



Planning and Land Use Committee Report

For the Meeting of October 15, 2015

To: Planning and Land Use Committee **Date:** October 1, 2015

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

Subject: Development Permit Application No. 000428 for 2542 Fernwood Road

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion after the Public Hearing for Rezoning Application No. 00482, if it is approved:

"That Council authorize the issuance of Development Permit Application No. 00428 for 2542 Fernwood Road, in accordance with:

1. Plans date stamped October 1, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Plan revisions to remove the portion of the upper storey deck on the existing duplex overhanging the proposed garage and resubmit revised elevation drawings to the satisfaction of staff.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2542 Fernwood Road. The proposal is to add an additional dwelling unit to the existing duplex (attached dwelling).

The following points were considered in assessing this Application:

- The proposal is generally consistent with the *Official Community Plan, 2012* (OCP) and the design guidelines contained in Development Permit Area 16.
- The proposed design is generally consistent with the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial* (2012).
- The proposed design combines architectural elements, which reflect the established form and character of the neighbourhood.

BACKGROUND

Description of Proposal

The proposal is for an additional self-contained dwelling unit on the subject property. Specific details include:

- the proposed building incorporates architectural elements, such as a pitched roofline, a gable entryway and traditional-style windows, which define the established form and character of the neighbourhood
- the main entrance to the unit would be accessed off Haultain Street
- the proposed single-car garage connects the existing duplex with the proposed new additional dwelling unit creating the "look and feel" of an attached dwelling
- three parking spaces are shown on the site plan, however, one of the stalls would be located in the driveway and in front of the proposed single-car garage
- Class 1 and Class 2 bicycle parking spaces would be provided on-site
- no exterior changes are being proposed to the existing duplex
- the existing concrete driveway and garage located in the side yard and accessed off Haultain Street, adjacent to the proposed dwelling unit, would be removed and replaced with permeable pavers
- a new cedar hedge along the western property line would be planted to screen a proposed driveway and parking space, and one new tree will be planted.

Sustainability Features

As indicated in the applicant's letter dated September 9, 2015, the following sustainability features are associated with this Application:

- energy conservation
- water conservation.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- Class 1 (secured and enclosed) bicycle parking
- Class 2 bike racks.

Public Realm Improvements

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

Existing Site Development and Development Potential

The site is presently a duplex.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Fernwood CALUC at a Community Meeting held on May 6, 2015. A letter dated July 2, 2015, is attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 16: General Form and Character.

The applicant is proposing to construct an additional dwelling unit and single-car garage attached to the existing duplex. There would be three self-contained dwelling units (attached dwelling) on the subject property.

The proposed dwelling unit is approximately 165.3m² (1,779 ft²) and it has the “look and feel” of a single family dwelling. The unit has direct access to the outside at grade level. The proposed dwelling unit incorporates architectural elements, such as a pitched roofline, a gable entryway and traditional-style windows, which define the established form and character of the neighbourhood. The materials include hardie-type siding and hardie-type shingles. A private patio space for the proposed dwelling unit would be provided in the side yard.

There is an upper-storey deck located on the west side of the existing duplex that would overhang the garage. The applicant would like to retain the deck, however, staff have concerns regarding the overall appearance from the street and general cohesion of this aspect of the design with neighbouring buildings. Staff recommend for Council's consideration that the applicant remove the portion of the deck overhanging the garage.

Three parking spaces would be provided on-site. However, one of the parking spaces would be located in the driveway and in front of the single-car garage (tandem parking). A third vehicle would most likely park on the street. There is currently one parking space onsite so there should be no net increase in the on-street parking.

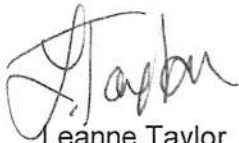
CONCLUSIONS

This proposal is supportable from a policy perspective and it also complies with the multi-family design guidelines. Staff recommend that Council consider supporting this Application provided that the applicant remove a portion of the upper-storey deck of the existing duplex overhanging the proposed garage.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000428 for the property located at 2542 Fernwood Road.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division

