



## Planning and Land Use Committee Report

### For the Meeting of July 23, 2015

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

**From:** Leanne Taylor, Senior Planner, Development Services Division

**Subject:** **Development Permit with Variances Application No. 00480 for 2280 Forbes Street**

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Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00480, if it is approved, Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00480 for 2280 Forbes Street, in accordance with:

1. Plans date stamped July 7, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Small Lot House (Proposed Lot 1)

- i. Part 1.23 (8)(c): Reduce the side yard setback from 2.4m to 1.50m;
- ii. Part 1.23 (8)(c): Reduce the side yard setback from 2.4m to 1.73m;

Existing House (Proposed Lot 2)

- iii. Part 1.2, Section 1.2.2 (b): Reduce the lot width from 15m to 11.95m;
- iv. Part 1.2, Section 1.2.5(c): Reduce the side yard setback from 3.0m to 1.5m;
- v. Part 1.2, Section 1.2.5(d): Reduce the combined side yard setbacks from 4.50m to 3.04m;

Accessory Building

- vi. Schedule "F" (4)(b): Reduce the side yard setback of an accessory building on Lot 1 and Lot 2 from 0.6m to 0m.

3. 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.

Pursuant to Sections 920 (8), where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

## **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 2280 Forbes Street. The proposal is to construct a small lot house. The variances being requested to facilitate a two-lot subdivision are related to lot width and side yard setbacks.

The following points were considered in assessing these Applications:

- The proposal is consistent with the objectives and guidelines for sensitive infill contained in Development Permit Area 15A: Intensive Residential – Small Lot of the *Official Community Plan 2012* (OCP).
- The requested variance associated with the small lot house is to reduce a side yard setback (north side). The proposed setback is supportable as the applicant has minimized the number of windows on the north elevation to respect privacy and overlook onto the adjacent property. An existing fence would be retained.
- The requested variances associated with the existing house are to reduce the lot width and side yard setbacks and would have a minimal impact on the neighbouring properties.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for a small lot house. Specific details include:

- a two-storey building with a basement
- design elements such as a pitched roofline, distinctive front entryway and traditional-style windows
- the exterior materials include cementitious siding, painted panel, exposed concrete, wood-painted brackets, and asphalt roof shingles
- parking would be provided in detached garages in the rear yard
- new hard and soft landscaping would be introduced.

The proposed variances are related to:

- reducing the lot width of proposed Lot 2 (zoned R1-B) and side yard setbacks of the existing house
- reducing the side yard setback of the new small lot house
- reducing the side yard setbacks of the detached garage.



## **Sustainability Features**

As indicated in the applicant's letter dated March 25, 2015 the following sustainability features are associated with this Application:

- energy efficiency
- water conservation
- indoor air quality.

## **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 Development Permit Application.

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

The subject property is currently in the R-2 Zone, Two Family Dwelling District.

## **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 regarding the rezoning proposals at a Community Meeting held on February 13, 2015. A letter dated February 13, 2015 is attached to this report.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The OCP identifies this property within Development Permit Area 15A: Intensive Residential – Small Lot. The proposed design of the new small lot house is consistent with the *Design Guidelines for Small Lot House (2002)*.

The proposal is for a two-storey dwelling unit with a basement. The design of the small lot house incorporates architectural elements, such as a pitched roofline, a distinctive front entryway and traditional-style windows. The pitched roofline and front porch entryway are prominent design elements of other existing houses in the neighbourhood. Windows are maximized on the front and rear elevations, and the windows on the side elevations are smaller and carefully located to respect the privacy of adjacent neighbours.

Each dwelling unit would have one parking space provided in a detached garage in the rear yard of the each subject property. Both detached garages would be constructed side by side at zero lot line with an interior party wall. A shared driveway between the two dwelling units would provide access to the parking area. Locating the detached garages in the rear yard allows for a

better streetscape appearance and more landscaped areas in the front yard. The roofline of the detached garages relates in style and slope to the principal dwelling units.

The applicant is proposing a mix of hard and soft landscaping in the front and rear yards of both properties. The proposed soft landscaping in the front yard would define the line between the public domain and private property. The applicant is also proposing to plant additional trees on site.

## Regulatory Considerations

### Lot Width Variance

The applicant is requesting to reduce the lot width of proposed Lot 2 (R1-B lot) from the required 15m to 11.95m. It is a significant reduction in the minimum frontage requirement in the zone; however, the average lot width of adjacent properties is approximately 13m. Comparing to these adjacent properties, the proposed lot width would not change the overall characteristic of the streetscape.

### Setback Variances

The applicant is requesting setback variances in order to facilitate a two-lot subdivision. The proposed variances are detailed in the following data table below.

Lot/Zoning Criteria	Required	Proposed (Variances Required)
<b>Lot 1 (Small Lot House) - Setbacks</b>		
Side Yard (north side)	2.4m	1.5m
Side Yard (south side)	2.4m	1.73m
<b>Lot 2 (Existing House) - Setbacks</b>		
Side Yard	3m	1.5m
Combined Side Yard	4.5m	3.04m
<b>Detached Garages (Accessory Building)</b>		
Side yard setback (Lot 1 and Lot 2)	0.6m	0m

The proposed side yard setback (north side) of 1.5m for the small lot house is the minimum side yard setback permitted in the R1-S2 Zone. However, in the Zone, the minimum side yard setback is increased to 2.4m for any portion of a dwelling used as habitable space (e.g. bedroom, living room) which also has a window. The existing duplex located on the property to the north is setback approximately 2.50m from the shared property line, therefore the separation distance between the proposed small lot house and the existing duplex would be approximately 4m. There is an existing fence and trees along the property line, which would provide adequate screening between the two properties. A reduction in the side yard setback (south side) of the small lot house from 2.4m to 1.73m is a result of adjusting the property line so that the applicant can retain windows on the north side of the existing house and meet building code requirements.

The new side yard setback (north side) of the existing house would have the greatest impact on the proposed small lot house. Even with a 1.50m side yard setback, there would still be a separation distance of 3.22m between the existing house and the proposed small lot house, providing adequate space for a shared driveway. The windows on the side elevations of each dwelling unit are carefully located to reduce privacy impacts.



Even with a reduction in the side yard setbacks and the addition of a new small lot house, each lot would still have adequate yard space and landscaping.

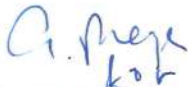
## CONCLUSIONS

The proposal to construct a new small lot house and associated variances is consistent with Development Permit Area 15A: Intensive Residential – Small Lot. The small lot house is a form of sensitive infill development and fits in with the existing neighbourhood. Staff recommend that Council consider supporting this Application.

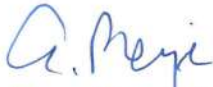
## ALTERNATE MOTION

That Council decline Development Permit with Variances 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:

