

REPORTS OF COMMITTEES

3. Committee of the Whole – October 19, 2017

2. Rezoning and Development Permit with Variances Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto:

Rezoning Application No. 00597

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00597

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00597, if it is approved, consider the following motion:

"That Council authorize the issuance of a Development Permit Application for 737 Belton Avenue and 1137 Dominion Road, in accordance with:

1. Plans date stamped July 24, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Lot B: reduce the front setback from 6.0m to 4.24m;
 - ii. Lot B: reduce the rear setback from 6.0m to 4.65m; and,
 - iii. Lot B: reduce the east side setback from 2.4m to 2.15m.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

3. CONSENT AGENDA

3.3 Rezoning Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road

Committee received a report dated October 5, 2017, from the Director of Sustainable Planning and Community Development regarding an application to construct a small lot house.

Motion: It was moved by Councillor Alto, seconded by Councillor Loveday, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of October 19, 2017

To: Committee of the Whole **Date:** October 5, 2017

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

Subject: Rezoning Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00597 for 737 Belton Avenue and 1137 Dominion Road, that first and second reading of the Zoning Regulation Bylaw Amendment 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 737 Belton Avenue and 1137 Dominion Road. The proposal is to rezone the eastern portion of the property from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Small Lot (Two Storey) District to permit the construction of a small lot house; as well, rezone the western portion of the property from the R1-B Zone, Single Family Dwelling District to a site-specific zone in order to retain the existing building on site as a small lot house and preserve the commercial use existing on site.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan*, 2012 (OCP)
- the proposal is consistent with the Traditional Community designation within the *Victoria West Plan*

- the proposal is consistent with the design guidelines referenced in the *Small Lot House Rezoning Policy, 2002*, and the applicant would retain one of the existing buildings on-site
- the proposal formalizes the existing legal non-conforming scenario of two primary buildings on a lot in the R1-B Zone, Single Family Dwelling District.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the eastern portion of the property from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and rezone the western portion of the property to a site-specific zone based on the R1-S1 Zone, Restricted Small Lot (One Storey) District with the additional use of retail. The proposal is to create two lots, maintain and repurpose the existing commercial building on the western lot for residential use, and construct a new small lot house on the eastern lot. A site-specific zone will be created to preserve the small-scale commercial use, should the owners wish to reinstate the convenience store in the future.

Three variances would be required, which are reviewed in relation to the concurrent Development Permit with Variances Application report.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

Sustainability Features

As indicated in the applicant's letter dated June 6, 2017, the driveways will have permeable surfaces and landscaping will incorporate drought tolerant plantings.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is characterized by one to two storey single-family dwellings and three to four storey apartment buildings. In the broader area to the west is Esquimalt High School and the Esquimalt Industrial Park.

Existing Site Development and Development Potential

There are two buildings presently on-site: a two-storey single-family dwelling and a one-storey convenience store. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed to accommodate a single-family dwelling with either a garden suite or a secondary suite.

Data Table

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone, a double asterisk is used to identify existing legal non-conformities.

Zoning Criteria	Proposal-Lot A (existing building)	Proposal-Lot A (new building)	Zone Standard R1-S2, Small Lot (Two Storey)
Site area (m ²) - minimum	275.96	260.43	260.00
Density (Floor Space Ratio) - maximum	0.28	0.53	0.6 to 1
Total floor area (m ²) - maximum	77.88	136.69	190.00
Lot width (m) - minimum	20.96	14.20	10.00
Height (m) - maximum	4.09	7.37	7.50
Storeys - maximum	1.00	2.00	2.00
Site coverage % - maximum	28.00	31.00	40.00
Setbacks (m) – minimum:			
Front (Belton)	0.90**	4.24* - building 2.99 - porch	6.00
Rear	8.91	4.65* - building 3.43 - deck	6.00
Side (east)	7.52	2.15 (habitable)*	1.50 (non-habitable) 2.40 (habitable)
Side (west)	n/a	3.99	1.50 (non-habitable) 2.40 (habitable)
Side on flanking street (Dominion)	0.00**	n/a	2.40
Parking - minimum	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Victoria West CALUC at a Community Meeting held on May 23, 2017. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions and Summary provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) designates the property within the Traditional Residential urban place designation, which envisions single-family dwellings and local retail stores in pre-existing locations. The proposed small lots would be subject to Development Permit Area 15A: Intensive Residential - Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

However, the existing house is being removed due to a compromised crawlspace (Attachment F). The *Small Lot House Rezoning Policy* notes that small lot rezoning is not intended to facilitate the demolition of an existing house to enable additional houses to be built in the same place. The removal of the house in this case is not resulting in additional houses; in fact, this rezoning application would formalize an existing legal non-conforming scenario in which two primary buildings occupy one property, so in this instance the potential of disrupting established lot patterns or the rhythm of the street is minimal.

Additionally, the design of the new dwelling is more in-line with the character of the area, and the proposal has been presented and justified to both the neighbourhood association and immediate neighbours.

Local Area Plans

The Victoria West Plan identifies the property as Traditional Community. Within this designation, the existing character of the mainly detached housing should be conserved. In addition, the plan envisions site-specific zoning for compatible uses such as convenience stores within residential areas.

Tree Preservation Bylaw and Urban Forest Master Plan

Impacts to trees will be outlined in the concurrent Development Permit with Variance Application Report.



CONCLUSIONS

The proposal to subdivide and rezone the subject property, retain and repurpose the existing commercial building, and construct one new small lot dwelling is consistent with the objectives in the *Official Community Plan*, *Victoria West Plan* and the *Small Lot House Rezoning Policy*. Staff recommend Council consider supporting this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00597 for the property located at 737 Belton Avenue and 1137 Dominion Road.

