CITY OF VICTORIA

Planning and Land Use Committee Report
For the Meeting of April 30, 2015

To:	Planning and Land Use Committee	**Date:**	April 16, 2015
From:	Leanne Taylor, Planner, Development Services Division		
Subject:	**Rezoning Application No. 00471 for 324 Chester Avenue**		

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. 00471 for 324 Chester Avenue, 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.

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 324 Chester Avenue. The proposal is to rezone the property from the R1-B Zone, Single Family Dwelling District, to R1-B-GS2 Zone, Single Family Dwelling with Garden Suite for Plus Sites District, in order to permit a garden suite above an existing garage.

The following points were considered in assessing this Application:

- The proposal is consistent with the Urban Place Designation in the *Official Community Plan (OCP)* 2012.
- The proposal is for a livable form of rental housing, similar in size and scale to a typical garden suite.

- The design of the building incorporates design specifications of the *Garden Suite Policy (2011)*.
- The subject property is a corner lot and adjacent to a four-storey multi-unit residential building and is a suitable location for this form of housing.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the property to the R1-B-GS2 Zone, Single Family Dwelling with Garden Suite for Plus Sites District, to permit the construction of a garden suite above an existing garage.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation Impacts

The applicant proposes to install a bike rack which supports active transportation.

Land Use Context

The area is characterized by a mix of single family houses, attached housing, multi-unit residential and commercial uses.

Existing Site Development and Development Potential

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

Data Table

The following data table compares the proposal with the R1-B-GS2 Zone. The parcel would qualify as a "plus site" since it is a corner lot and the floor area of a garden suite may be increased to 56m². An asterisk is used to identify where the proposal is less stringent than the R1-B-GS2 Zone. Two asterisks are used to identify the existing non-conformities.

Zoning Criteria	Proposal	Zone Standard R1-B-GS2 "Plus Site"
Site area (m^2)	551 (proposal complies as a "Plus Site" as it is a corner lot)	557
Lot width (m) - minimum	13.71	7.5
Combined floor area (m^2) - maximum	256.6	300
Height (m) - maximum	7.27	7.6

Zoning Criteria	Proposal	Zone Standard R1-B-GS2 "Plus Site"
Storeys - maximum	2.5**	2
Site coverage (%) - maximum	31.4	40
Setbacks (m) - minimum Front (Chester Street) Rear (east) Side (north) Side (Mackenzie Street) Combined side yards	 7.2** 5.52 for porch 17.59 1.75 1.6** 3.35**	 7.5 (5 for porch) 9.1 1.51 3 4.5
Parking - minimum	1	1
Garden Suite		
Combined floor area (m^2) – maximum	36.6	56
Height (m) – maximum	5.6*	5.5
Storeys - maximum	2*	1.5
Rear yard setback (m) (west) – minimum	0.6	0.6
Side yard setback (m) (north) – minimum	0.6	0.6
Side yard setback (m) (south) - minimum	5.71	0.6
Separation space between buildings (within the site) (m) – minimum	12	2.4
Rear yard site coverage (%) - maximum	16.4	25

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield-Gonzales CALUC at a Community Meeting held on December 15, 2014. The minutes from this meeting were received on January 13, 2015, and are attached to this report.

ANALYSIS

Official Community Plan

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

Garden Suite Policy

The proposed development is consistent with the relevant land use policies of the *Garden Suite Policy*. The proposed garden suite is still considered a small ground-oriented unit located in the rear yard of a corner lot. Other than the variance to increase the height of the garden suite, all the siting criteria are met.

Regulatory Considerations

The total combined floor area of the garage and garden suite is 68.19m². The garage portion of the building is 31.4m², and 18.6m² of this floor area is designated as the parking space for the principal dwelling unit, and therefore exempt from the floor area calculation for the garden suite. The current floor area of the proposed garden suite is 36.6m². The remaining 12.8m² of floor area is currently associated with the garage area, however if this area is converted to space for the garden suite, the total floor area of the suite would still be less than the maximum floor area permitted in the R1-B-GS2 Zone.

CONCLUSIONS

This proposal to construct a garden suite above an existing garage is consistent with the OCP objectives and guidelines for sensitive infill in the form of garden suites within established residential areas. The garden suite creates an opportunity for an alternative form of rental housing and it will provide a liveable environment for its occupants. Constructing a suite above the garage would retain the existing private open space and gardens, and preclude the addition of another accessory building on the property. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Application No. 00471 for the property located at 324 Chester Avenue.

Respectfully submitted,

Leanne Taylor
Planner
Development Services Division

Alison Meyer, Assistant Director
Development Services Division
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager: _____
Jason Johnson

Date: April 21, 2015

LT:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00471\REZ PLUC REPORT1.DOC

List of Attachments

- Air photo
- Zoning map
- Applicant's letter to Council dated January 12, 2015
- Minutes of Community Meeting - Fairfield-Gonzales Community Association dated December 15, 2014
- Signed petition
- Green Building Features.
- Submission drawings dated March 27, 2015.

324 Chester Avenue
Rezoning #00471
Bylaw #

N

CITY OF VICTORIA

OSCAR ST

1101 to 1107
1121
1125
1137
1141
1145
1151
1175
to 355
R3-AM-2
R1-B
354
348
340
324
CHESTER AV
1112
1122
1150
1154
McKENZIE ST

1111
1121
1127
1129
1131
1135
1139
1141
1151
324
325
320
319
R1-B
314
312
316
309
308
310
306
304
1126
1130
1134
1138
1150
1160
1168
1172
300
OXFORD ST

324 Chester Avenue
Rezoning #00471
Bylaw #

CITY OF VICTORIA

N

12 January 2015

Dear Mayor and Council,

RE: REZONING APPLICATION – 324 CHESTER AVE., FAIRFIELD

My wife and I wish to build a 400-sq. ft. "garden suite" above the existing garage on this property.

We reside in the existing 1927 bungalow which is quite modest in size. The basement is low height (5.5 feet) which precludes the addition of a secondary suite within the house without substantial structural change, cost and disruption. Also, we use the basement for much-needed storage and a laundry area.