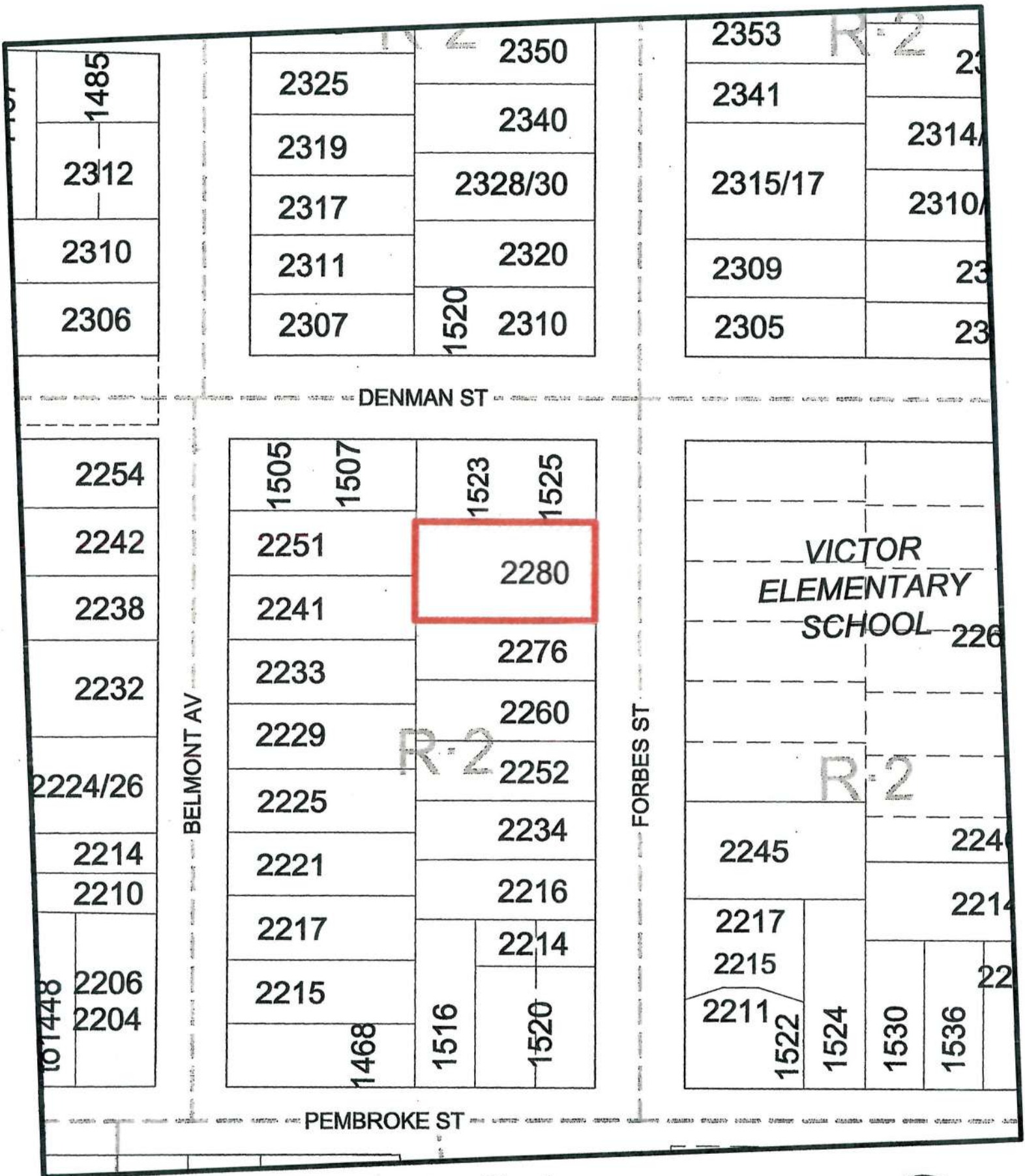
July 14, 2015

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## List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated June 29, 2015
- Letter from the 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 #







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 M<sup>2</sup> (9501.73 square feet) which is 162.74 M<sup>2</sup> (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](mailto:info@zebragroup.ca) Website: [www.zebragroup.ca](http://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 M<sup>2</sup> 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 M<sup>2</sup> 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 7<sup>th</sup> 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

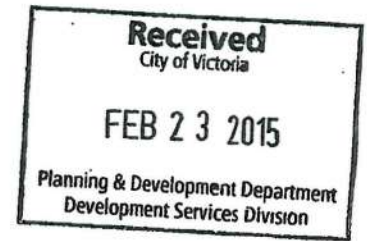
Email: [info@zebragroup.ca](mailto:info@zebragroup.ca) Website: [www.zebragroup.ca](http://www.zebragroup.ca)



## Fernwood Community Association

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

(250) 384-7441  
Email: [landuse@thefcaca](mailto: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





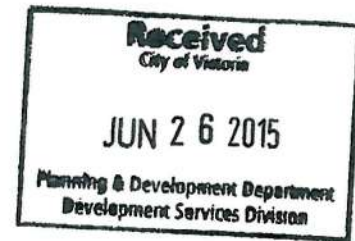
# Talbot Mackenzie & Associates

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.

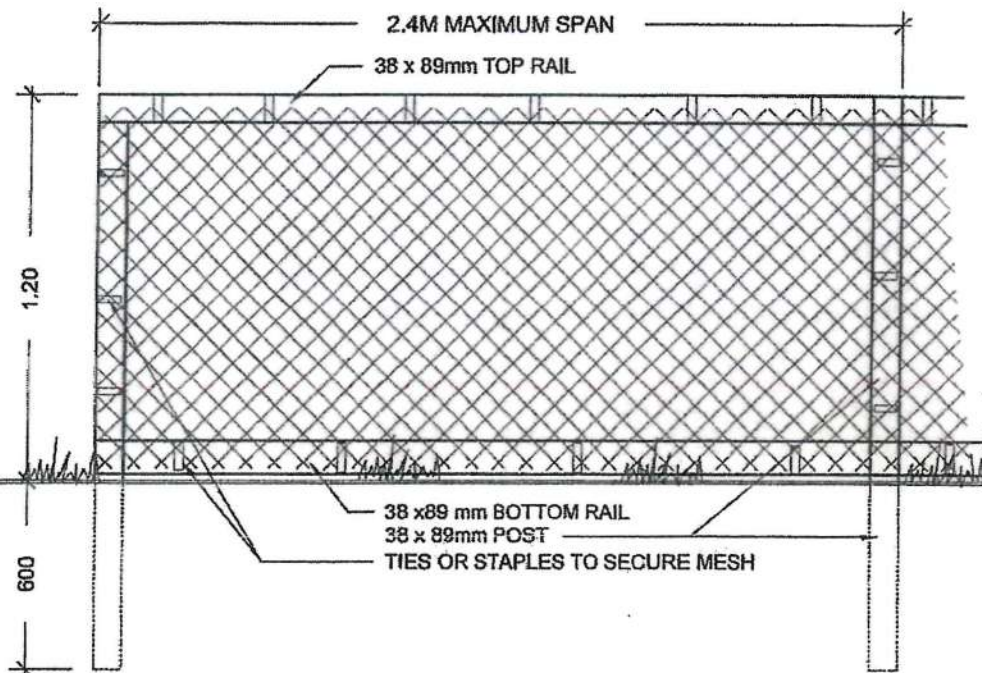
Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible 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:

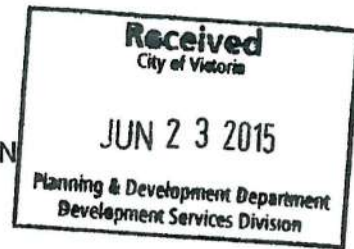
**TREE PROTECTION FENCING**

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

**E105**  
DRAWING



**SUMMARY  
SMALL LOT HOUSE REZONING PETITION**



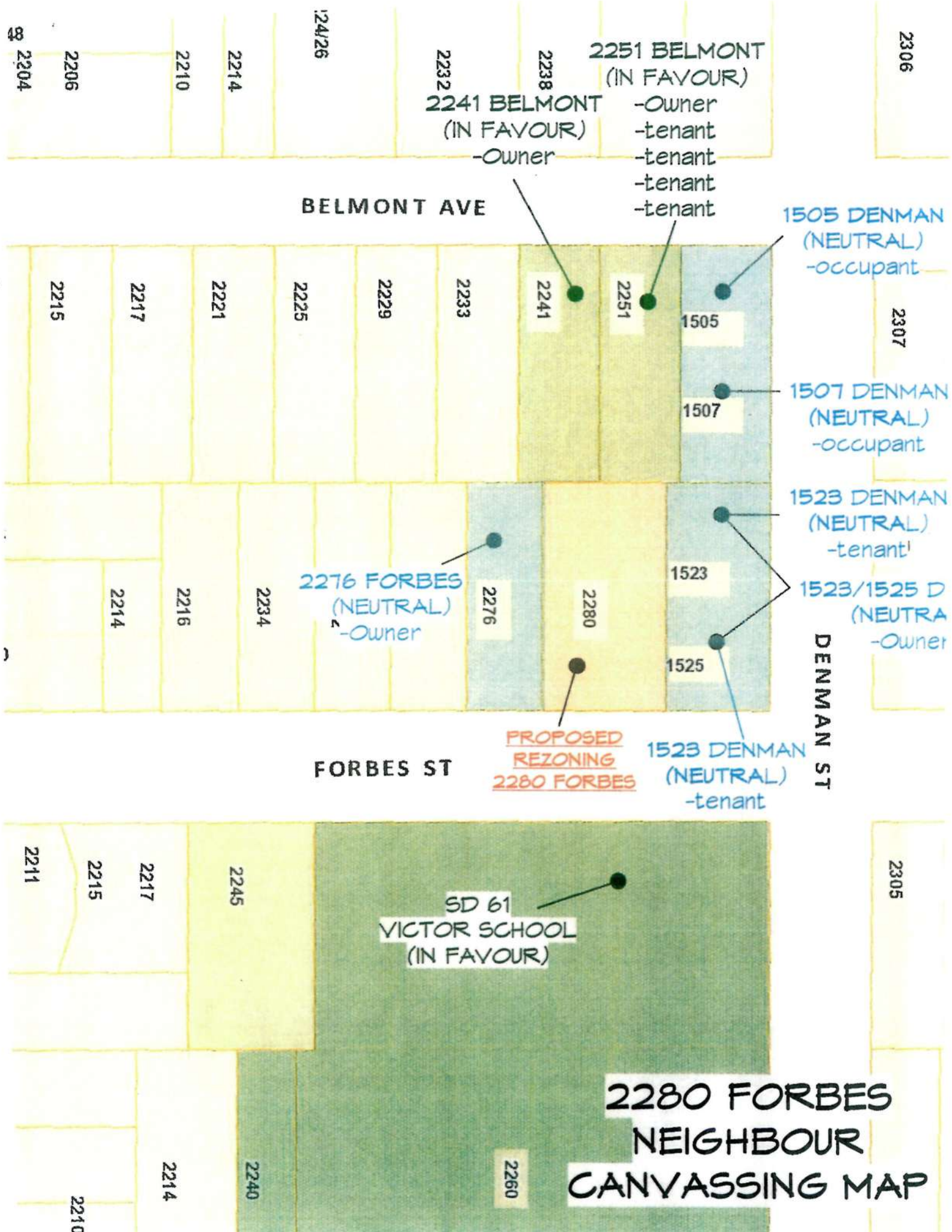
I, Sam GANONE (applicant), have petitioned the adjacent neighbours\* in compliance with the Small Lot House Rezoning Policies for a small lot house to be located at 2280 Forbes (location of proposed house) street and the petitions submitted are those collected by Feb. 20, 2015 (date). \*\*