am

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



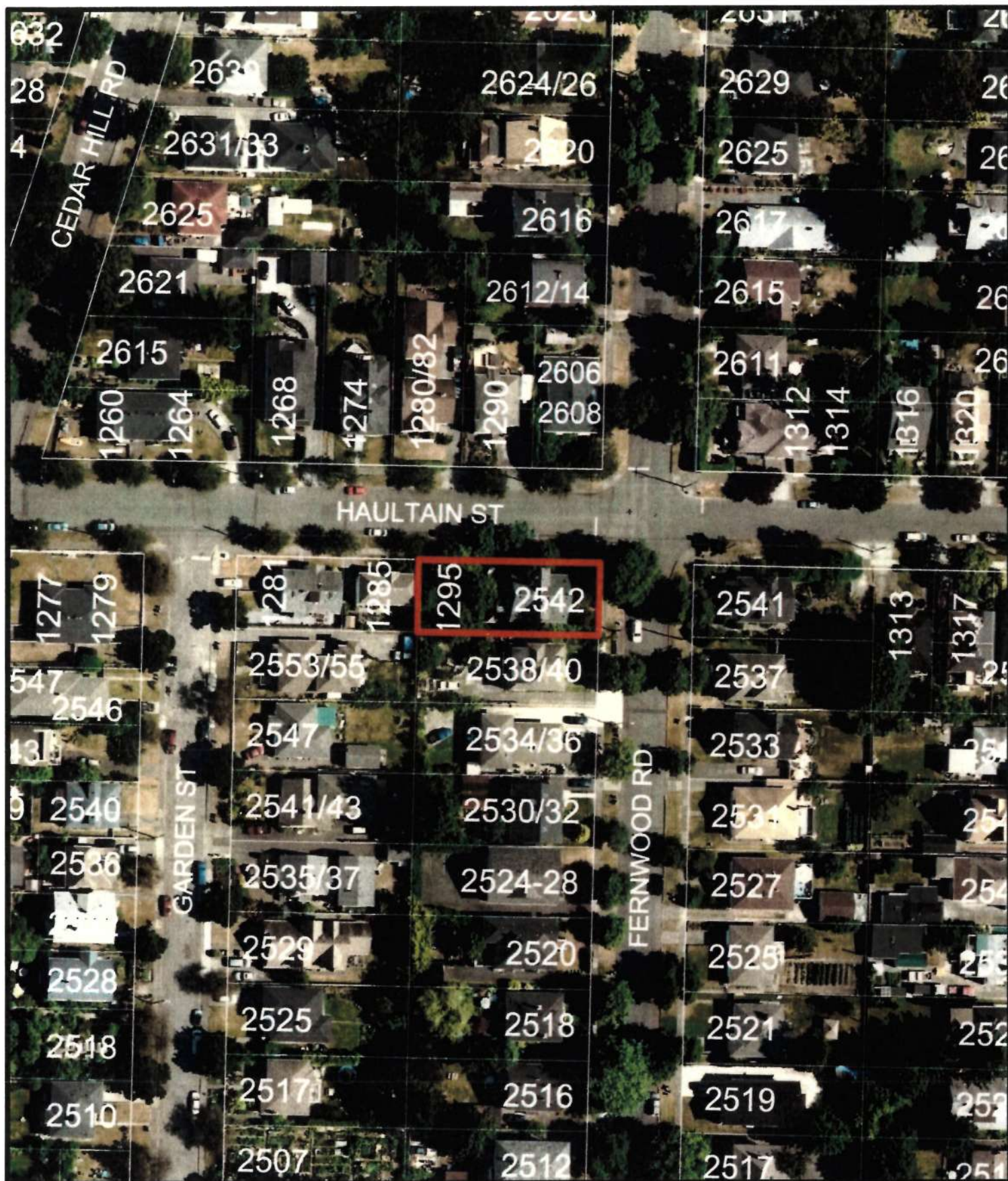
Date:

October 1, 2015

List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated September 9, 2015
- Letter from CALUC dated July 2, 2015
- Plans dated October 1, 2015.





2542 Fernwood Road
Development Permit #000428



KORS Development Services Inc.
250-544-4017 [fax: 250-544-4053]



Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Sept 9, 2015

Re: Rezoning of 2542 Fernwood Road

Dear Mayor and Council,

An application has been submitted to the City of Victoria requesting a rezoning of 2542 Fernwood Road. The lot is currently zoned R-2 and has an existing two unit duplex (upper and lower) occupied by the owner and a tenant. We are requesting a rezoning of the lot to a new zone which will permit the addition of a third unit on the lot. The existing duplex building (upper and lower) will be retained on the lot and a third dwelling unit will be added to the west wall. The existing NW garage will be removed and replaced by a parking stall. The proposed design plans and a streetscape for Haultain St are attached. There will be no change to the Fernwood Streetscape. No strata subdivision is proposed. The owner is intending to live in the new unit and retain the two units in the existing building for rental accommodation.

