 191.5 sq m (78%)

Total number of units: 2 + secondary suite

Unit types: Three bedroom

Two bedroom + den

144 sq m

144 sq m

52 sq m

Total floor area: 35.0 sq m

All units ground framed

Accessory building:

North accessory building:

Rear yard area: 158.56 sq m

Front area coverage: 21.58 sq m (14%)

Setbacks: 0.6m

Height: 2.4m

South accessory building:

Rear yard area: 35.87 sq m

Front area coverage: 8.91 sq m (24%)

Setbacks: 0.6m

Height: 2.4m

## AVERAGE GRADE PER VICTORIA ZONING DEFINITION

HOUSE	EL1	EL2	LENGTH (m)	
A-S	20.02	19.95	15.21	304.17
B-C	19.95	19.88	5.54	110.36
C-D	19.88	19.81	1.05	0.00
D-E	19.81	19.74	3.53	69.39
E-F	19.74	19.67	1.07	20.83
F-G	19.67	19.60	0.78	15.01
G-H	19.60	19.53	1.01	20.27
H-I	19.53	19.46	1.01	20.27
I-J	19.46	19.39	1.41	28.26
J-K	19.39	19.32	1.45	9.61
K-L	19.32	19.25	18.01	363.26
L-M	19.25	19.18	3.81	77.19
M-N	19.18	19.11	1.06	21.41
N-O	19.11	19.04	1.26	24.86
O-P	19.04	18.97	1.03	19.27
P-Q	18.97	18.90	3.63	70.34
Q-R	18.90	18.83	1.03	0.00
R-S	18.83	18.76	1.45	29.68
S-T	18.76	18.69	0.54	10.34
T-A	18.69	18.62	4.62	92.61

Total perimeter: 69.88 m

Average grade: EL: 19.87 m

Maximum permitted height: 7.80 m

EL: 27.57 m

NORTH ACCESSORY

EL1 EL2 LENGTH (m)

A-S 20.02 19.95 15.21 304.17

B-C 19.95 19.88 5.54 110.36

C-D 19.88 19.81 1.05 0.00

D-E 19.81 19.74 3.53 69.39

E-F 19.74 19.67 1.07 20.83

F-G 19.67 19.60 0.78 15.01

G-H 19.60 19.53 1.01 20.27

H-I 19.53 19.46 1.01 20.27

I-J 19.46 19.39 1.41 28.26

J-K 19.39 19.32 1.45 9.61

K-L 19.32 19.25 18.01 363.26

L-M 19.25 19.18 3.81 77.19

M-N 19.18 19.11 1.06 21.41

N-O 19.11 19.04 1.26 24.86

O-P 19.04 18.97 1.03 19.27

P-Q 18.97 18.90 3.63 70.34

Q-R 18.90 18.83 1.03 0.00

R-S 18.83 18.76 1.45 29.68

S-T 18.76 18.69 0.54 10.34

T-A 18.69 18.62 4.62 92.61

Total perimeter: 19.52 m

Average grade: 20.28 m

Maximum permitted height: 2.40 m

EL: 23.68 m

SOUTH ACCESSORY

EL1 EL2 LENGTH (m)

A-S 20.02 19.95 15.21 304.17

B-C 19.95 19.88 5.54 110.36

C-D 19.88 19.81 1.05 0.00

D-E 19.81 19.74 3.53 69.39

E-F 19.74 19.67 1.07 20.83

F-G 19.67 19.60 0.78 15.01

G-H 19.60 19.53 1.01 20.27

H-I 19.53 19.46 1.01 20.27

I-J 19.46 19.39 1.41 28.26

J-K 19.39 19.32 1.45 9.61

K-L 19.32 19.25 18.01 363.26

L-M 19.25 19.18 3.81 77.19

M-N 19.18 19.11 1.06 21.41

N-O 19.11 19.04 1.26 24.86

O-P 19.04 18.97 1.03 19.27

P-Q 18.97 18.90 3.63 70.34

Q-R 18.90 18.83 1.03 0.00

R-S 18.83 18.76 1.45 29.68

S-T 18.76 18.69 0.54 10.34

T-A 18.69 18.62 4.62 92.61

Total perimeter: 12.10 m

Average grade: 20.38 m

Maximum permitted height: 2.40 m

EL: 23.68 m

Elevations shown above geodetic datum.



15705 Road Avenue  
Nanaimo BC V9S 4A4  
1 250 244 3705  
www.markashbyarchitecture.com

## DRAWING LIST

A001	SCHEDULES
A002	OVERLOOK STUDY
A101	SITE PLAN
A102	AREA PLANS
A103	ANALYTICAL RENDERINGS
A104	CONTEXT STUDY
A201	LOWER FLOOR PLANS
A202	UPPER FLOOR PLAN
A203	ROOF PLAN
A401	ELEVATIONS
A402	ELEVATIONS
A501	SECTIONS
A502	SECTIONS
L01	LANDSCAPE PLAN

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No.	Description	Date
1	SUBMITTAL	FEB 7 2016
2	Revisions	JUL 25 2016
3	Revisions	NOV 17 2016
4	Revisions	MAR 1 2017
5	Revisions	JUN 16 2017
6	Revisions	JULY 12 2017

## Love-Mahoney CHAMBERLAIN LOW ENERGY DUPLEX SITE PLAN

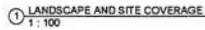
Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
Scale	As indicated

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City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

1 SITE PLAN  
1:100



② FSR AREA UPPER FLOOR  
1:100



12/01/2017 3:02:02 PM





MARK **ASHBY**  
ARCHITECTURE

1370 Bedford Avenue  
 \*Apartment 8C V05 4A5  
 + 210 244 3705  
[www.markkashyanshakespeare.com](http://www.markkashyanshakespeare.com)

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[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
ANALYTICAL  
RENDERINGS

Project number	2015.00
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Date JULY 25, 201

Drawn by M

Checked by	M
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A402

A103

Scale 12" = 11.4'

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Development Services Division**

1. *Journal of the American Medical Association*, 281:1365-1366, 1999.





① ELEVATION COMPARISON  
12" = 1'-0"



② BLOCK STREETSCAPE COMPARISON  
12" = 1'-0"

1370 Bedford Avenue  
New York, NY 10018-4A6  
1-250-244-3705  
[www.hatchbackhybrid.com](http://www.hatchbackhybrid.com)

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[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
CONTEXT STUDY

Report number	2015.00
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Date	JULY 25, 201
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Date	JULY 25, 201
Drawn by	M

Checked by	M
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A104

Scale 12" = 1'-0"

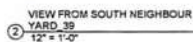
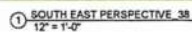
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Development Services Division**

15 SEPTEMBER 2006





1570 Bedford Avenue  
New York, NY 10016  
+1 212 244 3705  
[www.mackmillerarchitecture.com](http://www.mackmillerarchitecture.com)

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Do not angle these drawings

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
RENDERINGS

Project number	2015.00
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Date JULY 25, 2011

Drawn by \_\_\_\_\_ M

Checked by	M
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A105

A105

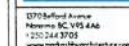
Scale 12" = 1'-0"

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15 JULY 2004



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[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
LOWER FLOOR  
PLANS

Project number	2015.00
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Date	JULY 25, 2015
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A201

A201

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[illegible]

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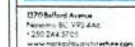
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Development Services Division

① LOWER FLOOR PLANS  
1 : 50





Do not scale these drawings.