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  
-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

PROPOSED  
REZONING  
2280 FORBES

1523 DENMAN  
(NEUTRAL)  
-tenant

FORBES ST

SD 61  
VICTOR SCHOOL  
(IN FAVOUR)

2305

2280 FORBES  
NEIGHBOUR  
CANVASSING MAP





Forbes St

Belmont Ave

1523

2280

2276

2252

2234

1505

1507

2251

2

2283

2279

2225

2221

R-1 ✓

✓



**#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 / 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) 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:

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Feb 4 / 15  
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)

property located at 2280 Forbes Street

to the following Small Lot Zone: R1-62

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 Weir  
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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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:

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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 (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) 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 / Rus Collins, am conducting the petition requirements for the  
(print names)

property located at 2280 Forbes Street

to the following Small Lot Zone: R1-62

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.

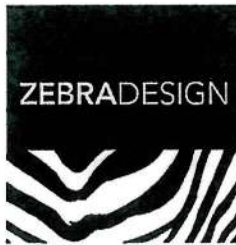
☐ I am opposed to the application.

Comments:

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

Jan 5, 2015  
Date

Celia A. Moragne  
Signature  
Rus 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:

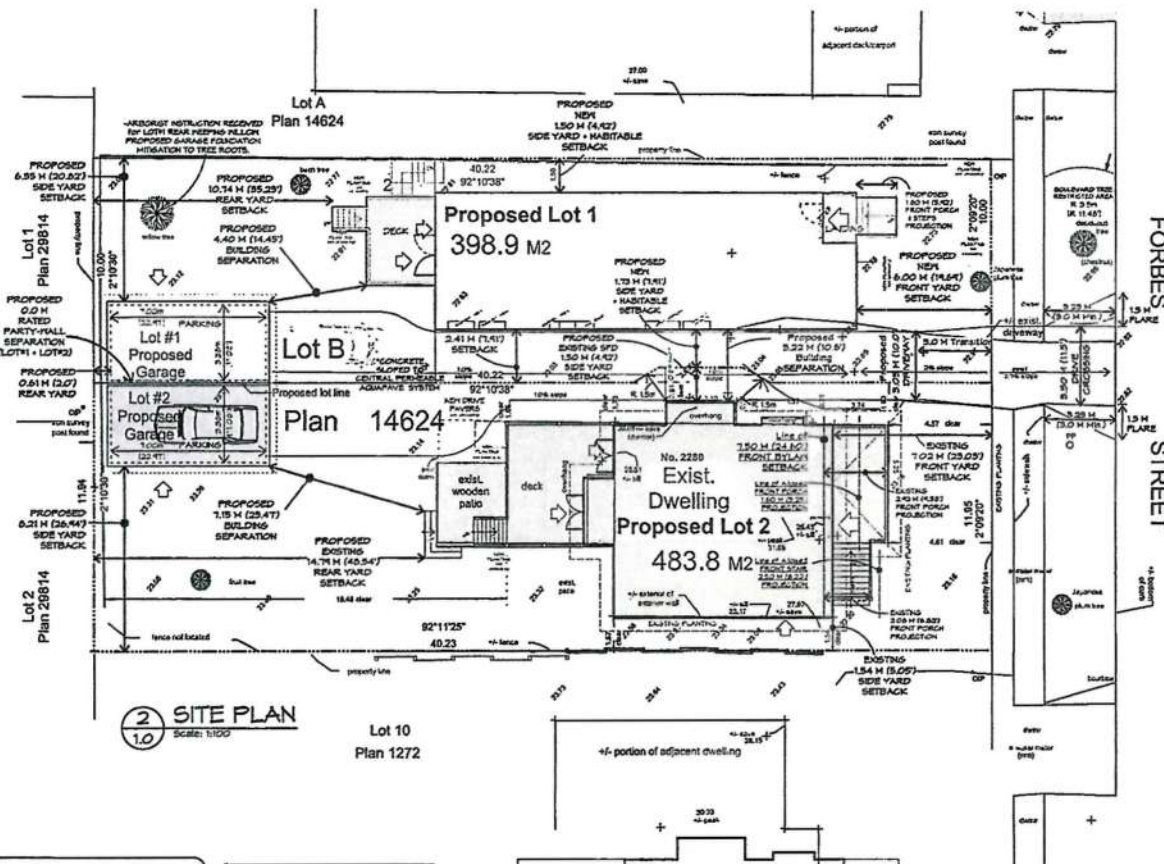
- Trees and natural features to be protected during construction
- Install into new home and renovation a built-in recycling centre with two or more bins
- Provide composter to both units
- Existing dwelling maintained as much as possible

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



**2 SITE PLAN**  
1.0  
Scale: 1:100

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.  
Parcel Identifier Number: 014-244-044

Glen Mitchell  
Land Surveying Inc.  
1030 North Park Street  
Victoria, B.C.  
V8T 1C6  
Tel: 250-385-1712  
email: glen@mitchellsurvey.ca  
B275 S6 13-15-4670 (c)

SITE DATA	PROPOSED LOT1 - NEW S.F.D.	PROPOSED LOT2 - EXIST. HOUSE
LOT AREA	394.91 sq-meters (4244.0 sq-ft)	455.81 sq-meters (4937.0 sq-ft)
FRONTAGE	10.0 METERS (32.81 FT)	11.45 METERS (37.91 FT) ~VARIANCE~
SITE COVERAGE	111.851 M <sup>2</sup> HOUSE + 26.76 GARAGE + 22.00 M <sup>2</sup> DECK/LANDSCAPE + 26.76 GARAGE = 166.37 M <sup>2</sup> /50% 342.91 M <sup>2</sup> + 34.76% for GARAGE	112.10 M <sup>2</sup> HOUSE + 26.76 GARAGE + 33.352 M <sup>2</sup> DECK/LANDSCAPE + 26.76 GARAGE = 198.97 M <sup>2</sup> /50% 489.81 M <sup>2</sup> + 35.56% for GARAGE
FLOOR SPACE RATIO	0.40 to 1.0	N/A
UPPER FLOOR	86.21 sq-meters (925.6 sq-ft)	44.12 sq-meters (474.4 sq-ft)
MAIN FLOOR	109.56 sq-meters (1169.5 sq-ft)	87.06 sq-meters (931.2 sq-ft)
BASE-HEIGHT	9.75 meters (32.0 ft) (NOT COUNTED 1.2M below Avg. Gr.)	7.42 sq-meters (80.0 sq-ft) (COUNTED 1.2M below Avg. Gr.)
HAND-UP FLOOR AREA	104.45 sq-meters (1124.5 sq-ft)	310.80 sq-meters (3364.1 sq-ft)
SETBACKS		
FRONT YARD - East PORCH - East	6.00M (19.69')	7.02M (23.04') --- East, Non-Conforming
FRONT YARD - East STAIR - East (allows projection)	1.00M (3.28')	2.43M (7.95') --- East, Non-Conforming
REAR YARD - West SIDEYARD - South	10.74M (35.23')	14.79M (48.54')
SIDEYARD - North	1.73M (5.68')	1.54M (5.05')
SIDEYARD - Combined	1.50M (4.92')	1.50M (4.92')
HABITABLE SETBACK - North - South	1.50M (4.92') ~VARIANCE~ req'd	1.50M (4.92')
HOUSES SEPARATION	3.22M (10.56')	3.22M (10.56')
BUILDING HEIGHT	1.73M (5.68') (2 1/2 storeys) 23.82 M elev.	6.05M (20.01') (2 1/2 storeys) 23.19 M elev.
AVERAGE GRADE	23.82 M elev.	23.19 M elev.
GARAGE (rated party wall) SETBACKS		
FRONT YARD - East	32.31M (106.00')	32.31M (106.00')
REAR YARD - West	0.81M (2.66')	0.81M (2.66')
SIDEYARD - North	6.35M (20.83')	0.00M (rears party wall) ~VARIANCE~ req'd
SIDEYARD - South	0.00M (rears party wall) ~VARIANCE~ req'd	6.31M (20.70')
BUILDING TO HOUSE SEPARATION	4.00M (13.12')	1.73M (5.68')
REAR YARD COVERAGE	26.76 M <sup>2</sup> GARAGE/ 4124 M <sup>2</sup> REAR = 21.0%	26.76 M <sup>2</sup> GARAGE/ 175.85 M <sup>2</sup> REAR = 15.2%
PARKING	ONE STALL/ single family unit	ONE STALL/ single family unit
BICYCLE STORAGE	THO/ unit	THO/ unit