We have reviewed the City's existing policies for garden suite use and the sample zoning for "small lot" single-level and "plus lot" two-level approved garden suites. Our property qualifies as a "plus lot".

What makes our proposed structure unique is that instead of two floors of living space, we wish instead to create a single floor of living space over an existing garage.

The previous owner built the garage with permit in 1978 as far to the west of the property as possible, facing McKenzie Street. As you can see on the enclosed plan, the siting of the garage matches exactly the minimum side yards for the west and north boundaries for accessory buildings including garden suites.

If we are permitted to build over the existing garage:

1. Our proposal retains the single family lot character of this property.
2. Our large open southwest garden is preserved.
3. We are able to keep our required parking and enclosed garage.

We feel that "going up" minimizes not only the impact on our property, but also on the immediate adjoining properties:

1. To the west is a large scale 4-storey apartment building, approx 45 feet away from our existing garage, with the buffer of a very high pine and large widely spreading willow tree between it and the garage.

2. To the north, approx 60 feet away, fronting on Chester Ave., is a single family residence on a double lot. By not constructing a separate additional structure in our back yard, this neighbour retains the benefit of the existing,generous south-facing sun corridor across our back yard.

Prior to this rezoning application, the City Planning Department sent out approximately 108 notices to residents within 100 meters of our property. Because at least two neighbouring properties are large-scale rental apartments, we chose to speak personally just with our immediate neighbours before the Fairfield Gonzales Community Association meeting held on December 15, 2014. We enclose signed acknowledgments we received from 7 of these 9 property owners/residents confirming that they had no objection to the proposed use/zoning.

Only 5 people came to see/speak to our proposal at the FGCA meeting, two couples and an individual homeowner. One couple did not speak at the meeting but came to me afterwards and told me they had no objection. Three people who spoke own properties to the north of ours on Chester Ave., and their concern seemed to be related more to the visibility of the proposed structure than the land use.

We hope that you agree, given the "isolated" location of the existing garage and the unusually large distances between neighbouring dwellings in all directions, that our proposal is supportable. Thank you.

Yours truly,

Paul Osborne

JAN 13

Minutes of Community Meeting
Planning and Zoning Committee
Fairfield-Gonzales Community Association (FGCA)
December 15, 2014

Facilitator: Paul Brown

Subject Property:

324 Chester Ave. (411 notices sent)

Proponents Ineke and Paul Osborne wishes to add a second storey to an existing garage that would be developed as a secondary suite.

5 interested parties attended

Attendee Questions & Comments:

- Neighbours to the north concerned about height, increased density, loss of sun and privacy
- One neighbor concerned they will be looking into windows
- One commented that the proposal had merit however privacy is at issue

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

324 CHESTER AVENUE

REZONING APPLICATION

Received
City of Victoria
JAN 13 2015
Planning & Development Department
Development Services Division

To Whom It May Concern:

I have had an opportunity to view the plans for the proposed secondary housing unit to be built over the existing garage on this property.

☑ I have no objection to the City rezoning this property to accommodate this use.

☐ I object to the City rezoning this property to accommodate this use.

Additional comments (optional)

Address	Name	Signature
1129 Mckenzie St	Daryn Martinich	
1129 McKenzie St	Adele Martinich	

Dec - Dec 2014
Date

324 CHESTER AVENUE

REZONING APPLICATION

JAN 13 2015
Planning & Development Department
Development Services Division

To Whom It May Concern:

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☐ I object to the City rezoning this property to accommodate this use.

Additional comments (optional)

Address	Name	Signature
1131 McKenzie St.	Andrea Chorney	A. Chorney
1131 McKenzie St.	Brian Moreau	B Moreau

Nov. 28 2014
Date

324 CHESTER AVENUE

REZONING APPLICATION

JAN 13 2015

To Whom It May Concern:

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☐ I object to the City rezoning this property to accommodate this use.

Additional comments (optional)

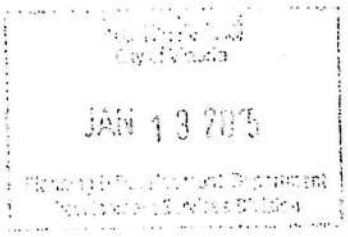
Address	Name	Signature
1135 McKenzie Street	ALISTAIR STEWART	

Dec 12, 2014

Date

324 CHESTER AVENUE

REZONING APPLICATION



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Additional comments (optional)

Address	Name	Signature
1139 Mckenzie st.	Shane Pask	

Dec 14 2014
Date

324 CHESTER AVENUE

REZONING APPLICATION

To Whom It May Concern:

I have had an opportunity to view the plans for the proposed secondary housing unit to be built over the existing garage on this property.

☒ I have no objection to the City rezoning this property to accommodate this use.

☐ I object to the City rezoning this property to accommodate this use.

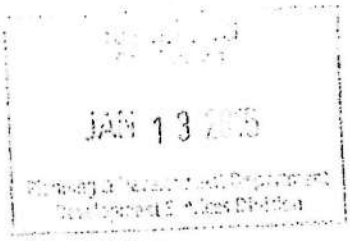
Additional comments (optional)

Address	Name	Signature
114 MCKENZIE ST	WAYNE SAILOR	Wayne Sailor
114 MCKENZIE ST	RUTH SAILOR	Ruth Sailor

28 Nov 14
Date

324 CHESTER AVENUE

REZONING APPLICATION



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☐ I object to the City rezoning this property to accommodate this use.

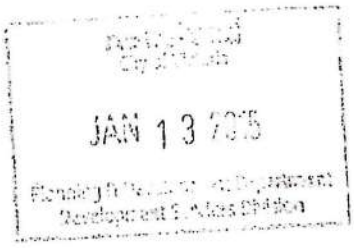
Additional comments (optional)

Address	Name	Signature
1150 McKenzie ST	Michael Purdy	
1150 McKenzie st	Kari Jones	Kari Jones

Dec 13, 2014
Date

324 CHESTER AVENUE

REZONING APPLICATION



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☐ I object to the City rezoning this property to accommodate this use.