[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
UPPER FLOOR PLAN

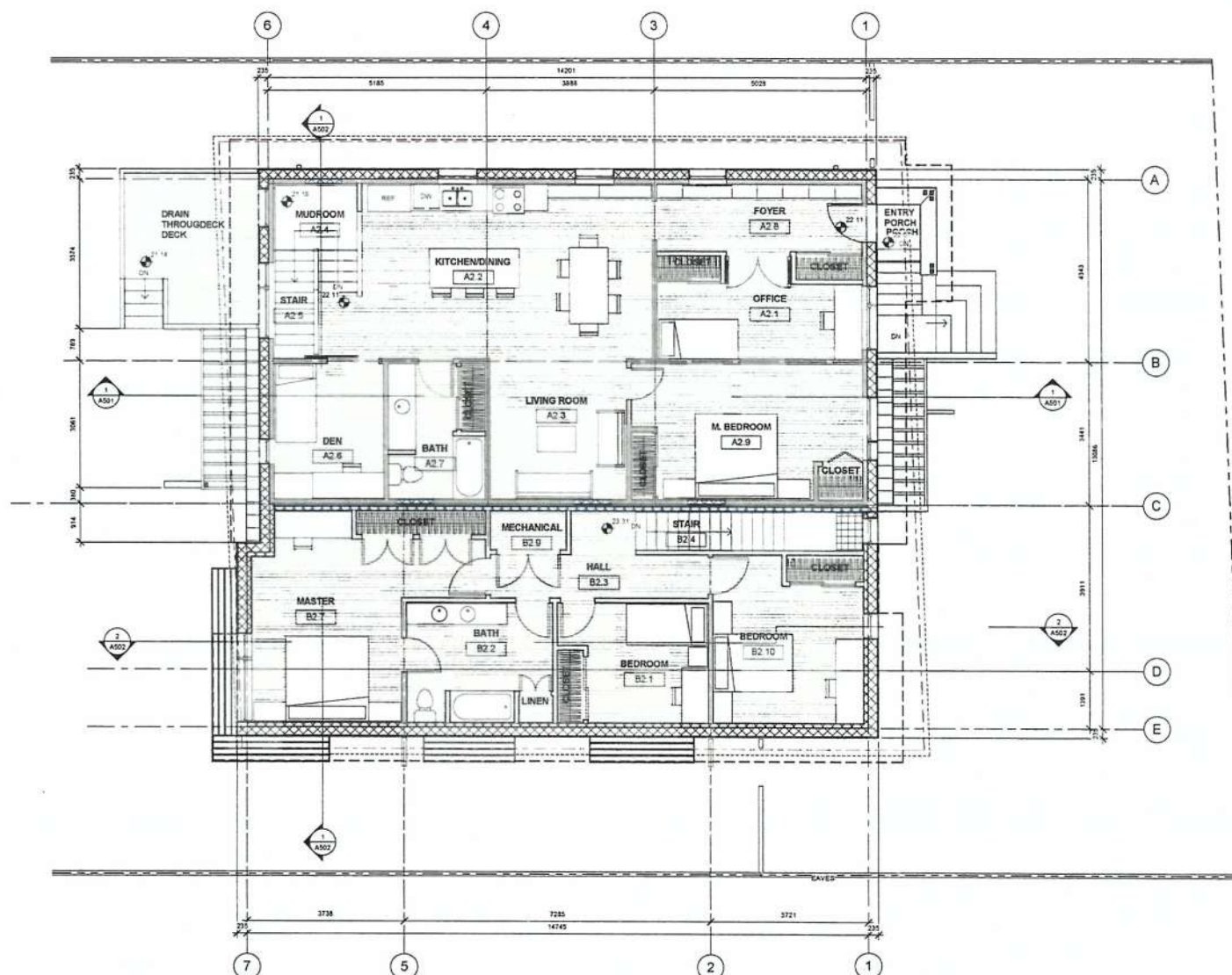
Project number	2015 008
Date	JULY 25, 2016
Drawn by	MA
Checked by	MA
A202	
Scale	1 : 50

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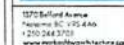
**Received**  
City of Victoria

~~JUL 14 2017~~

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① UPPER FLOOR PLANS  
1:50



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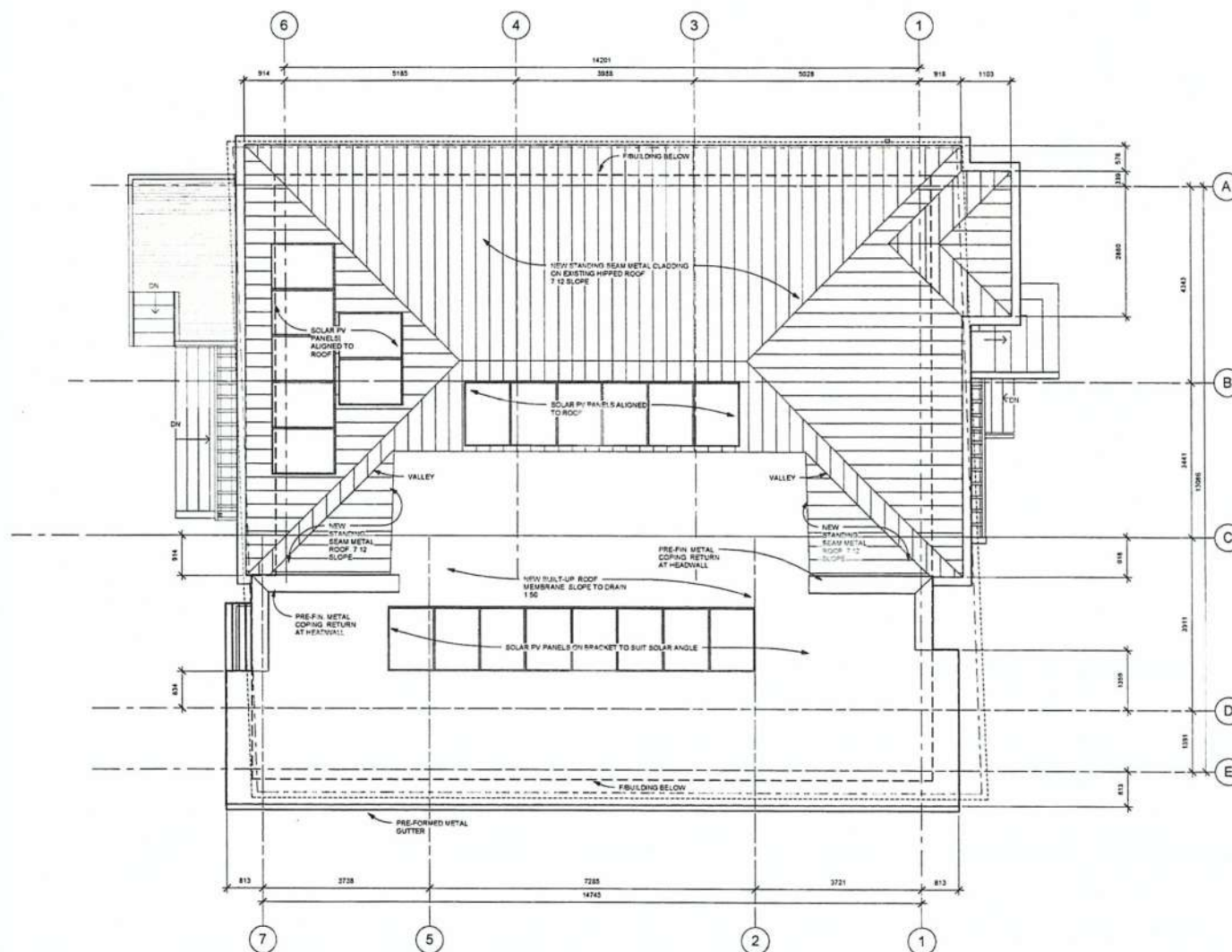
Do not scale these drawings.

[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
ROOF PLAN

Project number	2015 0
Date	JULY 25, 20
Drawn by	Auth
Checked by	Check
A203	
Scale	1/4" = 1'-

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① ROOF PLAN  
1/4" = 1'-0"

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Development Services Division



# MARK ASHBY ARCHITECTURE

1370 Bedford Avenue  
Nanaimo, BC V9T 2A6  
250.244.5755  
www.markashbyarchitecture.com



Clear finished wood accents at eaves and soffits in conjunction with native planting and dark siding finish.  
DRAFT: James Ashby, Vancouver, BC



Dark horizontal siding with textured trim.  
Reynolds, BC

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Do not scale these drawings

No.	Description	Date
1	Subdivision	FEB 7 2016
2	Revisions	JUN 25 2016
3	Revisions	JUN 25 2016
4	Revisions	JUN 25 2016
5	Revisions	JUN 25 2016
6	Revisions	JUN 25 2016
7	Revisions	JUN 25 2016
8	Revisions	JUN 25 2016
9	Revisions	JUN 25 2016
10	Revisions	JUN 25 2016
11	Revisions	JUN 25 2016
12	Revisions	JUN 25 2016
13	Revisions	JUN 25 2016
14	Revisions	JUN 25 2016
15	Revisions	JUN 25 2016
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17	Revisions	JUN 25 2016
18	Revisions	JUN 25 2016
19	Revisions	JUN 25 2016
20	Revisions	JUN 25 2016