Respectfully submitted,

Michael Angrove
Planner
Development Services

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Oct 11, 2017

List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped July 24, 2017
- Attachment D – Letter from applicant to Mayor and Council dated October 4, 2017
- Attachment E – Small Lot House Rezoning Petition stamped June 8, 2017
- Attachment F – Letter from Method Engineering & Building Services dated May 24, 2017

ATTACHMENT A

POWDERLY AV

712

718

720

726

730

736

1149

1143

715/17

723

725

727

729

731

735

737

1137

BELTON ST

710

716

724

728

732

738

1127

1111

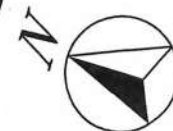
711

717

721

725

727



737 Belton Avenue and 1137 Dominion Road
Rezoning No.REZ00597



ATTACHMENT B

POWDERLY AV

DOMINION RD

BELTON ST

712

718

720

726

730

736

715/17

723

727

729

731

735

737

1137

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728

732

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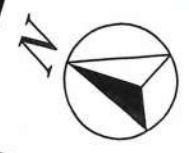
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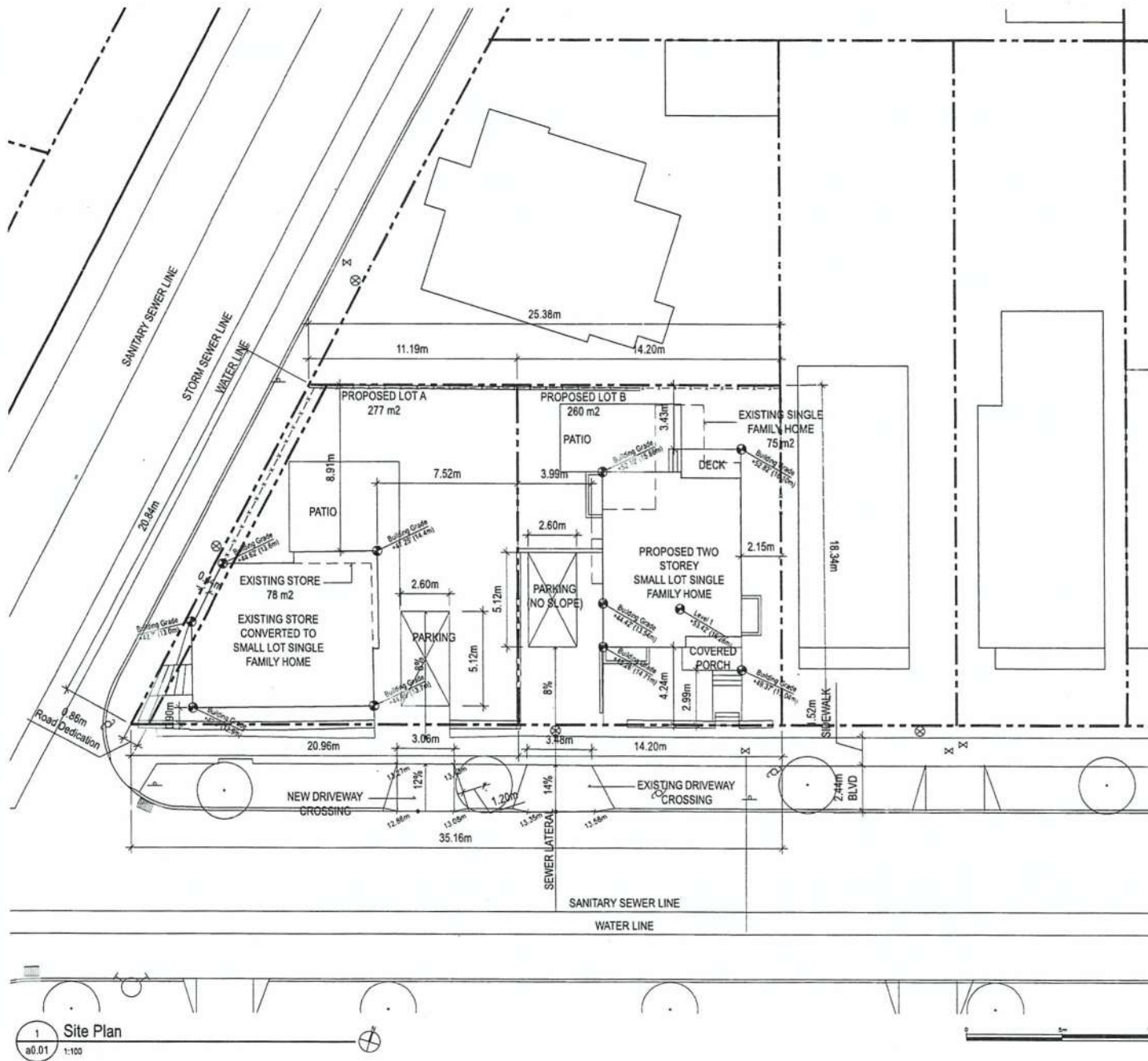
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1121

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737 Belton Avenue and 1137 Dominion Road
Rezoning No. REZ00597



SITE LOCATION / VICINITY MAP:



PROPERTY INFORMATION

Project Address:
137 Belton Ave. Victoria BC V8A 2Z7
Legal Description:
LOT 10 PLAN 253 SECTION 10 VICTORIA
Zoning:
R1-B to R1-S2
Development Permit Area:
DPA 18

	REQUIRED	PROPOSED LOT A	PROPOSED LOT B
LOT AREA	280.00 m	277.00 m	260.00 m
LOT WIDTH	10.00 m	20.90 m	14.19 m
LOT DEPTH		18.23 m	18.23 m
SETBACKS			
FRONT	6.00 m	0.00 m	4.24 m
REAR	6.00 m	8.91 m	3.43 m
SIDE (EAST)	2.40 m	7.52 m	2.15 m
SIDE (WEST)	2.40 m	0.0 m	3.59 m
AVERAGE GRADE		13.60 m	15.20 m
BUILDING HEIGHT	7.50 m	4.09 m	7.37 m
FLOOR AREA			
UPPER FLOOR			67.75 sq m
MAIN FLOOR		77.88 sq m	65.94 sq m
BASEMENT			67.75 sq m
TOTAL FLOOR AREA		77.88 sq m	136.69 sq m
FLOOR SPACE RATIO	0.6 TO 1	0.28	0.53
SITE COVERAGE	40 %	28 %	31 %
IMPERVIOUS AREA		115.11 sq m	89.00 sq m
PERVIOUS AREA		161.89 sq m	171.00 sq m
PARKING	1 SPACE	1 SPACE	1 SPACE

PROPOSED VARIANCES (LOT A)	REQUIRED	PROPOSED	VARIANCE
FRONT YARD SETBACK	6.00 m	0.00 m	5.10 m
SIDE YARD SETBACK (WEST)	2.40 m	0.0 m	2.40 m

