



Planning and Land Use Committee Report

For the Meeting of January 14, 2016

To: Planning and Land Use Committee **Date:** December 18, 2015

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

Subject: Rezoning Application No. 00490 for 1845 Gonzales Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that first and second reading of the attached Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) 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 1845 Gonzales Avenue. The proposal is to rezone from the R1-G Zone, Gonzales Single Family Dwelling District, to the R1-B-GS2 Zone, Single Family Dwelling with Garden Suite for Plus Sites District, in order to construct a garden suite.

The following points were considered in assessing this Application:

- The proposal is consistent with the Urban Place Designation in the *Official Community plan (OCP)* 2012.
- The proposal is consistent with the policies of the *Garden Suite Policy* (2011).

BACKGROUND

Description of Proposal

The proposal is to rezone the property from the R1-G Zone, Gonzales Single Family Dwelling District, to the R1-B-GS2 Zone, Single Family Dwelling with Garden Suite for Plus Sites District,

to allow the construction of a garden suite. Due to the property's larger size, the standard zone to accommodate a Garden Suite would be the R1-B-GS2 Zone.

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

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

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.

Land Use Context

The area is predominantly characterized by single family dwellings and is less than a block away from Pemberton Park.

Existing Site Development and Development Potential

The site is presently a single family dwelling. Under the current R1-G Zone, the property could be developed as a single family dwelling with a secondary suite. Should the rezoning proceed, a single family dwelling and garden suite will be permitted, thus precluding the use of the main dwelling for the inclusion of a secondary suite.

Data Table

The following data table compares the proposal with the proposed R1-B-GS2 Zone. The existing house and proposed garden suite meet all of the requirements of this Zone.

Zoning Criteria	Proposal	Zone Standard R1-B-GS2 "Plus Site"
Site area (m ²) - minimum	724.83	460
Lot width (m) - minimum	18.29	7.5
Total floor area (m ²) - maximum	191.94	420
Height (m) - maximum	5.46	7.6
Storeys - maximum	2	2
Site coverage % - maximum	23.9	40

Zoning Criteria	Proposal	Zone Standard R1-B-GS2 "Plus Site"
Setbacks (m) - minimum		
Front (Gonzales Ave)	8.22	7.5
Rear (south)	17.6	9.91
Side (east)	3.2	1.83
Side (west)	4.8	3
Combined side yards	8	4.5
Parking - minimum	1	1
Garden Suite		
Floor area (m ²) – maximum	55.51	56
Height (m) – maximum	4.66	5.5
Storeys - maximum	1	1.5
Rear yard setback (m) – minimum	1.22	0.6
Side yard setback (m) - minimum	1.22	0.6
Separation space between buildings (within the site) (m) - minimum	9.84	2.4
Rear yard site coverage (%) - maximum	18.98	25

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Fairfield Gonzales CALUC at a Community Meeting held on June 15, 2015. The minutes from this meeting are attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the subject property is Traditional Residential. In accordance with the OCP, garden suites are subject to DPA 15E: Intensive Residential –Garden Suites. The proposal is consistent with the objectives of DPA 15E to achieve new infill that respects the established character in residential areas.

Garden Suite Policy

The proposed development is consistent with the relevant land use policies of the *Garden Suite Policy* and all of the siting criteria are met.

CONCLUSIONS

This proposal to construct a garden suite is consistent with the OCP objectives and guidelines for sensitive infill in the form of garden suites within established residential areas. The garden suite creates an opportunity for an alternative form of rental housing. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Application No. 00490 for the property located at 1845 Gonzales Avenue.

Respectfully submitted,



Rob Bateman
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: December 30, 2015

List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated August 12, 2015
- Minutes from Fairfield Gonzales Community Association meeting dated June 15, 2015
- Plans dated November 12, 2015
- Zoning Regulation Bylaw Amendment



1845 Gonzales Avenue
Rezoning #00490
Bylaw #





1845 Gonzales Avenue
Rezoning #00490
Bylaw #



August 12, 2015

Mayor Helps and Council
City of Victoria
c/o 1 Centennial Square,
Victoria, BC
V8W 1P6

Dear Mayor Helps and Council,


Re: 1845 Gonzales Avenue - Garden Suite Rezoning Application

We are requesting a land use/zoning change from **R1-G** to **R1-B-GS-2** to our home at 1845 Gonzales Avenue. This change will allow us to make application to build a single detached 'Garden Suite' in the rear corner of our lot. Once built the intent is to initially house our elderly mother, offering her a semi-independent lifestyle. After she ceases to inhabit this home, it will be adopted as a rental home offered to a cross section of potential renters. As neither my husband nor I have company pension plans, it may eventually act as our home, with the larger home being rented to augment our income.

