



Planning and Land Use Committee Report

For the Meeting of July 9, 2015

To: Planning and Land Use Committee **Date:** June 25, 2015

From: Charlotte Wain, Senior Planner – Urban Design, Development Services Division

Subject: Development Variance Permit Application No. 00149 for 1362 Dallas Road

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00149 for 1362 Dallas Road, in accordance with:

1. Plans date stamped June 10, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Schedule C, Section 16.A.7, reducing the off-street parking requirement from three stalls to two parking stalls for the four unit conversion;
 - ii. Schedule G, Section 6.B, relaxation to allow changes to the exterior of the building for the addition of an unenclosed deck space on the south side yard;
 - iii. Schedule G, Section 6.E, relaxation to allow changes to the exterior of a building facing a street, for the addition of an unenclosed deck space on the south side yard.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 922 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1362 Dallas Road. The proposal is to convert the existing property into four residential units. The variances are related to a reduction in the requirement for off-street parking stalls as well as allowing exterior changes to an existing building under the *House Conversion Regulations*.

The following points were considered in assessing this Application:

- The subject property is within Development Permit Area 16, General Form and Character, but is exempt from the applicable guidelines as the proposal includes a house conversion.
- The proposed one stall parking variance will have minimal, if any, impact on the surrounding residents.
- The relaxation to allow changes to the exterior of the building will have minimal impacts on the surrounding residents since the proposed unenclosed deck will be in the same location and is smaller (by approximately 3m²) than the existing deck on the property.

BACKGROUND

Description of Proposal

The proposal is to convert the existing property into four units. Specific details include:

- retention of the existing single family dwelling
- replacement of the existing deck/carport with a smaller deck to allow for two parking spaces that meet the minimum size requirements under Schedule C of the *Zoning Regulation Bylaw*
- provision of six suspended bike racks under the proposed new deck/carport.

The variances are related to a reduction in the requirement for off-street parking stalls as well as allowing exterior changes to an existing building under the *House Conversion Regulations*.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal. However, the proposal does include the retention of an existing single family dwelling.

Active Transportation Impacts

The Application proposes suspended bike racks for six bikes under the deck/carport, which support active transportation.

Public Realm Improvements

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

Existing Site Development and Development Potential

The site is presently occupied by a single family dwelling with secondary suite.

Under the current R1-B Zone, Single Family Dwelling District, and Schedule G (House Conversion Regulations), the current floor area of the existing building would allow a maximum of four self-contained dwelling units.

Data Table

The following data table compares the proposal with the existing R1-B Zone and the House Conversion Regulations under Schedule G. An asterisk (*) is used to identify where the proposal is less stringent than the existing zone. A double asterisk (**) is used to identify existing non-conformities.

Zoning Criteria	Proposal	Zone Standard R1-B	Schedule G
Site area (m ²) - minimum	446.90	230.00	n/a
Site area per unit (m ²) - minimum	77.10	n/a	33.00
Number of units - maximum	4	n/a	4
Total floor area (m ²) - maximum	412.00**	300.00	345.00
Height (m) - maximum	7.47	7.6	n/a
Storeys - maximum	2.5**	2	n/a
Site coverage % - maximum	48.00**	40.00	
Setbacks (m) - minimum			
Front (Dallas Road)	2.08**	7.50	n/a
Rear	1.45** (building) 0.70** (stairs)	7.50	n/a
Side (east)	0.90**	2.38	n/a
Side (west)	4.20	3.00	n/a
Existing deck/carport area (m ²) - minimum	30.70	n/a	n/a
Proposed deck/carport area (m ²) - minimum	27.60	n/a	n/a
Addition of unenclosed floor area	Yes*	n/a	Not permitted
Exterior change to a building	Yes*	n/a	Not permitted
Parking - minimum	2*	3	n/a
Bike parking - minimum	6	n/a	n/a

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on April 10, 2015, the Application was referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

Proposed Parking Variance

The site could accommodate the three parking stalls that are required for a four-unit house conversion; however, they would not meet the size requirements specified under Schedule C.

Staff have reviewed the proposal and recommend that the Application move forward, based on the minimal impacts to the surrounding neighbourhood and the provision of bicycle facilities in excess of the minimum zoning requirements. Staff, therefore, recommend for consideration that Council support the proposed one stall parking variance.

Regulatory Considerations

The regulations in Schedule G are applicable since the proposal includes a house conversion for the four units. Under these regulations, no exterior changes to the portion of the building facing the street are permitted. A variance is required to allow the reconstruction of the deck/car port, which is required to accommodate one of the parking stalls. The impacts of this deck will be minimal, since the setback from the street has been increased and the size is approximately 3m² smaller than the existing deck.