PROPOSED VARIANCES (LOT B)	REQUIRED	PROPOSED	VARIANCE
FRONT YARD SETBACK	6.00 m	4.24 m	1.76 m
REAR YARD SETBACK	6.00 m	3.43 m	2.57 m
SIDE YARD SETBACK (EAST)	2.40 m	2.15 m	0.25 m

SITE PLAN SYMBOLS LEGEND:

—	Property Line
- - -	Fence
—	Curb Line
—	Storm Catch Basin
—	Manhole
—	Power Pole / Light Pole
—	Light Pole
—	Sign
—	Fire Hydrant
—	Water Meter
—	Property Corner
—	Sewer Fitting

SITE PLAN NOTES:

- All Property Information and Dimensions Shown Are Approximate and Are To Be Field Verified.
- Contractor To Verify Existing Utility Locations Prior To Construction.
- Erosion Control Measures Per Jurisdictional Requirements.
- Reference Road Plan for Storm Drain Locations.
- Water Meter and Connections to Main By City of Victoria.
- Utility connections from Rainwater Street - Stormwater - Power.
- Stormwater will be diverted to the either City of Victoria Stormwater System or if suitable, infiltrated on site.

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V8N 3K4
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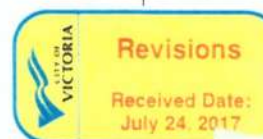
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1137 Dominion Rd
Victoria BC, V8A 2Z7

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Revisions	By	Date	Description
1	TH	2017.07.24	RECEIVED FOR REZONING

REZONING APPLICATION 2017.07.20



ATTACHMENT C

a0.01



LANDSCAPE PLAN LEGEND

TREES/SHRUBS



TREES/SHRUBS



HARD LANDSCAPING



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115-1600 Richardson Street, Victoria BC
778-584-0302
colin@colinharperdesign.com

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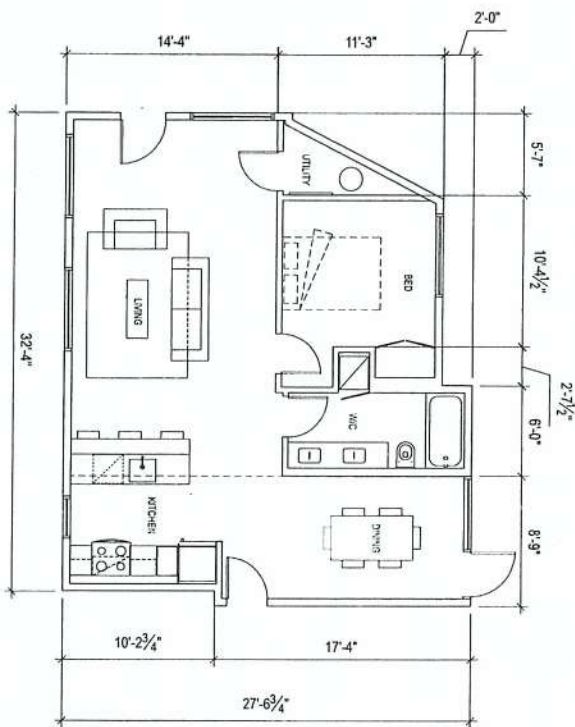
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Revisions
1. REVISIONS
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REZONING APPLICATION 2017.07.20

LANDSCAPE PLAN

1 Level 1
 3/16" = 1'-0"



a1.00

Sheet Title
 Lot A - Floor Plan

Revisions	
08.06.2017	1. REZONING APPLICATION
23.07.2017	2. RESUBMITTED FOR REZONING

REZONING APPLICATION 2017.07.20

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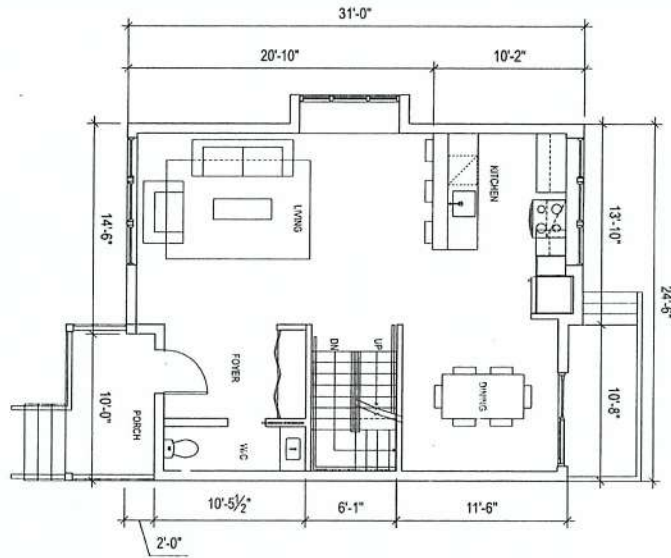
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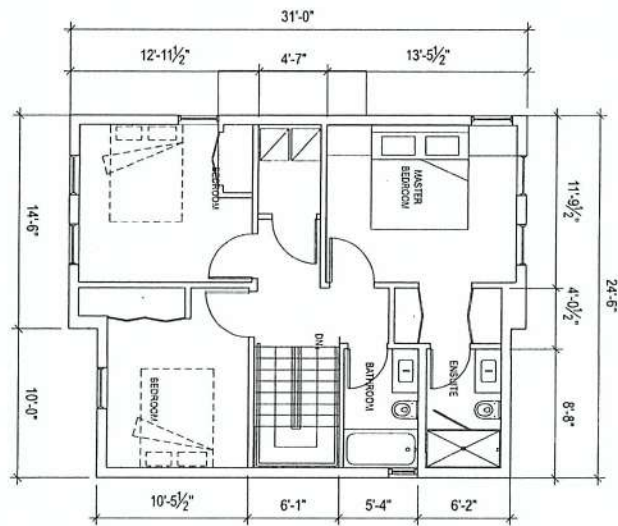
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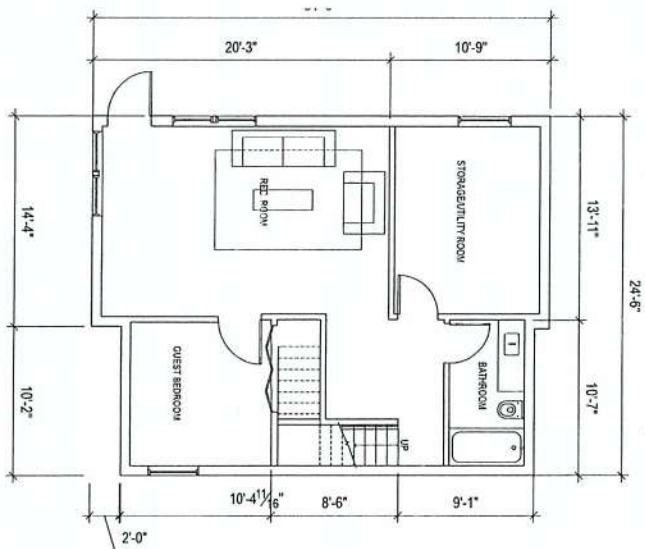
1 Level 1
a1.01 14' x 11'-0"