Received  
City of Victoria  
*Deemed*  
JUN 30 2015  
Planning & Development Department  
Development Services Division

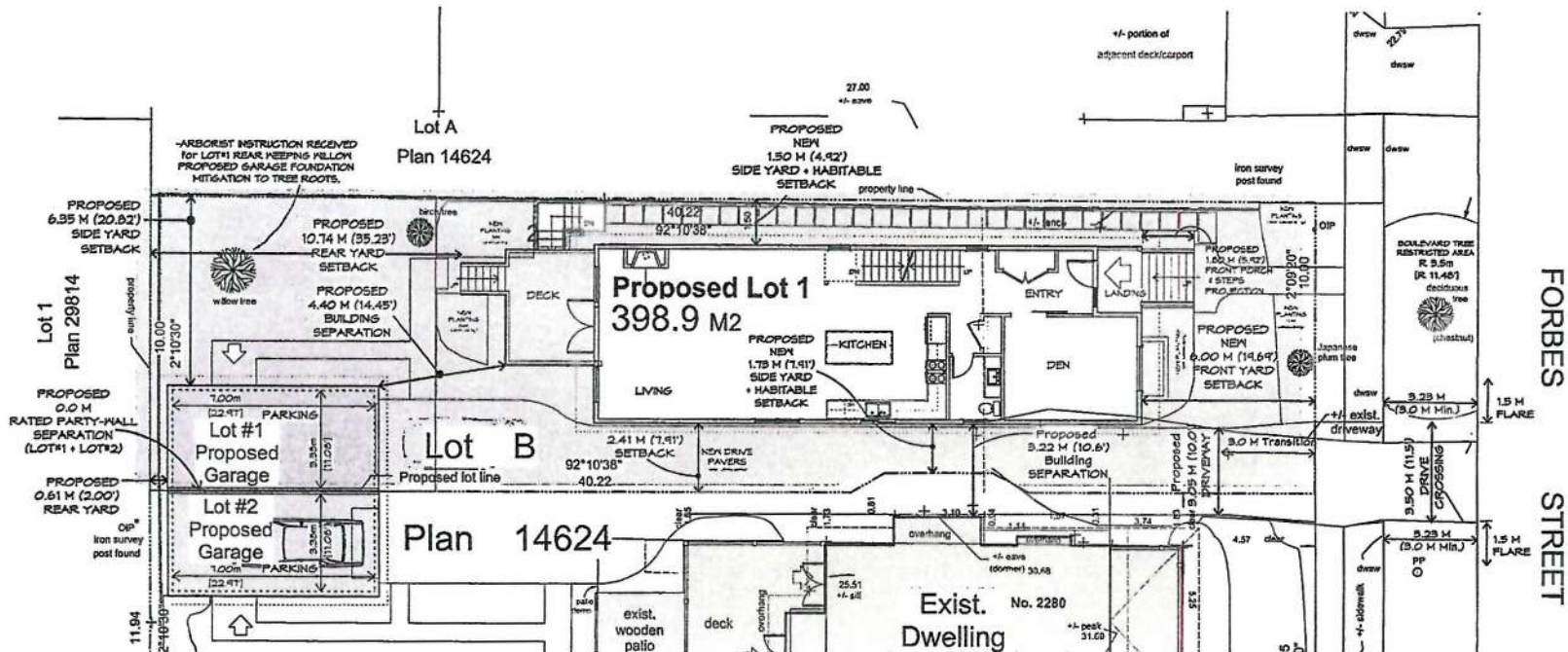


**SITE PLAN**  
**Sk 1.0**

**PROPOSED New + Exist. Single Family Dwellings**  
**2280 FORBES St. R1-S2/R1-B REZONING**

REVISED JULY 06, 2015





1 SITE PLAN  
Scale: 1/8"

**B.C. Land Surveyor's**  
Plan of Proposed Subdivision of:  
Lot B, Section 75, Victoria  
District, Plan 14624  
Cdn. address: 2280 Forbes Street  
VICTORIA, B.C.  
Parcel Locator Number: S24-46404

**Glen Mitchell**  
Land Surveying Inc.  
1030 North Park Street  
Victoria, B.C.  
V8T 1C6  
tel 250-385-1712  
email glen@mitschellsurvey.ca  
B2 275 file 13-15-4670 (c)

SITE DATA	PROPOSED LOT#1 - NEW S.F.D.	R1-S2 ZONE COMPARISON	RECORD
<b>LOT AREA</b>	398.91 sq-meters (4294.0 sq-ft)	280 sq-meters (2794 sq-ft) min.	
<b>FRONTAGE</b>	10.0 meters (32.81 ft)	10.0 METERS (32.81 FT) min.	
<b>SITE COVERAGE</b>	111,001 sq-ft house - 36.76% coverage + 22,000 sq-ft detached garage + 28.76% coverage = 139.61% NOTE: 398.91 sq-m + 2476.3 sq-m (garage)	40% entire lot	
<b>FLOOR SPACE RATIO</b>	0.48 to 1.0	0.6 to 1.0 MAX. OR 140 sq-meters (1507.3 sq-ft) - 1st + 2nd floor.	
<b>MAIN FLOOR (1st Floor)</b>	109.26 sq-meters (1175.8 sq-ft)		
<b>UPPER FLOOR (2nd Floor)</b>	36.37 sq-meters (392.8 sq-ft)		
<b>BASEMENT</b>	48.72 sq-meters (525.4 sq-ft) (NOT COUNTED 11.24 below Avg. Gr.)		
<b>HAND-ARM FLOOR AREA</b>	104.95 sq-meters (1134.5 sq-ft)	140 sq-meters (1507.3 sq-ft) - 1st + 2nd floor.	
<b>SETBACKS</b>			
FRONT YARD - East	6.00M (19.67')	6.0M (19.67')	
FRONT YARD - East	1.80M (5.91')	2.5M (8.20') allowed projection into setback	
REAR YARD - West	10.14M (33.25')	6.0M (19.67')	
SIDEYARD - North	1.50M (4.92')	1.5M (4.92')	
SIDEYARD - South	1.75M (5.74')	1.5M (4.92')	
HABITABLE SETBACK - North	1.50M (4.92') - 10.0M VARIANCE req'd	3.4M (11.17') to HABITABLE windows	
HABITABLE SETBACK - South	1.75M (5.74') - 10.0M VARIANCE req'd		
<b>HOUSES SEPARATION</b>	3.22M (10.56')		
<b>BUILDING HEIGHT</b>	1.5M (24.67') (2 stories) (Basement 11.24 below Avg. Gr. - carry 4)	1.5M (24.67') and 2 storage MAX.	
<b>AVERAGE GRADE</b>	22.82 M elev.		
<b>GARAGE (rated party wall)</b>	28.76 sq-meters (310.0 sq-ft)		
<b>SETBACKS</b>			
FRONT YARD - East	32.81M (108.00')		
REAR YARD - West	0.61M (2.00')		
SIDEYARD - North	0.55M (1.80')		
SIDEYARD - South	0.00M (0.00') (rated party wall) - 10.0M VARIANCE req'd		
<b>BUILDING TO HOUSE SEPARATION</b>	4.40M (14.45')		
<b>REAR YARD COVERAGE</b>	28.76 sq-m GARAGE/ 41.24 sq-m REAR = 21.0%	30.0% of REAR YARD MAX.	
<b>PARKING</b>	ONE STALL/ single family unit	ONE STALL	
<b>BIKE CYCLE STORAGE</b>	THREE units	NONE unit	

