



Planning and Land Use Committee Report

For the Meeting of July 23, 2015

To: Planning and Land Use Committee **Date:** July 9, 2015

From: Leanne Taylor, Planner, Development Services Division

Subject: Rezoning Application No. 00480 for 2280 Forbes Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00480 for 2280 Forbes Street, 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 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.

In accordance with Section 904(1) of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

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 2280 Forbes Street. The proposal is to rezone the subject property from the R-2 Zone, Two Family Dwelling District, to the R1-B Zone, Single Family Dwelling District, and the R1-S2 Zone, Restricted Small Lot (Two Storey) Dwelling District, in order to permit a two-lot subdivision and construct one new small lot house.

The following points were considered in assessing this Application:

- The proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill in the *Official Community Plan, 2012* (OCP).

- The proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy, 2002*.
- When the *Fernwood Neighbourhood Plan* was established, the subject property was still part of the Jubilee Neighbourhood therefore the policies in the *Jubilee Neighbourhood Plan (1996)* would apply, and the proposal is generally consistent with these policies.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the subject property from the R-2, Two Family Dwelling District, to the R1-B Zone, Single Family Dwelling District, and the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The proposal is to create two lots, retain the existing house on the proposed R1-B lot, and construct one new small lot house. Variances would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit with Variances Application.

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 applicant will provide two bicycle storage spots for each single family dwelling.

Public Realm Improvements

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

Land Use Context

The neighbourhood is characterized by a mix of single family houses and duplexes. Across the street and to the east of the subject property is a public school.

Existing Site Development and Development Potential

The subject property is presently a single family house. Under the current R-2 Zone, the property could be developed as a duplex. Should the property be rezoned to the R1-B and R1-S2 Zones and subdivided then one new small lot house would be permitted in accordance with the *Small Lot House Rezoning Policy*. Secondary suites are not permitted on small lots; however, a secondary suite would be permitted in the existing house on the proposed R1-B lot.

Data Table

The following data table compares the proposal with the existing R1-B and R1-S2 Zones. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify the existing non-conformities.

Zoning Criteria	Proposal – Lot 1 (New Small Lot House)	Zone Standard R1-S2	Proposal – Lot 2 (Existing House)	Zone Standard R1-B
Site area (m ²) - minimum	398.91	260	488.81	460.00
Density (Floor Space Ratio) - maximum	0.48:1	0.6:1	n/a	n/a
1 st and 2 nd storey floor area (m ²) - maximum	n/a	n/a	165.23	280.00
Total floor area (m ²) - maximum	190.00	190	225.00	300.00
Lot width (m) - minimum	10.00	10.00	11.95*	15
Height (m) - maximum	7.50	7.50	8.05**	7.60
Storeys - maximum	2	2	3**	2
Site coverage % - maximum	39.77	40.00	35.56	40.00
Setbacks (m) - minimum				
Front	6.00	6.00	4.57** – porch	7.50
Rear	10.74	6.00	14.79	7.50
Side (north)	1.50*	2.40	1.50*	3.00
Side (south)	1.73*	2.40	1.54**	1.50
Combined side yards	n/a	n/a	3.04*	4.50
Parking - minimum	1	1	1	1
Accessory Building				
Location	Rear yard	Rear yard	Rear yard	Rear yard
Combined floor area (m ²) - maximum	26.76	37.00	26.76	37.00
Height (m) – maximum	3.50	4.00	3.50	3.50
Setbacks				
Front	32.29	18.00	n/a	n/a
Rear	0.61	0.60	0.61	0.60
Side	0.00*	0.60	0.00*	0.60
Rear yard site coverage	26.57	30	15.15	25.00

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fernwood CALUC at a Community Meeting held on January 7, 2015. A letter dated February 13, 2015 is attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports 100% support for 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, summary and illustrative map provided by the applicant 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, small lots are subject to DPA 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.

Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits in with the existing character of a neighbourhood. The Policy refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The small lot meets the minimum lot size and lot width requirements in the R1-S2 Zone.

Local Area Plan

When the *Fernwood Neighbourhood Plan* was established, the subject property was still part of the Jubilee Neighbourhood; therefore, the policies contained in the *Jubilee Neighbourhood Plan (1996)* still apply. The *Jubilee Neighbourhood Plan* states that properties zoned R-2, west of Victor Street, including the subject property, should not be expanded and should be rezoned to the R1-B Zone to coincide with the policies in the *Fernwood Neighbourhood Plan (1994)*. The plan's summary map contains language indicating that the consideration of duplexes and small lot single family dwellings meeting established city criteria would be acceptable.

Constructing one new small lot house would fit in with the existing form and character of the neighbourhood and the established density. The applicant also received 100% support from the immediate neighbours as indicated in the Small Lot House Rezoning Petition Summary. The existing R-2 Zone permits a duplex (two dwelling units). The applicant is proposing to add an additional dwelling unit; however, it would be in the form of a single family dwelling.

Regulatory Considerations

Reciprocal Access Easement

The applicant is proposing to provide one shared driveway in between the proposed two lots. To secure the shared driveway access, the applicant will be required to register a reciprocal access easement at the time of subdivision.

Tree Preservation Requirements

There is a protected Weeping Willow tree in the rear yard of proposed Lot 1. The location of the detached garage is within the protected root zone of the tree. The applicant has provided an

arborist report outlining the impact mitigation measures to successfully retain the tree during the construction phase (attached).

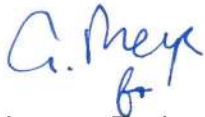
CONCLUSIONS

This proposal to rezone the subject property to the R1-B and R1-S2 Zones, retain the existing single family dwelling and construct one new small lot house is consistent with the objectives in the OCP and the *Small Lot House Rezoning Policy* for sensitive infill development. Staff recommend that Council consider supporting this Application.

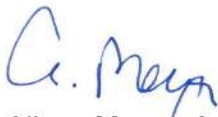
ALTERNATE MOTION

That Council decline Application No. 00480 for the property located at 2280 Forbes Street.

Respectfully submitted,



Leanne Taylor, Senior
Planner, Development
Services Division



Alison Meyer, Assistant
Director, Development
Services Division



Jonathan Tinney, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

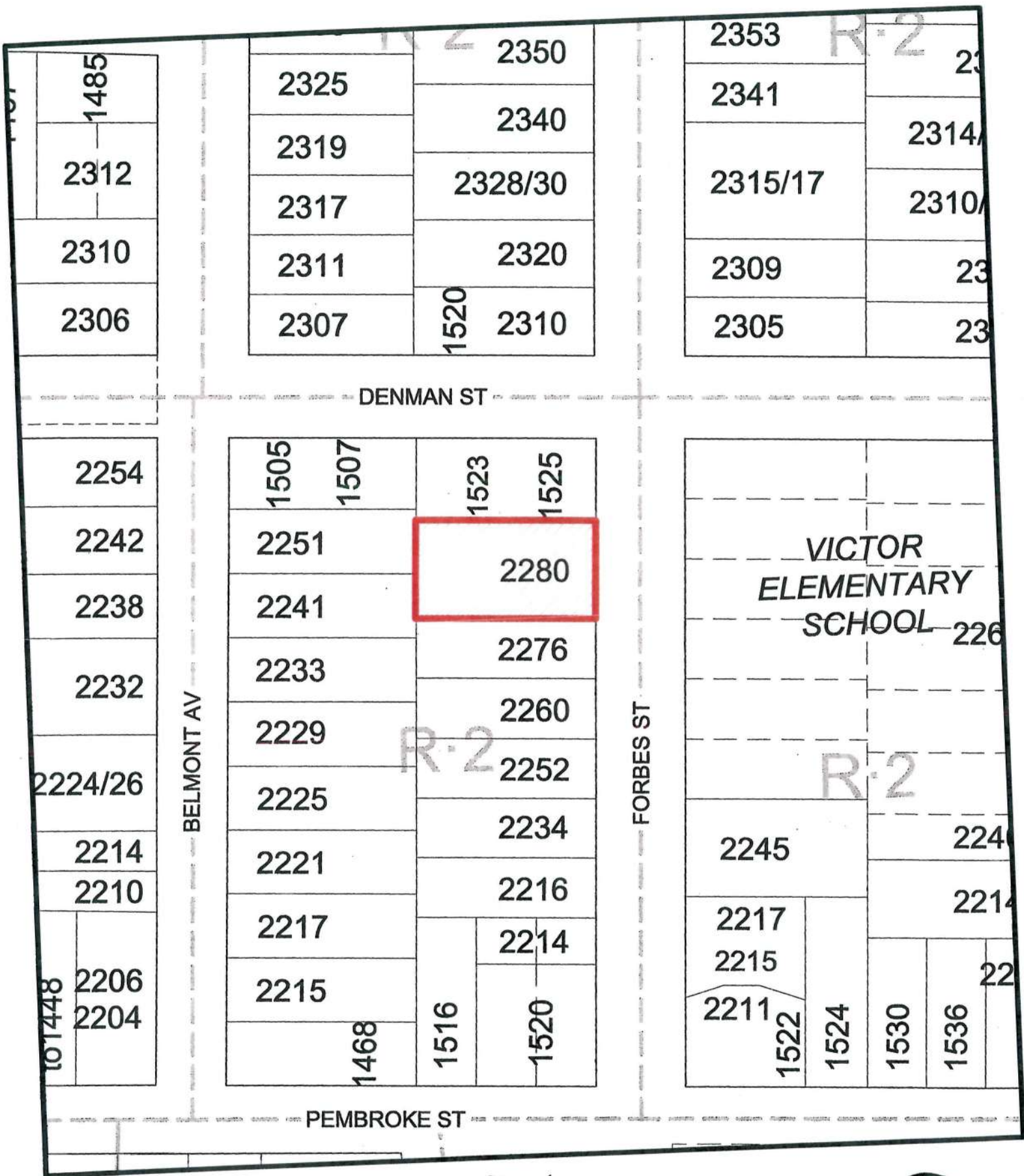
July 14, 2015

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List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated June 29, 2015
- Letter from Fernwood Community Association dated February 13, 2015
- Arborist report dated June 26, 2015
- Small Lot Housing Rezoning Petition
- Summary of Green Initiatives dated March 25, 2015
- Plans dated June 30, 2015.