2 Level 2
a1.01 14' x 11'-0"



3 Basement
a1.01 14' x 11'-0"



a1.01

Sheet 76a
Lot B - Floor Plans

Revisions:	
08.06.2017	1. REZONING APPLICATION
20.07.2017	2. RESUBMITTED FOR REZONING

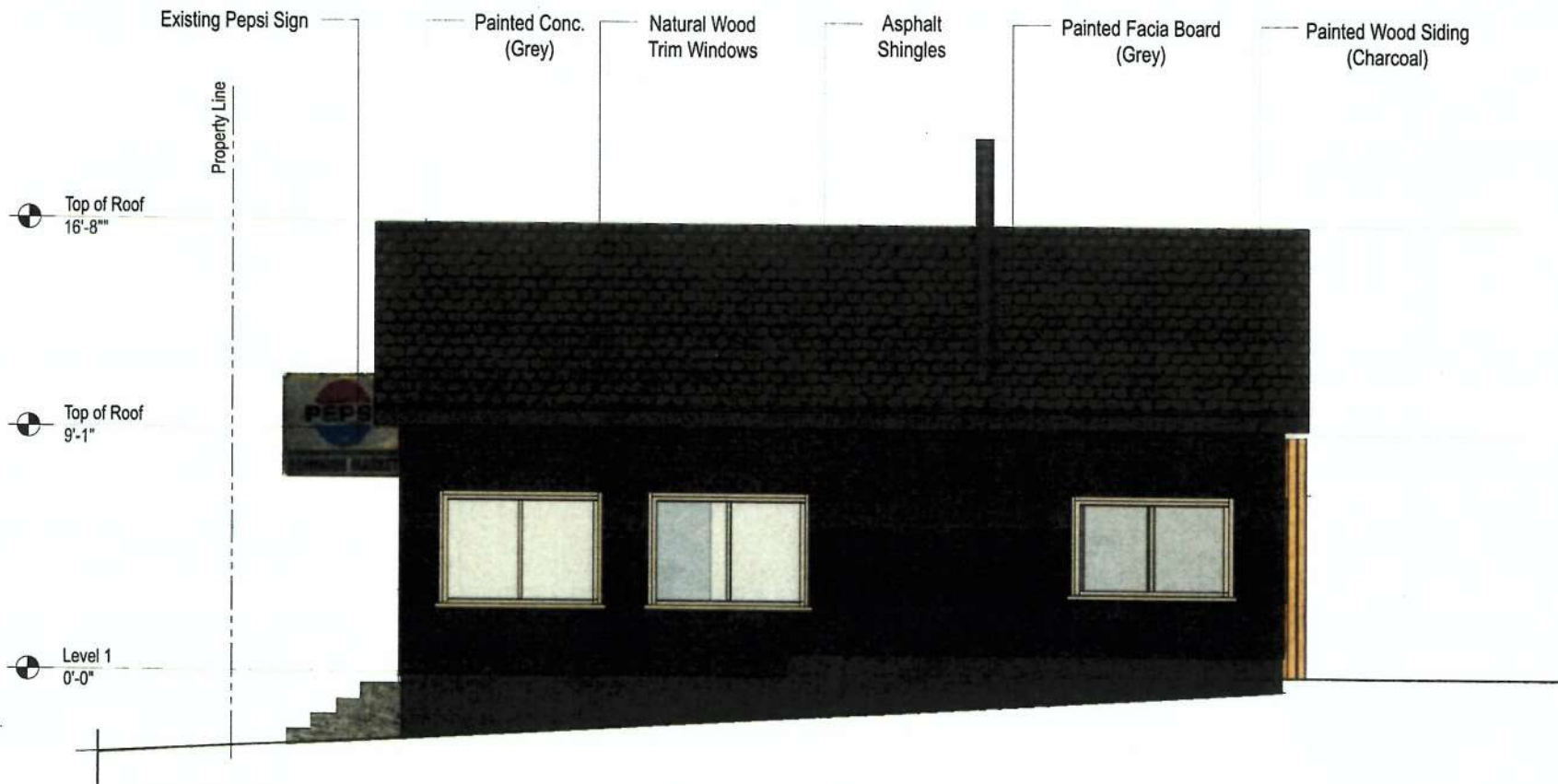
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colin@colinharperdesign.com