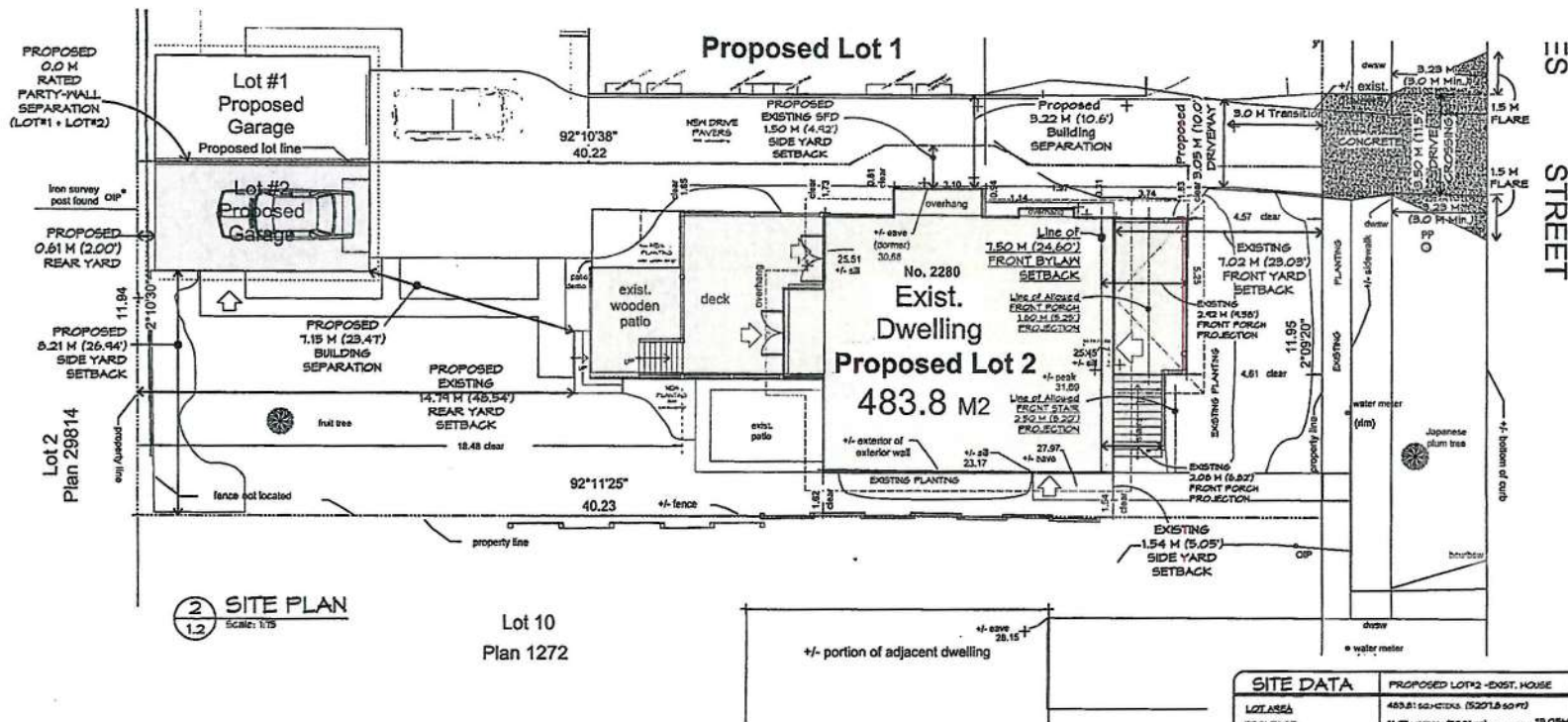
REVISED JULY 06, 2015

## SITE PLAN + DATA Sk 1.1

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

Received  
City of Victoria  
**REZONING**  
JUN 30 2015  
Deemed  
Planning & Development Department  
Development Services Division

**ZEBRADesign**  
1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 860-3144  
Fax: (250) 360-2115



**B.C. Land Surveyor's**  
**Plan of Proposed Subdivision of:**  
Lot B, Section 75, Victoria  
District, Plan 14624

One address: 2280 Forbes Street  
Victoria, B.C.  
Postal Identifier Number: V8M 4G4

**Glen Mitchell**  
**Land Surveying Inc.**  
1030 North Park Street  
Victoria, B.C.  
V8T 1C8  
tel 250-385-1712  
email glen@mitchellsurvey.ca  
fb 275 Site 13-15-4670 (c)

SITE DATA	PROPOSED LOT#2 - EXIST. HOUSE	R1-B ZONE COMPARISON	REQ'D
LOT AREA	483.81 sq-meters (5207.8 sq ft)	480 sq-meters (4982 sq ft) min.	
FRONTAGE	11.95 METERS (39'2" ft) - - - - - "13.05M VARIANCE" req'd	15.0 METERS (49'2" ft) min.	
SITE COVERAGE	42.10 M <sup>2</sup> HOUSE + 26.76 GARAGE + 59.202 M <sup>2</sup> DECKS/PORCHES/STAIRS + 26.76 GARAGE + 112.06 M <sup>2</sup> PATIO 466.81 M <sup>2</sup> + 55.50% (variance)	40% entire lot	
BASEMENT - 1/4 FLOOR	78.02 sq-meters (839.6 sq ft) (COUNTED 0.2M below Avg. Gr.)		
MAIN FLOOR - 2nd FLOOR	81.06 sq-meters (867.2 sq ft)		
1st + 2nd STOREY AREA	166.08 sq-meters (1787.8 sq ft)	280 sq-meters (3014 sq ft) - 1st + 2nd max	
UPPER FLOOR - 1/2 STOREY	44.12 sq-meters (474.4 sq ft)	1/2 STOREY 10% MAX. of Ground Floor Area (740.2 M <sup>2</sup> ) + 55.81 M <sup>2</sup> allowed	
MAXIMUM FLOOR AREA	210.60 sq-meters (2261.1 sq ft)	300 sq-meters (3228 sq ft) 1/2 Floor max.	
SETBACKS			
FRONT YARD - East	1.02M (33'4") - - - - - EXIST. Non-conforming	1.5M (49'5")	
PORCH - East	2.42M (79'5") - - - - - EXIST. Non-conforming	1.6M (52'6") allowed projection into Setback	
STAR - East	2.08M (68'2")	2.5M (82'0") allowed projection into Setback	
REAR YARD - West	14.79M (48'5'4")	MIN. + GREATER of 1.5M (49'5") or 25% Lot Depth 40.22M or 10.06M	
SIDEYARD - South	1.54M (5'0'5")	MIN. + GREATER of 1.5M (49'5") or 10% Lot Width - 11.95M	
SIDEYARD - North	1.50M (4'9'2")	3.0M (9'8'4") Lot width rear line	
SIDEYARD - COMBINED	3.04M (9'9'7") * 1.68M VARIANCE" req'd	4.5M (14'7'6")	
HOUSES SEPARATION	3.22M (10'5'6")		
BUILDING HEIGHT	5.05M (16'4'1") (2 1/2 storeys) (BASED ON 1.2M for Avg. Grade + storage) EXIST. Non-conforming	7.6m (24'7") and 2 storeys MAX.	
AVERAGE GRADE	23.14 M elev.		
GARAGE (freed party w/)	26.76 sq-meters (288.0 sq ft)		
SETBACKS			
FRONT YARD - East	32.81M (107'0'7") - - - - -		
REAR YARD - West	0.61M (2'0'0")		
SIDEYARD - North	0.00M (freed party w/)	0.51M	
SIDEYARD - South	0.39M (12'9'4") - - - - - VARIANCE" req'd		
BUILDING TO HOUSE SEPARATION	1.15M (37'9'1")		
REAR YARD COVERAGE	26.76 M <sup>2</sup> GARAGE/ 173.63 M <sup>2</sup> REAR + 15.2%	1/3	
PARKING	ONE STALL/ single family unit	ONE STALL	
BIKE STORAGE	THRU UNIT	NONE/ unit	