CONCLUSIONS

The proposed conversion of a single family dwelling with secondary suite to four residential units provides an opportunity to increase the number of units in an existing structure, while preserving the form and character of a single family dwelling. Due to the minor parking variance and the provision of enhanced bicycle parking in excess of the requirements listed in Schedule C of the *Zoning Regulation Bylaw*, the impact on the surrounding properties is expected to be minimal. Additionally, the exterior changes to the building are considered to be minimal and will have little, if any, impact on the surrounding neighbourhood.

ALTERNATE MOTION

That Council decline Development Variance Application No. 00149 for the property located at 1362 Dallas Road.

Respectfully submitted,



Charlotte Wain, Senior
Planner – Urban Design
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

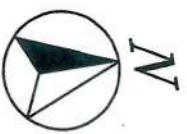
Date: July 1, 2015

CW:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DV\DP\00149\DP DVP PLUC REPORT TEMPLATE1.DOC

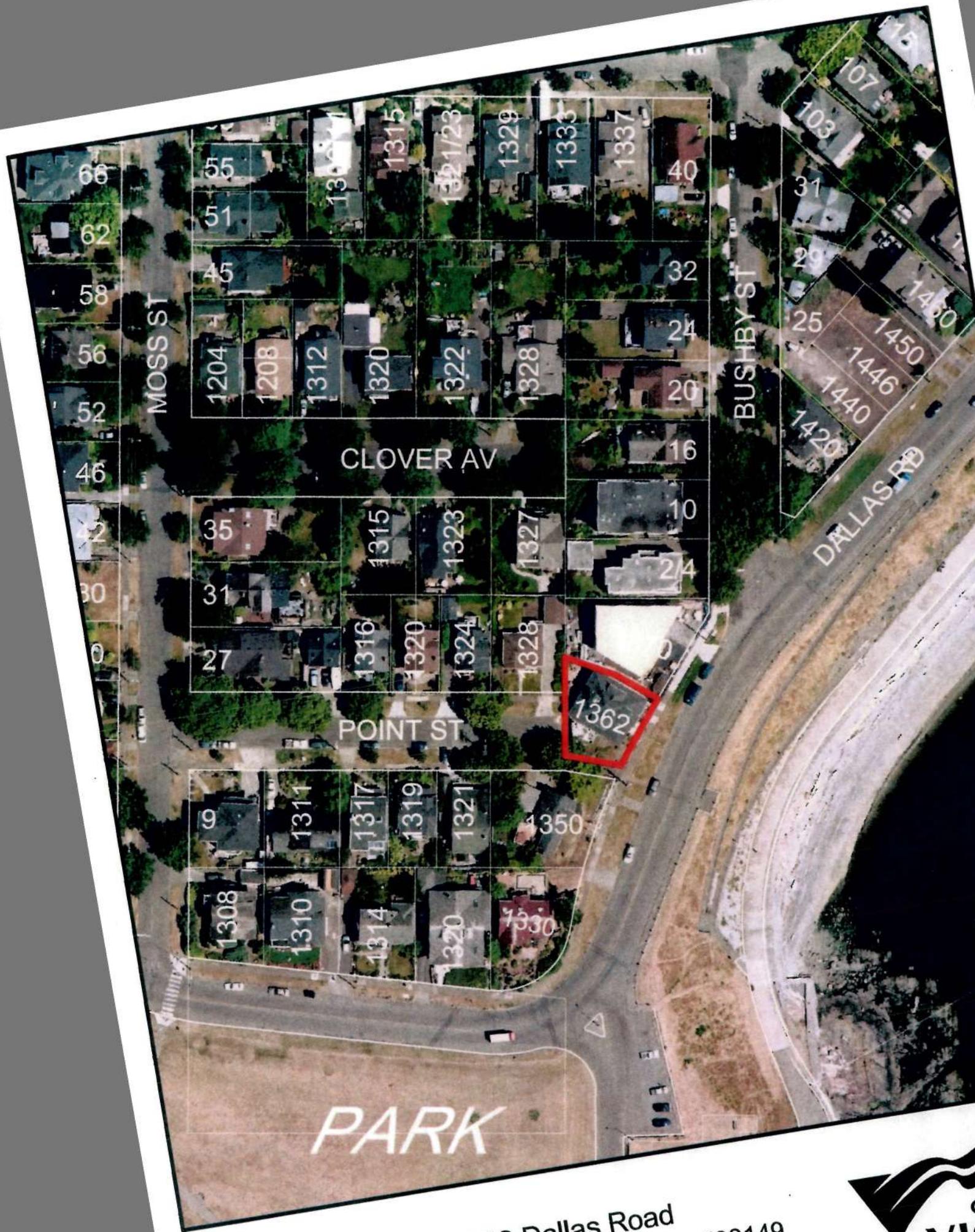
List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated June 16, 2015
- Plans dated June 10, 2015.