Having reviewed the City's criterion for Garden Suite rezoning, we believe that we meet all of these. The property envelopes over 8,000 sq ft, of which we propose to utilize approximately 24% of the lot, well under the allowable 40%. The proposed site location of the Garden Suite has an extremely low impact to the adjoining neighbours as it will be surrounded by neighbouring green-space and not directly abutting or close to existing buildings or homes. Our proposed Garden Suite will offer 597 square feet of living space, as allowed by the City on a lot our size. The design and site location of the Garden Suite took into consideration all required City of Victoria guidelines. The Garden Suite entrance and walk way face the main street and will be self contained meeting all building and mechanical permit requirements. The architectural building design and finish materials will blend in and compliment the surrounds. Preservation of existing landscaping will be maintained as much as possible.

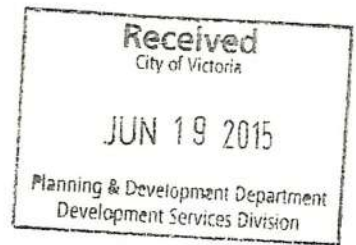
We believe this rezoning will add a long term benefit to our community by offering a rental option to individuals and families that may not have the ability to purchase. This benefit will carry on long after we cease to inhabit the property. This density and diversity will have a positive, long term effect on both neighborhoods and surrounding businesses and we applaud that and would like to participate in this initiative.

Yours truly,



Gale L. Penhall
Home Owner

**Minutes of Community Meeting
Planning and Zoning Committee
Fairfield-Gonzales Community Association (FGCA)
June 15, 2015**



Facilitators for the FGCA: George Zador (Chair)
Susan Snell
Ken Roueche

Subject property: 1845 Gonzales Ave ; garden suite application (66 notices sent)
Proponent/presenter: Gale Penhall, Max Maxie.

Attendance: 5 people.

Attendee Questions and Comments:

- Does it meet all setback requirements? Yes, more than minimum.
 - Length of construction? Using prefab components, very short time.
 - Type of exterior finish? Stained Hardie board and cedar roof.
 - Added landscaping? Yes, extensive coverage planned.
 - One neighbour extensively critical about the project: why not extend the existing home, or build basement suite instead of a separate structure that infringes on his privacy.
- Proponent responded that the garden suite is the most economically feasible way of providing separate accommodation and all efforts to ensure neighbour's privacy are demonstrated in the plans.

George Zador

Anita Walper

From: George Zador <planandzone@fairfieldcommunity.ca>
Sent: Friday, Jun 19, 2015 12:47 PM
To: caluc@victoria.ca
Cc: [REDACTED]
Subject: Re: FGCA Community Meeting minutes

Anita, would you please attach this note to the June 15th Minutes of the Meeting, 1845 Gonzales Ave Garden suite application.

The Minutes of the Meeting has omitted to mention a verbal detail on the assumption of it not being an issue of significance.

There was an inadvertent error in the Development Proposal notice sent to affected homes, describing the location of the project as "situated in the south-east corner" of the property.

The actual location is the south-west corner, clearly shown in the plans as submitted and shown at the meeting. Proponent Max Maxie had covered this error at the beginning of the meeting, and apologized for whatever confusion it may have caused..

George Zador

Planning and Zoning Chair
Fairfield Gonzales Community Association
1330 Fairfield Rd. Victoria, BC V8S 5J1
planandzone@fairfieldcommunity.ca
www.fairfieldcommunity.ca
Facebook

From: caluc@victoria.ca
Sent: Friday, June 19, 2015 11:17 AM
To: [George Zador](#)
Subject: FGCA Community Meeting minutes

Thank you George
Anita

Anita Walper
Administrative Assistant
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0212 F 250.361.0386



From: George Zador [<mailto:planandzone@fairfieldcommunity.ca>]

Sent: Friday, Jun 19, 2015 10:20 AM
To: caluc@victoria.ca
Cc: Chris Coleman (Councillor)
Subject: FGCA Community Meeting minutes

Attached please find Minutes of Community Meetings held at the FGCA on June 15th 2015.