Additional comments (optional)

Address	Name	Signature
1151 Mckenzie St Victoria, BC	Brad Howland	

Dec 13, 2014

Date

JAN 13

324 CHESTER AVENUE – REZONING APPLICATION

GREEN BUILDING FEATURES

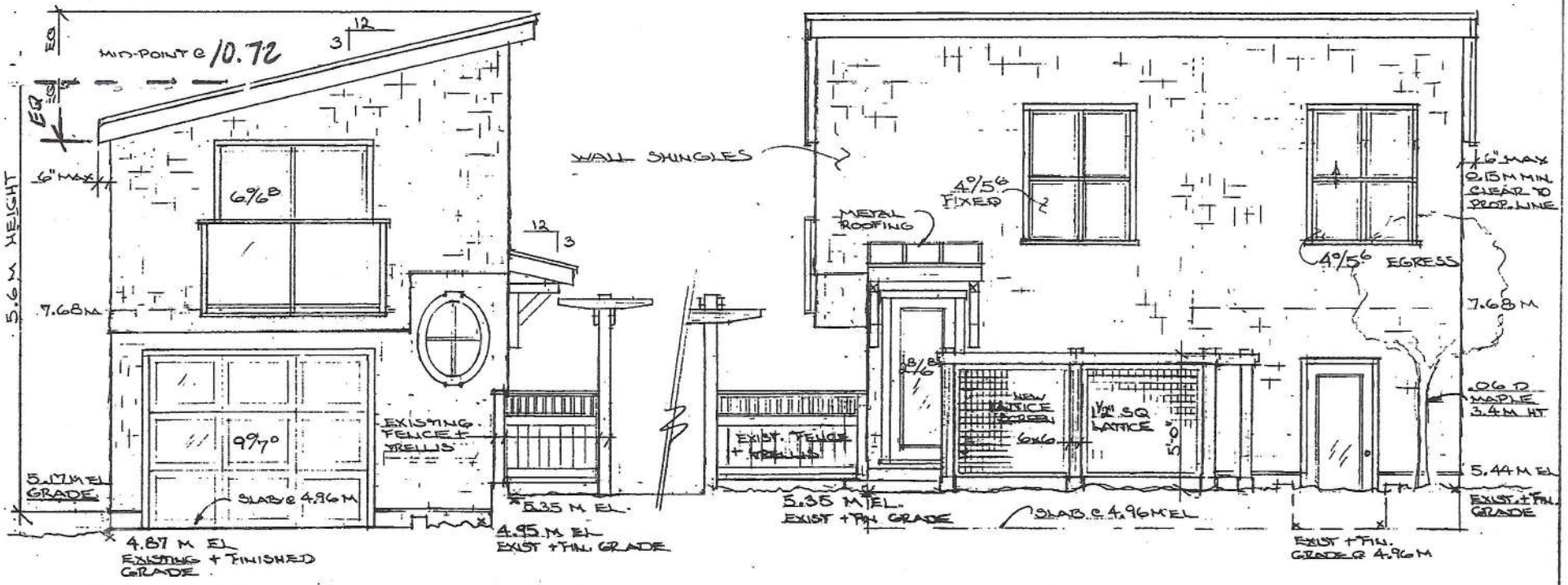
Our proposal to build a 400-sq. ft. "garden suite" above the existing garage on this property:

- Retains the single family lot character of this property with its large garden space and existing greenery, permeable ground and green space;
- Preserves the existing streetscape while offering an opportunity to renters who want to live in detached housing.
- Its location close Cook Street Village, the City and its amenities including frequent transit reduces the need for car-based transportation.
- Its design, with opening south-facing door and windows and lack of windows to the north, enables passive solar heating/cooling.
- Its small size means considerable savings in terms of initial construction and continuing maintenance.
- The use of high quality, natural and reliable materials will reduce overall energy consumption.

GARDEN SUITE PROPOSAL FOR 324 CHESTER AVENUE

INEKE HOLDINGS LTD — SHEET 4 OF 5
DRAWN BY LAUREL HODGINS — DEC. 12 2014

REV.	MARCH. 23 / 15



SOUTH / ENTRY ELEVATION 1/4" = 1'-0"
FACING McKENZIE ST.

EAST / GARDEN ELEVATION 1/4" = 1'-0"