Community Consultation

In preparation for this application, we attended a Community Meeting on May 6, 2014. David Maxwell of the Fernwood Community Association assisted us in setting up this meeting and city staff mailed out invitations to surrounding home owners. The meeting was attended by members of the Community Association and the owners of the adjacent property to the west. At this meeting we provided background information (including elevations and site plans), answered questions and provided contact information to the neighbours for any future questions or comments. The Community Association members noted concerns about parking and the neighbour had questions about tree retention. All attendees supported continuing the application process.

Neighbourhood Context and Design Guidelines

In consideration of the community meeting comments, neighbourhood context, and to comply with the City's *Design Guidelines for Multi-Unit Residential, Commercial and Residential Development, 2012*, we have adopted a number of design features which are summarized below;

- The large lot area of 599.33 m² provides 199.78 m² per unit and results in a lower proposed FSR and higher proposed landscape area.

- The proposed FSR is 0.53 to 1 and is only slightly higher than the existing R-2 zone FSR of 0.50.
- Retention of the existing building will assist in preserving the neighbourhood character and minimize impacts to adjacent properties.
- The new building design provides reasonable setbacks and features variations in roof height and proportions along the Haultain frontage and in relation to the existing adjacent house to the west.
- The new unit front door and steps face Haultain.
- A streetscape of Haultain Street showing the proposed additional unit is provided at the top of the attached site plan. No streetscape of Fernwood was provided since no changes will be made to the existing building and the new addition will not be visible from that frontage.
- Massing of the proposed additional unit is broken up by preserving the upper deck at the west side of the existing building, locating the new garage between the existing building and the new unit and varying the roof line between the existing building and the new unit. These features also allow more sunlight penetration.
- Preservation of privacy for the adjacent homes to the south and west will be provided by;
 - the preservation of fences, landscaping and all but one tree on Haultain,
 - location of the garbage and recycling storage area adjacent to the Haultain frontage and screened by existing vegetation and a fence,
 - maintaining existing setbacks at the south interior lot line,
 - the new NW parking stall will be screened by the fence and cedars,
 - providing a rear setback of 5.4m to the upper storey and 6.04m to the main level,
 - maintaining and enhancing trees and shrubs along the west property line adjacent to the existing house to the west;
 - there are no upper storey windows facing the south property except for the bathroom window, and
 - the upper bedroom windows facing the west property line are set back 5.4m and screened by existing trees and shrubs. There are no windows facing this lot on the house to the west.
- The new unit will be a 1 ½ storey building with no basement to reduce the height in relation to the existing building to the east and the house to the west.
- The existing and proposed unit entrances provide a direct connection to both street frontages and provide level entry for all three units. Decks are provided for both the existing duplex units to provide them with rear outdoor spaces. The new unit will have a patio outdoor space in the rear yard.
- The design provided is consistent with the existing house and neighbourhood character in terms of height, colour and massing as shown in the streetscape.
- Retention of the existing building will mean there is no change to the Fernwood frontage or streetscape.

- The new unit will extend the continuity of colour, roofing and building materials of the existing building as shown in the photos at the end of this letter.

Parking

Parking options were discussed with staff. Three on-site parking stalls are proposed with one in the garage of the new unit, one in tandem behind the garage and one where the existing garage is at the NW corner of the lot. The following information is provided as justification for this parking arrangement;

- The proposed on-site parking utilizes the two existing driveway crossings so that there is no additional impact to the sidewalk or the existing on-street parking fronting this lot.
- It is noted that the existing duplex occupants have one car each, one of which currently parks on the road. With the proposed parking arrangement and addition of one more stall, there will be no net increase in the on-street parking.
- This site has good proximity to services and amenities. There is a transit stop on Fernwood Road in front of this house and the lot is in close proximity to cycling routes, schools, shopping, parks and other amenities. It is noted that the owner walks to work in downtown Victoria daily.
- Secure resident bike parking is provided in the new garage and in the enclosed area under the laundry room of the existing duplex building. In addition, a visitor bike parking rack is also provided as noted on the landscape plan.