1 Store - South Elevation
a4.00 1/2"=1'-0"



Sheet Title
Store - South Elevation

a4.00

Revisions:
1. REVISIONS APPLICATION
2. REVISIONS FOR REZONING
10/10/2017

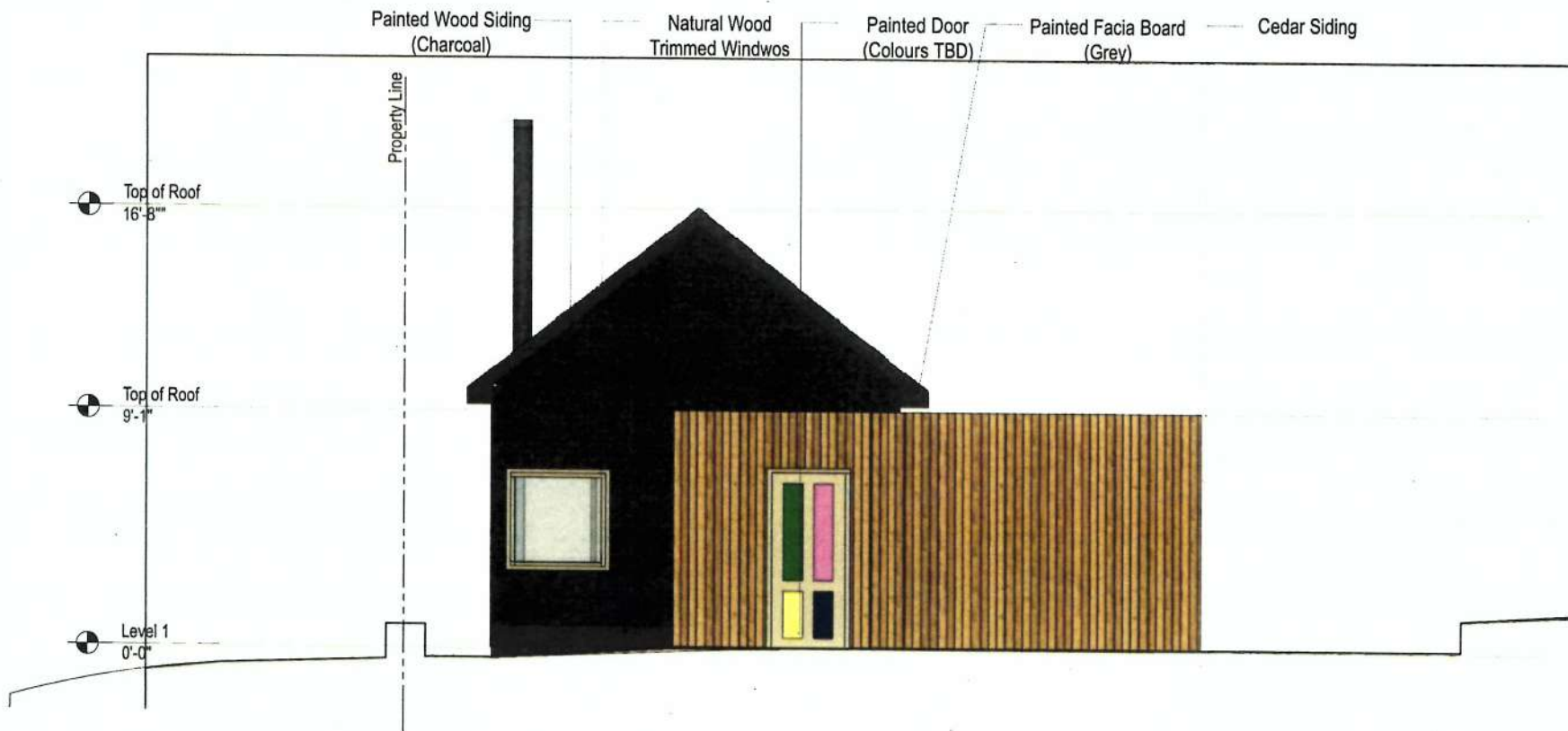
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778.580.0582
colin@colinharperdesign.com





1 Store - East Elevation
a4.03 1/2"=1'-0"

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112 1050 Robson Street, Victoria BC
778.584.6582
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Revisions
08/06/2017 1. REZONING APPLICATION
20/07/2017 2. RESUBMITTED FOR REZONING

REZONING APPLICATION 2017.07.20

Sheet Title
Store - East Elevation

Sheet Number

a4.03

Property Line

Top of Roof
8.84m

Allowed Building Height
7.52m
Proposed Building Height
7.37m

LEVEL 2
3.83m

Level 1
1.09m

Average Grade (15.20m)
0.00m

BASEMENT
-1.66m

Painted Wood
Siding

Painted Facia Board
(White)

Painted Wood
Framed Windows

Asphalt Shingles

Property Line

1.47m
5.02m
1.47m

2.74m

2.74m

Existing Grade

Adjusted Grade

Existing Grade

1 House - South Elevation
a4.04 1/2"=1'-0"

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112-1020 Robson Street, Volume BC
778-584-0582
colin@colinharperdesign.com

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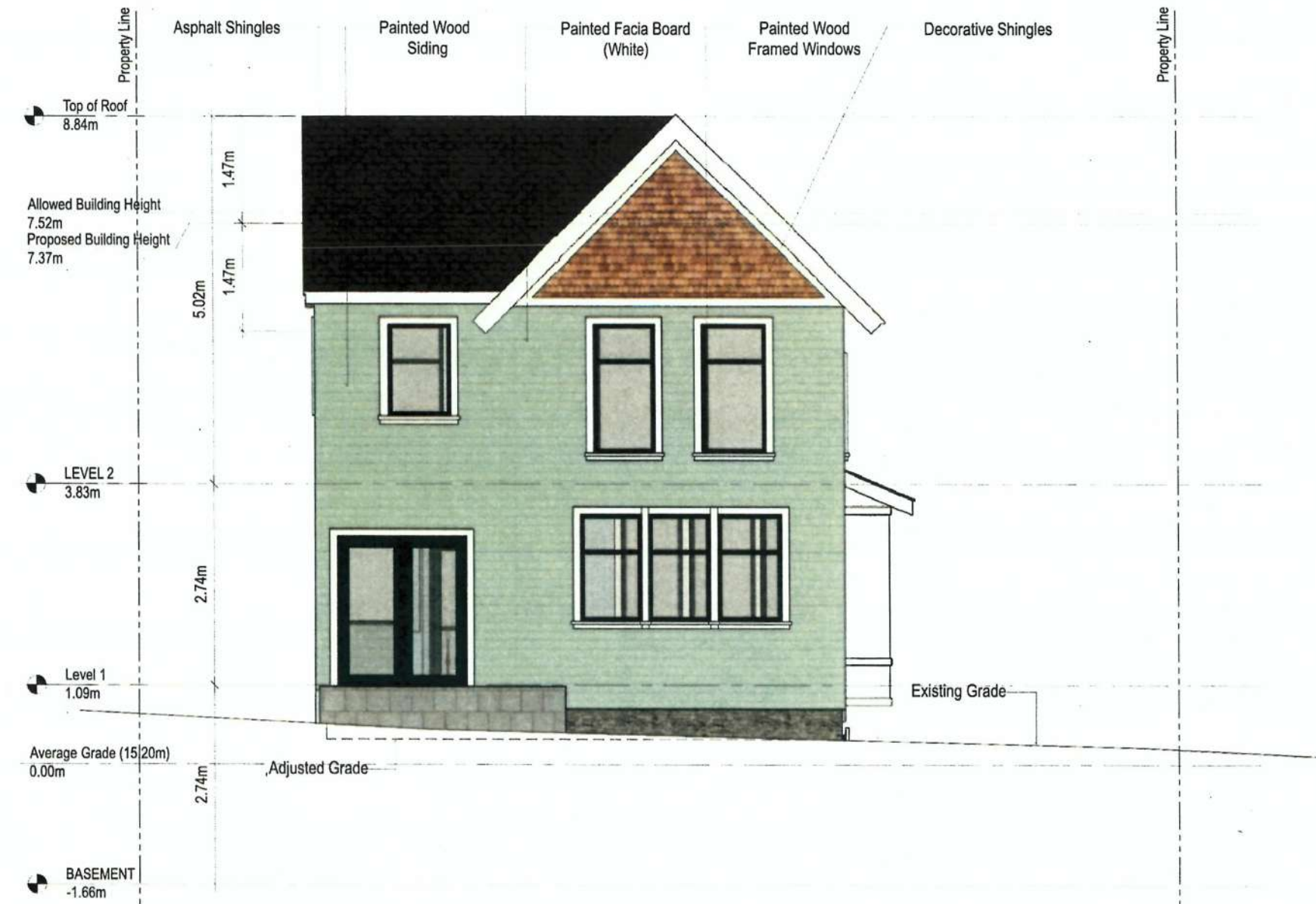
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Revisions:
08.06.2017 1. RESUBMITTING APPLICATION
25.07.2017 2. RESUBMITTED FOR REZONING