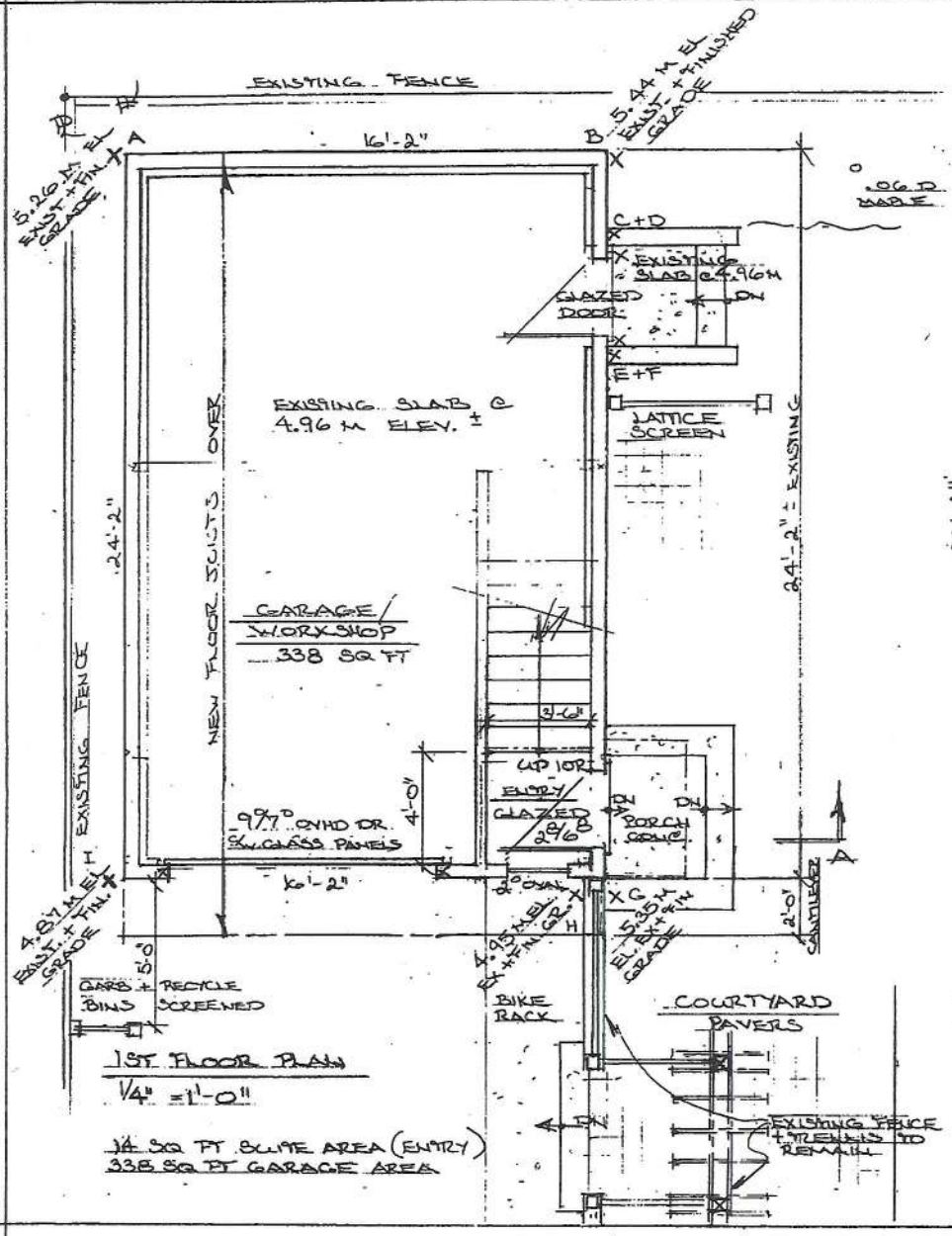
Received
City of Victoria
MAR 27 2015
Planning & Development Department
Development Services Division

GARDEN SUITE PROPOSAL FOR 324 CHESTER AVE.

INEKE HOLDINGS LTD — SHEET 3 OF 5

DRAWN BY LAUREL HODGINS — DEC. 12, 2014

REV	JAN 2015
	MAR. 23/15

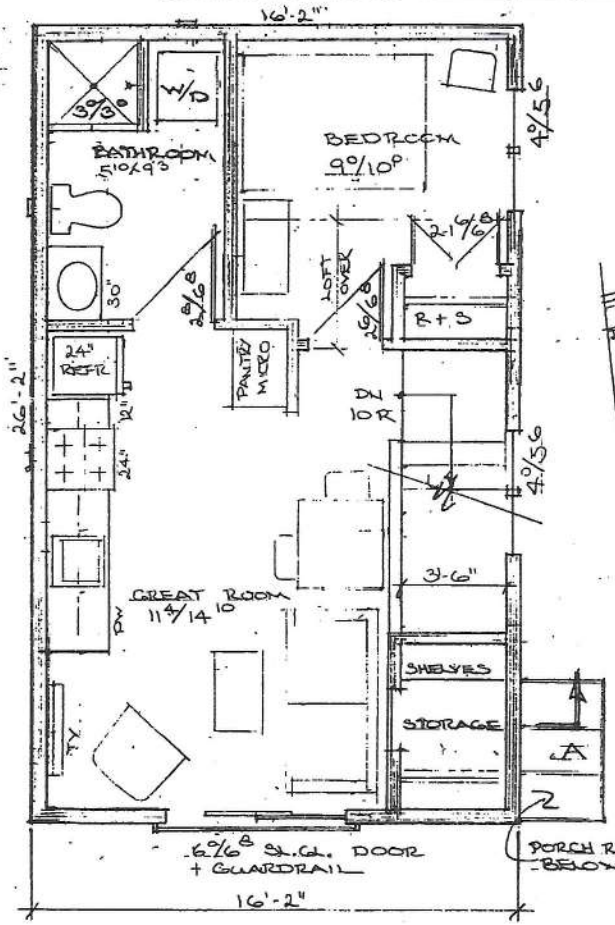


1ST FLOOR PLAN

1/4" = 1'-0"

14 SQ FT SUITE AREA (ENTRY)

338 SQ FT GARAGE AREA

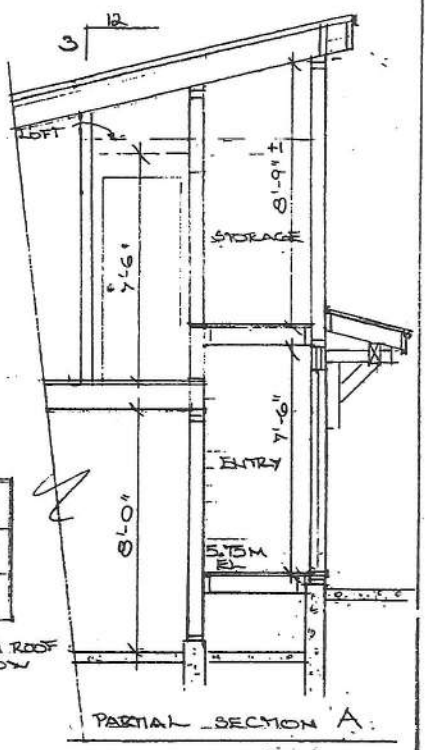


SECOND FLOOR PLAN 1/4" = 1'-0"