1362 Dallas Road
Development Variance Permit #00149





1362 Dallas Road
Permit #00149



Mayor Lisa Helps and Councillors,
Corporation of the City of Victoria,
1 Centennial Square,
Victoria, BC

2015.06.16

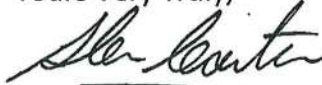
RE: Development Variance Permit, residence of Lisa and Glen Carter.
1362 Dallas Road, Lot 2, Fairfield Farm, Victoria City, Plan 7597

We hereby request Council's consideration of a Development Variance Permit to permit a reduction of the required parking to allow the conversion of the existing residence to four rental units. The existing residence, which is legal non-conforming in many respects, was extensively renovated in 2009 [including a legal secondary suite], and has been owner occupied since that time. The building is ideally suited to a conversion to make better use of its size. There is enough space on site to accommodate the three parking spaces a conversion of 4 rental units would require, but they cannot meet schedule C sizes, and staff advise us that these criteria may not be varied. In fact, there are 2 spaces now, but again, although functional, they do not meet schedule C. We have worked through many variants to arrive at the present proposal, which staff found acceptable, and request Council's support of this variance. The relocation of the parking away from the property line, and its reconfiguration to meet the schedule C criteria do necessitate an alteration of the existing carport, but that will actually result in a reduction of the site coverage and an increase in open space. The covered parking space also affords covered parking for 6 bicycles, and the lower south east rental unit will have a larger entry foyer that will allow in suite storage for bikes as well. Although the site is small, its unique location affords good access to buses, an easy walk to town and is a long term part of the neighbourhood. The building will require no exterior changes other than the modification of the exterior deck mentioned above.

This proposal will allow the owners to develop and provide rental accommodation for the long term as well as to support their neighbourhood by preserving the existing house. We believe the proposal is generally in keeping with the neighbourhood policies and that this is a reasonable proposal for this particular property.

Thank you for your consideration of this application

Yours Very Truly,



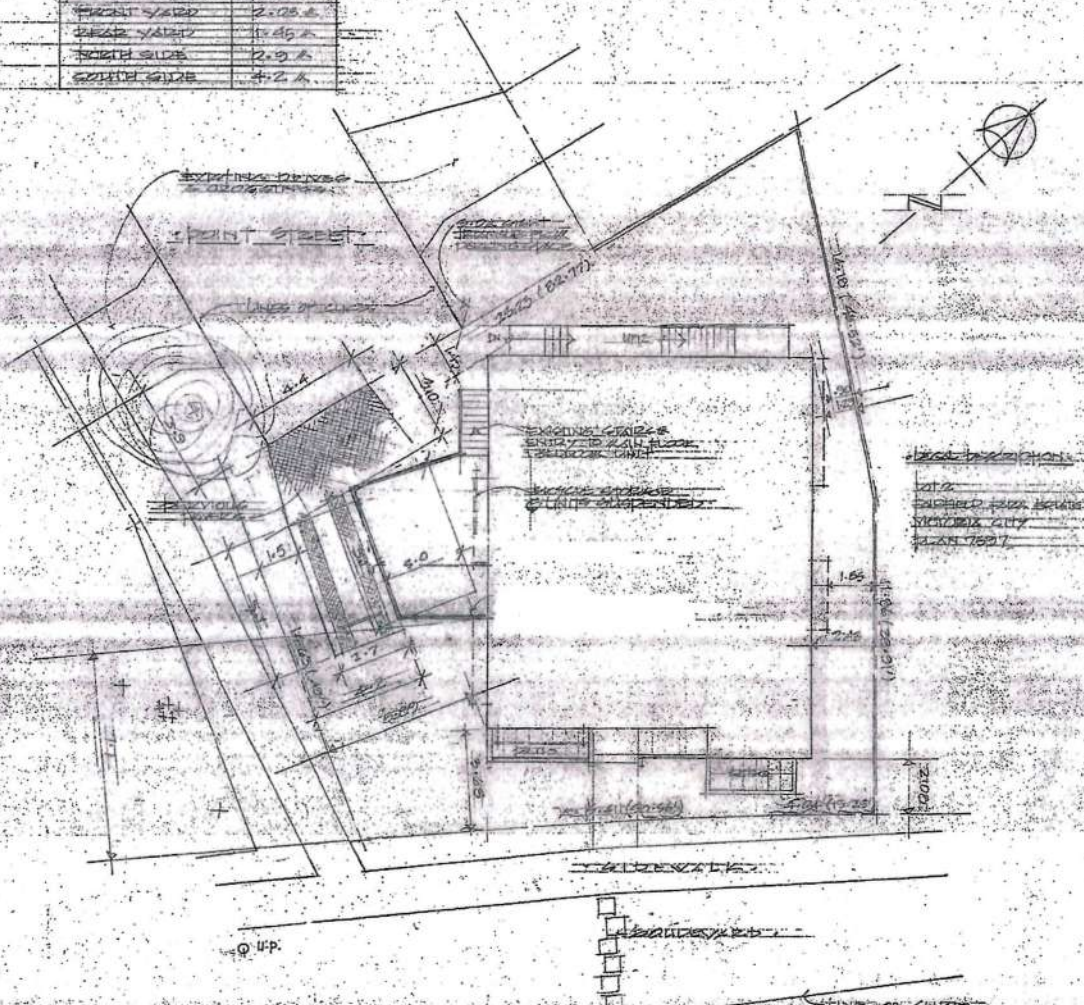
Glen Carter,

In consultation with Nigel Banks of Banks Design.