# **SITE PLAN + DATA** **Sk 1.2**

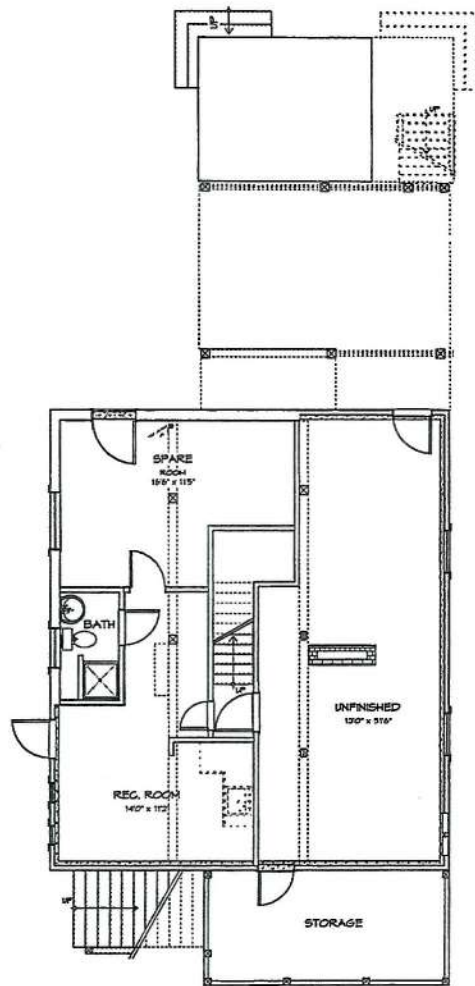
**PROPOSED LOT #2, Exist. Single Family Dwelling**  
**2280 FORBES St. R1-S2/R1-B REZONING**

**Received**  
City of Victoria  
**JUN 30 2015**  
**Deemed**  
Planning & Development Department  
Development Services Division

REVISED JULY 06, 2015

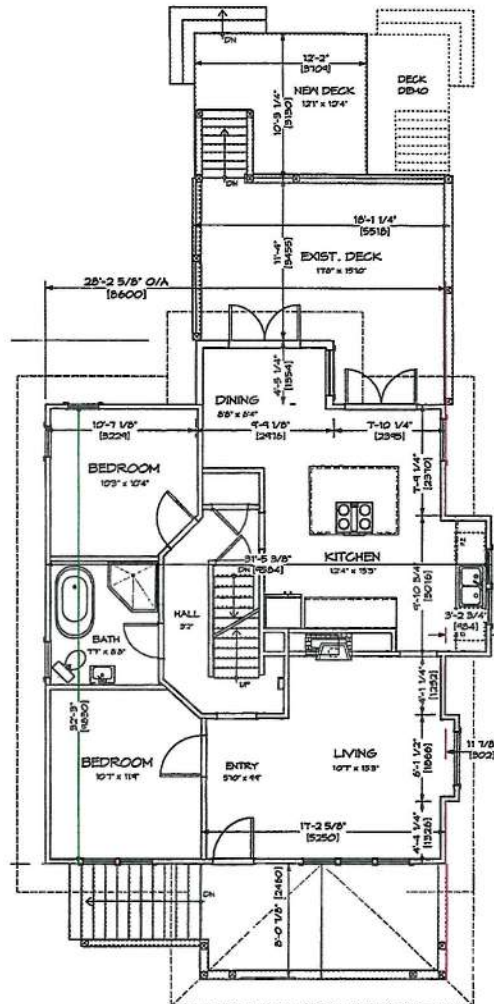






3 LOWER - As Built  
2.0 Scale: 1/4" = 1'-0"

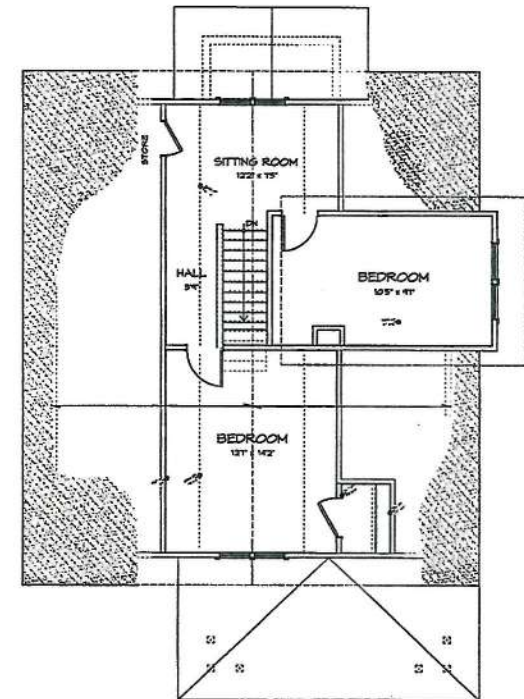
LOWER area 19.02 M2  
(850.6 SF)



2 MAIN - Reno  
2.0 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  
2.0 Scale: 1/4" = 1'-0"

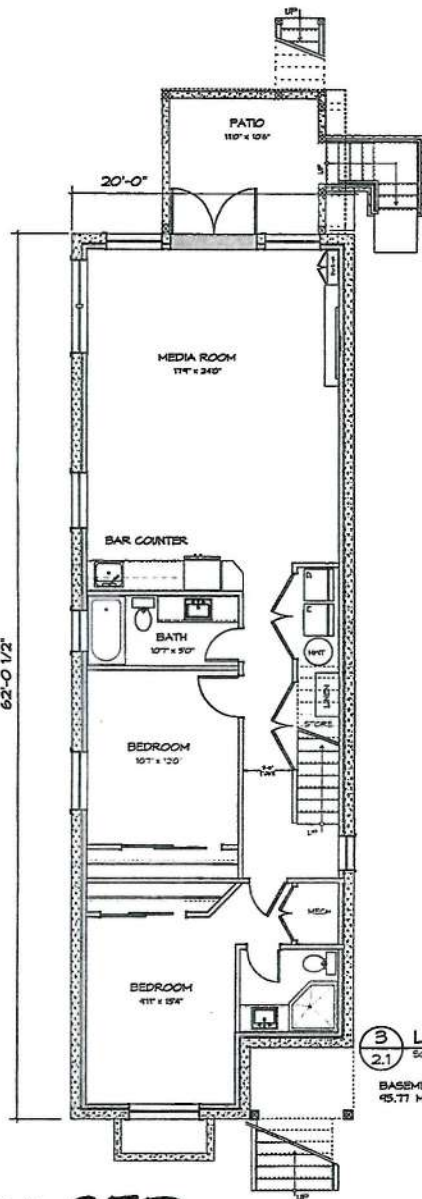
UPPER area 44.72 M2  
(481.4 SF)

Exist. SFD + Reno  
Sk 2.0

Exist. SINGLE FAMILY HOME

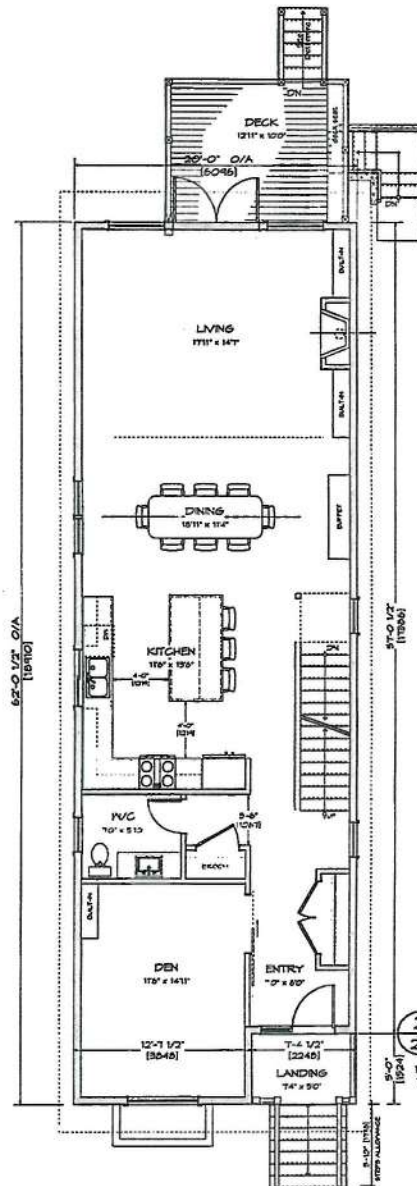
2280 FORBES St. R1-S2/R1-B REZONING





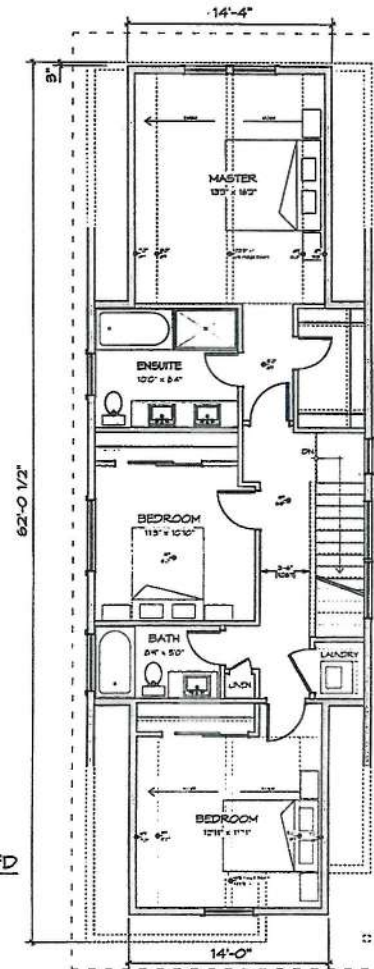
3 LOWER - New SFD  
2.1 Scale: 1/4" = 1'-0"