2280 Forbes Street
Rezoning #00480
Bylaw #







June 29, 2015

#1 Centennial Square
Victoria, B.C.
V8W 1P6

Re: 2280 Forbes Street, Victoria BC – Rezoning Application

Dear Honourable Mayor and Council,

On behalf of our clients Denise Hodgins and Robert Irish, we are making an application to rezone their property at 2280 Forbes Street, and establish a small lot to the north of their home, for a new single family home, while retaining an R1 B zone for the existing home.

The existing lot is 882.74 M² (9501.73 square feet) which is 162.74 M² (1751.72 SF) larger than the minimum requirements for the R1 B and R1 S2 lots, combined. This lot is also zoned duplex, allowing for two families to reside on this property. After reviewing the possibilities for developing this property, it was decided that leaving the existing home on a R1 B zoned lot and subdividing a R1 S2 lot was the preferred option.

There will be a reciprocal easement between the buildings that will allow driveway access between the houses to reach the proposed detached shared garage at the rear of the properties. The proposed shared garage will provide off street parking for both homes and two bicycle storage spots for each home. For each Lot a 0.61M setback variance is required for the shared accessory building for the fire-rated party-wall located on the shared lot line.

Between the existing building and the proposed new one, to preserve the existing windows on the older home that are on the face of the cantilevered bay and to meet the building code requirement for spatial separation for windows, we are requesting a variance between the two lots that will allow these windows to remain. The lot line will jog out around the bay window to 1.5M (4.92 feet) on the existing proposed Lot 2 and consequentially allow a 1.73M (7.91 feet) setback to the proposed house on Lot 1.

Zebra Design& Interiors Group Inc. • 1161Newport Avenue, Victoria BC V8S 5E6

Phone: (250) 360-2144 Fax: (250) 360-2115

Email: info@zebragroup.ca Website: www.zebragroup.ca

The existing house will require a lot width variance of 3.05 M and a combined sideyard variance of 1.46M (4.79 feet). But, the character house will remain on a lot that is 23.8 M² larger than the minimum required for R1 B zoning.

The proposed R1 S2 small lot requires two habitable setback variances of 0.9M on the Lot 2 North sideyard and a 0.67M variance on the drive side. Also, the lot is 138.9 M² larger than the minimum required for R1 S2 zoning.

The proposed small lot house is designed to complement the existing neighbourhood with a steep pitched gable roof facing the street. We are proposing a slightly contemporary finish to the house with horizontal siding on the front and rear, with cementitious panels in the middle of each side to break up the overall massing. We are also proposing minimal trim, with windows in a contrasting colour that will give interest and punctuate the facades with light.

Between the efforts of our clients, Sam Ganong (Abstract Developments) and myself we have reached almost all the neighbouring property owners and renters including School District 61 and have had strong support for the project. At the neighbourhood information meeting held on January 7th we answered questions from the attendees, and no concerns were raised.

The character and massing of the new home are appropriate to the neighbourhood, and we feel will enrich the streetscape. Significant trees will be retained, and a landscape plan is included to enhance the site and proposal. Architectural details include: pitched and shed roofs; a wooden front entry door; covered porch with wooden stair railings and tapered posts at the front entry; knee brackets; horizontal siding; painted siding panels; wooden bargeboards, moulding and trim; and as previously mentioned, a contemporary look to the windows.

We feel that this single family project is well suited to this neighbourhood due to its proximity to schools, shopping, recreational opportunities, downtown and various other amenities.

We thank you for your time and consideration of this application.

Sincerely,



Rus Collins



Zebra Design& Interiors Group Inc. • 1161Newport Avenue, Victoria BC V8S 5E6

Phone: (250) 360-2144 Fax: (250) 360-2115

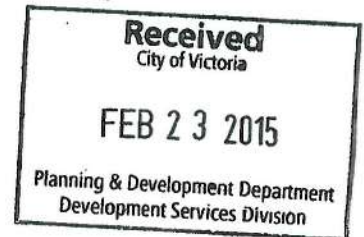
Email: info@zebragroup.ca Website: www.zebragroup.ca



Fernwood Community Association

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

(250) 384-7441
Email: landuse@thefcaca



February 13, 2015

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

Re: 2280 Forbes Street

The proposal to subdivide 2280 Forbes Street to build a small lot house and preserve the existing house was formally presented at the Fernwood Community Association Land Use Committee meeting of January 7, 2015.

Attending the meeting were two neighbours and two of the registered owners of the property. A supportive email was received from a neighbour two doors from the property was also received. The general tone of the meeting was accepting to the development.

The proponent's designer made a presentation showing the proposed subdivision, the proposed dwelling and the required variances to accommodate preserving the existing house. The look of the proposed small lot house was generally well received.

A question was raised about the magnitude of the variance for reduced lot width for the R1B lot and reduced side yard setback on the existing house, although no opposition was voiced. A question was also raised about the zero clearance garage at the rear of the proposal. This was not presented with a request for a variance, but it was felt one would be required. A member of the committee thought this was acceptable, as it provided needed parking, and did not sterilize/waste land between 2 separate garages. A vehicle turn-around space might be considered so vehicles do not have to back all the way out to Forbes Street.

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



Talbot Mackenzie & Associates

Consulting Arborists

June 26, 2015

Zebra Design Group
1161 Newport Avenue
Victoria, BC V8S 5E6

Attention: Bohdan Kurylo



Re: Proposed Garage – 2280 Forbes Street

Assignment: Review the plan provided and provide arborist recommendations to be used during excavation for the proposed garage within the critical root zone of an 89cm dbh Weeping willow, located in the Northwest corner of the 2280 Forbes Street property.

Methodology: Information such as tree species, size(dbh), crown spread, critical root zone(crz), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in table below.

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
no tag	89	8.0	Weeping willow	19.0	Good	Fair	Good	Large deadwood. Recommend deadwood pruning prior to the introduction of new targets.

Observations: The proposed garage footprint is located within the critical root zone of the bylaw protected Willow tree on the property, but as the species has a good tolerance to construction impacts, it will likely be possible to build in this location providing any critical roots encountered are protected during the construction process. Whether roots can be pruned to allow for a traditional footing or roots must be preserved and the footings must be designed around the existing roots will have to be determined through exploratory excavations or during the excavations at the time of construction.

Mitigation of impacts: In order to minimize the impacts to the 89cm dbh Weeping willow and construct the proposed garage in the proposed location, we recommend the following course of action.

Barrier fencing: We recommend that barrier fencing be erected along the perimeter of the critical root zone on the East side of the tree, and approximately 1 meter off of the proposed garage footprint, where it encroaches the critical root zone of the tree. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing.

.../2

This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Proposed accessory building construction: The North exterior wall is approximately 4 meters from the trunk of the 89cm dbh Weeping willow. The project arborist must be onsite to supervise excavation for the footprint of the proposed garage, where it encroaches into the critical root zone of this tree. If significant roots are encountered during excavation, we may recommend that the proposed garage be designed so that it incorporates the existing grades, and be constructed in such a way that it does not significantly impact the existing structural roots, and maintains the existing hydrology and drainage patterns within the critical root zone of the tree. This will likely involve a traditional footing along the East, West and South side of the proposed garage, with pad footings and possibly post and grade beam construction in the portion nearest the tree, incorporating a suspended slab floor. It may be necessary to eliminate the need for perimeter drains on the north side of the garage to avoid additional root loss. Once more detailed plans of the proposed garage construction are made available, we can review and comment further on the potential impacts that it may have on the trees to be retained.

Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

Yours truly,
Talbot Mackenzie & Associates

Graham Mackenzie & Tom Talbot
ISA Certified, & Consulting Arborists
Encl. – Site plan, barrier fencing specifications

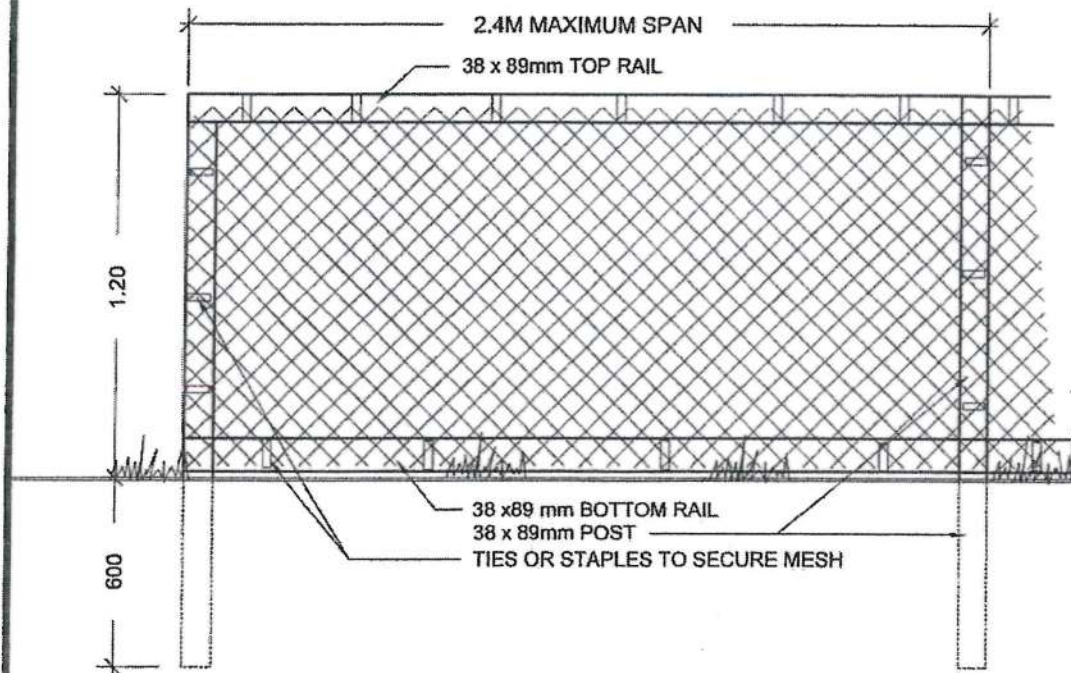
Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

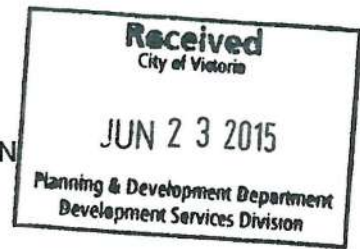
DETAIL NAME:

TREE PROTECTION FENCING

DATE: Oct 30/07
 DRAWN: DM
 APP'D: RR
 SCALE: N.T.S.

E105
 DRAWING

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**



I, SAM GANONG (applicant), have petitioned the adjacent neighbours* in compliance with

the Small Lot House Rezoning Policies for a small lot house to be located at 2260 Forbes (location of proposed house)

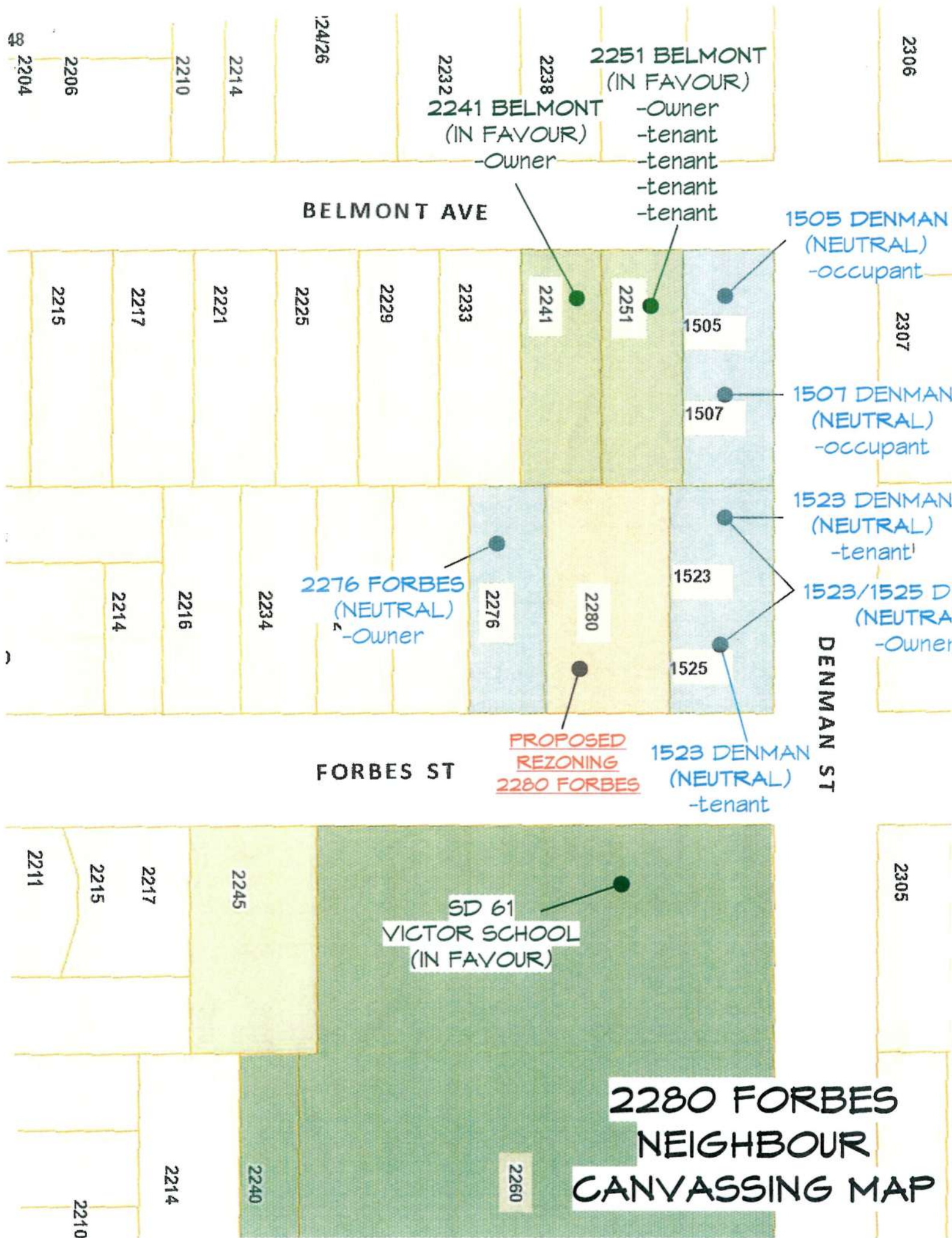
street and the petitions submitted are those collected by Feb. 20, 2015 (date) **

Address	In Favour √	Opposed √	Neutral (30-day time expired) √
1523 Denman street (owner)			✓
1523 Denman street (tenant)			✓
1523 Denman street (tenant)			✓
2276 Forbes street			✓
1505 Denman street			✓
1507 Denman street			✓
2251 Belmont Avenue (owner)	✓		
2251 Belmont Avenue (tenant)	✓		
2251 Belmont Avenue (tenant)	✓		
2251 Belmont Avenue (tenant)	✓		
2251 Belmont Avenue (tenant)	✓		
2241 Belmont Avenue	✓		
2260 Victor street (sd 61)	✓		

SUMMARY	Number	%
IN FAVOUR	7	100%
OPPOSED	0	0%
TOTAL RESPONSES		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.



2306

2251 BELMONT
(IN FAVOUR)

2241 BELMONT
(IN FAVOUR)
-Owner

-Owner
-tenant
-tenant
-tenant

BELMONT AVE

1505 DENMAN
(NEUTRAL)
-occupant

2307

1507 DENMAN
(NEUTRAL)
-occupant

1523 DENMAN
(NEUTRAL)
-tenant

1523/1525 D
(NEUTRAL)
-Owner

DENMAN ST

2276 FORBES
(NEUTRAL)
-Owner

FORBES ST

PROPOSED
REZONING
2280 FORBES

1523 DENMAN
(NEUTRAL)
-tenant

2305

SD 61
VICTOR SCHOOL
(IN FAVOUR)

2280 FORBES
NEIGHBOUR
CANVASSING MAP



**#1 Centennial Square
Victoria, B.C.
V8W 1P6**

After reviewing the plans and elevations regarding the proposed rezoning and new home project at 2280 Forbes Street, we the undersigned have no objections.

[illegible]

SMALL LOT HOUSE REZONING PETITION

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

Sam Ganong / Rus Collins, am conducting the petition requirements for the
(print name)

property located at 2280 Forbes Street

to the following Small Lot Zone: R1-52

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) COLIN DAVIS (see note above)

ADDRESS: 2251 BELMONT

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:

Feb 4 / 15
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

Sam Ganong / Rus Collins (print name), am conducting the petition requirements for the

property located at 2280 Forbes Street

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) HEATHER WEIR (see note above)

ADDRESS: #1, 2251 BELMONT AVE, VICTORIA BC V8R 3Z9

Are you the registered owner? Yes ☐ No ☒ (TENANT)

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

PLEASE DO NOT REMOVE THE LARGE
WEeping WILLOW TREE.

FEB 10 / 2015
Date

Heather D. Weir
Signature

SMALL LOT HOUSE REZONING PETITION

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

Sam Ganong / Russ Collins, am conducting the petition requirements for the
(print name)

property located at 2280 Forbes Street

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Kevin Ainey (see note above)

ADDRESS: 2251 BELMONT AVE.

Are you the registered owner? Yes ☐ No ☐ ☒ RENTER

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

FEB. 04, 2015

Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Sam Ganong / Rus Collins, am conducting the petition requirements for the
(print name)

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Please review the plans and indicate the following:

NAME: (please print) Maria Nunn + Andrew Duffels (see note above)

ADDRESS: 44 2257 Belmont 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:

please leave the willow tree.