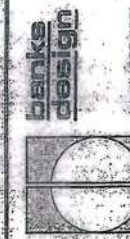
PROJECT INFORMATION TABLE

CONTINGENCY	10%
SITE AREA	21.5
TOTAL FLOOR AREA	4196 sq. ft.
FLOOR SPACE RATIO	1.0
SITE COVERAGE	40%
ADJACENT SPACE	0
HEIGHT	7.47 m
NUMBER OF STORIES	2
ENTRANCE STAIRS	2
EXISTS WORKING	6 INTERNAL
BUILDING CATEGORY	
PERMIT YIELD	2.05
PERM YIELD	1.05
PERM YIELD	2.05
PERM YIELD	1.05

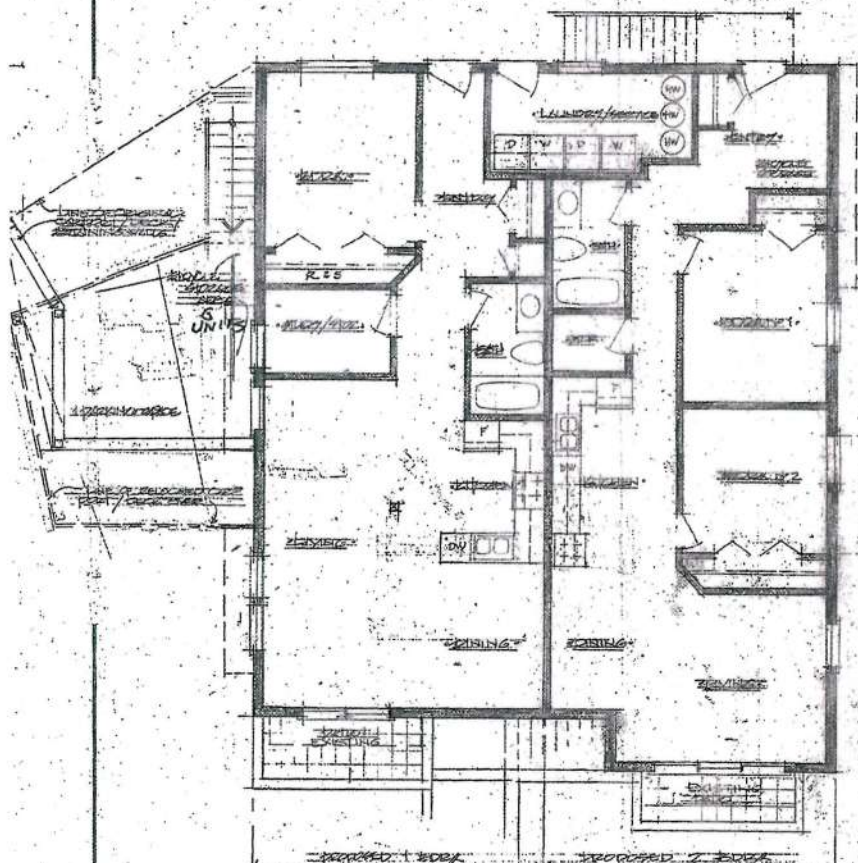


PROJECT NO. 1011
 DATE 10/10/14
 DRAWN BY J. JACKSON
 CHECKED BY J. JACKSON
 APPROVED BY J. JACKSON

PROPOSED ALTERNATIVE CONVERSION
 LISA, GLEN & JACKSON CARPENTER
 PARKING PLAN
 VICTORIA, B.C.
 1522 BAYVIEW RD.
 VICTORIA, B.C. V8N 2C1
 TEL: 250-388-2831