BASMENT area  
45.77 M2 (1030.9 SF)



2 MAIN - New SFD  
2.1 Scale: 1/4" = 1'-0"

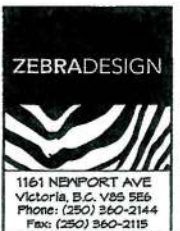
MAIN area  
103.66 M2 (1115.8 SF)



1 UPPER - New SFD  
2.1 Scale: 1/4" = 1'-0"

UPPER area  
66.21 M2 (720.6 SF)

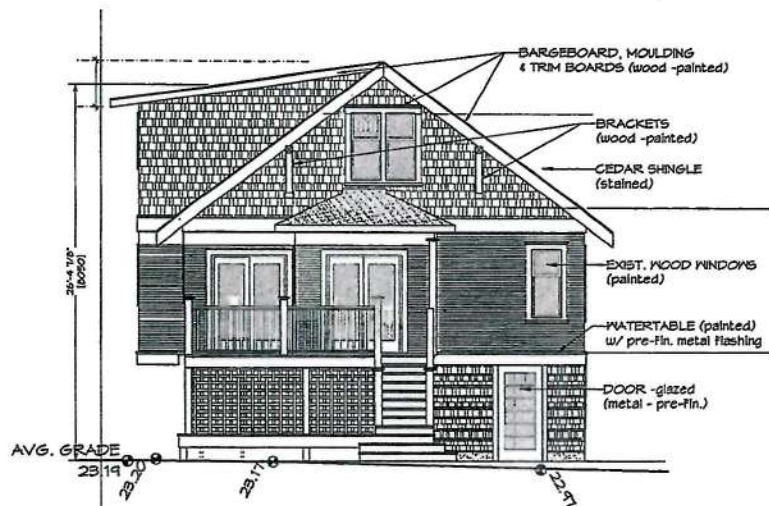
Received  
City of Victoria  
*Deemed*  
JUN 30 2015  
Planning & Development Department  
Development Services Division



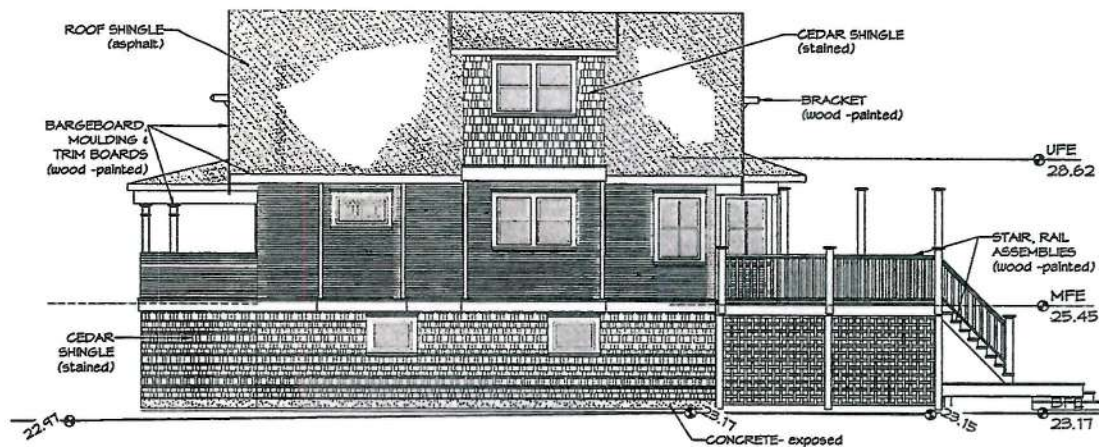
New SFD  
Sk 2.1

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

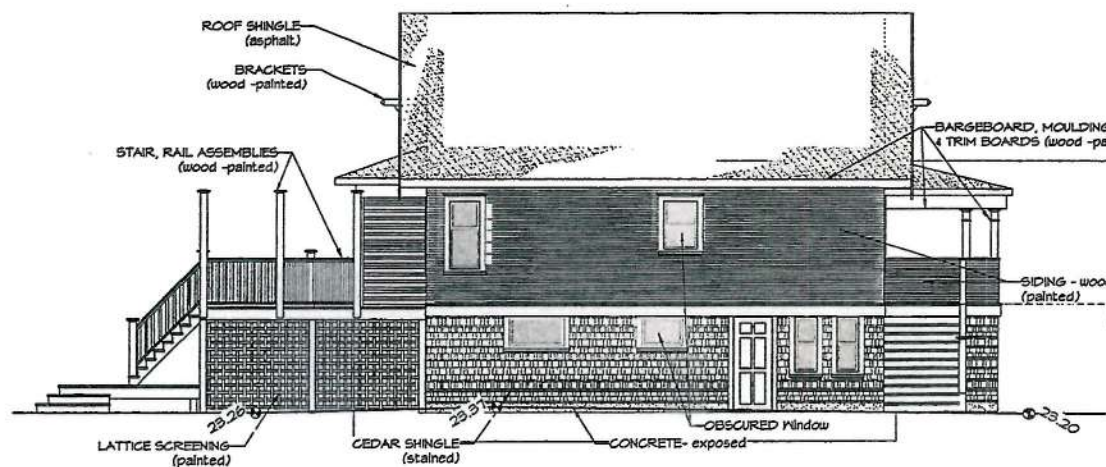




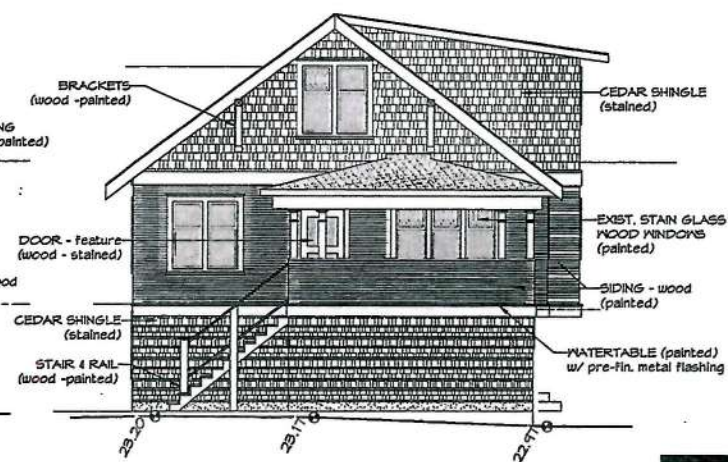
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Scale: 1/4" = 1'-0"



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"

ELEVS  
Sk 3.0

Received  
City of Victoria  
Deemed  
JUN 30 2015  
Planning & Development Department  
Development Services Division