Tree Retention

Early in the design process, all the trees on the property and in the boulevard were reviewed. The following is the result of this review and is noted on the landscape plan;

- The two large boulevard trees on Haultain and Fernwood will not be impacted due to their location adjacent to the existing building where no construction is proposed. The third deciduous boulevard tree on Haultain is 3m from property line, 4.14m from the steps and 5.62m from the proposed new foundation which is well beyond the drip line.
- On site, one tree would be impacted which is the 55cm deciduous tree near the NW corner of the property. This tree is not a protected tree. A new Maple tree is proposed to be planted in the front yard to replace the tree removed. The small cedar shrub in front of the new steps will be relocated in the rear yard.
- A construction impact mitigation plan will be provided at the time of Building Permit application to assist in the retention of the large fruit tree at the southwest corner of the lot.
- Preservation of all of the boulevard trees will ensure that both frontages will retain their existing appearance following construction.

Landscaping

The attached landscape plan provides the location of the trees, driveways and parking stalls.

- The west patio, the NW parking stall and the driveway to the garage will be finished with permeable pavers.
- Tree retention and removal is noted on the Site Plan and Landscape Plan and discussed in the previous section. All boulevard trees are to be retained.
- A maple tree is proposed to be planted in the front yard to replace the one tree being removed. The small cedar in front of the new steps will be moved to the rear yard.
- Outdoor areas are provided for all 3 of the proposed units. The upper unit has an upper deck on the west side. The lower unit has a deck at the SW corner of the existing building. The new unit has the patio area west of the new building.
- A row of cedars are proposed for the north half of the west property line to provide screening adjacent to the proposed parking stall. As noted on the attached drawings, the existing trees and shrubs along the west property line are being retained south of the proposed NW parking stall for additional screening.

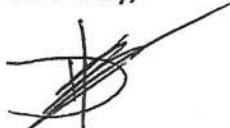
Sustainable Buildings

A number of sustainability features are proposed for the new unit as described here;

- The retention of the existing building;
- The new addition will be built to Energuide 80 standards or higher;
- The new addition will be pre-plumbed to be solar hot water ready;
- The new addition will have radiant in-floor heating;
- Permeable pavers are proposed for the NW parking stall and the driveway to the new garage;
- Low flow water fixtures are proposed

Thank you for your consideration of this application. We have worked hard to ensure that this design will fit in well with the neighbourhood context and with the City's Design Guidelines. We are pleased with the resulting design and features outlined in this letter and look forward to continuing the rezoning process with staff, the neighbourhood and Council.

Yours truly,



L. Denise Kors, PEng, LEED Ap
Land Development Manager
Kors Development Services Inc.



View of location of new dwelling unit as seen from Haultain Street



View of the existing dwelling from Fernwood Road



Fernwood Community Association

1923 Fernwood Road,
Victoria, B.C., V8T 2Y6

(250) 384-7441

Email: landuse@thefcaca



July 2, 2015

Sustainable Planning and Community Development Department
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2542 Fernwood Road

The proposal to rezone 2542 Fernwood Road from R-2 (Two Family Dwelling District) to the R-K zone (Medium Density Attached Dwelling District) to permit the attachment of a new self contained unit was formally presented at the Fernwood Community Association Land Use Committee meeting of May 6, 2015.

Attending the meeting were two neighbours and the registered owner of the property. The general tone of the meeting was accepting of the development.

The owner along with her representative made a presentation showing the proposed changes to the property and provided details about the proposed new unit. Variences concering site coverage and parking were identified and discussed.

The owner's representative circulated her contact information and invited people to discuss any thoughts or concerns about this proposal with her.

The FCA Land Use Committee supports the preservation and restoration of existing structures and generally supports small variances to achieve that goal.