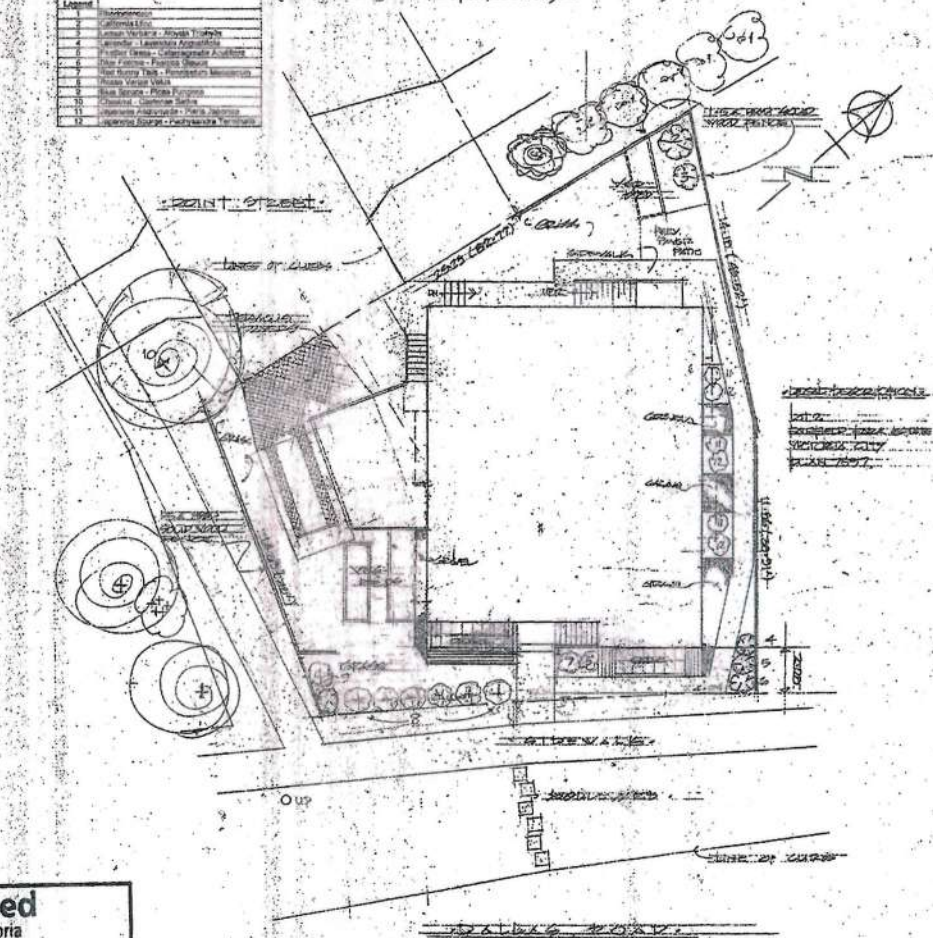
Received
 City of Victoria
 JUN 10 2015
 Planning & Development Department
 Development Services Division



PROPOSED NEW RENTAL UNITS
 1700'S UNIT AT 1700'S UNIT
 2000'S UNIT AT 2000'S UNIT

PLANNING SCHEDULE

Item	Description
1	Site Plan
2	Site Plan
3	Site Plan
4	Site Plan
5	Site Plan
6	Site Plan
7	Site Plan
8	Site Plan
9	Site Plan
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PROPOSED NEW RENTAL UNITS
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 2000'S UNIT AT 2000'S UNIT

Received
 City of Victoria
JUN 10 2015
 Planning & Development Department
 Development Services Division

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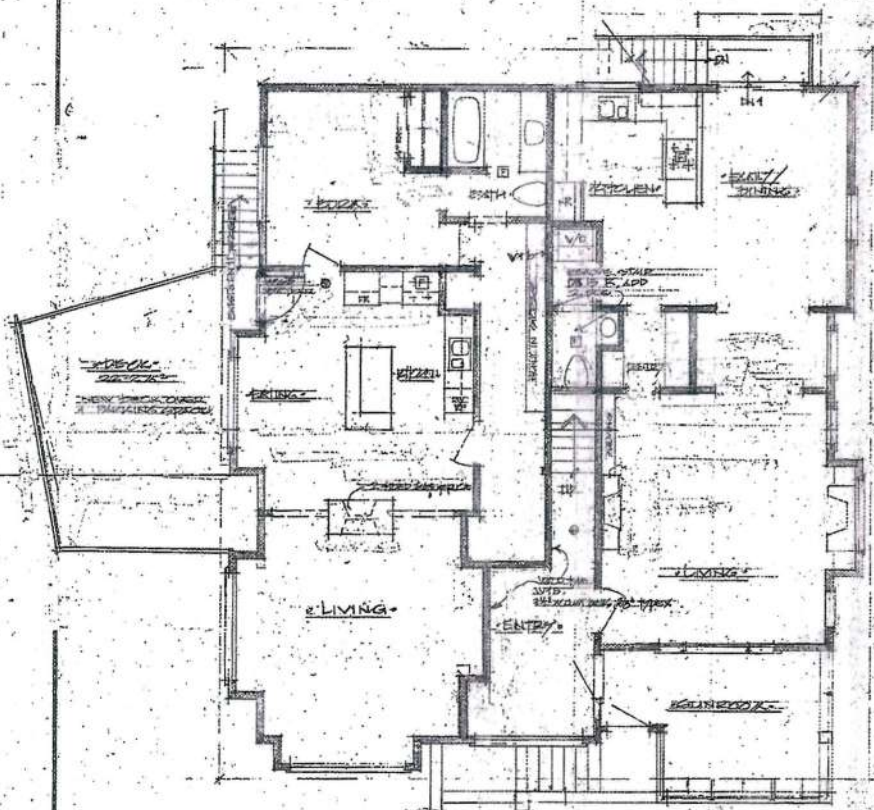
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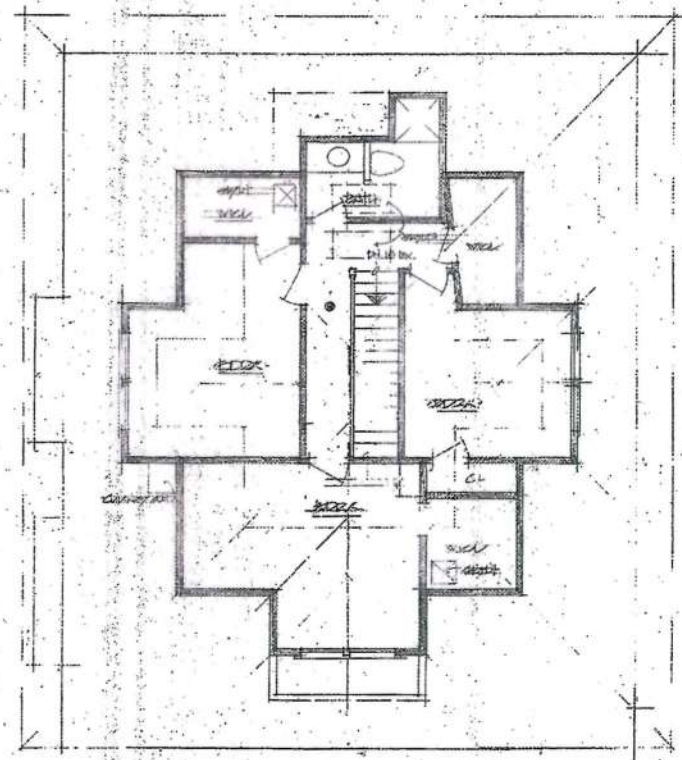
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MAIN FLOOR PLAN
NOT TO SCALE



