

## Planning and Land Use Committee Report

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**To:** Planning and Land Use Committee      **Date:** September 25, 2014  
**From:** Charlotte Wain, Senior Planner – Urban Design  
**Subject:** **Rezoning Application #00421 and Development Permit Application for 1315 Richardson Street** – Application to permit the construction of a garden suite

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application with Development Permit for the property at 1315 Richardson Street. The Rezoning Application is to rezone the property from the R1-B Zone (Single Family Dwelling District) to the R1-B-GS2 Zone (Single Family Dwelling with Garden Suite District) to permit the construction of a 51 m<sup>2</sup> one-and-a-half storey garden suite.

The following points were considered in assessing this application:

- The proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan 2012* (OCP) and related objectives for sensitive infill in Development Permit Area 15E: Intensive Residential Garden Suites.
- The *Garden Suite Policy* identifies this R1-B Zoned property as a potential garden suite “plus site”, as the lot size exceeds 557 m<sup>2</sup>.
- The proposed design and siting of the garden suite is consistent with the *Garden Suite Policy*, 2011.
- The garden suite will have minimal visual, privacy and shadowing impacts on adjacent properties.
- The proposal requires a variance to allow the garden suite to be located in the front yard of the existing panhandle lot.

For the reasons listed above, staff recommend that the Planning and Land Use Committee advance this Rezoning Application to a Public Hearing.

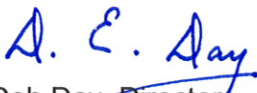
## Recommendation

That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application with Development Permit #00421 for 1315 Richardson Street and advance it to a Public Hearing, subject to registration of a Statutory Right-of-Way of 0.856 m on Richardson Street to the satisfaction of the Director of Engineering and Public Works

Respectfully submitted,

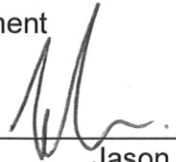


Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division



Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date: October 8, 2014

CW:aw

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## **1.0 Purpose**

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application with Development Permit for the property at 1315 Richardson Street. The Rezoning Application is to rezone the property from the R1-B Zone (Single Family Dwelling District) to the R1-B-GS2 Zone (Single Family Dwelling with Garden Suite District) to permit the construction of a 51 m<sup>2</sup> one-and-a-half storey garden suite.

## **2.0 Background**

### **2.1 Description of Proposal**

Details of the proposal are:

- The proposed garden suite will be located in the front yard of the existing panhandle lot and will not be viewed from the panhandle driveway. This choice in siting was made based on feedback from neighbours.
- The garden suite is approximately 51m<sup>2</sup> with one bedroom and has a private outdoor space located on its north side.
- New landscaping will be introduced along the south and west boundaries to delineate the private outdoor space for the garden suite.
- Exterior building materials include cedar board-and-batten siding, cedar shingles and cedar trim.

### **2.2 Sustainable Features**

The sustainable features associated with this Application include retention of a permeable (gravel) surface strip within the panhandle driveway.

### **2.3 Land Use Context**

The property is located in the Fairfield Neighbourhood and is in the R1-B Zone, Single Family Dwelling District, with single family dwellings being the predominant land use in the area. The two adjacent properties to the north are occupied by single family dwellings.

### **2.4 Improvements to the Transportation Network**

The subject property is located on Richardson Street, which is defined as a secondary collector street. Richardson Street is substandard in width, which creates a challenge in terms of accommodating future transportation needs for improvements to bus lanes, bike lanes, sidewalks and boulevard placement. To accommodate these needs, the City would secure a 0.856 m Statutory Right-of-Way on Richardson Street as a condition of rezoning.

### **2.5 Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning Applications*, the Fairfield Gonzales CALUC hosted a meeting regarding the proposal on September 16 2013. A summary of the meeting had not been provided by the CALUC at the time of writing this report.

An email of support from adjacent neighbours at 1310 Richardson Street (across from the panhandle access driveway) has been included in the package for members of Council.