Sincerely,

David Maxwell
Chair, Land Use Committee
Fernwood Community Association

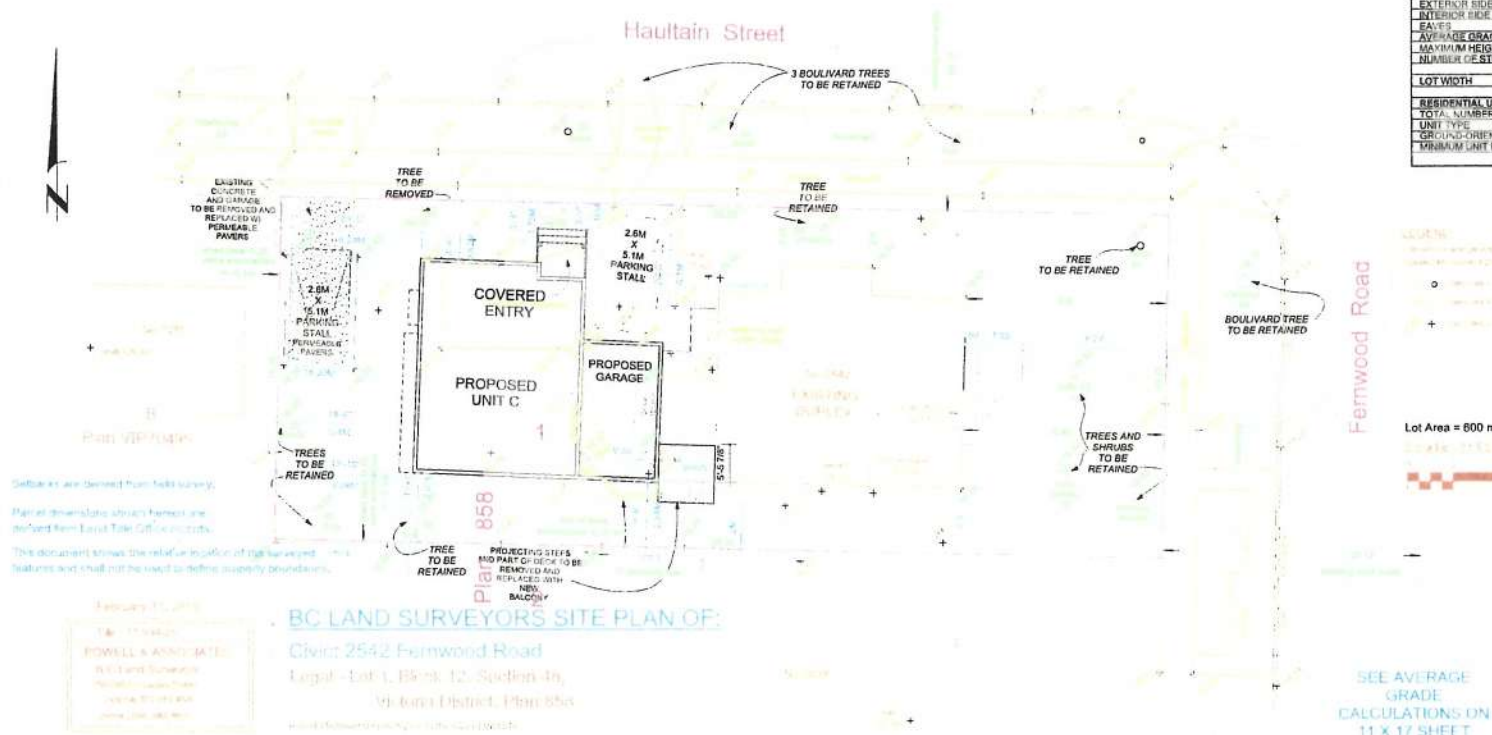
OCT 01 2015

Planning & Development Department
Development Services Division



STREETSCAPE ALONG HAULTAIN STREET LOOKING SOUTH

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	R-2
PROPOSED ZONE	C-D (TO BE DETERMINED)
SITE AREA	599.33m ²
LOT AREA	600.00m ²
MAIN FLOOR	108.90
SECOND FLOOR	104.21
WALK STOREY/DECK	37.74
COMBINED FLOOR AREA	406.55
TOTAL FLOOR AREA	320.89
FLOOR SPACE RATIO	0.54 to 1
SITE COVERAGE	37.4%
OPEN SPACE	55.13%
FRONT YARD COVERAGE	0%
PARKING STALLS	3
TANDEM PARKING	1/3 TANDEM PARKING MAX
YARD SETBACKS	
FRONT TO STEPS EXISTING	6.27m
FRONT TO WALL EXISTING	6.8m
REAR YARD	5.4m
EXTERIOR SIDE YARD	1.14m TO PORCH STEPS - 2.62m TO WALL
INTERIOR SIDE YARD	2.00m TO INCREASED BALCONY - 2.64m TO WALL
EAVES	0.7m
AVERAGE GRADE	16.32
MAXIMUM HEIGHT	EXISTING 8.55m PROPOSED 6.79m +/-
NUMBER OF STOREYS	3 1/2 EXISTING - 2 PROPOSED
LOT WIDTH	15.25m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	3
UNIT TYPE	2 BEDROOMS
GROUND-ORIENTED UNITS	YES
MINIMUM UNIT FLOOR AREA	161.72m ² Unit A smallest unit



LEGEND:
 - Existing structures (shaded grey)
 - Proposed structures (outlined in red)
 - Trees to be retained (green circles)
 - Trees to be removed (green circles with a cross)
 - Driveway (dashed line)
 - Parking stalls (dashed lines)