UPPER FLOOR PLAN
NOT TO SCALE

Received
City of Victoria
JUN 10 2015
Planning & Development Department
Development Services Division

PROPOSED - 26/05/15

**banks
design**

100-1000 3331
VICTORIA, B.C.

PROPOSED 4 UNIT RESIDENTIAL CONVERSION
for
THE CARLIER FAMILY
MAIN & UPPER FLOOR PLANS
VICTORIA, B.C.

DESIGN
APL
ARCHITECTS
100-1000 3331
VICTORIA, B.C.



NORTH ELEVATION



SOUTH ELEVATION

Received
City of Victoria

JUN 10 2015

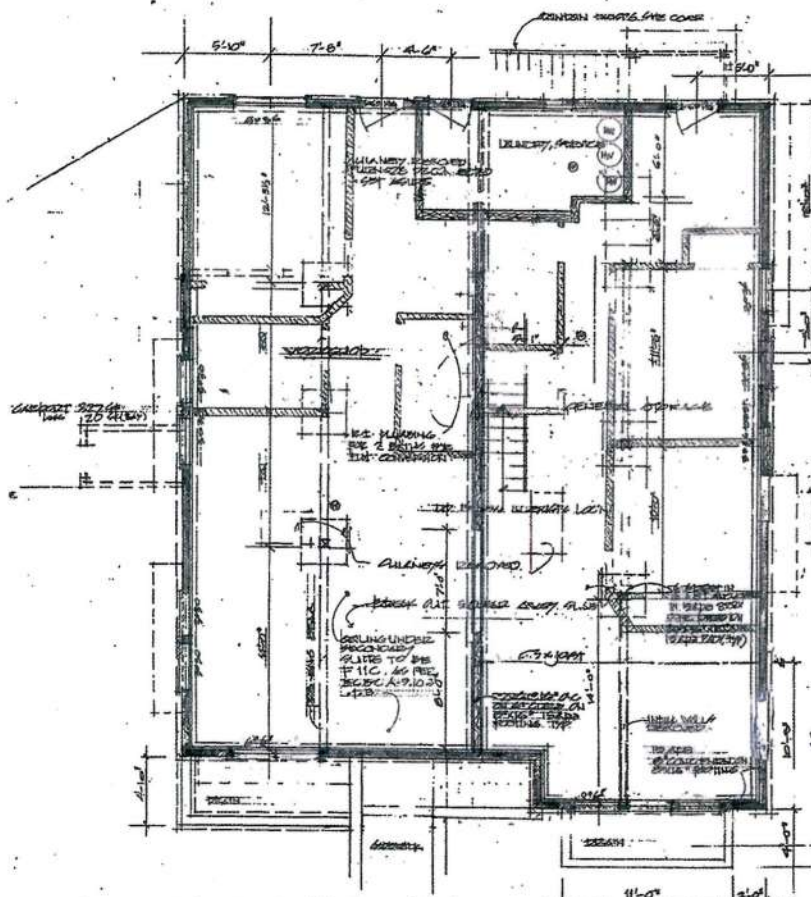
Planning & Development Department

EXISTING & PROPOSED - NO EXTERIOR CHANGES
DEPT DECISION... 26.05.15

DESIGNED BY
SCALE 1/8" = 1'-0"
DATE MAY 19, 2015

PROPOSED 4 UNIT RESIDENTIAL CONVERSION
1100 CANTERBURY AVE.
VICTORIA, BC
1902 PALLAS JAR.