## 2.6 Existing Site Development and Development Potential

The 864 m<sup>2</sup> lot is in the R1-B Zone, Single Family Dwelling District, and is currently occupied by a single family dwelling. The existing house is non-conforming with respect to front yard parking, as well as rear yard setbacks. While a secondary suite is permitted, the under-height basement is not suitable for a secondary suite. The parcel qualifies as a “plus site” since it is over 557 m<sup>2</sup> in size, therefore, the floor area of a garden suite may be increased to 56 m<sup>2</sup>. Should the rezoning proceed in compliance with the *Garden Suite Policy*, a single family dwelling and a garden suite will be permitted, thus precluding the use of the main dwelling for the inclusion of a secondary suite. The lot is exempt from the requirements of Schedule H (Panhandle Lot Regulations) since the lot was created prior to implementation of these regulations.

## 2.7 Data Table

The following data table compares the proposal with the R1-B-GS Zone (Single Family Dwelling with a Garden Suite District). An asterisk is used to identify where the proposal is less stringent than the proposed comparative existing zone.

Zoning Criteria	Proposal	Zone Standard R1-B-GS2 “Plus Site”
Site area (m <sup>2</sup> ) – minimum	864.3	557
Site area excluding panhandle driveway (m <sup>2</sup> )	752.82	
Floor area of single family dwelling (m <sup>2</sup> ) – maximum	178.6	280
Garden suite floor area (m <sup>2</sup> ) – maximum	51	56
Storeys – maximum	1.5	1.5
Height (m) – maximum (for garden suite)	4.23	5.5
Total site coverage excluding panhandle driveway (%) – maximum	25	40
Setbacks (m) – minimum		
Interior lot line (west)	4.5	0.6
Side (south)	1.5	0.6
Separation Space Between Buildings (m) – minimum	5.49	2.4
Parking – minimum	2	1

## 2.8 Legal Description

Lot 9, Fairfield Farm Estate, Victoria City, Plan 1440.

## 2.9 Consistency with City Policy

### 2.9.1 Official Community Plan, 2012

The proposed development is consistent with the Urban Place designation policies for Traditional Residential within the *Official Community Plan (OCP)*, 2012. In accordance with the OCP, new garden suites are subject to Development Permit Area (DPA) 15E Intensive

Residential – Garden Suites. The proposal is consistent with the objectives of DPA 15E, to integrate more intensive residential development that is compatible with and respects the established character in residential areas.

### **2.9.2 Garden Suite Policy, 2011**

The proposal is generally consistent with the relevant policies of the *Garden Suite Policy* by proposing:

- siting that attempts to minimize conflicts with neighbours
- high quality architecture, urban design and landscaping
- windows and entries that reduce potential privacy impacts on adjacent neighbours
- private outdoor amenity space for the garden suite
- retention of existing trees
- provision of screened garbage enclosures.

### **3.0 Issues and Analysis**

The only issue associated with this application is related to the siting of the garden suite.

#### **3.1 Garden Suite Siting**

The proposed garden suite would be sited at the end of the panhandle driveway and would not be visible from Richardson Street. Staff requested the suite be moved further west so that it would be more visible from the street, in line with the recommendations of the Design Guidelines. However, the applicant wished to mitigate any siting and shading impacts on the adjacent neighbour to the west and maintain the 4.5 m setback from this boundary (3.9 m above the minimum requirements).

### **4.0 Resource Impacts**

There are no resource impacts anticipated with this Application.

### **5.0 Conclusions**

This proposal to construct a new garden suite at 1315 Richardson Street 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 another form of rental housing.

Although the proposal is inconsistent with the *Garden Suite Policy* with respect to the suite's visibility from the street, the garden suite will prove a livable environment for its occupants with minimal infringement on the neighbouring dwellings. Both the main dwelling and the garden suite will enjoy private outdoor space in the rear yard.

Staff recommend that Council support this application.