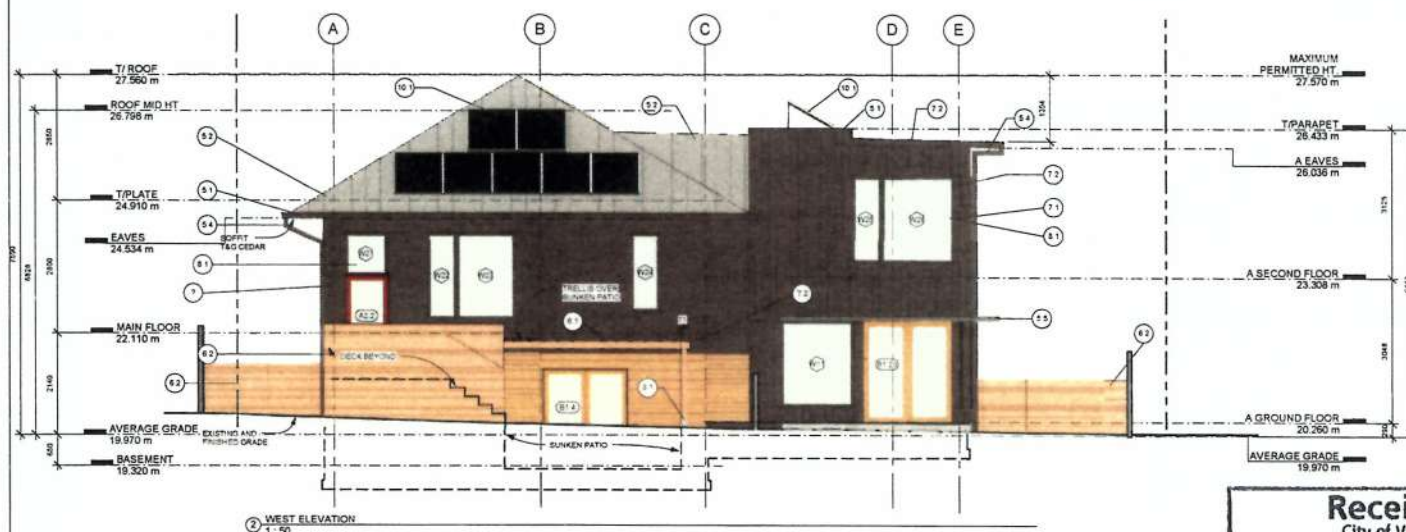
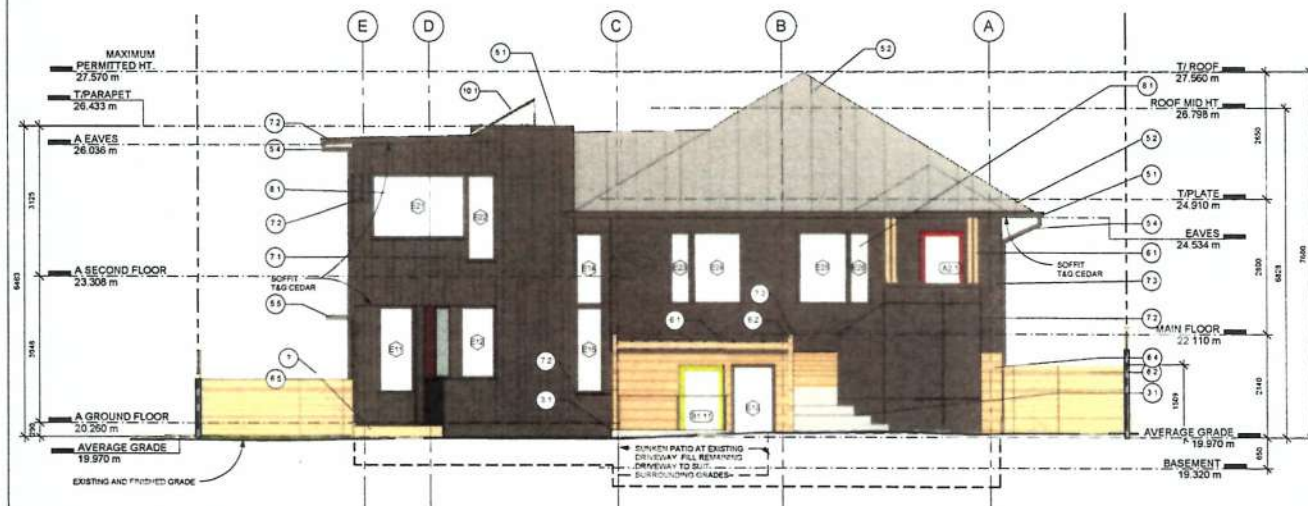
## Love-Mahoney CHAMBERLAIN LOW ENERGY DUPLEX ELEVATIONS

Project number: 2015 008  
Date: JULY 25, 2016  
Drawn by: MA  
Checked by: MA  
Scale: As indicated

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### ELEVATION NOTES:

PROPOSED GRADES ARE SIMILAR TO EXISTING EXCEPT WHERE NOTED ON ELEVATION DRAWINGS

### EXTERIOR FINISH SCHEDULE

- 3.1 ARCHITECTURAL CONCRETE
- 5.1 BREAK-FORMED METAL GUTTER - GALVANIZED FINISH
- 5.2 STANDING SEAM METAL ROOF - GALVALUME FINISH
- 5.3 METAL FLASHING - GALVALUME FINISH
- 5.4 PRE-FINISHED METAL RAIN WATER LEADER S.W. T208
- 5.5 LOUVERED WINDOW SHADE
- 6.1 STRUCTURAL TIMBER VARIOUS DIMENSIONS
- 6.2 STRUCTURAL SELECT CLEAR FIR, CLS, STAIN FIN
- 6.3 SCREEN AND FENCE CEDAR CLEAR SEALANT FINISH
- 6.4 SOFFIT TAG CEDAR CLEAR SEALANT FINISH
- 6.5 SHIP-LAP CEDAR CLEAR FINISH 4" REVEAL
- 6.6 CEDAR DECK CLR FIN
- 7.1 INVERTED BOARD AND BATTEN CEDAR SIDING 4"
- 7.2 REVEAL CLEAR STAIN FINISH S.W. T208
- 7.3 PANEL SIDING WITH ARCHITECTURAL REVEALS PAINT FINISH S.W. T208
- 7.4 SHUDDO SIDING
- 7.5 BUILT-UP ROOF MEMBRANE
- 7.6 VEGETATED ROOF
- 10.1 THERMALLY-BREAKED THERMAL WINDOWS AND DOORS
- 10.2 THERMAL DOOR WITH ACCENT COLOUR
- 10.3 PHOTOVOLTAIC SOLAR PANEL





Dimensions shown on these drawings represent **nominal** intent. Confirmation of **actual** dimensions is the responsibility of the Contractor. Verify all dimensions and report all discrepancies to the Architect.

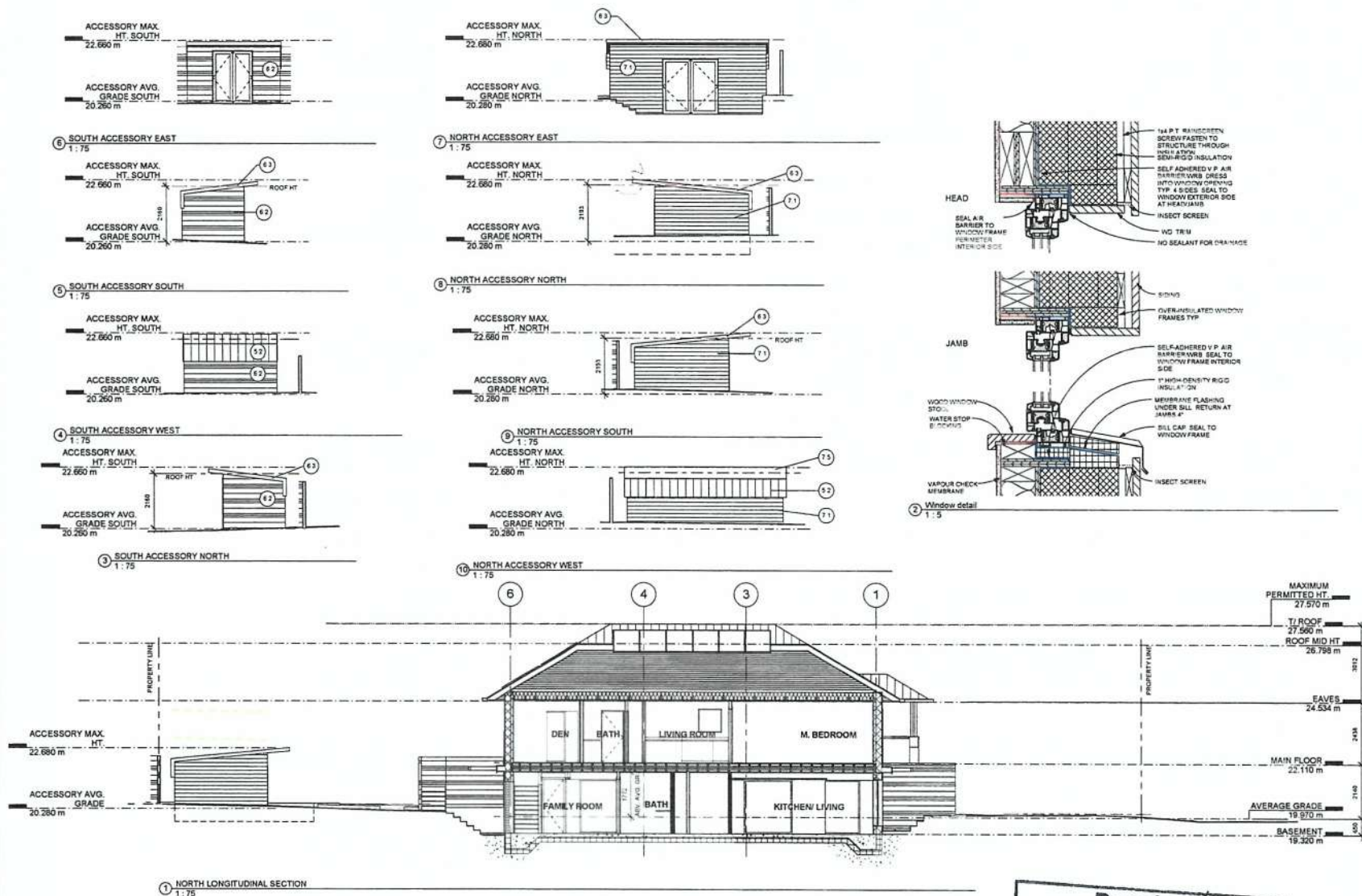
Do not scale these drawings

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Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
SECTIONS