REZONING APPLICATION 2017.07.20

Sheet Title
House - South Elevation

a4.04



1 House - North Elevation
a4.05 1/2"=1'-0"

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778 584.0982
collinharper@gmail.com

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737 Belton Ave
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Revisions:	
1	REV. (DOMINION AVE) 2017.07.20
2	REV. (DOMINION AVE) 2017.07.20

REZONING APPLICATION 2017.07.20

Sheet Title
House - North Elevation

Sheet Number

a4.05



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778-584-2582
colin@colinharpdesign.com

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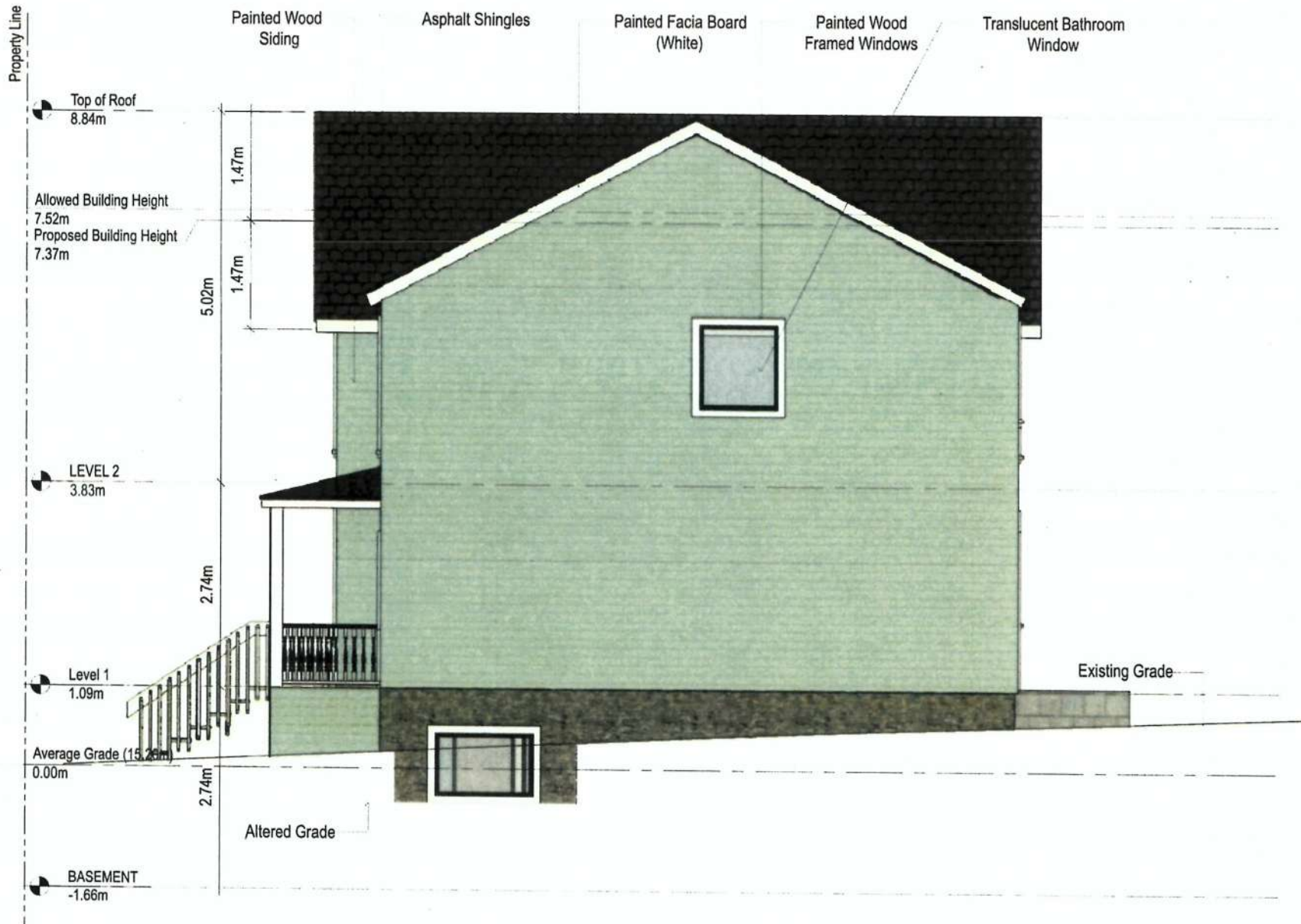
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REVISIONS:	1. REZONING APPLICATION
03 MAR 2017	2. RESUBMITTED FOR REZONING
02 FEB 2017	

REZONING APPLICATION 2017.07.20

Sheet Title
House - West Elevation
Sheet Number

a4.06



1 House - East Elevation
a4.07 1/2"=1'-0"

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112-550 Richardson Street, Victoria BC
V8B 3K4-5506
colin@colinharperdesign.com

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1137 Dominion Rd

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ColinHarperDesign job number: 1701

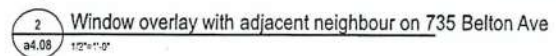
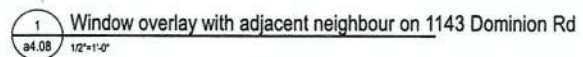
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Revisions	1. REZONING APPLICATION	2. REZONING APPLICATION
20.07.2017	20.07.2017	20.07.2017
20.07.2017	20.07.2017	20.07.2017
20.07.2017	20.07.2017	20.07.2017
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20.07.2017	20.07.2017	20.07.2017

REZONING APPLICATION 2017.07.20

House - East Elevation

a4.07





CIVIC ADDRESS 1143

PROPOSED LOT A

Oct 4, 2017

The City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor and Council of the City of Victoria

Re: Rezoning Application
737 Belton Ave and 1137 Dominion Rd, Victoria BC

Enclosed is our rezoning and subdivision application for the above noted property.