## **6.0 Recommendations**

### **6.1 Staff Recommendations**

That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application with Development Permit #00421 for 1315 Richardson Street and that it advance to a Public Hearing subject to registration of a Statutory Right-of-Way of 0.856 m on Richardson Street to the satisfaction of the Director of Engineering and Public Works

### **6.2 Alternate Recommendation**

That Rezoning Application with Development Permit #00421 for 1315 Richardson Street be declined.

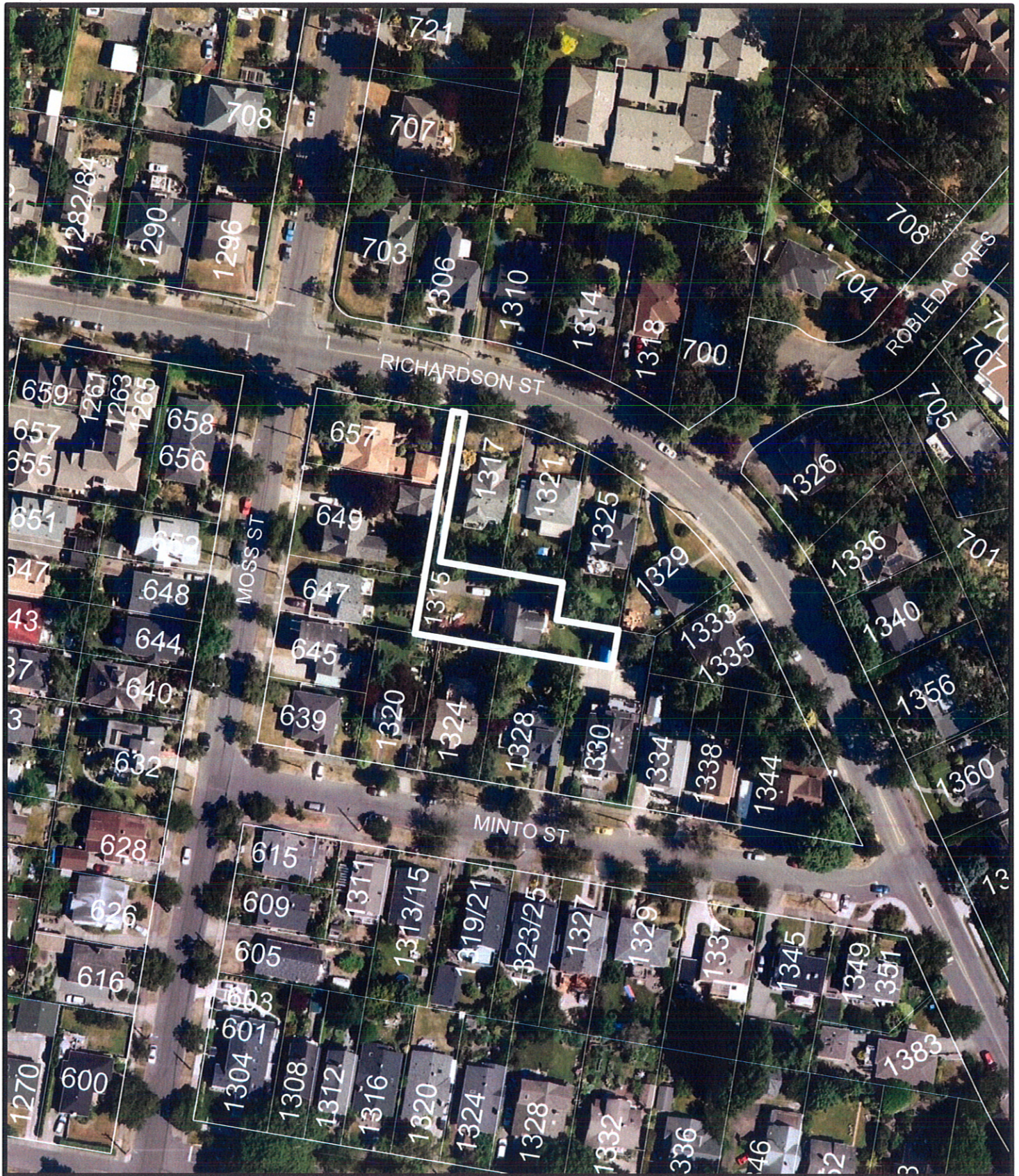
## **7.0 List of Attachments**

- Zoning map
- Aerial photo
- Letter from applicant dated September 16, 2014
- Plans for Rezoning Application with Development Permit #00421, dated September 16, 2014
- Email of support from neighbours at 1310 Richardson Street.







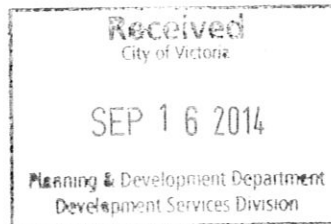


1315 Richardson Street  
 Rezoning #00421  
 Bylaw #





Whitney Davis  
1315 Richardson Street  
Victoria, BC, V8S 1P6  
(250) 388-4060



September 16, 2014

Dear Mayor and Council:

My husband, Blair, and I are submitting an application to the City of Victoria to rezone from RB-1 to RB-1-GS-2, allowing for a secondary suite, which in our case will be a small, detached "garden suite". Our lot is large enough at approximately 9 thousand square feet, to permit this type of rezoning, with a high enough percentage of land- to dwelling- square footage. We also have determined that the height of the main dwelling's unfinished, uninsulated basement, which is 6'3", does not meet the height requirement for an attached suite in our basement.

We have designed a very small and tasteful building that we will build. It will moderately increase neighborhood density, and provide more diverse and affordable housing options in the area; we anticipate it being inhabited by a couple, a small family or single person.

The economic, environmental and social benefits to the City and neighborhood include more diverse and affordable rental housing options, add moderate densification to the area, it will provide this property with rental income option to soften the price of living in this area. The garden suite will be built with aesthetic and environmental considerations.