Feb 8/2015
Date

M. N.
Signature

SMALL LOT HOUSE REZONING PETITION

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

Sam Ganong / Russ Collins, am conducting the petition requirements for the
(print name)

property located at 2280 Forbes Street

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) MORAGNE, Celia, ROBERT (see note above)

ADDRESS: 2241 BELMONT AVENUE

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:

I would prefer a wood fence along the west property
line if the existing is removed. CMM

Jan 5, 2015
Date

Celia A. Moragne
Signature
Russ Collins



Date: March 25, 2015

To: City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

RE: Rezoning proposal, 2280 Forbes Street, Victoria B.C.

Attn: Planning and Development Department

The proposed new building will strive to incorporate 'Green Initiatives' in an effort to increase the energy efficiency, to improve indoor air quality and reduce the impact of construction on our environment.

The 'Green Initiatives' focus on:

- Energy efficiency
- Indoor air quality
- Resource use
- Overall environmental impact.

The following list contains items the private homeowner is considering employing in the potential new home:

Operational Systems:

- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- All windows to be Energy Star labelled
- All appliances to be Energy Star labelled
- Home is built 'Solar Ready' providing for a rough-in of 3"(75mm) thermal run from mechanical room to attic
- Minimum 50% of recess lights to use halogen bulbs
- Use of Air tight contact insulation on recessed lights to prevent air leakage

Building Materials:

- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings

Interior and Exterior Finishes:

- Cementitious siding;
- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)

Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- Central Vac system vented to exterior
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/litre)

Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet or exceed Energy Star Requirements

Waste Management:

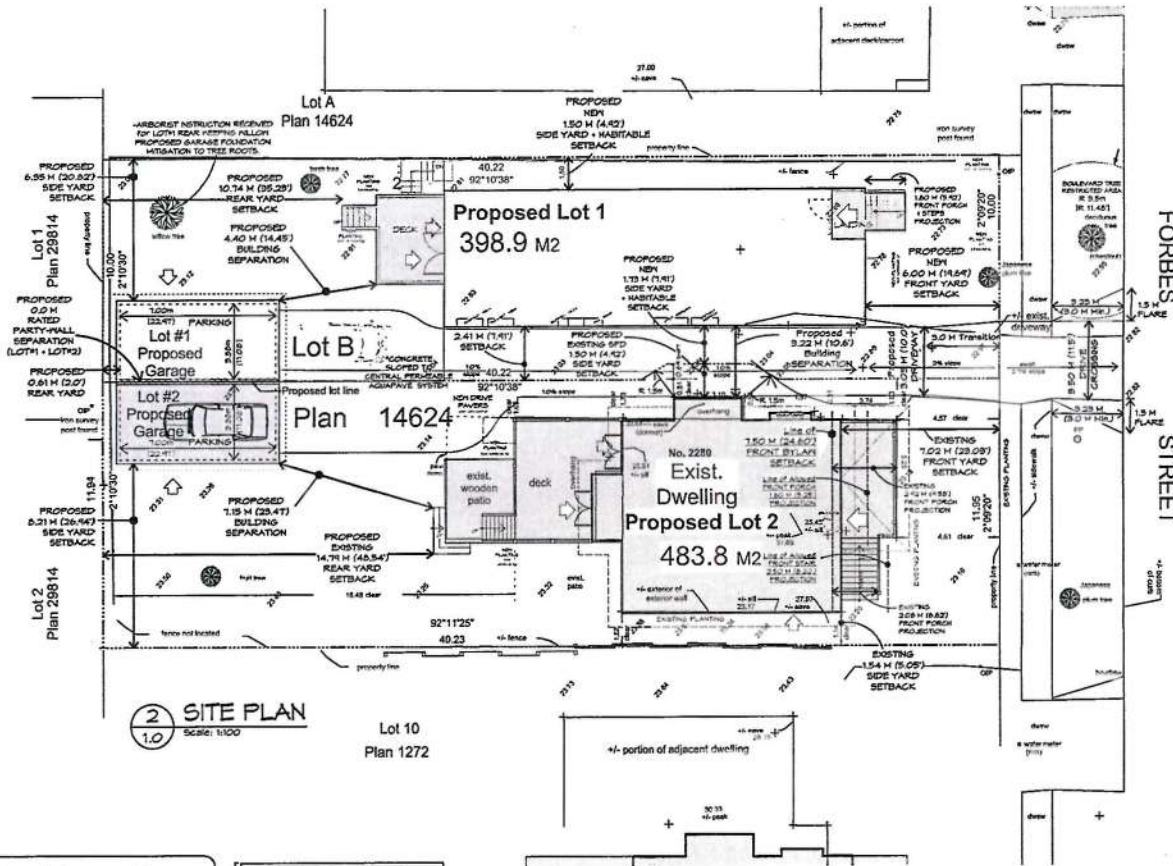
- Trees and natural features to be protected during construction
- Install into new home and renovation a built-in recycling centre with two or more bins
- Provide composter to both units
- Existing dwelling maintained as much as possible

Water Conservation:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves

Cordially Yours,

Bohdan Kurylo
Zebra Design



SITE DATA	PROPOSED LOT 1 - NEW S.F.D.	PROPOSED LOT 2 - EXIST. HOUSE
LOT AREA	310.41 sq-meters (4294.0 sq-ft)	483.81 sq-meters (5207.8 sq-ft)
FRONTAGE	10.0-meters (32.81 ft)	11.45-meters (37.51 ft) "VARIANCE"
SITE COVERAGE	111.851 M ² HOUSE + 26.76 GARAGE + 20.00 M ² DECK + PORCH + STAIRS + 26.76 GARAGE = 184.37 M ² / SITE 310.41 M ² = 59.40% (w/ GARAGE)	42.10 M ² HOUSE + 26.76 GARAGE + 53.302 M ² DECK + PORCH + STAIRS + 26.76 GARAGE = 158.92 M ² / SITE 483.81 M ² = 32.85% (w/ GARAGE)
FLOOR SPACE RATIO	0.48 to 1.0	N/A
UPPER FLOOR	94.21 sq-meters (1020.6 sq-ft)	44.72 sq-meters (481.4 sq-ft)
MAIN FLOOR	109.66 sq-meters (1175.5 sq-ft)	87.06 sq-meters (937.2 sq-ft)
BASEMENT	15.17 sq-meters (163.0 sq-ft) (NOT COUNTED 1/2M below Avg. Gr.)	74.02 sq-meters (800.6 sq-ft) (COUNTED 1/2M below Avg. Gr.)
MAXIMUM FLOOR AREA	109.66 sq-meters (1175.5 sq-ft)	230.80 sq-meters (2481.1 sq-ft)
SETBACKS		
FRONT YARD - East	6.00M (19.69')	7.02M (22.94')
FRONT YARD - East	1.60M (5.25')	2.42M (7.93')
FRONT YARD - East	1.60M (5.25')	2.42M (7.93')
REAR YARD - West	10.74M (35.23')	14.79M (48.54')
SIDEYARD - South	1.73M (5.68')	1.54M (5.05')
SIDEYARD - North	1.50M (4.92')	1.50M (4.92')
SIDEYARD - Combined		5.04M (16.41')
HABITABLE SETBACK - North	1.50M (4.92')	1.50M (4.92')
HABITABLE SETBACK - South	1.50M (4.92')	1.54M (5.05')
HOUSES SEPARATION	9.22M (30.26')	9.22M (30.26')
BUILDING HEIGHT	7.5M (24.61') (2 storeys) (Basement 1/2M below Avg. Gr., -except)	8.05M (26.41') (2 1/2 storeys) (Basement 1/2M below Avg. Gr., -except)
AVERAGE GRADE	22.82 M elev.	23.14 M elev.
GARAGE (freed party wall's)	26.76 sq-meters (288.0 sq-ft)	26.76 sq-meters (288.0 sq-ft)
SETBACKS		
FRONT YARD - East	32.31M (105.99')	32.31M (105.99')
REAR YARD - West	0.61M (2.00')	0.61M (2.00')
SIDEYARD - North	6.35M (20.82')	0.00M (freed party wall's) "VARIANCE"
SIDEYARD - South	0.00M (freed party wall's) "VARIANCE"	0.21M (0.69')
BUILDING TO HOUSE SEPARATION	4.02M (13.19')	1.15M (3.77')
REAR YARD COVERAGE	26.76 M ² GARAGE/ 49.24 M ² REAR = 54.36%	26.76 M ² GARAGE/ 175.85 M ² REAR = 15.2%
PARKING	ONE STALL/ single family unit	ONE STALL/ single family unit
BICYCLE STORAGE	TRCV unit	TRCV unit

B.C. Land Surveyor's
Plan of Proposed Subdivision of:
Lot B, Section 75, Victoria
District, Plan 14624
City address: 2280 Forbes Street
Victoria, B.C.
Phone: (250) 360-2144

Glen Mitchell
Land Surveying Inc.
1030 North Park Street
Victoria, B.C.
V8T 1C6
tel 250-365-1712
email glen@mitchellsurvey.ca
B 275 file 13-15-4670 (c)

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Development Services Division