Lot Area = 600 m²

Scale: 1:1250 (Horizontal & Vertical)



SEE AVERAGE
GRADE
CALCULATIONS ON
11 X 17 SHEET

PRELIMINARY DRAWINGS FOR
RESIDENTIAL ADDITION
PROPOSED REZONING FROM R-2

Prepared Addition Part: 2542 FERNWOOD ROAD AND HAULTAIN STREET
 SHERRYL ORCHERTON - OWNER
 KORS DEVELOPMENT SERVICES INC. - APPLICANT



251-784 Goldstream Avenue
 Victoria BC
 V9B 2X6
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 info@designline.com
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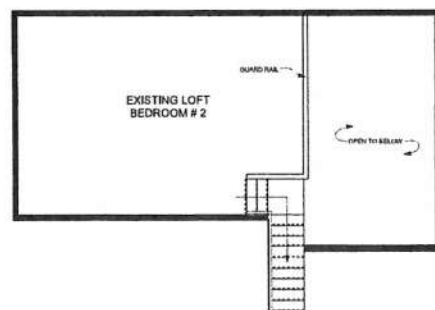
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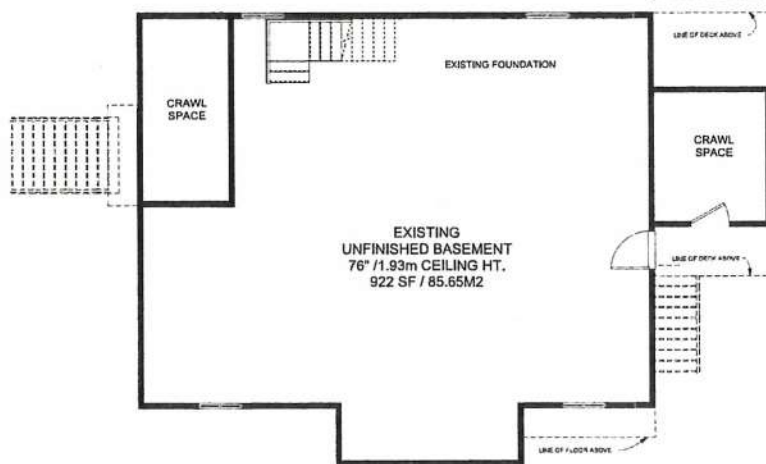
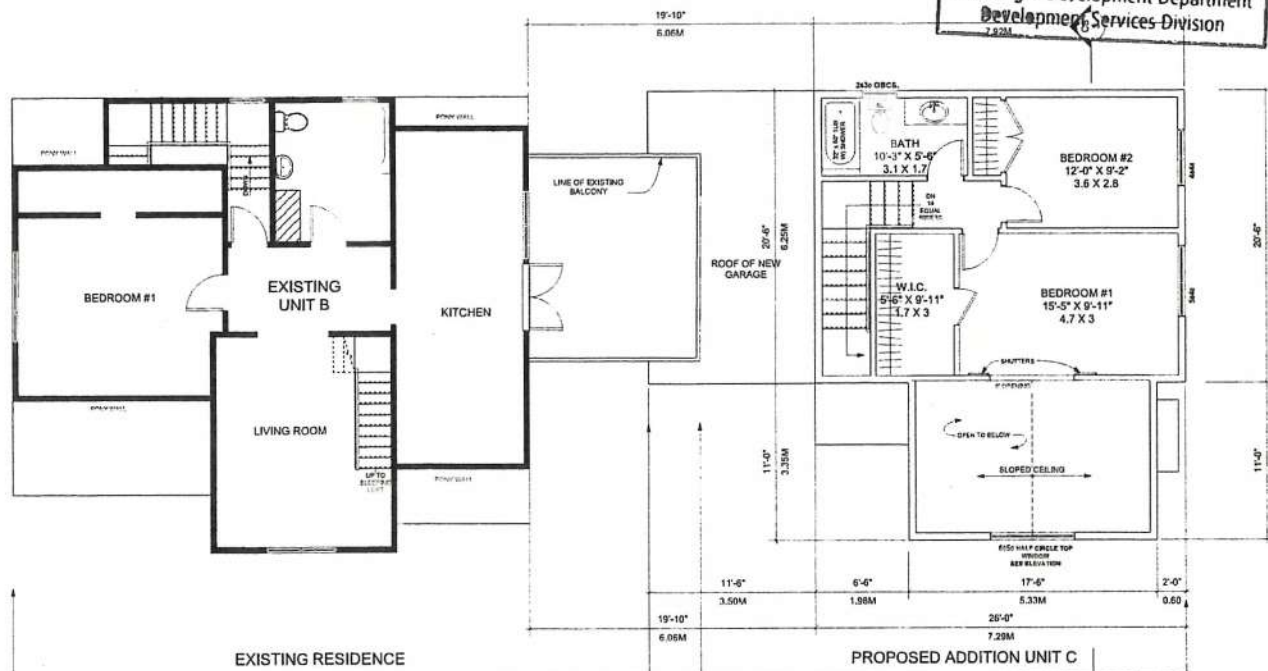
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City of Victoria