Project number	2015 00
Date	JULY 25, 2015
Drawn by	M
Checked by	M
A501	
Scale	As Indicated

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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JUL 14 2017

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Development Services Division

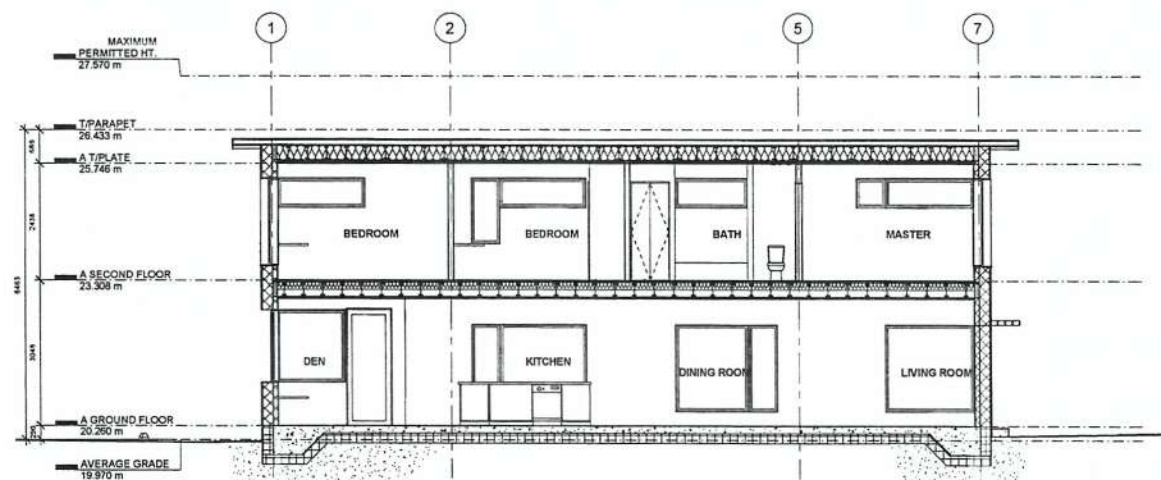


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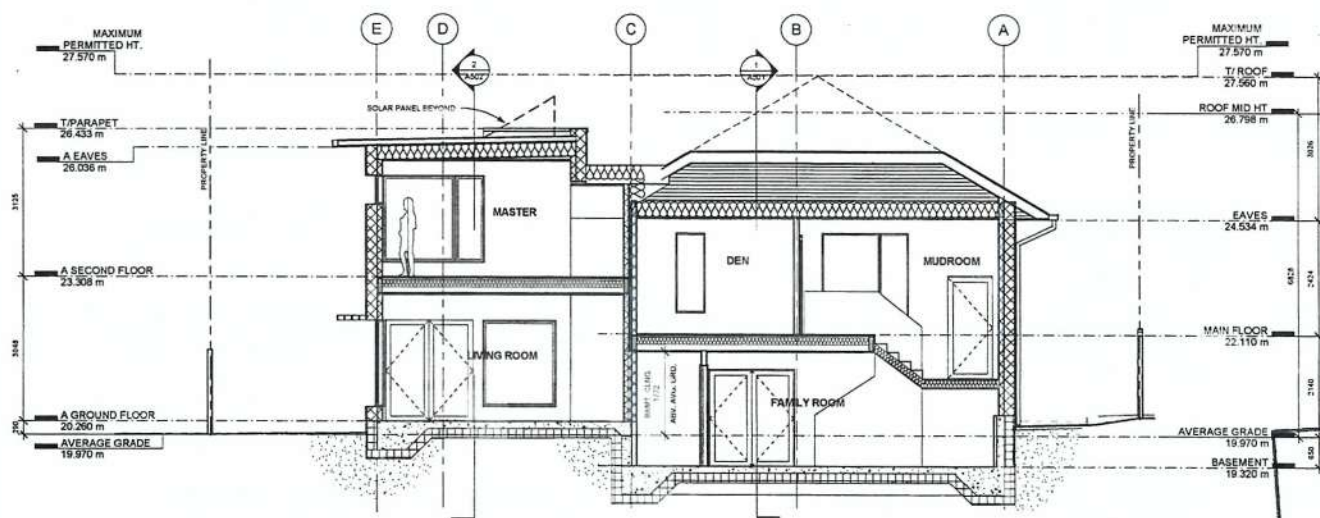
[illegible]

Love-Mahoney  
CHAMBERLAIN LOW  
ENERGY DUPLEX  
SECTIONS

Project number	2015 00
Date	JULY 25, 2015
Drawn by	M
Checked by	M
A502	
Scale	1 : 5



② SOUTH LONGITUDINAL SECTION  
1:50



① CROSS SECTION  
1 : 50

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City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

1





# BC LAND SURVEYORS SITE PLAN OF:

Civic: 1068 Chamberlain Street

Legal - Lot 16, Section 74,  
Victoria District, Plan 252

Parcel Identifier: 003-785-599 in the City of Victoria

## LEGEND

Elevations are geodetic referred to Victoria Integrated  
Survey Monument 15-109. (elev=22.506m)

- denotes - Water Meter
- denotes - Manhole - Sanitary Sewer
- denotes - Utility Pole With Light

##+ - denotes - existing elevation

Tree diameters are in centimetres.

Setbacks are derived from field survey.

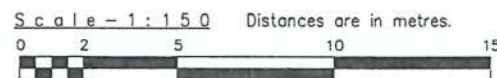
Parcel dimensions shown hereon are  
derived from Land Title Office records.

This document shows the relative location  
of the surveyed features and shall not be  
used to define property boundaries.

Site Area  
709 m<sup>2</sup>

Plan

252



No.1070

Strata Plan 585

No.1068

No.1048

Chamberlain Street

Received  
City of Victoria

JUL 14 2017

Planning & Development Department  
Development Services Division

July 17, 2015

File : 12,107 - 15  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855

+ peak=26.33



# CHAMBERLAIN LOW ENERGY DUPLEX

July 20, 2017

To: Mayor Helps and Victoria City Council  
Victoria City Hall 1 Centennial Square  
Victoria BC V8W 1P6

Re: Rezoning & Development Permit Application for 1068 Chamberlain Street

Dear Mayor Helps and Victoria City Council,

This proposal is to modestly increase density in one of Victoria's most walkable neighbourhoods, in a manner that exemplifies efficient design and construction practices and respects the fabric of the existing established neighbourhood. The project is shaped by the following fundamental values:

- We believe that we have the skills, materials, and available technologies – *right now* - to build homes that are significantly more energy efficient, comfortable, healthy and long-lasting than most of what is being built today.
- We believe there is tremendous value in our existing homes and that there is much we can do to improve those as well.
- We believe that environmental outcomes are at least as important as financial ones.
- We believe that thoughtfully designed infill is critical to supporting a walking and biking culture.
- We believe that sustainable design is compact design.

Our goal is to create housing for 2.5 families that uses less energy than the existing single family home on the property. Our intention is to continue to live in the renovated existing house, with extended family in the suite, and to call this vibrant neighbourhood our home for the long-term.

## Description of Proposal:

The proposal is to convert the existing single family home into a strata duplex with a secondary rental suite in one half. The design is sensitive to the existing single family character of the neighbourhood, maintaining the existing 100+ year old home while adding an attached duplex addition. The rental suite within the existing home's current footprint will keep that half of the duplex affordable to families and offer additional rental accommodation in the neighbourhood. The rental suite will not be a separate strata unit.

Design will follow Passive House principals (emphasis on super insulation, high performing windows, and airtight construction with no thermal bridging), with goals of achieving net-zero energy consumption, zero carbon emissions, and Passive House certification. We have retained a Passive House Certifier and can provide a letter of engagement, if requested, as evidence of our commitment. The Certifier will also complete an interim Design Stage Review to provide feedback prior to construction and to provide a degree of assurance that the project will certify if constructed as designed. This review can also be provided to the city if requested.