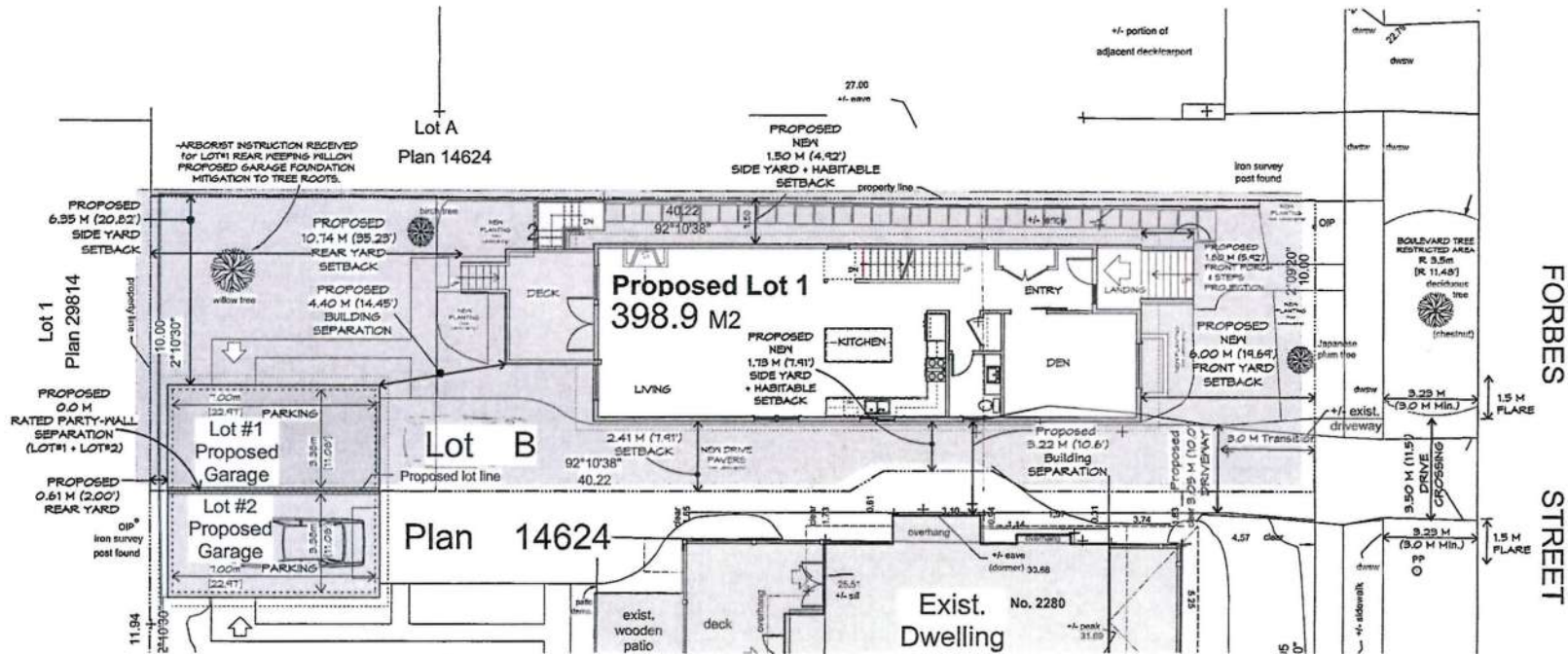
ZEBRADesign
1161 NEWPORT AVE
Victoria, B.C. V8S 2E6
Phone: (250) 360-2144
Fax: (250) 360-2115

SITE PLAN
SK 1.0

PROPOSED New + Exist. Single Family Dwellings

REVISED JULY 06, 2015

2280 FORBES St. R1-S2/R1-B REZONING



1 SITE PLAN
1.1
Scale: 1/8"

B.C. Land Surveyor's
Plan of Proposed Subdivision of:
Lot B, Section 75, Victoria
District, Plan 14624
Our address: 2200 Forbes Street
Victoria, B.C.
V8T 1C6
tel 250-385-1712
email glen@mitchellsurvey.ca
fb 275 file 13-15-4670 (c)

Glen Mitchell
Land Surveying Inc.
1030 North Park Street
Victoria, B.C.
V8T 1C6
tel 250-385-1712
email glen@mitchellsurvey.ca
fb 275 file 13-15-4670 (c)

SITE DATA	PROPOSED LOT#1 - NEW S.F.D.	R1-S2 ZONE COMPARISON	REGD.
LOT AREA	398.91 sq meters (4294.0 sq ft)	390 sq meters (4211 sq ft) min.	
FRONTAGE	10.0 meters (32.81 ft)	10.0 meters (32.81 ft) min.	
SITE COVERAGE	111,291 M2 HOUSE + 26.78 GARAGE + 20.00 M2 DECK + 10.00 M2 PORCH + 26.78 GARAGE + 150.81 / SITE 398.91 M2 + 34.16% (w/ GARAGE)	40% entire lot	
FLOOR SPACE RATIO	0.45 to 1.0	0.6 to 1.0 MAX, or 140 SQ METERS (2 045.3 SQ FT) + 1st + 2nd MAX.	
MAIN FLOOR (1st FLOOR)	103.66 sq meters (1115.8 sq ft)		
UPPER FLOOR (2nd FLOOR)	36.27 sq meters (390.6 sq ft)		
BASEMENT	45.73 sq meters (493.4 sq ft) (NOT COUNTED 11.24 below Avg. Gr.)		
MAXIMUM FLOOR AREA	185.66 sq meters (2 009.8 sq ft)	140 SQ METERS (2 045.3 SQ FT) + 1st + 2nd MAX.	
SETBACKS			
FRONT YARD - East	6.00M (19'8")	6.0M (19'8")	
FRONT - East	1.80M (5'10")	2.5M (8'2") allowed projection into Setback	
REAR YARD - West	10.74M (35'3")	6.0M (19'8")	
SIDEYARD - North	1.50M (4'10")	1.5M (4'10")	
SIDEYARD - South	1.78M (5'10")	1.5M (4'10")	
HABITABLE SETBACK - North	1.50M (4'10") - 10.4M VARIANCE req'd		
HABITABLE SETBACK - South	1.78M (5'10") - 10.67M VARIANCE req'd		
HOUSES SEPARATION	3.32M (10'9")		
BUILDING HEIGHT	1.5M (24'8") (2 storeys) (Maximum 1.24 below Avg. Gr. - street)	1.5m (24'8") and 3 storeys MAX.	
AVERAGE GRADE	22.82 M elev.		
GARAGE (detached party wall)	26.78 sq meters (288.0 sq ft)		
SETBACKS			
FRONT YARD - East	32.81M (108.00")		
REAR YARD - West	0.61M (2'00")		
SIDEYARD - North	6.35M (20'82")		
SIDEYARD - South	0.00M (0'00") (detached party wall) - 10.67M VARIANCE req'd		
BUILDING TO HOUSE SEPARATION	4.40M (14'5")		
REAR YARD COVERAGE	26.78 M2 GARAGE/ 91.34 M2 REAR + 21.0%	30.0% OF REAR YARD MIN.	
PARKING	ONE STALL/ single family unit	ONE STALL	
BIKE STORAGE	THRU UNIT	NONE/ unit	

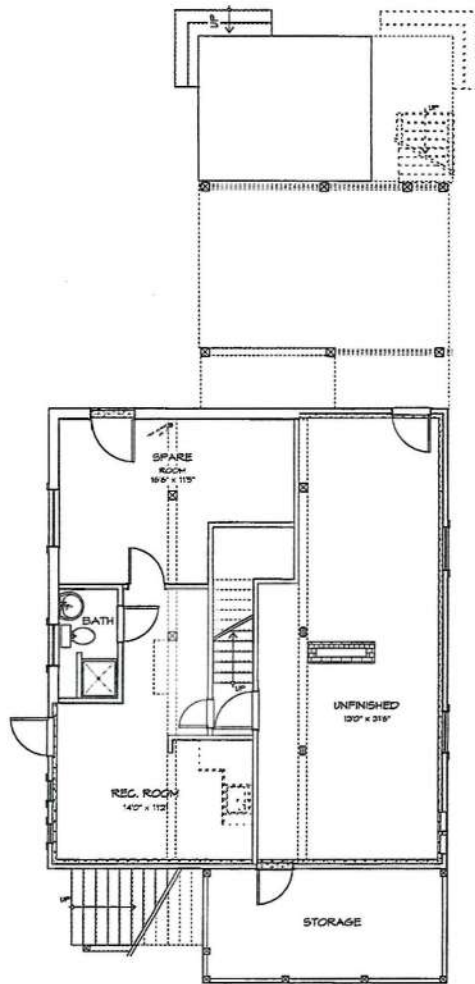
SITE PLAN + DATA Sk 1.1

PROPOSED LOT #1, New Single Family Dwelling
2280 FORBES St. R1-S2/R1-B

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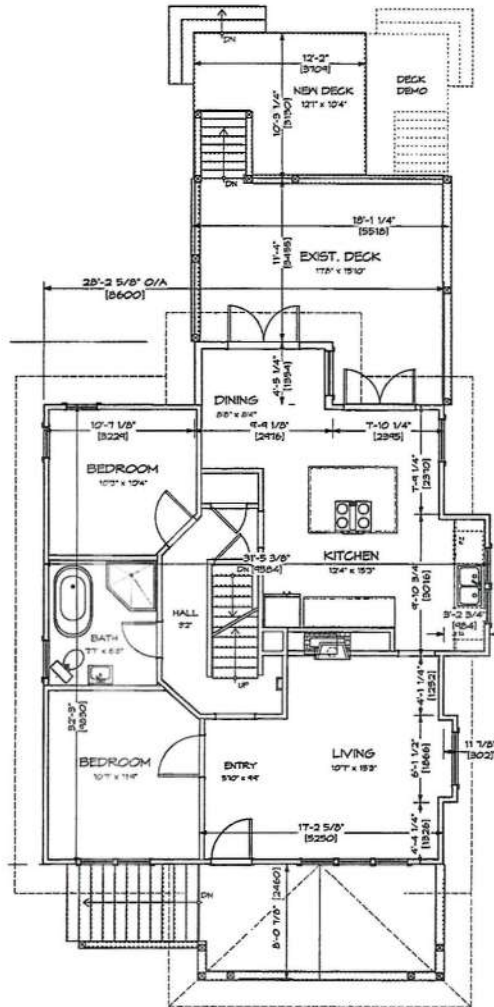
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ZEBRADesign
1161 NEWPORT AVE
Victoria, B.C. V8S 5E5
Phone: (250) 360-2144
Fax: (250) 360-2115