OCT 01 2015

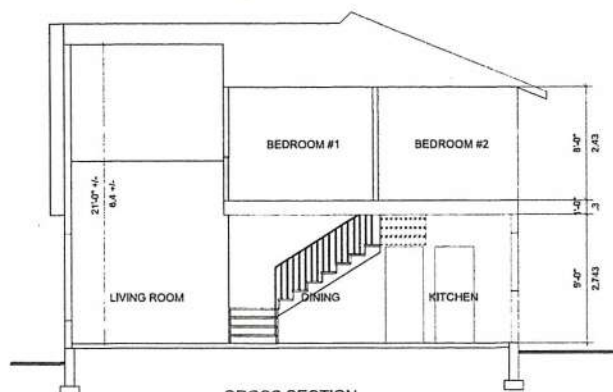
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LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



PRELIMINARY DRAWINGS FOR
RESIDENTIAL ADDITION
PROPOSED REZONING FROM R-2

Proposed Addition Part: 2542 FERNWOOD ROAD AND HAULTAIN STREET
SHERRYL ORCHERTON - OWNER
KORS DEVELOPMENT SERVICES INC. - APPLICANT

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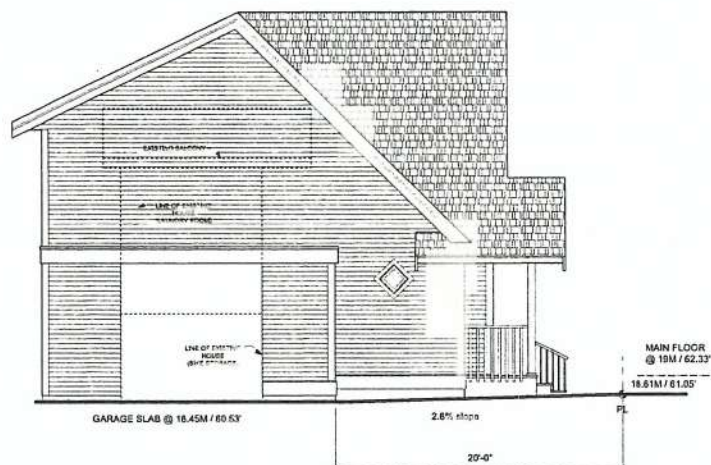
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Development Services Division



RIGHT ELEVATION EXISTING
SCALE: 1/4"=1'-0"

FRONT ELEVATION PROPOSED
SCALE: 1/4"=1'-0"

NORTH ELEVATION



ELEVATION LEFT OF PROPOSED (CONNECTED)
SCALE: 1/4"=1'-0"



LEFT ELEVATION PROPOSED
SCALE: 1/4"=1'-0"

WEST ELEVATION

FINISHING MATERIALS
EXISTING
NO CHANGE
PROPOSED
HARDIE PLANK SIDING (OR SIMILAR)
HARDIE SHINGLES
TO BE PAINTED IN THE SAME COLOUR
SCHEME AS EXISTING
ROOF ASPHALT SHINGLES TO MATCH

PRELIMINARY DRAWINGS FOR
RESIDENTIAL ADDITION
PROPOSED REZONING FROM R-2

Proposed Addition For: 2542 FERNWOOD ROAD AND HAULTAIN STREET
SHERRYL ORCHERTON - OWNER
KORS DEVELOPMENT SERVICES INC. - APPLICANT