A 144 sq.m. (~1550 sq.ft.), 3-bedroom, 2-storey addition will be added to the south side of the existing home. The design is practical and compact, suitable for a family, and intended to be extremely comfortable and low impact. The location is highly desirable for its established character, natural beauty, proximity to high quality schools, and proximity to Oak Bay Avenue.

The existing 108 sq.m (~1160 sq.ft.) house + 108 sq.m basement will remain as the second half of the new duplex. It will be renovated following the same Passive House design principles, with a full upgrade to the

## CHAMBERLAIN LOW ENERGY DUPLEX

exterior, foundation, plumbing, electrical and mechanical systems. The single storey + basement structure will be lifted 0.8 m to create a full height lower level, which will include the studio rental suite. The suite is intended as affordable, independent accommodation particularly suited to multi-generational living. Site specific R2 zoning is being requested to facilitate the addition of the suite in the duplex.



**Figure 1: Southeast Perspective of Proposed Duplex Addition**

### **Policy Support: Land Development and Management**

The proposal supports the Official Community Plan (OCP)'s goal to create compact development patterns that use land efficiently. The proposal lot is large (709.4 m<sup>2</sup>) and is the third property south of Oak Bay Avenue, adjacent to a 6-unit townhouse on the north side and a single family dwelling on the south. Our proposal will create additional housing that supports walking to Oak Bay Avenue's "Small Urban Village" economic center. The property is also a short walk to bus stops and a short walk or bike ride to neighbourhood schools.

The addition of the suite to the existing house diversifies the range of housing options available in this Traditional Residential neighbourhood, creating an option for extended family to remain closely connected, access amenities within a short walk, and age in place.

The proposal supports the new (draft) Gonzales Neighbourhood Plan by maintaining the ground-oriented existing single family character of the immediate neighbourhood, while enhancing the diversity of housing via the addition of the rental suite and the new duplex addition.

The immediate neighbourhood is characterized by a mixture of single family homes, house conversions, and multi-family dwellings. Many of the houses in the area have rental suites and several are house conversions.

It has been suggested that City policy does not support suites in duplexes. However, the R-2 Two-Family Zone and the City's Duplex Guidelines predate the OCP. This proposal is entirely consistent with the



## CHAMBERLAIN LOW ENERGY DUPLEX

objectives and policy direction of the OCP and the new Gonzales Neighbourhood Plan, which specifically identifies duplexes + suites as a desirable housing type. The OCP envisions a range of ground-oriented housing types that fit well within the existing neighbourhood fabric. This is what our proposal achieves and we trust our proposal is evaluated in the context of the City's most up-to-date and emerging policy.

Below is a map with current housing mix of properties immediately surrounding the subject property.



Figure 2: Housing types adjacent to subject property

### Policy Support: Housing Diversity

This proposal also supports the OCP's objectives for Housing and Homelessness. While not targeted at the most vulnerable, this proposal enhances affordability while creatively regenerating and enhancing the existing housing stock.

Half of the duplex includes a mortgage helper suite, making ownership in this popular family neighbourhood accessible to a greater diversity of families. At the same time, it adds additional rental stock to this neighbourhood and creates an opportunity for multi-generational living and a diverse community.

### Policy Support: Climate Change and Energy

The proposal supports all five of the City's strategic goals around climate change and energy, as follows:

1. Increased resilience to climate change, energy scarcity and costs: By applying Passive House principles, both the existing and new addition will use very little energy. Because of the emphasis on constructing an airtight and highly insulated building envelope, the homes will also remain comfortable year-round, with very little need for additional heating or cooling. In the face of a natural disaster, the homes will stay warm longer without power.
2. Both existing and new addition will be built solar PV ready and both will be all-electric. BC's hydro power supply has a much lower carbon footprint than combustion fuel. By building all-electric, both homes will also have the potential to generate and store all of their own power on-



## CHAMBERLAIN LOW ENERGY DUPLEX

- site.
3. The homes are sited in a location where cars are not needed. All amenities can be accessed within a short walk. Downtown is accessible by a short bike or bus ride.
  4. The re-use and improvement of the existing building will reduce construction waste and reduce the need for raw materials. By renovating the existing house to a very high construction and energy performance standard, the life of this 100-year old house is extended indefinitely, while also creating a healthy, low-energy, low-carbon environment for its occupants.
  5. As outlined in 2. above, both sides of the proposed duplex will be solar PV ready as a minimum, increasing Victoria's clean, renewable, and efficient energy sources.

### **Neighbourhood Consultation:**

Beginning in the fall of 2015, neighbours within and beyond the 100m radius were consulted. We had preliminary in-person conversations with over 55 neighbours from September 2015 through spring 2016. Preliminary plans for a small lot subdivision approach were shared and input received. Plans were also emailed to interested neighbours, including the Clare Street email list and the 6-unit townhouse email list. We also shared our blog documenting the project ([stretchdeveloper.com](http://stretchdeveloper.com)). We discussed the small lot subdivision proposal at an informal meeting with the Fairfield Gonzales Community Association Land Use Committee in February 2016.

As a result of the concern voiced by some of our neighbours that there was insufficient space between adjacent properties, we elected to redesign for an attached duplex. This approach allows us to achieve our project objectives while doubling the amount of space between the building and its adjacent properties to the north and south.

Neighbour input also led us to move the parking from the rear of the yard to the front, using minimal permeable parking surface to accommodate the required parking area. While a variance from the R2 zoning, this strategy is consistent with R1-G Design Requirements for Single Family Front Yard Parking, and reflects a preference to maintain the greenspace in the rear yard. The rear yard is part of a nearly block-long stretch of back yard space that has no car access or paved area. See Appendix A. The parking design is intended to provide two parking spaces in as efficient manner as possible, and thereby preserving as much front yard green space as possible.

Landscaping has also been intentionally designed to provide screening and protect privacy, particularly with the neighbour immediately to the south of the new house. Landscaping includes the extension of the existing 6' fence and plantings to enhance privacy on both sides.

A noticed community meeting was held with the Fairfield Gonzales Community Association Land Use Committee on October 20, 2016. An estimated eight neighbours attended and several provided comments at the meeting, most of which were supportive. Points of support included the creative addition of modest density, the addition of the suite, the ambitious sustainability goals, and the design. Specific criticisms focused on minor design elements such as plantings between properties and roof shape.

Follow up from our neighbour to the south after the meeting raised a number of points including disliking the modern design of the addition, concern about privacy issues, and a dislike for the 3 units without a rationale. We believe we have addressed privacy concerns with the design of non-view windows on the second floor of the addition, as well as a 6-foot fence and plantings screening windows on the ground floor. Refer to the overlook study on drawing A002. We will continue to work with this owner in as constructive a manner as possible to resolve any remaining concerns. Redesigning from the small lot subdivision to the attached duplex approach was a significant change we undertook specifically in response to this neighbour's concerns.

---



# CHAMBERLAIN LOW ENERGY DUPLEX

Because of our lengthy consultation process prior to the community meeting, we did not hear any criticisms at the community meeting that warranted major changes to the current design. Some minor changes have been incorporated to meet the city's submission requirements.

## House Design:

Both the existing house renovation and the new duplex addition are designed to be extremely energy efficient; to use low embodied carbon and energy materials to the extent possible. The focus of the design is on Passive House principles – significant resources will be focused toward making the building envelope of both houses highly insulated and airtight. High efficiency heat recovery ventilators will be installed to ensure very high quality distributed ventilation air.

The renovation of the existing house respects and maintains the original form and roof line, while the addition is intentionally contemporary, simple and contrasting. This design strategy highlights the relationship between old and new. The design uses traditional materials, including cedar siding and stucco, that reference more traditional material choices evident on the block. Deep window reveals introduced by the thicker Passive House walls add visual interest and depth to the facade. The roof slope of the new addition is nearly flat, to minimize intrusion on neighbouring properties, facilitate the addition of solar panels, and allow maximum sun penetration to the north half of the duplex. These features, along with welcoming, street-facing entries for both halves of the duplex, adhere to the Neighbourliness Guidelines for Duplexes.

Refer to Appendix C for a description of the architectural rationale for the design.