Alicia Ferguson

From: George Zador <planandzone@fairfieldcommunity.ca>
Sent: Monday, Jun 29, 2015 3:30 PM
To: caluc@victoria.ca
Subject: Fw: 1845 Gonzales Development Proposal

Hi Anita.....forwarding yet another submission to be added to the subject file.

Thanks and regards

George Zador.

From: Jim Lauder
Sent: Monday, June 29, 2015 1:14 PM
To: planandzone@fairfieldcommunity.ca
Subject: 1845 Gonzales Development Proposal

Dear George Nador,

I was unable to attend the community meeting held on the 15th, however, I want to make it clear that my wife and I are **against** this development. We reside at 1730 Richardson St. and the proposed building would be in our view plane. I know that the neighbour who resides next door to 1845 is against the development, and also my neighbour is as well. My understanding is they both did not want to view their objection at the meeting. Most likely to avoid conflict. An open meeting can appear to be open, however, can also be a limited forum for those who are afraid to speak their truth for fear of creating conflict. I prefer to state my truth.

My objection to this proposal is based on what I have learned so far from the applicant, in person with her, and also based on information derived from my neighbour.

1. The applicant claims to make the application based on housing a relative who lives in Winnipeg. There is no evidence of that fact.
2. When I questioned the applicant, she said, that if the parent passed, then they would turn it into a public rental situation.
3. My neighbour discovered that the applicant lived in Oak Bay prior to purchasing the Gonzales home. Oak Bay allows rentals for in-laws and parents. So why did the applicant purchase in Victoria, or at least, purchase a home that could already accommodate this alleged parent? The applicant knew in advance what the bylaw currently allows!
4. There is no provision or intention to provide parking off street for this development, and I object to creating more parked cars on Gonzales. It is a narrow street that is already plagued with speeding car issues, that compromise the safety of young children who reside there. When I questioned the applicant on this issue, she stated that her mother doesn't own a car, and she argued that there was lots of parking on Gonzales and it wasn't crowded. The street in fact is crowded with cars! From a longer term perspective, when the applicant intends to rent the proposed suite out publicly, it is clear that they will not provide off street parking.

5. I moved into this area because of the beautiful environment, and the lack of development of building structures in this area. What are the environmental implications here? More sewer, less green space for birds and animals, valuable insects, drainage issues, more water cascading off a structure...etc. These are serious issues to be considered. Its time our community stood up and put a halt to development of this nature! The encroaching of our beautiful Fair Field Community must be stopped, and this is one project that needs to stopped.

In summary, the applicant knowingly has moved into this community with the expressed intention of creating a rental property that I suspect is pitched under the guise of accommodating an elderly parent who we don't even know exists! If the parent does exist, they surely could have accommodated them in another area of Victoria in a suite for them, that does not create more building in our community. The applicant was clear that she intended to rent out the proposed suite in the future.

As the Land Use Committee Chair, I thank you for your volunteer work on behalf of our beautiful Fairfield area, and I urge you to take our objection seriously and advocate for the beauty and non development of our community. Please advise what I can do as a further step to halt this development.

Sincerely,

Jim and Janine Lauder


Melanie Stewart/Graham Whitmarsh
1750 Richardson St.
Victoria BC V8S 1R7



June 12, 2015

To whom it may concern,

This letter is to provide formal support to our neighbours, Gale Penhall and Maxwell Maxey, in their garden suite application.

We have met with the applicants and reviewed their plans in detail and have no concerns whatsoever with their application.

Further to this, we believe that this is the sort of thing that our city should be encouraging and we congratulate Gale and Max on making this application.

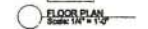
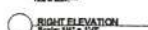
Please do not hesitate to contact us for any further information.