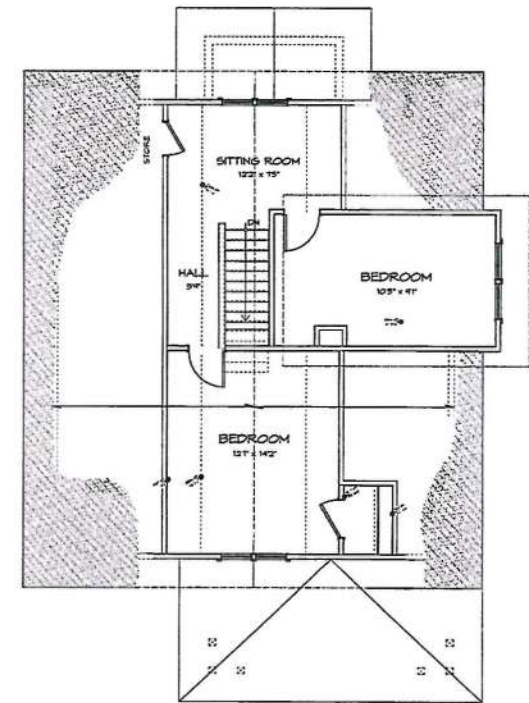
3 LOWER - As Built
Scale: 1/4" = 1'-0"

LOWER area 79.02 M2
(850.6 SF)



2 MAIN - Reno
Scale: 1/4" = 1'-0"

MAIN area 87.06 M2
(937.2 SF)
DECKS/PORCH/EXT. STAIRS 53.20 M2
(572.7 SF)



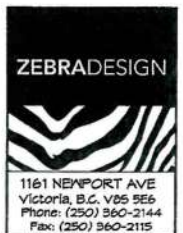
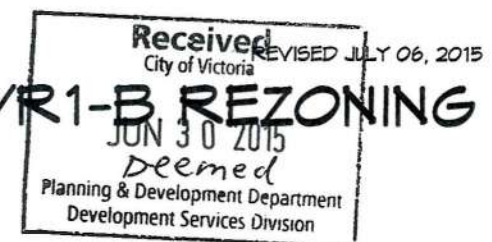
1 UPPER - As Built
Scale: 1/4" = 1'-0"

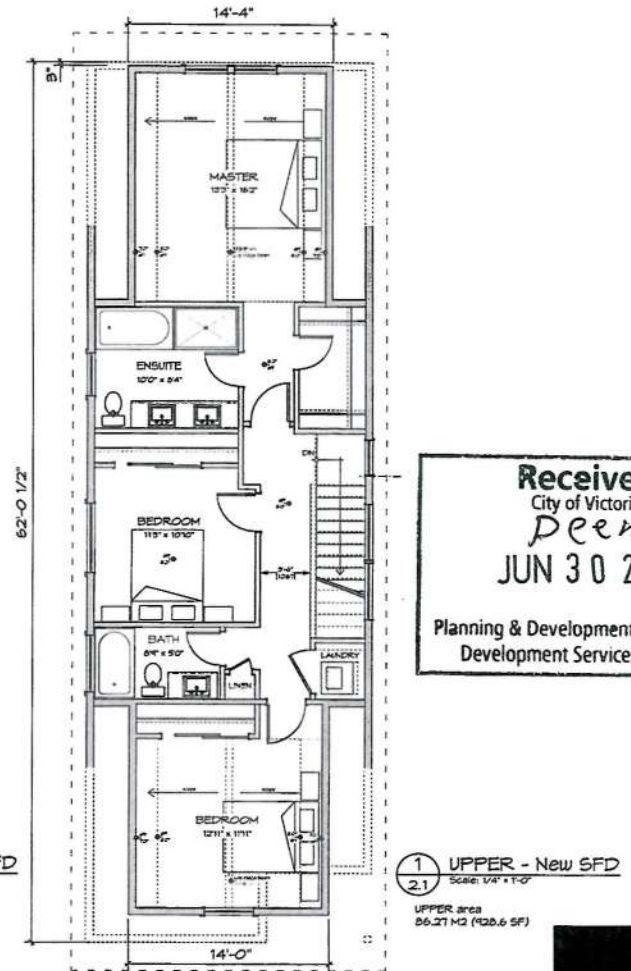
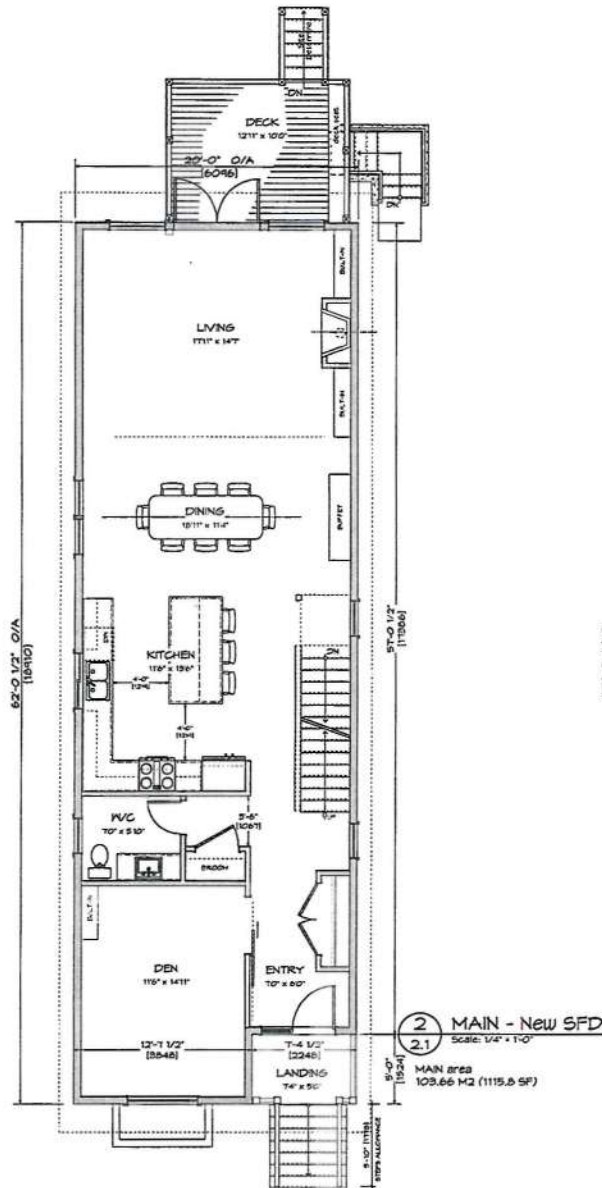
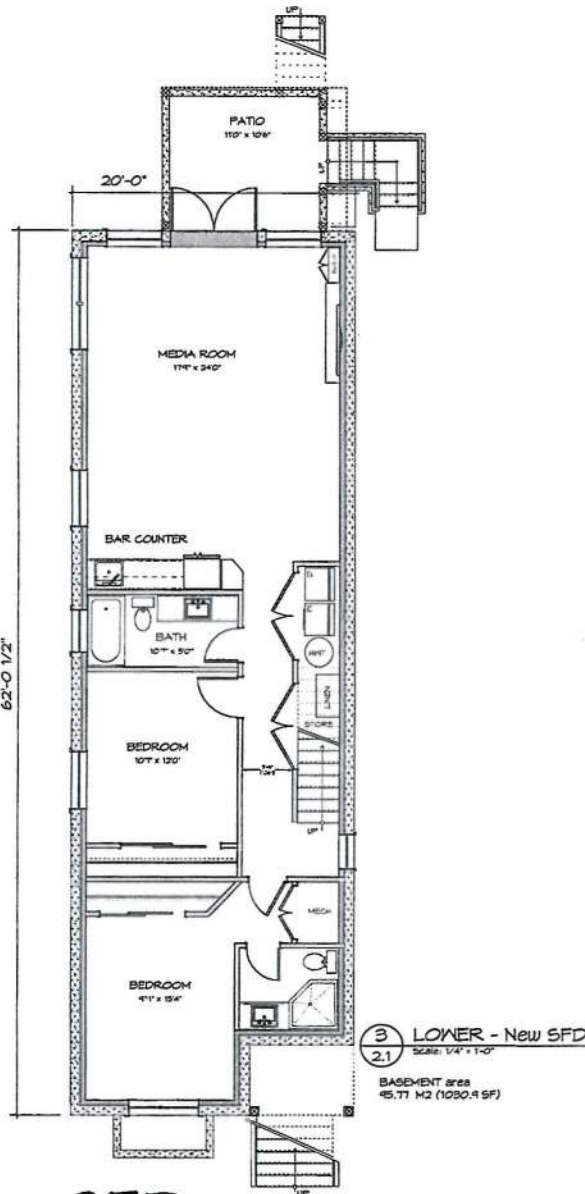
UPPER area 44.72 M2
(481.4 SF)