## Zoning:

The proposed duplex meets the R2 requirements with the following requested variances:

- A. Usage: From two-family dwelling to two-family dwelling with one secondary rental suite  
Rationale: Rental suites are common in this area, as are multi-family dwellings. Given the proximity of Oak Bay Avenue and the surrounding mix of density, adding a suite within the existing building footprint adds one more affordable rental option in a highly desirable location. It makes the purchase of this half of the duplex more attainable to families of moderate income and allows the potential of families with young children to remain even as the space needs of their growing children increase. Furthermore, it supports the potential of a multi-generational living arrangement.
  - B. Parking location: From rear yard to front yard  
Rationale: This was a design change in response to neighbourhood input, and in keeping with the design of many houses on the west side of Chamberlain and the east side of Clare Street. The front yard parking design is consistent with the guidelines contained in the R1-G zoning, which seeks to minimize green space consumed for parking purposes. See Appendix B for examples of front yard parking in the immediate neighbourhood.
  - C. Rear yard setback: From 12.78 m to 10.26 m  
Rationale: This variance is to accommodate a rear deck and does not reflect an intrusion of the main structure into rear yard space. The front yard setback was required to allow for front yard parking, which taken together, facilitates overall preservation of green space on the property.
  - D. First and second storey floor area: From 359.8 m<sup>2</sup> to 280.0 m<sup>2</sup>  
Rationale: The existing house was raised to create a full height lower level and to enable addition of below slab insulation. Combined floor area is still well below the R2 limit, as is the overall building height.
-

# CHAMBERLAIN LOW ENERGY DUPLEX

## Project Benefits:

### Economic:

- Locally owned and financed construction project
- Infill development supports economic vitality of the Oak Bay Village Small Urban Village

### Social:

- Improved streetscape
- Addition of affordable rental housing (suite)
- Adaptive re-use of existing house for multi-generational living and aging in place
- Educational opportunities for sustainable construction practices
- Site selection that supports walking and biking culture

### Environmental:

- Building retention and re-use
- Site selection that supports biking and walking
- Onsite stormwater management via the City's Rainwater Rewards Program
- Permeable paving for parking strips and patio space
- Landscaping that prioritizes edibles, natives and plantings with minimal irrigation demand
- High efficiency plumbing fixtures
- All LED lighting
- Site generated solar PV
- Ultra low energy consuming buildings (targeting net zero energy, zero carbon emissions, and Passive House certification)

## Conclusion:

The proposed project prioritizes environmental sustainability, carbon reduction and energy efficiency. It creates a modest increase in density in keeping with the OCP's goal to provide additional housing in the city's most walkable/bikeable neighbourhoods. The design is sensitive to the existing single family character of the neighbourhood, adding a duplex addition that is appropriately scaled for the site, and maintaining the existing 100+ year old home while adding an affordable rental suite within its current footprint.

Thank you for your thoughtful consideration of this proposal.

Best Regards,



Christy Love and Matthew Mahoney  
Owners/Occupants of 1068 Chamberlain Street



# CHAMBERLAIN LOW ENERGY DUPLEX

## APPENDIX A: Rear Yard Green Space



Subject  
Property

Rear yard  
green space

## CHAMBERLAIN LOW ENERGY DUPLEX

### APPENDIX B: Examples of Front Yard Parking in the Immediate Neighbourhood





# CHAMBERLAIN LOW ENERGY DUPLEX

## APPENDIX C: Architectural Rationale

The 1000 block of Chamberlain Street is comprised of an eclectic mix of character homes. Existing homes range from 1 to 2 1/2 stories in height and exhibit a broad range of architectural styles reflecting their year of construction. The majority of homes draw broadly on traditional house forms and materials including horizontal wood siding, stucco, and they generate visual interest with expressed massing and projecting roof fascia and eaves.

Existing houses reflect their unique history of addition and renovation work identifiable through changes in material and style.

Roof profiles are predominantly hipped and gable styles, often with complex dormers. Deep overhangs and eaves expressed with dentil patterns contribute to the character of the homes. Asphalt shingles are the dominant choice.

Authentic materials predominate with ornate timber posts and railings in conjunction with lapped wood siding, stone and stucco. Occasional insertions of brick and galvanized, corrugated metal add to the eclectic flavour of the neighbourhood.

Colour is used extensively in the neighbourhood with vibrant hues, contrasting trim and natural accents. Grades vary considerably along the block with several houses and front yards elevated above the grade of the street. The natural grade in the zone of the project is moderately flat.

Dense, mature landscaping is the dominant feature of the street. Several houses are virtually concealed by front-yard vegetation. Grass appears selectively in front yards along with a mix of bed planting, shrubs, mature trees, textured paved areas and natural rock.

The proposed house offers a contemporary interpretation of the patterns and forms of the street. The intention of this project is to honour the architectural legacy of the neighbourhood with homes that reflect contemporary values and design. This is achieved through sympathetic scale, texture and massing.

The **existing house** will receive new exterior insulation, windows and cladding. Additional wall thickness will introduce deep reveals at window and door openings, enhancing the rather flat façade of the existing house with deep shadow lines.

The existing shingle and stucco siding will be replaced with new stucco, similar to many homes throughout the neighbourhood.

The enclosed entry will be converted to a porch with a combination of stucco, stained timber columns and sealed cedar screen walls that reference natural materials used in similar ways throughout the neighbourhood.

The existing hipped roof will be re-clad with standing seam metal, chosen to extend the life of the roof and reduce the lifecycle environmental impact of asphalt shingles. The eaves will be extended to create a deeper shadow line that is more consistent with the neighbourhood. A sealed cedar soffit will visually connect the roof to the accent material used in fences and screens around the property.

The **duplex addition** stands two stories with a grade entry and flat roof. The linear shape is a response to the narrow property. The south side yard setback has been increased to mitigate impact on the neighbouring property and existing mature tree and to create useable yard space adjacent to the house. The roof, which presents a parapet to the street, projects to shade south facing windows while maximizing solar penetration to the existing house to the north.

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## CHAMBERLAIN LOW ENERGY DUPLEX

Front yard setbacks are aligned to adjacent houses. The characteristically shallow front yards of Gonzales contribute to the friendly character of the neighbourhood.

Similar to other houses in the neighbourhood, the massing of the new and existing houses will be expressed to create visual interest and to improve connection to the front garden and the street. In addition to deeply expressed windows and extended roof soffits, the entries of both houses are expressed with massing and materials. The projecting mass of the existing house's porch is enhanced with a projecting roof overhang, twinned timber columns and sculptural concrete steps. The lower entrance is defined with a shallow roof overhang and partially enclosed with a timber pergola. The alcove entry of the new addition is recessed, creating a sculpted massing of the house's façade and a semi-enclosed, landscaped courtyard entry. A large street-facing window announces the entry.

The addition will be clad with vertical cedar siding.

The houses are conceived together with their front yard landscaping. Entry, porch, stoop, windows, surface treatments, planting, fences and screens work together to create gardens that are beautiful, functional and seamlessly integrated with the homes.

Colour is chosen in the context of natural wood accents and front-yard landscaping of both houses. The dark French-grey hue mediates between the industrial sensibility of the metal roof and gutter and the natural tone and texture of natural wood, landscape and permeable paved surfaces. Vibrant colours are introduced in the glazed front doors of the houses and basement suite as a contemporary reference to the traditional use of colour in the street.

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**Fairfield Gonzales Community Association Land Use Committee  
Community Meeting October 20, 2016  
Fairfield Community Place  
1330 Fairfield Road**

Chaired by Corey Burger (acting vice chair) Heather Murphy and Alice Albert (recorders) Don Monsour (chair) Robin Jones, and Susan Kainer (members of CALUC).

Approximately 20 community members in attendance.

**1068 Chamberlain**

re zoning: from R1G single family dwelling to R2 two family dwelling. Existing home will be retained and renovated to remain as one storey home with basement, including a studio rental suite. New duplex addition will be a two storey home on grade (no suite). Both renovation and new half will use passive home design principles and strive for net zero energy consumption and zero carbon emissions

- Owners have spoken with 55 neighbours
- Existing house will be raised
- Passive house principles will be utilized
- New addition 1600 sq.'
- Solar net zero energy.
- Cedar siding for new house, cedar accents will be added to existing house.
- High importance will be placed on landscaping and will preserve as much green space as possible.
- Seeks 2 family zoning
- Move parking from back to front

**1048 Chamberlain**

- Side set backs? Response?
- Concern: Privacy: we will look at house outside our kitchen window. Will I be looking into their place and will they be looking into mine? What are the controls over what is proposed and what is actually built? I'm not crazy about the (flat) roof line. Exterior finish? Response: Vertical cedar siding. How high? Response: will be higher than current house by 2' but below maximum.

**1031 Chamberlain**

- View from back?
- Three new units but only 2 **parking** spaces will add to parking on Chamberlain which is already a problem with shoppers on Oak Bay.
- Two storeys without basement? Response: Yes.
- Boxy design, likes over all idea but with a softer design. Response: design keeps height low.

#### **1 Briar Place**

A brilliant design.

#### **1034 Chamberlain**

- Comment: Diversity of housing on the street exists from: arts and crafts, registered heritage, to townhouses built in the 70's. Enthusiastic about the **design**. My young family will be here for a long time.