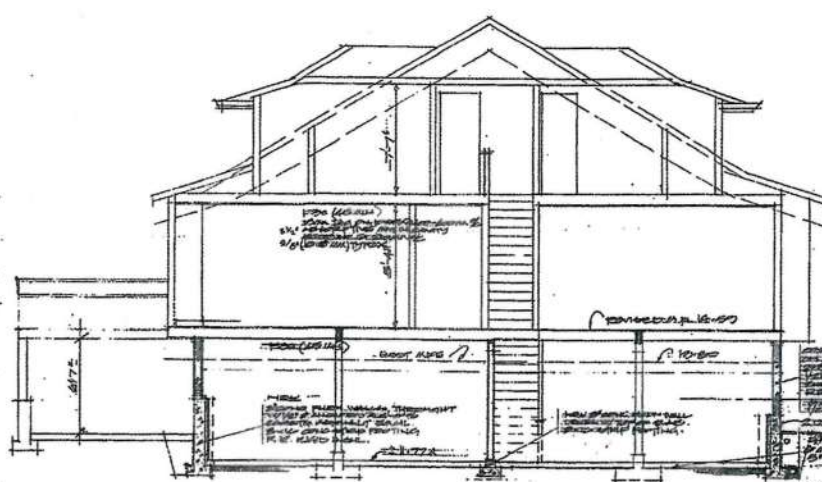
banke
design
VICTORIA, BC



FLOOR FLOOR PLAN

1/2" = 1'-0"

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



SECTION A-A

NOTE: 3'-0" WINDOWS PROVIDE 9'-0" OPENING (9'-0" x 3'-0") IN GROUND OUT.

NOTE: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

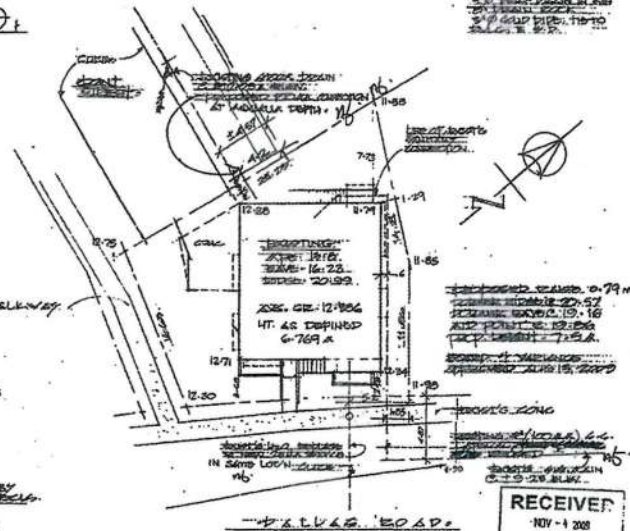
NOTE: 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

LOT 2
TRIMFIELD FARM ESTATE
VICTORIA
PLAN 7597

CONSTRUCTION FORMED BY
J. A. G. & S. G. G. G. G.