Exist. SFD + Reno
SK 2.0

Exist. SINGLE FAMILY HOME

2280 FORBES St. R1-S2/R1-B REZONING



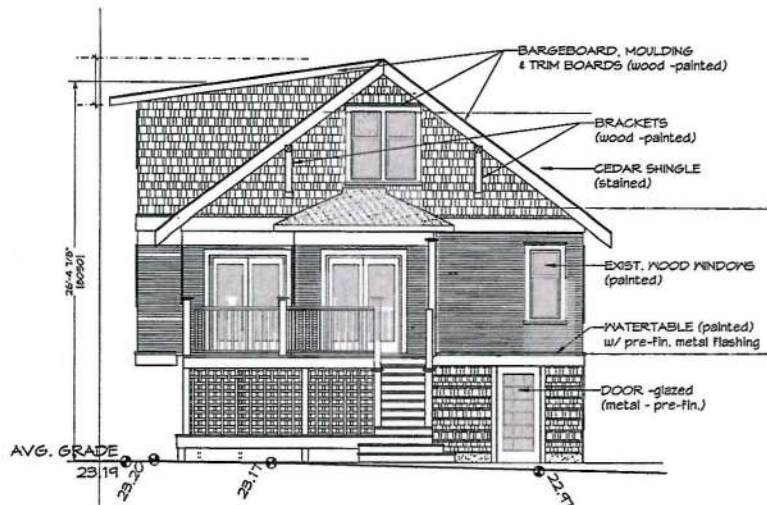


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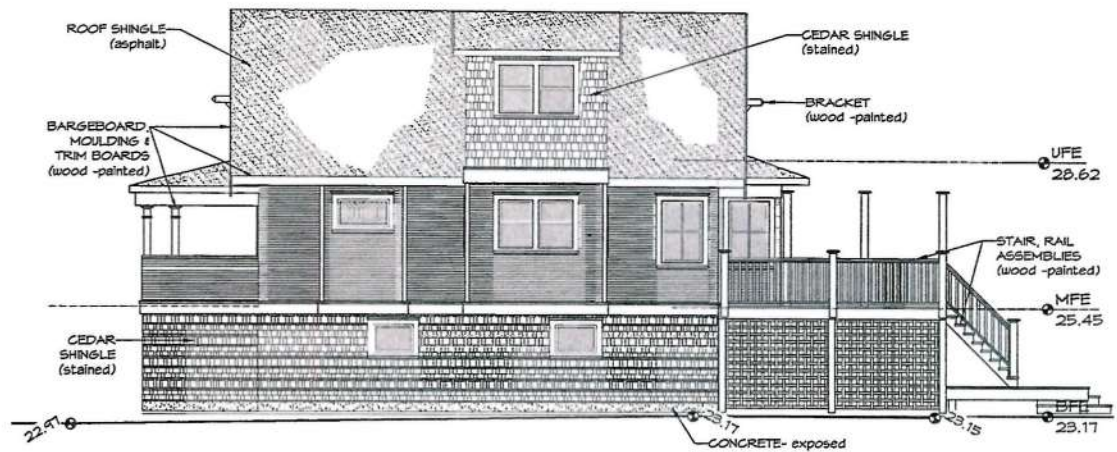
New SFD
 Sk 2.1

PROPOSED SINGLE FAMILY HOME
 2280 FORBES St. R1-S2/R1-B REZONING
 REVISED JULY 06, 2015

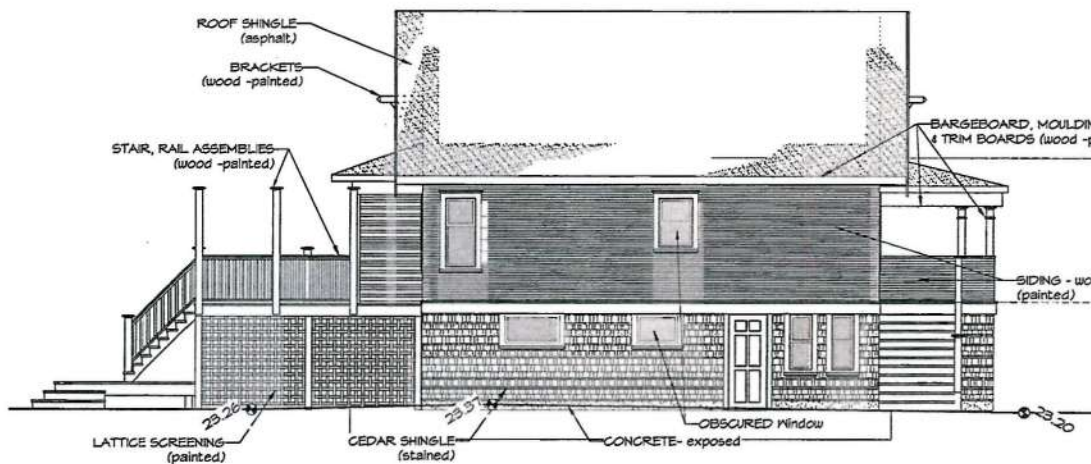
ZEBRADesign
 1161 NEWPORT AVE
 Victoria, B.C. V8S 5E6
 Phone: (250) 360-2144
 Fax: (250) 360-2115



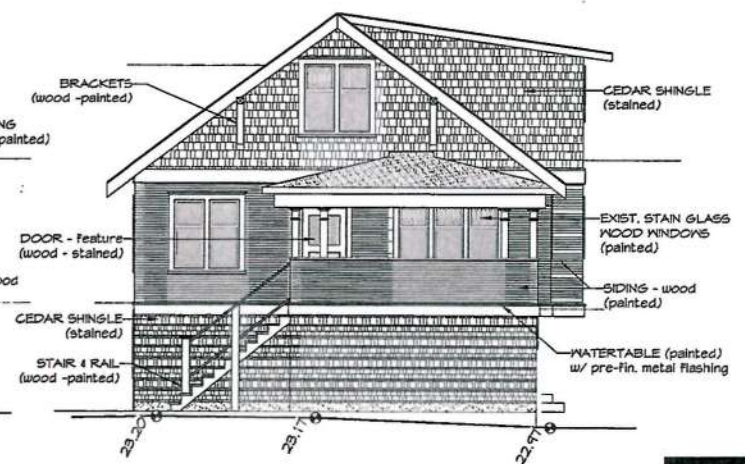
3 REAR - Elev. - Exist. SFD
Scale: 1/4" = 1'-0"



4 SIDE Elev. - Exist. SFD
Scale: 1/4" = 1'-0"



2 SIDE Elev. - Exist. SFD
Scale: 1/4" = 1'-0"



1 FRONT Elev. - Exist. SFD
Scale: 1/4" = 1'-0"

ELEYS
Sk 3.0

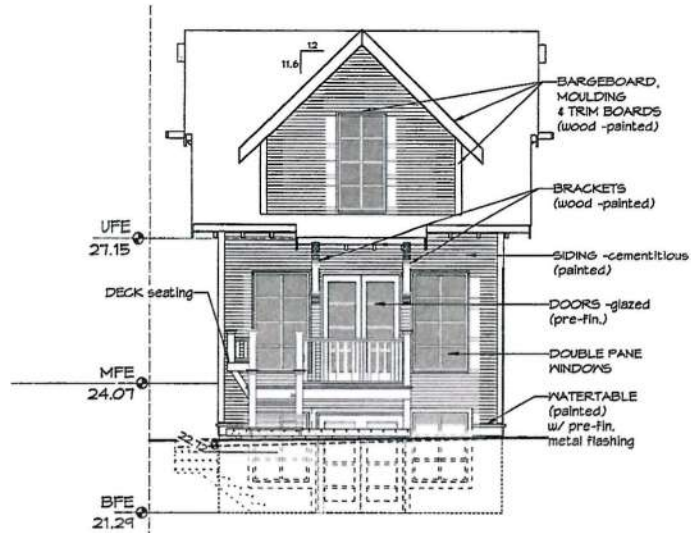
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Exist. SINGLE FAMILY HOME