382 SQ FT 2ND FLOOR AREA

+ -14 SQ FT ENTRY LANDING AREA

396 SQ FT / 36.8 M² GARDEN SUITE



PARTIAL SECTION A

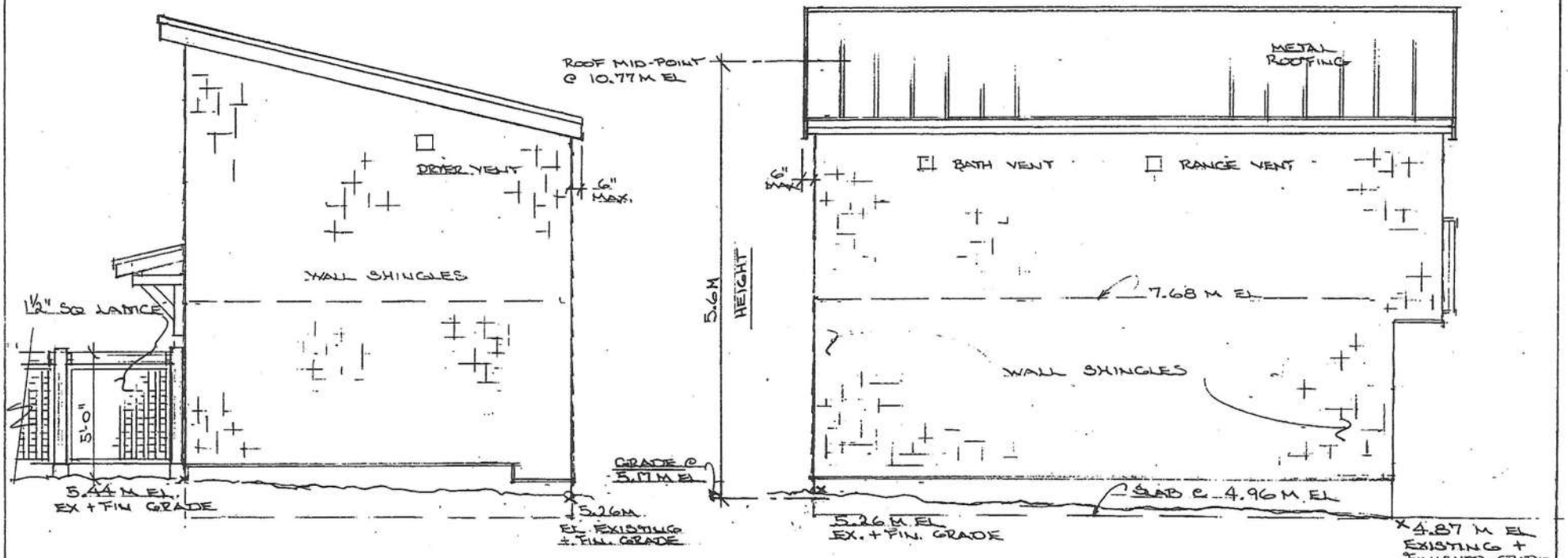
Received
City of Victoria
MAR 27 2015
Planning & Development Department
Development Services Division

GARDEN SUITE PROPOSAL FOR 324 CHESTER AVENUE

INEKE HOLDINGS LTD. SHEET 5 OF 5

DRAWN BY LAUREL HODGINS DEC 12, 2014

REV	MARCH 23/15



NORTH ELEVATION 1/4" = 1'-0"

WEST ELEVATION 1/4" = 1'-0"

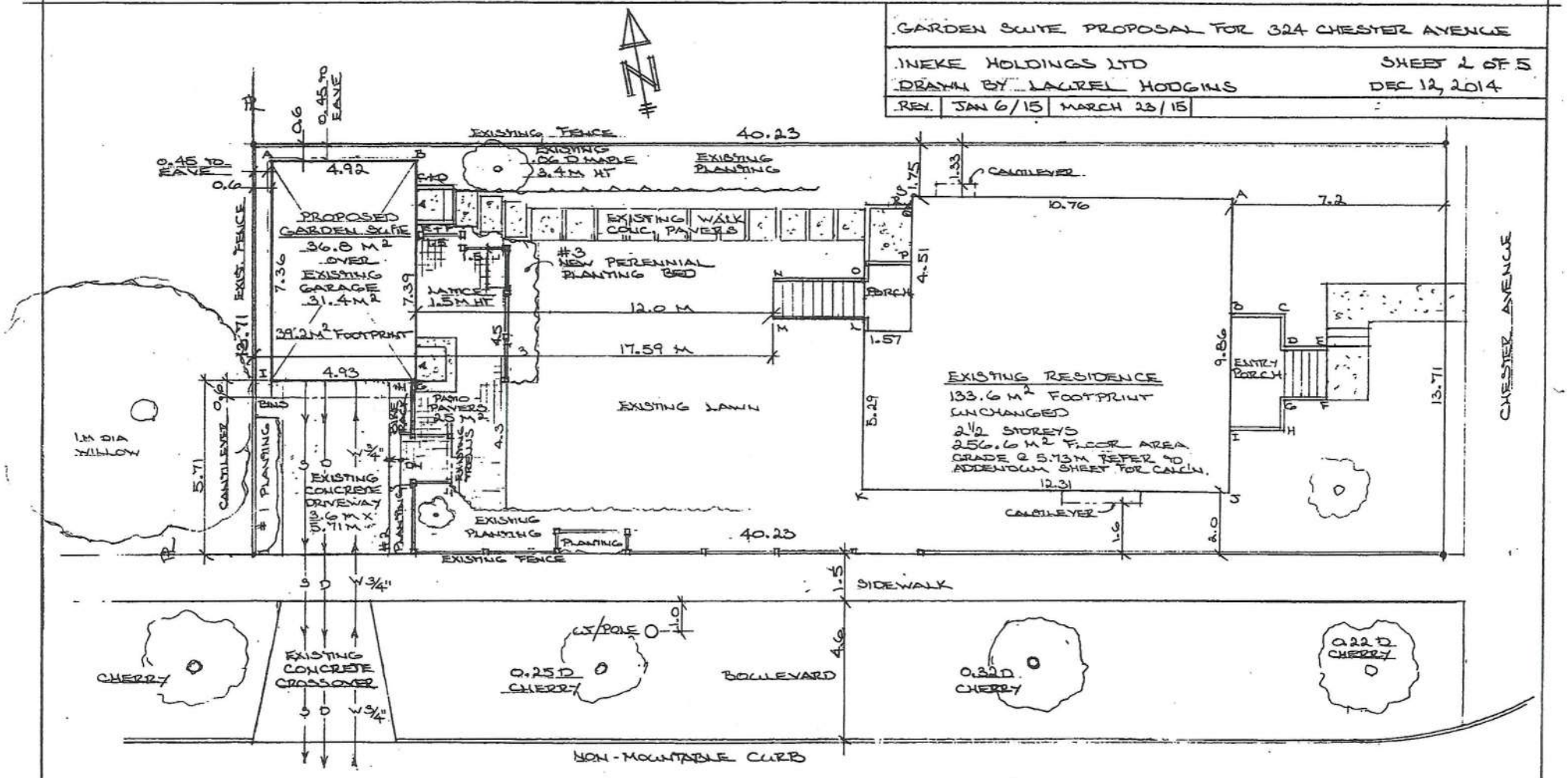
Received
City of Victoria
MAR 27 2015
Planning & Development Department
Development Services Division