Sincerely,

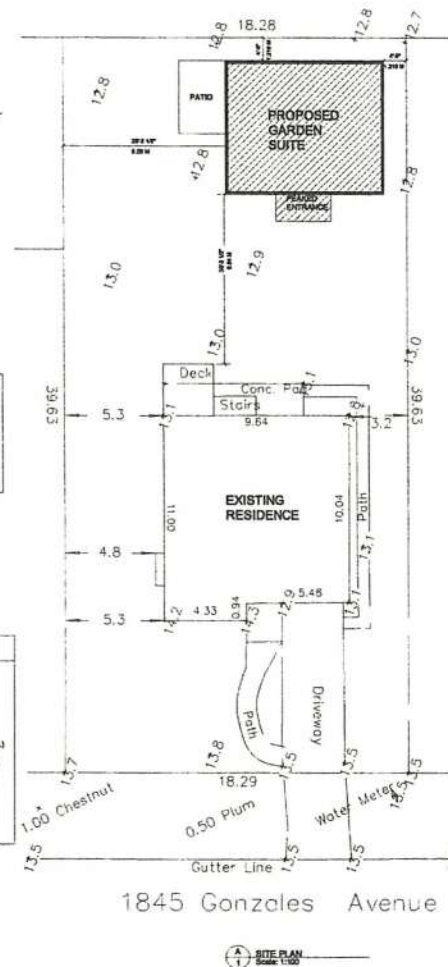
A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke, positioned above the printed name.

Melanie Stewart/Graham Whitmarsh
Owners, 1750 Richardson St., Victoria BC.



[illegible]

SITE DATA FOR GARDEN SUITE	
OWNER	1546 GONZALES AVENUE
ADDRESS	ST 8-03-3 7870
ZONE	
LEGAL DESCRIPTION	
LOT	3
FLY	3058
SECTION	30
DISTRICT	VICTORIA
RANGE	
BETA AREA	7730.040 S.Q.F.T. (72.58 S.Q.
TOTAL SITE COVERAGE	1770.040 S.Q.F.T. 23.2%
REAR YARD AREA	3467.180 S.Q.F.T. (32.11 S.Q.M.)
REAR YARD SITE COVERAGE	362.138 S.Q.F.T. 10.45%
TOTAL FLOOR AREA	301.876 S.Q.F.T. (27.83 S.Q.M.)
REMARKS	
TO PRINCIPLE DWELLING	20'-3 1/2" (3.94 M)
REAR	4'-0" (1.219 M)
SIDE	4'-0" (1.219 M)
REAR	10'-0" (3.048 M)
BUILDING HEIGHT	10'-4 1/2" (3.265 M)



GENERAL NOTES:
THINGS PLANS TO BE BUILT IN ACCORDANCE WITH THE
CONCRETE & STEELWORK CODE
BIDDER CONTRACTORS TO VERIFY ALL DIMENSIONS
BEFORE PROCEEDING WITH CONSTRUCTION
ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY
ALL EXTERIOR WALL MEASUREMENTS ARE TAKEN TO
OUTSIDE SURF

ALL RIGHTS RESERVED

ALL INTERIOR WALLS TO BE INK STRIPS
AT 16" TO 20" AS SHOWN

MECHANICAL VENTILATION TO COMPLY
WITH CLASS 1 & 2.2 OF THE CODE
ELECTRICAL TO COMPLY

ALL FRAMES CLASSED #2 SPRUCE OR BETTER
ALL JOINTS TO MEET STANDARDS TO COMPLY TO
ASME CODES AND RULES FOR CONSTRUCTION

NAIPS (North American Foreigners' Information System)

REPLACES TO COMPLY WITH SEC. 532

U.S. MAIL PERMIT NO. 607
WASHINGTON, D.C. 20540-9801

HEAT PUMP HEATING SYSTEM & ELECTRIC BASEBOARDS (10-4-1992)