#### **1076 Davie Street**

- Interesting proposal duplex triplex problematic.
- Design is horrible; doesn't work for me. Real concerns with design. Response: We did start with a different design.

#### **147 Olive**

- Refreshing that a proposal is seriously considering the environment; pleased environmental considerations balanced with form and function.

#### **1034 Clair**

- Design, juxtaposition is an attribute, brave.

#### **1026 Clair Street**

- Not a duplex, however, City of Victoria needs to reconsider policy. Nothing about the proposal worries me. We are going to do a flat roof (in reference to future remodelling of own home). Housing diversity is good

#### **Unknown Address**

- Purpose of work shop? Noise abatement (from work shop)? Response: Work shop will be used for carpentry; power tools will be used.

#### **1027 Chamberlain**

- Design not quite together; doesn't meld.
- **Traffic** problem already being close to Oak Bay.



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- Concern re construction being noisy and adding to traffic congestion.

*An unidentified individual reminded participants this is a rezoning application (not about debating design) and council will decide the outcome. We have to give each other scope to occupy the land the way we wish.*

**Summary of Concerns and Views Expressed:**

Concerns: re privacy for adjacent neighbour, increased traffic and subsequent need for parking.  
Both appreciation and criticism of design expressed.

Laura Wilson

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**From:** David Nicholls [REDACTED]  
**Sent:** Friday, Oct 21, 2016 3:26 PM  
**To:** [REDACTED] planandzone@fairfieldcommunity.ca; Cloe Nicholls; Community Planning email inquiries  
**Subject:** Proposal at 1068 Chamberlain Street

October 21, 2016

Good afternoon,

I was not able to attend the community meeting on October 20, 2016 with regards to the development proposal at 1068 Chamberlain Street.

I live at 5 – 1070 Chamberlain Street, which is a unit in the neighbouring property, and am very much in favour of the proposal.

The 6-unit townhouse complex where I reside is mostly owned and occupied by young couples and families. All of us feel very lucky to have found a lower-cost option for housing in very desirable neighbourhood. With houses on Chamberlain Street now in the million-dollar range, it is unlikely that any of us would be able to afford a house in the area. As a result, I welcome any proposal that will increase density and provide more affordable options for those of us who, one day, may wish to move to a slightly larger house in the neighbourhood.

The properties on Chamberlain Street are all fairly large, so I would suspect that the majority of the lots could handle a duplex addition. In this particular case, the owners at 1068 Chamberlain Street seem to have done their homework and are proposing a very thoughtful and well-suited addition to their property. I have also appreciated their efforts to keep all of their neighbours apprised of their efforts.

I support this project and hope that the City of Victoria will as well.

Thank you very much for considering my thoughts.

Sincerely,



David Nicholls

5 – 1070 Chamberlain Street

Laura Wilson

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**From:** Marian [REDACTED]  
**Sent:** Friday, Nov 11, 2016 12:42 PM  
**To:** Christy Love  
**Cc:** Laura Wilson; [REDACTED]  
**Subject:** Fw: 1068 Chamberlain Street



PROPOSED REZONE  
1068 CHAMBERLAIN STREET

Dear Christy and Matt. I am writing to you as a follow-up to the material you provided to us at the meeting of Oct. 20. You are not giving all the neighbours within 100 metres of your property all the facts and evading the issues

There are issues that don't seem to be resolved

A. You keep insisting the development is a duplex but with 3 units zoning at city hall says it is a triplex. Three units is not acceptable.

B. There are still privacy issues. Right at the beginning of the first proposed development you knew that privacy was very important to us. The two big windows on the south side of your new house are eye to eye with our big kitchen window where I do all my preparations for meals, etc.

C. The new build still does not conform to the existing house nor to the other houses on Chamberlain St. You have two completely different house styles together and the neighbours are not happy with that. Would like to see exterior finish being more compatible with the residences within the original 1910 streetscape. Could use shingles or lap siding rather than a more modern look. With the exception of our dwelling the vast majority of existing or upgraded dwellings on the street all have the same architectural theme. Your proposal does not work.

D. The two driveways are non compatible with the two parking spaces you have allowed on your property. There needs to be one parking spot for each unit, i.e. 3 parking spots. There is only one street access for vehicles allowed for a property. 2000 Chamberlain, corner of Brighton, has a garage and a driveway and the city has told the owner he can only use one.

E. Will there be City control over what is being proposed actually being what is built.

The above issues must be addressed before any building can be done.

Alex and Marian Piercy  
1048 Chamberlain St.

cc:

1) Planning & Zoning Committee of Fairfield Gonzales Community Association



1330 Fairfield Rd. V8S 5J1 Don Monsour President/Interim Chair —

- [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca) .

2)[LAWILSON@Victoria.ca](mailto:LAWILSON@Victoria.ca)

**Laura Wilson**

---

**From:** Christy Love [REDACTED]  
**Sent:** Saturday, Nov 19, 2016 1:17 PM  
**To:** Marian  
**Cc:** Laura Wilson; DON MONSOUR; Matt Mahoney  
**Subject:** Re: Fw: 1068 Chamberlain Street

Hi Marian and Alex,

Thank you for sending these comments. We provide responses to each item below. We'd also be happy to continue discussing in person.

A) Duplex with secondary suite: The distinction is that a secondary suite can only be rented. A triplex could stratified into three units each owned and sold separately, and we are emphasizing that this is not what we wish to do. The suite is being added within the footprint of the existing house, and it could be changed back into a single dwelling as our needs change over time. As you know, our plan is to create this space so that we can live as a multi-generational family.

B) Privacy: We take your privacy seriously and this is a key reason we shifted to this proposal from our original small lot approach. As we discussed after the community meeting, the plans include an extension of the existing 6 foot fence between our properties, along with plantings for additional screening. If you'd like, we can stand in the yard to envision where the new windows will be in relation to your kitchen window and discuss improvements that you think would help. The upper floor windows are high clerestory windows that allow light into the rooms but do not look down into your yard.

C) We appreciate your concerns, although house design (as in taste in clothes and art) is subjective, and our block includes an eclectic mix of house styles that reflects the years they were built or added to. We have chosen materials (cedar siding and accents, stucco) that are consistent with the neighbourhood, and designed the landscaping to tie in with the existing mature landscaping. The flat roof is intentionally modern and distinct from the existing roof line, but is also intended to limit the height next to your home; to enable addition of solar panels, and to allow more south facing light to reach the north half of our property.

D) As we are proposing a duplex with secondary suite (small and rental only), we feel two stalls is adequate, especially given that our location is so close to shopping, buses, bike routes, and other amenities that can be accessed without a car. Garden suites and secondary suites have no requirement for off-street parking in the City of Victoria.

We don't think our home will generate more cars than a large single family with large secondary suite - which is permitted as a right under the existing zoning - and would require only one parking stall. We could have included more space for car parking by putting a driveway to the rear-yard. However, we heard from you and other neighbours that they didn't want the backyard turned into parking (nor do we!). With our proposal we are trying to balance these different issues and priorities.

E) The City will issue a Development Permit which guarantees we build the buildings as per the Council approved designs.

We are available to discuss further as desired.

Best Regards,  
Christy Love and Matt Mahoney  
Owners/occupants 1068 Chamberlain

On Fri, Nov 11, 2016 at 12:42 PM, Marian [REDACTED] wrote:

PROPOSED REZONE  
1068 CHAMBERLAIN STREET

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Alex and Marian Piercy  
1048 Chamberlain St.

cc:

1) Planning & Zoning Committee of Fairfield Gonzales Community Association  
1330 Fairfield Rd. V8S 5J1 Don Monsour President/Interim Chair —  
- [planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)

2) [LAWILSON@Victoria.ca](mailto:LAWILSON@Victoria.ca)





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## Subject Site



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## 1070 Chamberlain (North)



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1048 Chamberlain (South)



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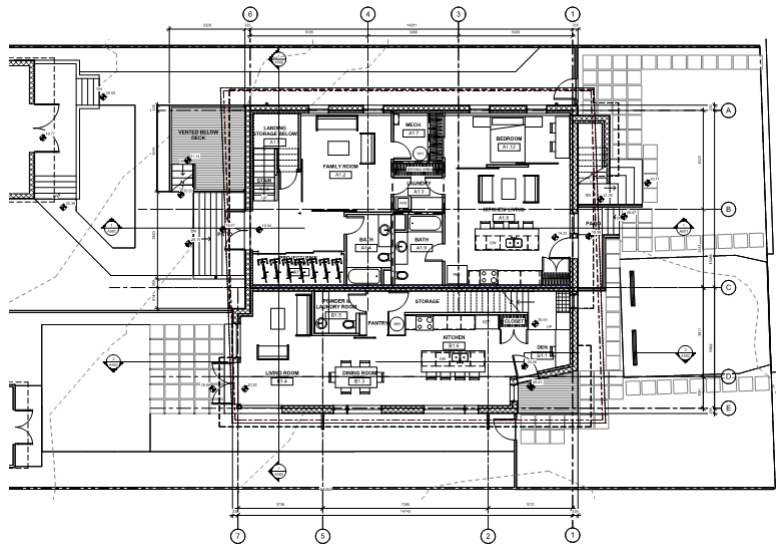
1063, 1057, 1047 Chamberlain (East)