GARDEN SUITE PROPOSAL FOR 324 CHESTER AVENUE

INEKE HOLDINGS LTD — SHEET 2 OF 5

DRAWN BY LAUREL HODGINS — DEC 12, 2014

REV.	JAN 6/15	MARCH 23/15



ACCESSORY BUILDING AVERAGE GRADE

GRADE POINTS

A = 5.26
B = " = 5.44
C = " = 4.96
D = " = 4.95
E = " = 4.96
F = " = 5.44
G = " = 5.35
H = " = 4.95
I = " = 4.81

AVERAGE GRADE CALCULATION

A+B	(5.26 + 5.44) ÷ 2	× 4.92	= 26.322
B+C	(5.44 + 5.44) ÷ 2	× .91	= 4.95
D+E	(4.96 + 4.96) ÷ 2	× 1.07	= 5.31
F+G	(5.44 + 5.35) ÷ 2	× 5.41	= 29.186
H+I	(4.95 + 4.81) ÷ 2	× 4.93	= 24.206
I+A	(4.81 + 5.26) ÷ 2	× 7.36	= 37.278
		24.6	127.252

127.252 ÷ 24.6 = 5.17 M AVERAGE GRADE

SITE PLAN 1:125

LOT A, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN VIP 85250

LOT AREA = 551 M²

PLANTING BEDS #1, 2 & 3

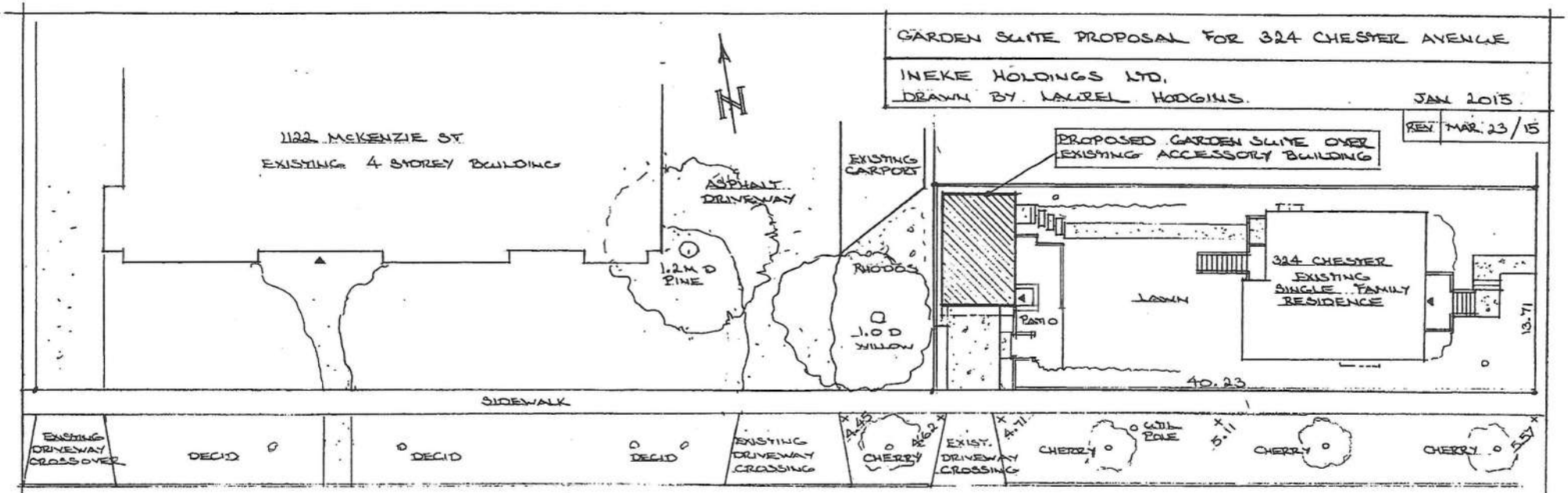
PLEASE REFER TO ADDENDUM FOR PLANT MATERIAL LIST.

Received
City of Victoria
MAR 27 2015
Planning & Development Department
Development Services Division