- WALLS ---
- EXISTING WALLS (IN ORIGINAL) ---
- NEW WALLS ---
- ROUGH FRAMED ONLY ---



SITE PLAN

1:200

DRIVE NO. 1
DESIGN NO. 1
SCALE: AS NOTED
DATE: 11/11/09

PROPOSED ALTERATIONS TO RESIDENCE
- THE CARPENTER FAMILY -
11/11/09
11/11/09
11/11/09



banks design



Nov 21/09

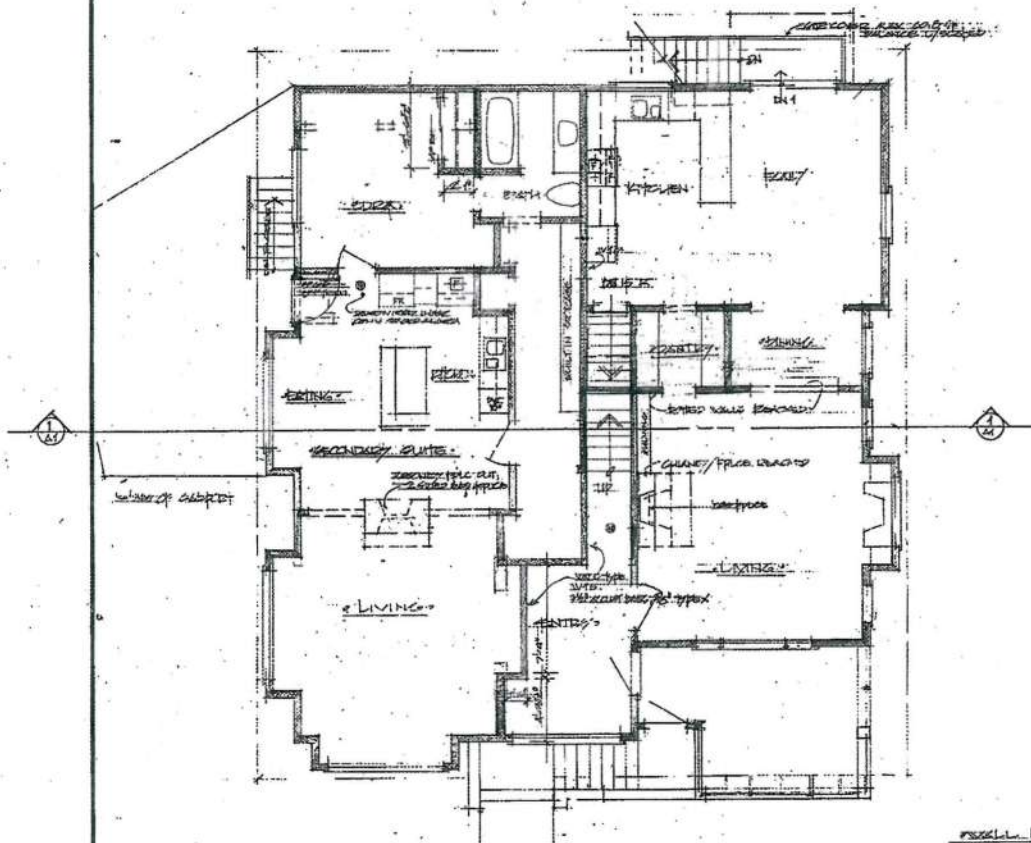
NOV 23/09 W.C. 11/11/09
NOV 23/09 W.C. 11/11/09
NOV 23/09 W.C. 11/11/09

EXISTING @ 20 JUNE 2010
BUILDING DEPT COPY: 11/11/09
11/11/09

Received
City of Victoria

JUN 10 2015

Planning & Development Department
Development Services Division



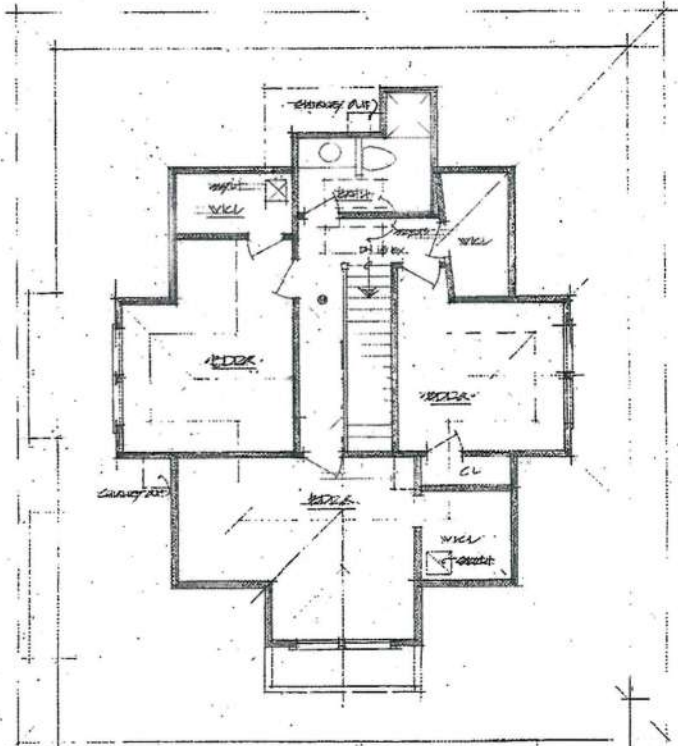
PROPOSED MAIN FLOOR - 800.00 (80.71)
TOTAL AREA - (MAIN FLOOR) - 32.67

MAIN FLOOR PLAN
100% OF TOTAL AREA

NOTE: EXISTING GRADE LEVEL IS MAINTAINED. DIMENSIONS TO EXISTING GRADE. DIMENSIONS TO EXISTING GRADE. DIMENSIONS TO EXISTING GRADE.

SYMBOL LEGEND

- EXISTING TO REMAIN
- NEW WALLS OR OTHER FLOOR
- EXISTING REMOVED OR OTHER FLOOR



UPPER FLOOR PLAN
100% OF TOTAL AREA

EXISTING - 26 05 15

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Development Services Division

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design

PROPOSED ALTERATIONS TO RESIDENCE
for
THE CARPENTER FAMILY
MAIN & UPPER FLOOR PLANS
VICTORIA, B.C.
DATE: 2015-05-15
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"
DATE: 2015-05-15