The building and proposal complies with city regulations and codes, compliments the surrounding dwellings, and fits with the landscape and lot shape. Our lot and layout is especially conducive to this type of rezoning as it is a larger-than-normal lot, it is private, and has enough space parking, thus street parking will not be compromised. The location of the garden suite is situated to enhance privacy between surrounding lots, with setbacks which create minimal shading and intrusion for neighbors. We have designed it with the intention of enhancing aesthetic and property/real estate value to the property and neighborhood, as well as to attract tenants who will appreciate Blair's careful workmanship and design, and who we hope will take extra great care of it, be upstanding residents, and a great addition to the Fairfield community.

Speaking with all our neighbors and the community meeting garnered nothing but favorable feedback and consent.

Please consider our application illustrating our intent to build a beautiful dwelling that reflects the City of Victoria's vision for the community, which will ultimately add value to neighborhood real estate.

Please do not hesitate to call us or stop by to see the site and/or ask any questions.

Whitney Davis

A handwritten signature in cursive script, reading "Whitney Davis".

Blair Hochhalter

A handwritten signature in cursive script, reading "Blair Hochhalter".

# EXISTING ZONE: H1-B

Zone: H1-B  
 Site Area (m<sup>2</sup>): 864.3 m<sup>2</sup>  
 Side Coverage %: 14.4%  
 Parking stalls (number) on site: 2  
 Proposed parking (number stalls) & (sqm): 0

**Existing House**  
 Total floor area (m<sup>2</sup>): 178.6 m<sup>2</sup>  
 Total lot area (m<sup>2</sup>): 864.3 m<sup>2</sup>  
 Number of stories: 1  
 Building setbacks:  
 Front yard: 18.9 m  
 Side yard (minimum which side): 2.2 m (N)  
 Side yard (minimum which side): 2.3 m (S)  
 Combined side yards: 5.9 m