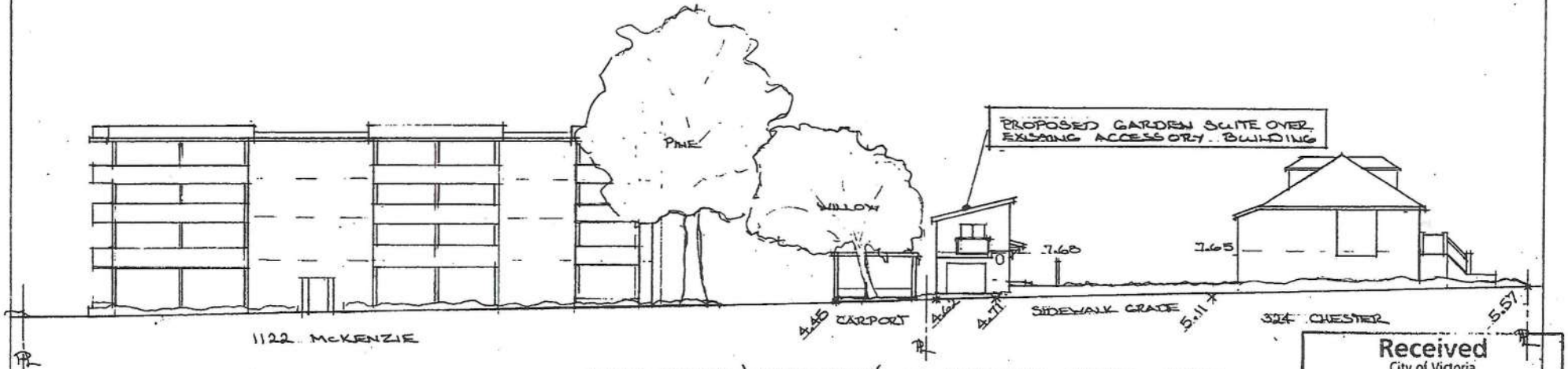
GARDEN SUITE PROPOSAL FOR 324 CHESTER AVENUE

INEKE HOLDINGS LTD.
DRAWN BY LAUREL HODGINS. JAN 2015.

REV MAR 23/15



McKENZIE STREET 'STREETSCAPE'
PARTIAL PLAN 1:250



SOUTH FACING 'STREETSCAPE' ON McKENZIE STREET 1:250

Received
City of Victoria
MAR 27 2015
Planning & Development Department
Development Services Division

324 Chester Avenue
Garage/garden suite
Landscape Plantings

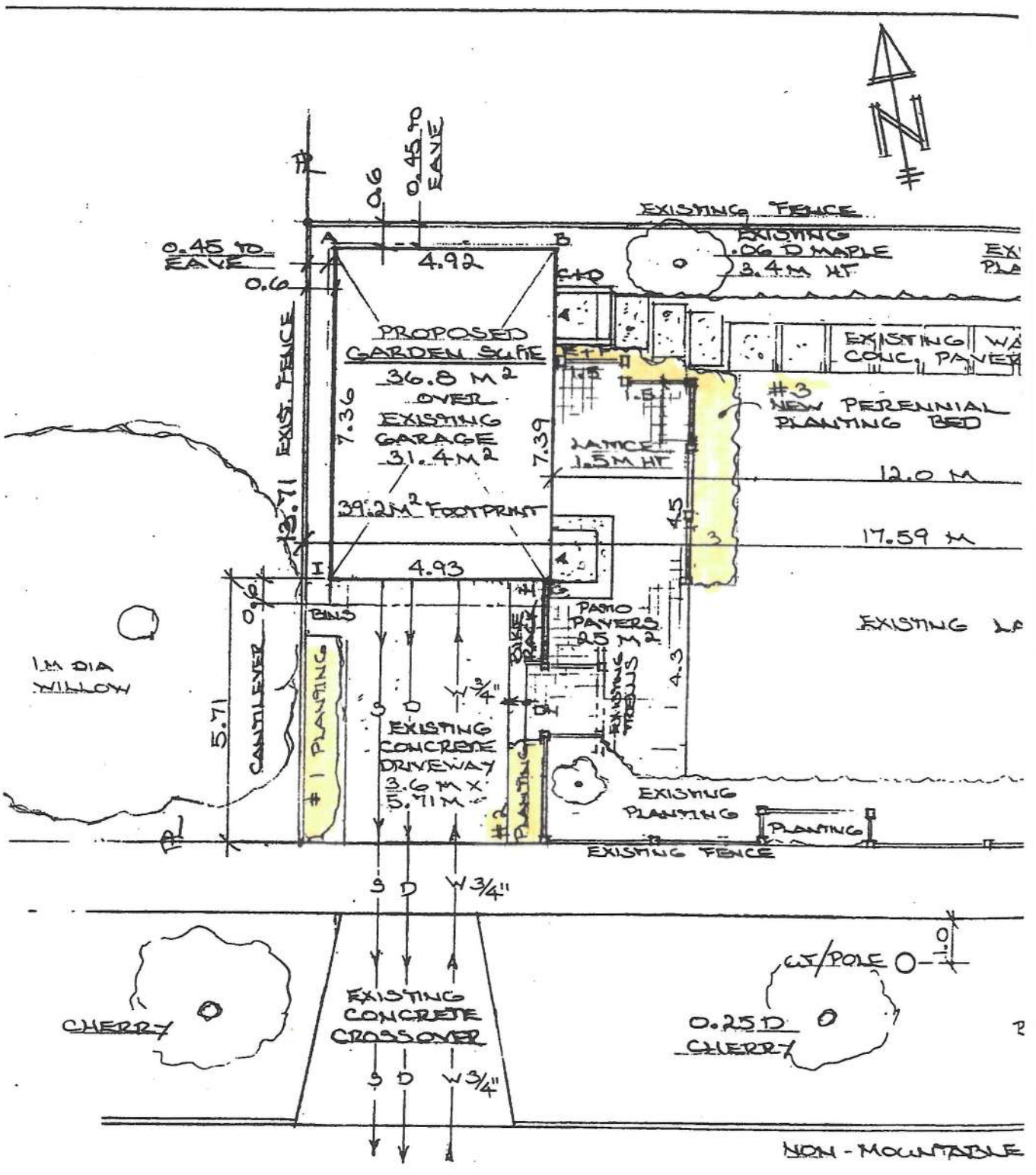
<u>Planting Area #1</u>
Ornamental grasses
(Karl Foerster)

<u>Planting Area #2</u>
Ornamental grasses
(Karl Foerster)

NOTE: above plant choice the same as established plantings on street side of exterior fencing.

<u>Planting Area #3</u>
Hedge of blueberry bushes in wider east bed.
Japanese spurge in narrow north bed.