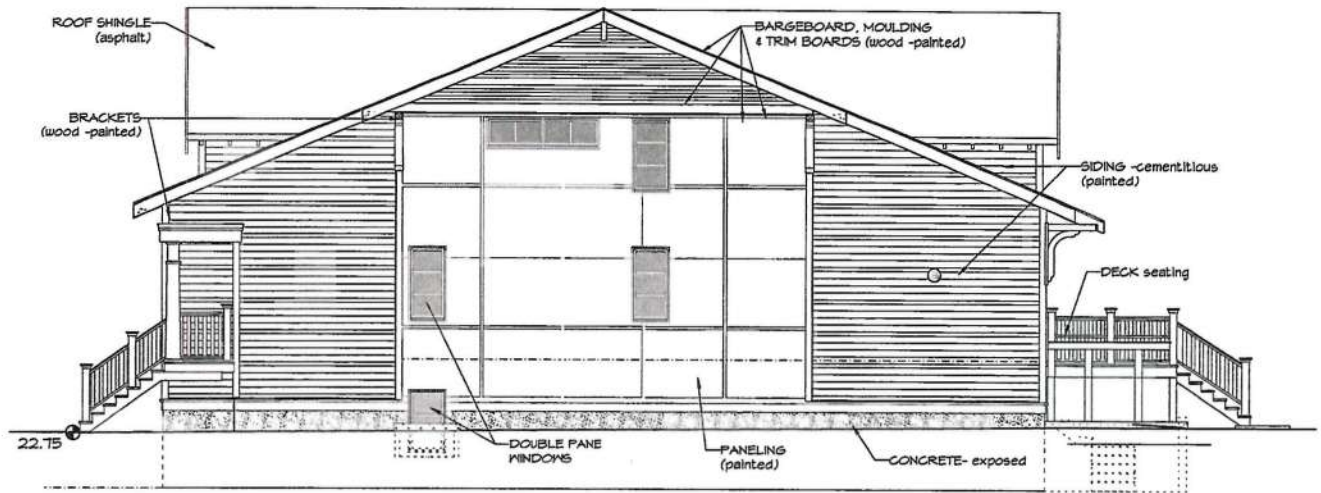
2280 FORBES St. R1-S2/R1-B REZONING

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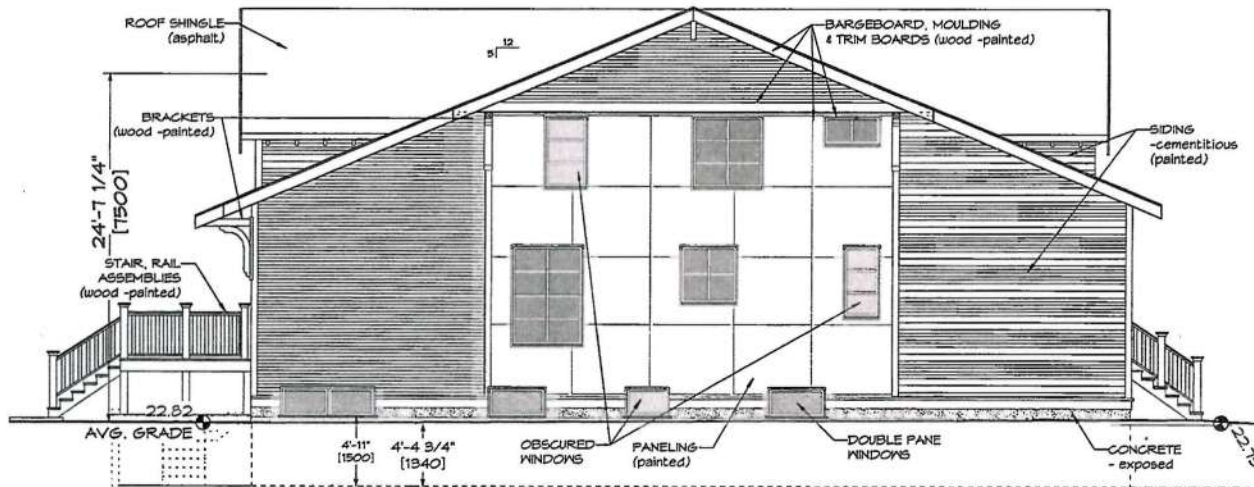
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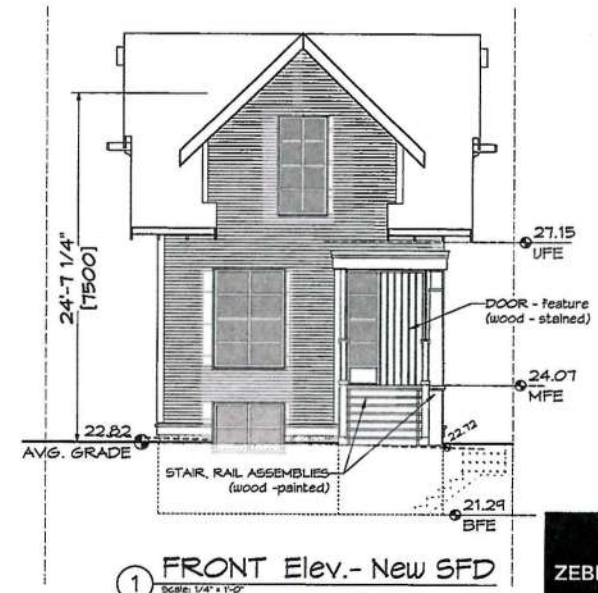
③ REAR Elev.- New SFD
Scale: 1/4" = 1'-0"



④ SIDE Elev.- New SFD
Scale: 1/4" = 1'-0"



② SIDE Elev.- New SFD
Scale: 1/4" = 1'-0"



① FRONT Elev.- New SFD
Scale: 1/4" = 1'-0"

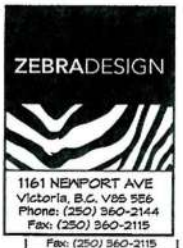
ELEVS
Sk 3.1

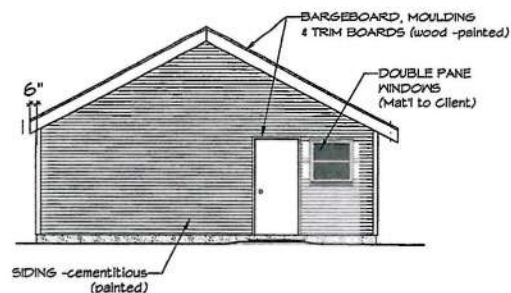
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PROPOSED SINGLE FAMILY HOME

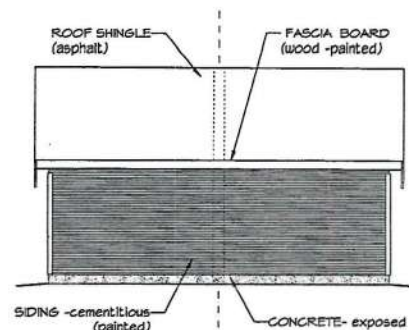
2280 FORBES St. R1-S2/R1-B REZONING

REVISED JULY 06, 2015

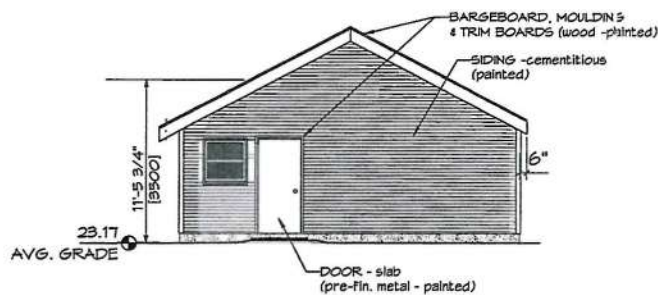




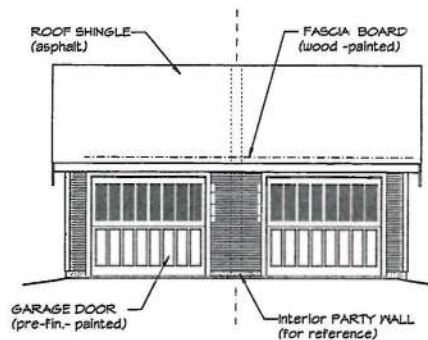
④ SIDE (North) Elev.
Scale: 1/4" = 1'-0"



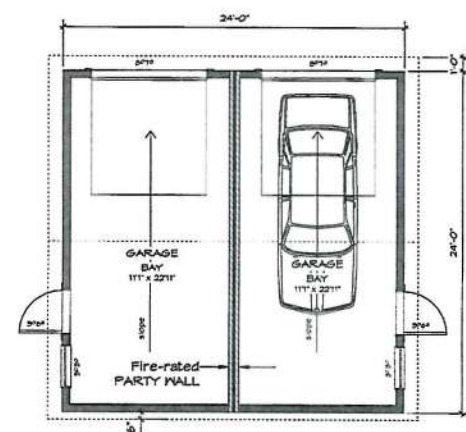
③ REAR (East) Elev.
Scale: 1/4" = 1'-0"



② SIDE (South) Elev.
Scale: 1/4" = 1'-0"



① FRONT (East) Elev.
Scale: 1/4" = 1'-0"



⑤ PLAN -GARAGE
Scale: 1/4" = 1'-0"

GARAGE
SK 3.2



PROPOSED DUAL PROPERTY USE

2280 FORBES St. R1-S2/R1-B REZONING

REVISED JULY 06, 2015





2276 FORBES St.

2280 FORBES St.

1523 DENMAN St.

① **STREETSCAPE**
Scale: 3/16" = 1'-0"

STREETSCAPE
SK 3.3

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PROPOSED Exist. + New Single Family Dwellings

2280 FORBES St. R1-S2/R1-B REZONING

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