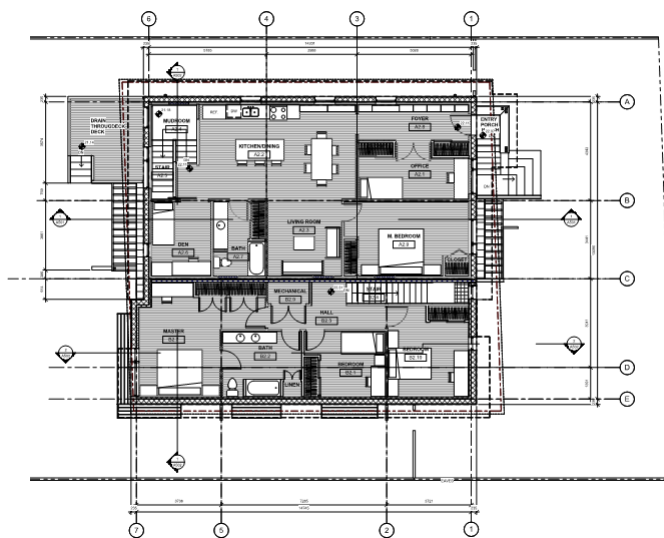




## Floor Plans - Lower

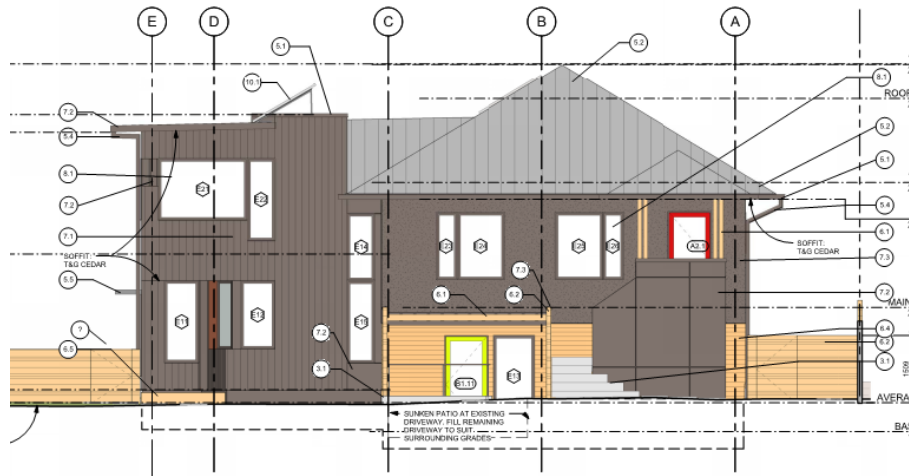


## Floor Plans - Upper

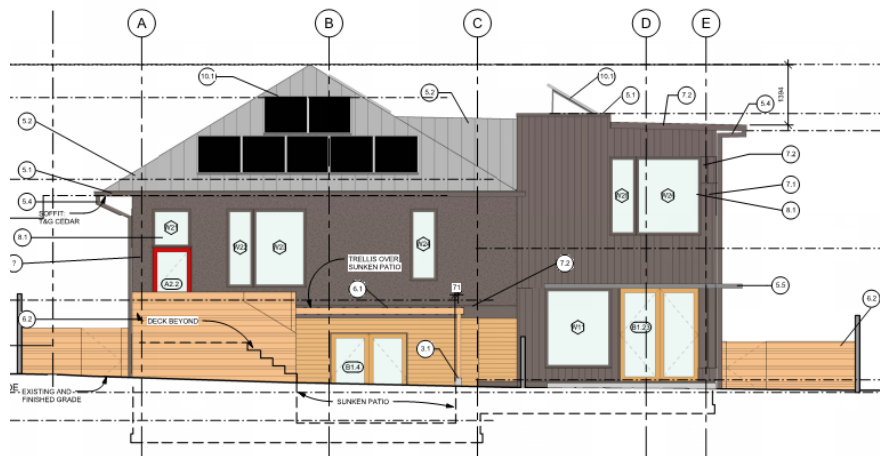




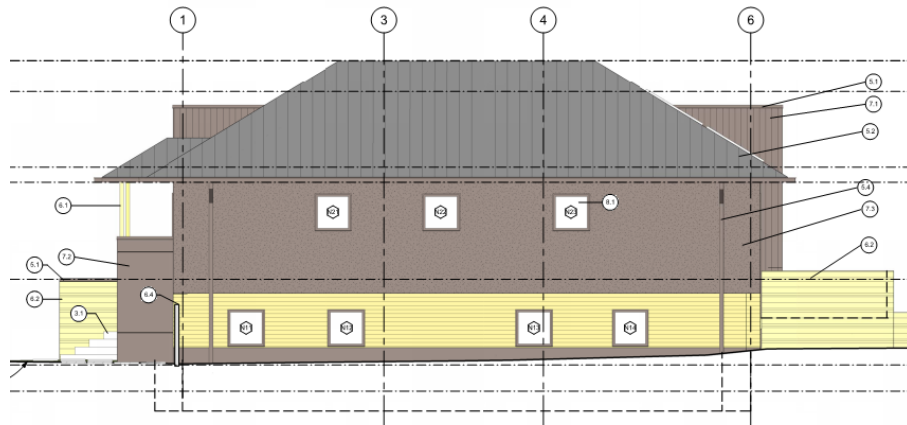
## Front Elevation



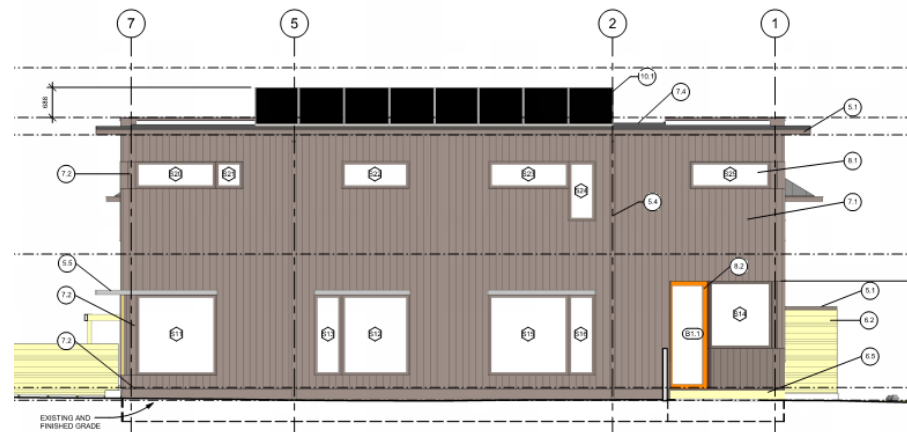
## Rear Elevation



## Side Elevation - North



## Side Elevation - South

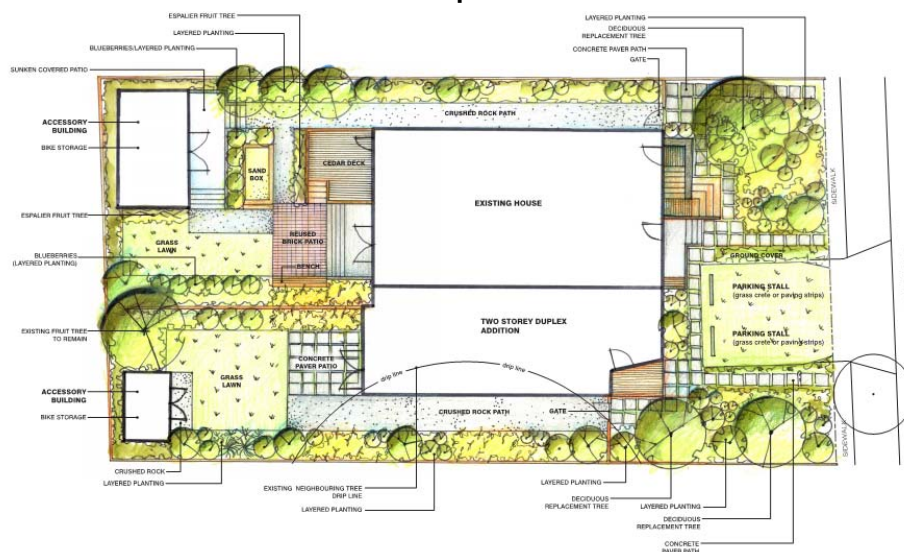




## Streetscape



## Landscape Plan



## Renderings (North-East)