Received
City of Victoria
MAR 27 2015
Planning & Development Department
Development Services Division



LOT A, FAIRFIELD FARM ESTATE, VICTORIA CITY, PLAN VIP85250
551 M^2 LOT AREA — CORNER LOT "PLUS SITE"

GARDEN SUITE POLICY REQUIREMENTS

GARDEN SUITE PROPOSAL FOR 324 CHESTER AVENUE

INEKE HOLDINGS LTD. SHEET 1 OF 5
DRAWN BY LAUREL HODGINS DEC 12, 2014

REV	JAN 6/15	MARCH 23/15	

	REQUIRED	EXISTING	PROPOSED
EXISTING LAND USE	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING + GARDEN SUITE
EXISTING ZONING	R1-B SINGLE FAMILY DWELLING	R1-B SINGLE FAMILY DWELLING	SITE SPECIFIC - TO BE DETERMINED
LOCATION	REAR YARD	—	GARDEN SUITE IN REAR YARD
HEIGHT (MAXIMUM)	3.5 M OR 5.5 M FOR "PLUS SITES"	2.75 M	5.6 M
SETBACKS (MINIMUM)	0.6 M FROM ALL LOT LINES 2.4 M FROM EXISTING DWELLING	0.6 M 12.0 M	0.6 M 12.0 M
CORNER LOT SETBACK ON FLANKING STREET	7.5 M SETBACK OF PRIMARY STRUCTURE ON ADJACENT PROPERTY.	5.71 M SETBACK OF ACCESSORY BUILDING.	5.71 M
REAR YARD SITE COVERAGE.	25 % MAX	15 %	16.4 %
TOTAL SITE COVERAGE.	40 % MAX	30.8 %	31.4 %
MAXIMUM TOTAL FLOOR AREA - GARDEN SUITE	37 M^2	—	36.8 M^2
BUILDING CODE	ALL BC BUILDING, PLUMBING + ELECTRICAL CODE REGULATIONS FOR RESIDENTIAL USES	—	ALL BC BUILDING CODE REGULATIONS WILL BE MET
ACCESS	1 M WIDE MIN. PATH FROM PUBLIC STREET TO GARDEN SUITE ENTRANCE	—	1.2 M WIDE PORCH, STEPS + PATH MIN.
ROOFTOP PATIOS	PROHIBITED		NO ROOFTOP PATIO
PARKING	1 PARKING STALL FOR PRIMARY DWELLING	1 PARKING STALL	1 PARKING STALL
SERVICING	SERVICES TO REAR YARD MUST BE UNDERGROUND	—	SERVICES WILL BE UNDERGROUND

PROJECT INFORMATION TABLE	
EXISTING ZONE	R1B
PROPOSED ZONE	SITE SPECIFIC
SITE AREA	551 M^2
TOTAL FLOOR AREA	
RESIDENCE	256.6 M^2
GARDEN SUITE	36.8 M^2
GARAGE AREA	31.4 M^2
COMMERCIAL AREA	N/A
FLOOR SPACE RATIO	N/A
SITE COVERAGE	31.4 %
OPEN SITE SPACE	64%
HEIGHT: RESIDENCE	7.27 M
ACCESSORY BUILDING	5.6 M
NUMBER OF STOREYS	
RESIDENCE	2 1/2
ACCESSORY BUILDING	2
PARKING STALLS	1
BICYCLE PARKING	1 RACK / 2
GARDEN SUITE SETBACKS	
FRONT / EAST	35.0 M
REAR / WEST	0.6 M
SIDE / NORTH	0.6 M
SIDE / SOUTH	5.71 M
RESIDENTIAL USE DETAILS	
NUMBER OF UNITS	
1 EXISTING SINGLE FAMILY RESIDENCE	
1 PROPOSED GARDEN SUITE 1 BEDRM, GROUND-ORIENTED	
MINIMUM FLOOR AREA	N/A
TOTAL RESIDENTIAL FLOOR AREA	293.4 M^2

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GARDEN SUITE PROPOSAL 324 CHESTER AVE
NIEKE HOLDINGS LTD.
ADDENDUM TO SHEET 2 OF 5 MARCH 2015

GRADE POINTS FROM SITE PLAN
SHEET 2 OF 5

A = 6.1 M
B = 6.04M
C = 6.0 M
D = 6.0 M
E = 5.94 M
F = 5.94M
G = 5.94M
H = 5.86M
I = 5.86 M
J = 5.81 M
K = 5.43 M
L = 5.52M
M = 5.5 M
N = 5.5M
O = 5.52M
P = 5.26M
Q = 5.26M
R = 5.77 M
S = 5.77 M

EXISTING RESIDENCE AVERAGE GRADE
CALCULATION:

A+B	(6.1+6.04) ÷2	x 3.89	= 23.61
B+C	(6.04+6.0) ÷2	x 1.83	= 11.02
C+D	(6.0+6.0) ÷2	x 1.07	= 6.42
D+E	(6.0+5.94) ÷2	x 1.5	= 8.96
E+F	(5.94+5.94) ÷2	x 1.83	= 10.87
F+G	(5.94+5.94) ÷2	x 1.5	= 8.91
G+H	(5.94+5.86) ÷2	x 1.07	= 6.31
H+I	(5.86+5.86) ÷2	x 1.83	= 10.72
I+J	(5.86+5.81) ÷2	x 2.01	= 11.73
J+K	(5.81+5.43) ÷2	x 12.31	= 69.18
K+L	(5.43+5.52) ÷2	x 5.7	= 31.21
L+M	(5.52+5.5) ÷2	x 3.09	= 17.03
M+N	(5.5+5.5) ÷2	x 1.3	= 7.15
N+O	(5.5+5.52) ÷2	x 3.09	= 17.03
O+P	(5.52+5.26) ÷2	x 1.57	= 8.46
P+Q	(5.26+5.26) ÷2	x 1.8	= 9.47
R+S	(5.77+5.77) ÷2	x .3	= 1.73
S+A	(5.77+6.1) ÷2	x 10.76	= 63.86
		56.45	323.67

°°° GRADE = 323.67 ÷ 56.45 = 5.73 M EL

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