THESE PLANS ARE REDUCED
USING THE TRANSITION GRID

#304-409 Swift St.
Victoria, BC
V8W 1S2
T.250.384.3990
F.250.384.3944

PROJECT:
PROPOSED GARDEN
SUITE FOR 1845
GONZALES

DWG TITLE:
GONZALES GARDEN
SUITE

SCALE:

$$\frac{1}{4}'' = 1'-0''$$

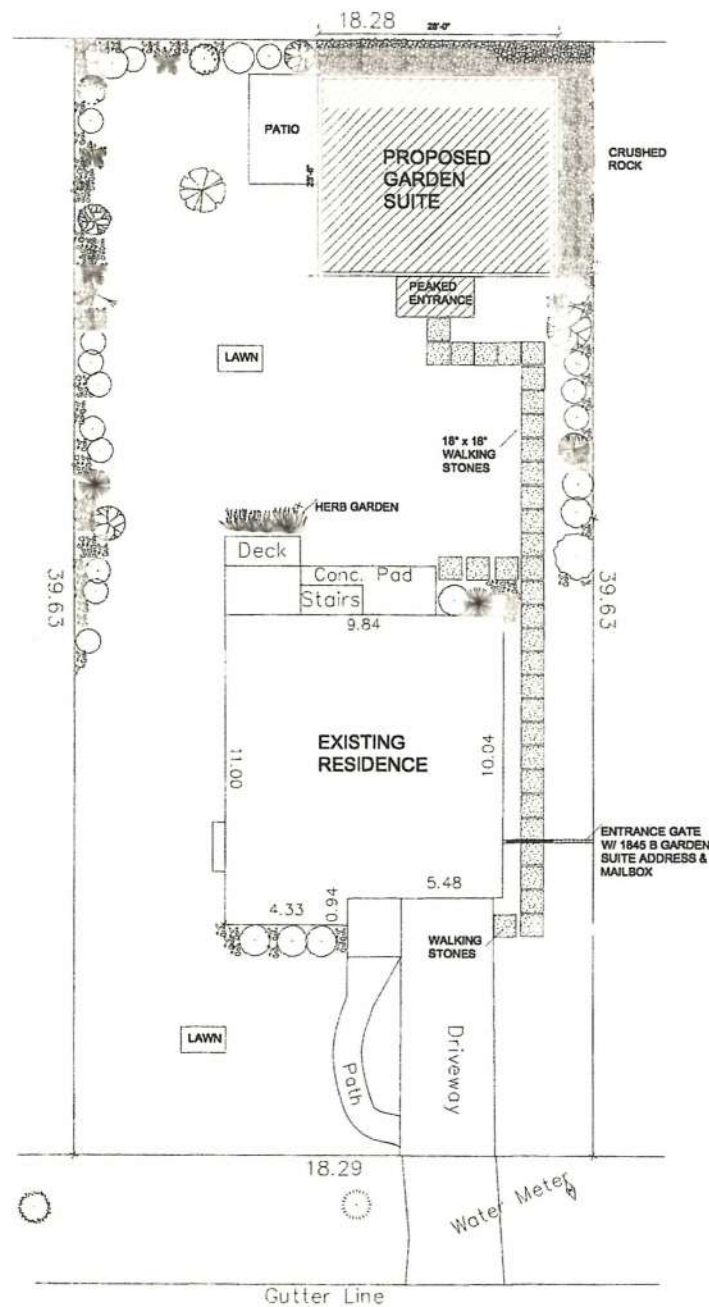
DWG. NO.:

R-5

DATE:
2015-NOV-12

DRAWING BY:
A. ROBINSON

CHECKED BY:
T. RYBACK



Garden legend	
	Azalea
	Penicillata
	Hazelnut
	Ratodendrum
	Bay Laurel
	Hydrangea
	Calluna
	Weeping Willow
	Willow
	Ulm
	Butterfly Bush
	Plum
	Chestnut

A
1 SITE PLAN LANDSCAPE PLAN
Scale: 1:100

tdSwansburg design studio
#304-409 Swift St.
Victoria, BC
V8W 1S2
T.250.384.3990
F.250.384.3944

PROJECT:
PROPOSED GARDEN
SUITE FOR 1845
GONZALES

DWG TITLE:
GONZALES GARDEN
SUITE LANDSCAPE

SCALE:
1/4" = 1'-0"

DWG. NO.:
R-5

DATE:
2015-NOV-12

DRAWING BY:
A. ROBINSON

CHECKED BY:
T. RYBACK