Design Line

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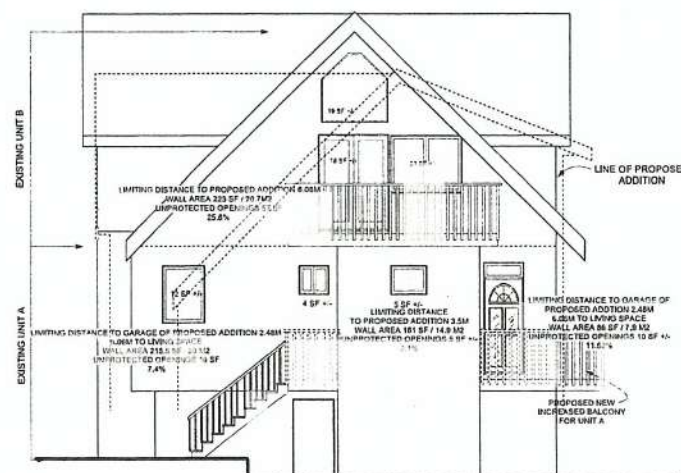


SOUTH ELEVATION



FRONT ELEVATION UNIT A & B
SCALE: 1/4"=1'-0"

EAST ELEVATION



REAR ELEVATION OF EXISTING (CONNECTED)
SCALE: 1/4"=1'-0"

PRELIMINARY DRAWINGS FOR
RESIDENTIAL ADDITION
PROPOSED REZONING FROM R-2

Proposed Addition For: 2542 FERNWOOD ROAD AND HAULTAIN STREET
SHERRYL ORCHERTON - OWNER
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TO BE
REMOVED



EXISTING DECID 55
TO BE REMOVED.

TO BE
ADDED



CEDAR SHRUBS



MAPLE

TO BE
RETAINED



EXISTING DECIDS 30 AND 35
BOULVARD



EXISTING FRUIT
BOULVARD AND ON PROPERTY



EXISTING CHESTNUTS X2
AND LARCH X1



EXISTING HOLLY



EXISTING MONKEY PUZZLE



DECID



8 CEDAR (SHRUB)
RELOCATED

AREA
LANDSCAPING



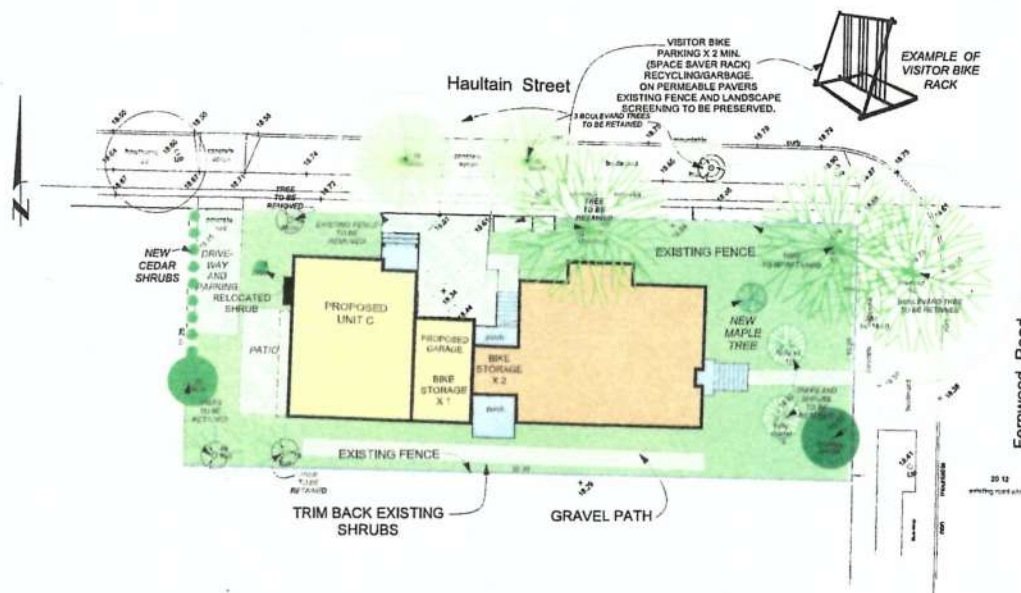
EXISTING CONCRETE



LAWN



PERMEABLE PAVERS



LANDSCAPE PLAN

SCALE: 1:100

PRELIMINARY DRAWINGS FOR RESIDENTIAL ADDITION PROPOSED REZONING FROM R-2

Proposed Addition For: 2542 FERNWOOD ROAD AND HAULTAIN STREET
SHERRYL ORCHERTON ~ OWNER
KORS DEVELOPMENT SERVICES INC. ~ APPLICANT



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Date: SEPTEMBER 8TH 2015

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