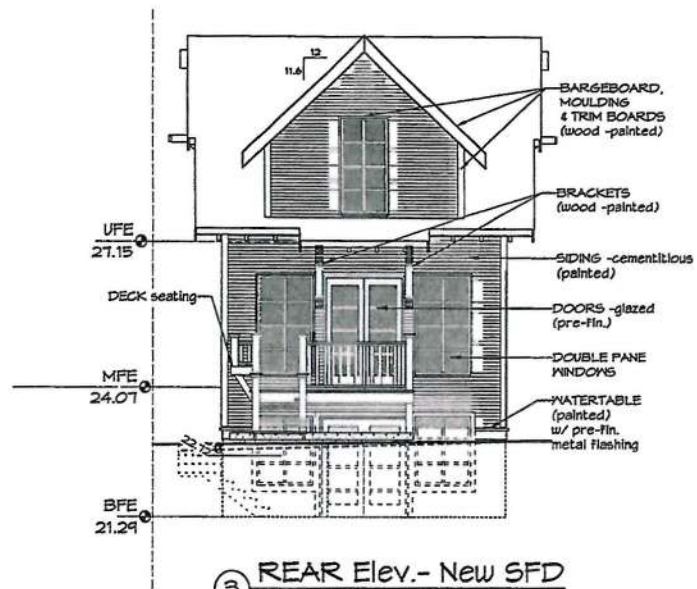
Exist. SINGLE FAMILY HOME

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

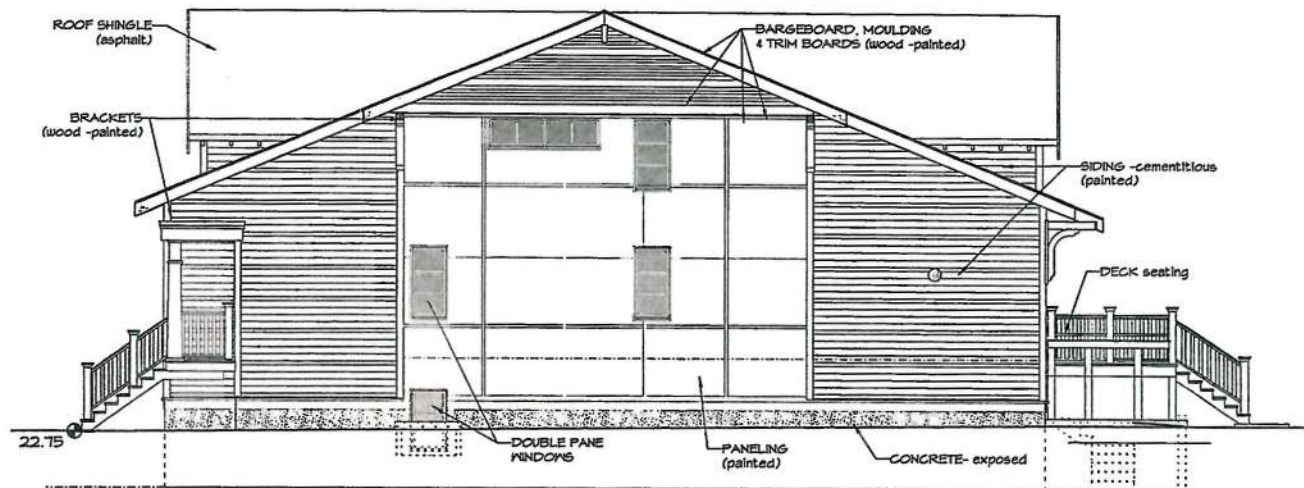
REVISED JULY 06, 2015

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

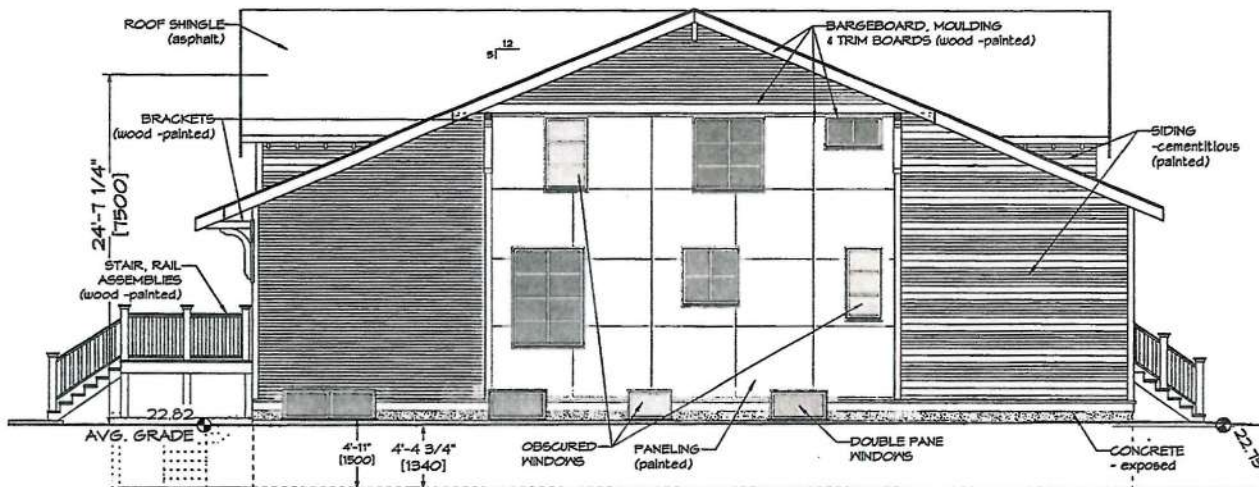




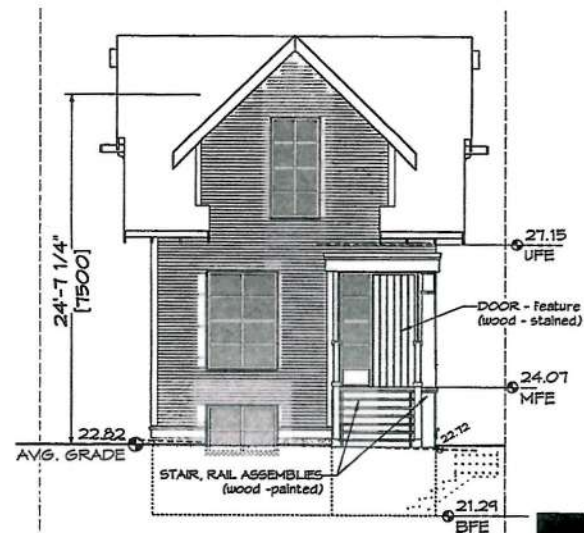
③ REAR Elev.- New SFD  
Scale: 1/4" = 1'-0"



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

Received  
City of Victoria  
Deemed  
JUN 30 2015  
Planning & Development Department  
Development Services Division

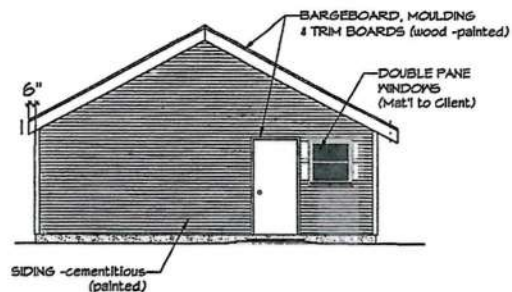
PROPOSED SINGLE FAMILY HOME

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

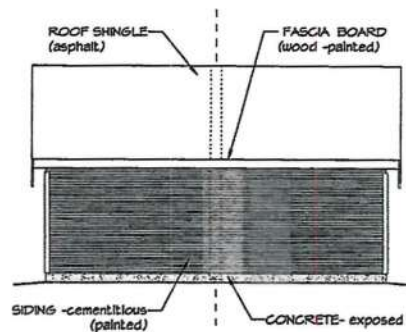
REVISED JULY 06, 2015

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

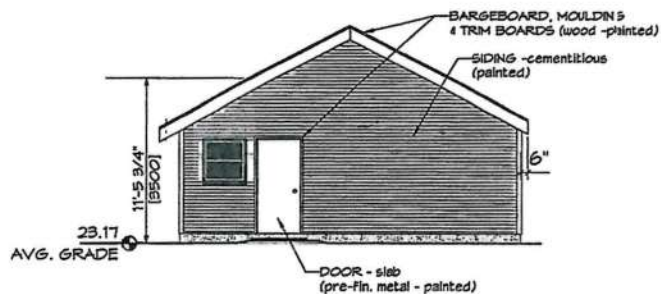




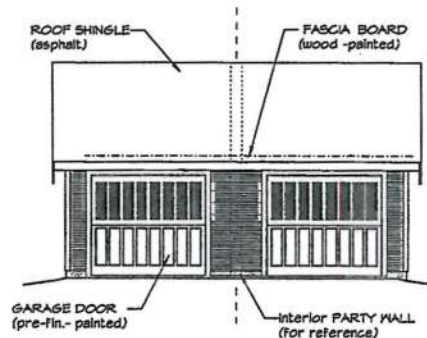
④ SIDE (North) Elev.  
Scale: 1/4" = 1'-0"



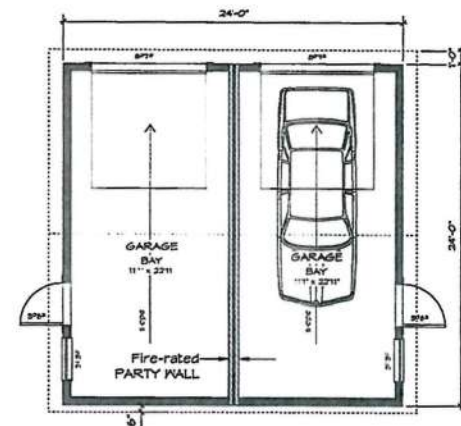
③ REAR (East) Elev.  
Scale: 1/4" = 1'-0"



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**

Received  
City of Victoria  
Deemed  
JUN 30 2015  
Planning & Development Department  
Development Services Division

**PROPOSED DUAL PROPERTY USE**

**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



2276 FORBES St.

2280 FORBES St.

1523 DENMAN St.

① STREETScape  
Scale: 3/16" = 1'-0"

**STREETSCAPE**  
**Sk 3.3**

Received  
City of Victoria  
*Deemed*  
JUN 30 2015  
Planning & Development Department  
Development Services Division

PROPOSED Exist. + New Single-Family Dwellings

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

REVISED JULY 06, 2015