The rezoning application is to divide a single family dwelling corner lot into two small lot single family dwellings. The site is large enough to accommodate two 260 m² lots. The proposal includes plans for the following:

1. LOT A. Converting an existing one storey store at 1137 Dominion Road into a small lot single family dwelling
2. LOT B. Removing the existing home at 737 Belton Ave to build a new two storey, improved small lot single family dwelling.

The conversion of the existing one storey store to a small lot single family dwelling is consistent with the Small Lot Rezoning Policy. The plan includes upgrading the exterior and adding a small addition to the northeast corner of the dwelling, which allows for large windows and a glass door, in order to open up the living area of the house and have access to the yard.

The existing home on 737 Belton Ave is not viable to be restored due to a compromised foundation and awkward and inefficient interior spaces. Therefore, we propose building a new two storey, small lot single family dwelling, consistent with the Small Lot Rezoning Policy. The design of the new home is in character with the style of the other homes in the area. It has an attractive porch at the entrance to match the entrances of the other homes on the street and a bay window on the west side in order to animate the house as seen from Dominion Road.

In our initial consultations with the immediate neighbours, there was a strong desire to build a new home that is of similar character to neighbouring homes. The existing home on 737 Belton Ave is not of the same character and the exterior materials are not the same as those used on the rest of the block. It has also become rundown due to lack of maintenance over the years, and due to the foundation issues mentioned earlier, the stucco cladding is bulging away from the building on the east elevation exterior wall. We have endeavored to design a home that uses materials in line with those of the neighbouring homes, including wood siding and decorative shingles, that sits on the same footprint as the existing home, with the set back from the street the same distance as the neighboring homes. The sundeck will be replaced with parking and landscaping.

At the CALUC meeting on Tuesday, May 23, we presented our full proposal to the committee and public attendees. Both the committee and attendees were supportive of our proposal.

Our proposal includes the following setback variances:

1. Lot B

- a. Front yard setback - This setback is justified because the proposed setback matches that of the neighbouring houses, as well as that of the existing home.
- b. Rear yard setback - This setback is justified because the proposed setback is greater than that of the neighbouring houses, as well as that of the existing home.
- c. Side yard setback (east) - This setback is justified because the basement window is mostly below grade to maintain privacy.

All the proposed setbacks are within the footprint of the existing buildings and match the setbacks of the neighbouring homes. These variances are minor, and, we believe supportable.

The proposed development does not add to overall building mass on the site and the buildings are relatively equal in height, footprint and total floor area to the existing buildings. We will be improving the existing store, upgrading finishes and replacing windows. The design of the new house is more in line with the character of the neighbouring houses and respects the privacy of neighbours.

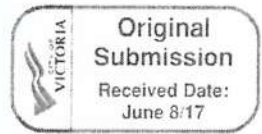
Both the conversion of the store and construction of the new home will be constructed to high standards. This includes a variety of energy, water, and other resource saving construction features. Sustainable, durable materials will be used whenever possible, and high indoor air quality will be maintained. All driveways will have permeable surfaces, and the landscaping will incorporate planting materials that are drought tolerant. City Engineering has reviewed the project and has confirmed that there is currently infrastructure in place to accommodate two single family homes on the lot.

The proposal also contributes to Victoria's commitment to improving housing affordability in the city by converting the existing store into a single family dwelling and creating two affordable small single family dwellings out of one.

We hope that you are able to support our application. If you require further information, or have any questions, please contact Aki Kaltenbach at 604-906-2788 or Rene Gauthier at 250-885-7873.

Sincerely,

Aki Kaltenbach & Rene Gauthier



June 6, 2017

The City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Development Services

Re: Neighbour Consultation
737 Belton Ave and 1137 Dominion Rd, Victoria BC

This letter outlines the process we went through to consult our neighbours regarding our small lot rezoning application.

Our application required us to share our plans and get signed petitions from the following addresses:

- 735 Belton Ave - house
- 738 Belton Ave - house
- 732 Belton Ave - house
- 1121 Dominion Rd - house
- 1143 Dominion Rd - house
- 790 Dominion Rd - rental apartment building

We were able to secure petitions from all owners and tenants in favour of our plans from all the neighbouring houses.

790 Dominion Rd is owned by Canadian Apartment Properties Real Estate Investment Trust (CAPREIT). I spoke to Samson Rombough, the Operations Manager of the building, and he was indifferent about our plans, as they would have no impact on their ability to rent out the apartments as the grocery store was not a selling point to living in that building.

Samson also recommended the best way to reach the tenants in the building was to post letters to them in the mail. We sent all 25 tenants two letters. The first letter was sent on March 13, 2017, sharing links to our initial plans inviting any feedback. We didn't receive any responses to that first letter. The second letter was sent on May 5, 2017 sharing links to our final proposal as well as copies of the petition and a postage-paid envelope to make it as easy as possible for them to complete the petition. We didn't receive any responses to this letter either.

I also sent the final proposal to Samson Rombough and despite several emails and messages, he has not completed the petition.

Even though we haven't received petitions from the tenants or the owner of the apartment building, we believe that this is because they will not be negatively impacted by the proposal, especially given the overwhelming support from all of our other neighbours.

Sincerely,

Aki Kaltenbach & Rene Gauthier

SUMMARY
SMALL LOT HOUSE REZONING PETITION

I, Aki Kaltenbach, have petitioned the adjacent neighbours* in compliance with the Small Lot House Rezoning Policies for a small lot house to be located at 737 Belton Ave and 1137 Dominion Rd and the petitions submitted are those collected by May 31, 2017.**

Address	In favour ✓	Opposed ✓	Neutral (30 day time expired) ✓
735 Belton Ave (owner occupied)	✓✓		
738 Belton Ave (owner occupied)	✓		
732 Belton Ave (owner occupied)	✓✓		
1121 Dominion Rd (owner occupied)	✓		
1143 Dominion Rd (owner occupied)	✓✓		
790 Dominion Rd (owner)			✓
Suite 001 - 790 Dominion Rd (tenant)			✓
Suite 002 - 790 Dominion Rd (tenant)			✓
Suite 003 - 790 Dominion Rd (tenant)			✓
Suite 004 - 790 Dominion Rd (tenant)			✓
Suite 101 - 790 Dominion Rd (tenant)			✓
Suite 102 - 790 Dominion Rd (tenant)			✓
Suite 103 - 790 Dominion Rd (tenant)			✓
Suite 104 - 790 Dominion Rd (tenant)			✓
Suite 105 - 790 Dominion Rd (tenant)			✓
Suite 106 - 790 Dominion Rd (tenant)			✓
Suite 107 - 790 Dominion Rd (tenant)			✓
Suite 201 - 790 Dominion Rd (tenant)			✓
Suite 202 - 790 Dominion Rd (tenant)			✓
Suite 203 - 790 Dominion Rd (tenant)			✓
Suite 204 - 790 Dominion Rd (tenant)			✓

Suite 205 - 790 Dominion Rd (tenant)			✓
Suite 206 - 790 Dominion Rd (tenant)			✓
Suite 207 - 790 Dominion Rd (tenant)			✓
Suite 301 - 790 Dominion Rd (tenant)			✓
Suite 302 - 790 Dominion Rd (tenant)			✓
Suite 303 - 790 Dominion Rd (tenant)			✓
Suite 304 - 790 Dominion Rd (tenant)			✓
Suite 305 - 790 Dominion Rd (tenant)			✓
Suite 306 - 790 Dominion Rd (tenant)			✓
Suite 307 - 790 Dominion Rd (tenant)			✓

Summary	Number	%
In favour	8	100
Opposed	0	0
Total responses	8	100

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Aki Kaltenbach

(print name)

, am conducting the petition requirements for the

property located at 737 Belton Ave and 1137 Dominion Rd

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Christine Storey (see note above)

ADDRESS: 732 Belton

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

P/S examine enough
parking
& maybe a street
survey!!
May 21/17

Date

Signature

SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Johnathon Stoney (see note above)

ADDRESS: 732 Belton

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

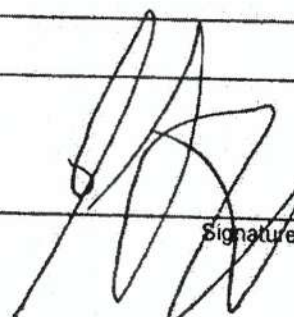
☒ I support the application.

☐ I am opposed to the application.

Comments:

24/May/17

Date



Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

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Please review the plans and indicate the following:

NAME: (please print) Candace Morris (see note above)

ADDRESS: 735 Belton Ave

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

17 May 2017

Date

[Signature]

Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

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Please review the plans and indicate the following:

NAME: (please print) Greg Puscucci (see note above)

ADDRESS: 735 Belton Ave

Are you the registered owner? Yes ☒ No ☐


I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

May 17 / 2017
Date


Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Aki Kaltenbach

(print name)

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Please review the plans and indicate the following:

NAME: (please print) Jaswant Kaur Takhar (see note above)

ADDRESS: 738 Belton Ave

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Good Luck :)

May 15th / 2017
Date

Jaswant Takhar
Signature

SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Ivan Ramirez (see note above)

ADDRESS: 1121 Dominion Rd

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

May 05/05/17

Date

Ivan Ramirez

Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Aki Kaltenbach, am conducting the petition requirements for the
(print name)

property located at 737 Belton Ave and 1137 Dominion Rd

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Please review the plans and indicate the following:

NAME: (please print) LISA SHORR (see note above)

ADDRESS: 1143 Dominion

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

May 5/17.
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Randy Shortt (see note above)

ADDRESS: 1143 Dominion

Are you the registered owner? Yes ☐

No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

May 8th 2017
Date

[Signature]
Signature



Method Engineering and Building Services Ltd.
 #220-4252 Commerce Circle
 Victoria, BC V8Z 4M2
 P: 250.590.1999
 info@methodengineering.ca

10120.00
737 Belton
Structural Review

Ms. Aki Kaltenbach
 737 Belton Avenue
 Victoria, BC V9A 2Z7

May 24, 2017

Regarding: **Renovation Considerations**

Dear Ms. Kaltenbach,

On November 25, 2016, we issued a letter to the Mavrikos Collective regarding areas of stucco bulging on the exterior walls of the multi-storey house at 737 Belton. While on site we also completed a high-level risk review of the crawl space and noted several structural deficiencies. In the letter we recommended, *"If the Owner is considering long-term use and/or significant renovation to the building, it is recommended a comprehensive assessment of the structural conditions within the crawlspace is completed and upgrades are designed."*

The intent of the recommendation was to encourage the Owner to evaluate any capital expenditures and consider the following prior to proceeding with a renovation:

- ♦ Renovations typically incur significant cost premiums compared to new construction due to the challenges of working within the existing constraints and as-built configurations.
- ♦ Renovations frequently result in compromised, or reduced, performance expectations due to the fact the original materials are included within the new work.
- ♦ Renovations restrict the ability to alter the configuration or functionality of the building due to the inability to relocate structural members and services.

The building at 737 Belton was modified with a 2nd level addition which created awkward and inefficient interior spaces. The poor structural conditions within the crawl space will require a significant capital expenditure for engineering and construction, however, an extensive structural renovation will not improve the interior floor layout. Other legacy items, such as the: bulging stucco, low levels of insulation, thermally inefficient windows, and the deteriorating deck above the garage would require additional expenditures to renew.

Based on our understanding of the renovation market, it is our opinion that renovating the existing structure is not economically prudent based on the considerations listed above. To ensure efficient use of funds, it is recommended redevelopment is explored if a large capital investment is being considered at the property.

Regards,

Method Engineering and Building Services Ltd.

By: Matt Mulleray, P.Eng., President, Senior Project Engineer