## PROPOSED ZONE: H1-B-G22

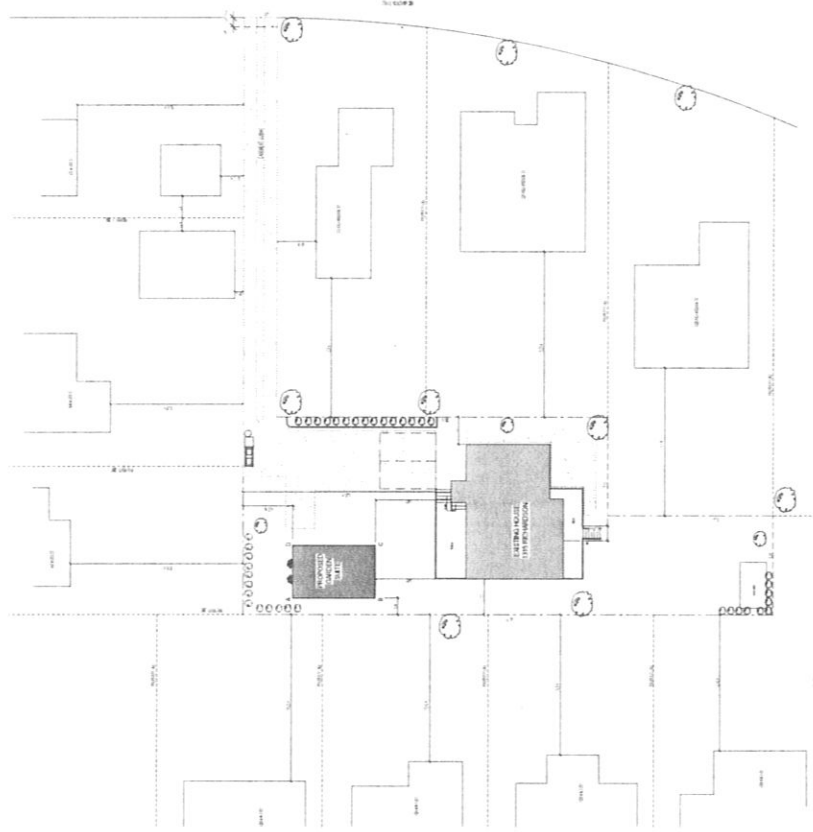
Zone: H1-B-G22  
 Site Area (m<sup>2</sup>): 864.3 m<sup>2</sup>  
 Side Coverage %: 25%  
 Parking stalls (number) on site: 0  
 Proposed parking (number stalls) & (sqm): 0

**Proposed Garden Suite - Location: Front Yard**  
 Total floor area (m<sup>2</sup>): 50.8 m<sup>2</sup>  
 Total lot area (m<sup>2</sup>): 864.3 m<sup>2</sup>  
 Number of stories: 1.5  
 Building setbacks:  
 Front yard: 4.5 m  
 Side yard (minimum which side): 4.4 m (N)  
 Side yard (minimum which side): 1.55 m (S)  
 Combined side yards: 6.0 m

GRADE POINTS	AVERAGE OF GRADE POINTS	DISTANCE BETWEEN GRADE POINTS	TOTAL
A & B	(11.561 + 2.022) / 2	4.7-5.7	15.14
B & C	(12.561 + 2.022) / 2	4.4-5.4	15.14
C & D	(12.561 + 2.022) / 2	4.7-5.7	15.14
D & A	(12.561 + 1.987) / 2	4.4-5.4	15.14
TOTAL		4.4-5.4	49.64

GRADE CALCULATION  
 49.64 / 24.62m = 2.0

LEGEND:  
 SURF: Statutory Right of Way



SITE PLAN  
 SCALE 1 : 200

CITY OF VICTORIA  
 PLANNING & DEVELOPMENT  
 VICTORIA, ONT.

Received  
 City of Victoria  
 SEP 16 2014  
 Planning & Development  
 Department Services Division

BLAIR HOCHHALTER

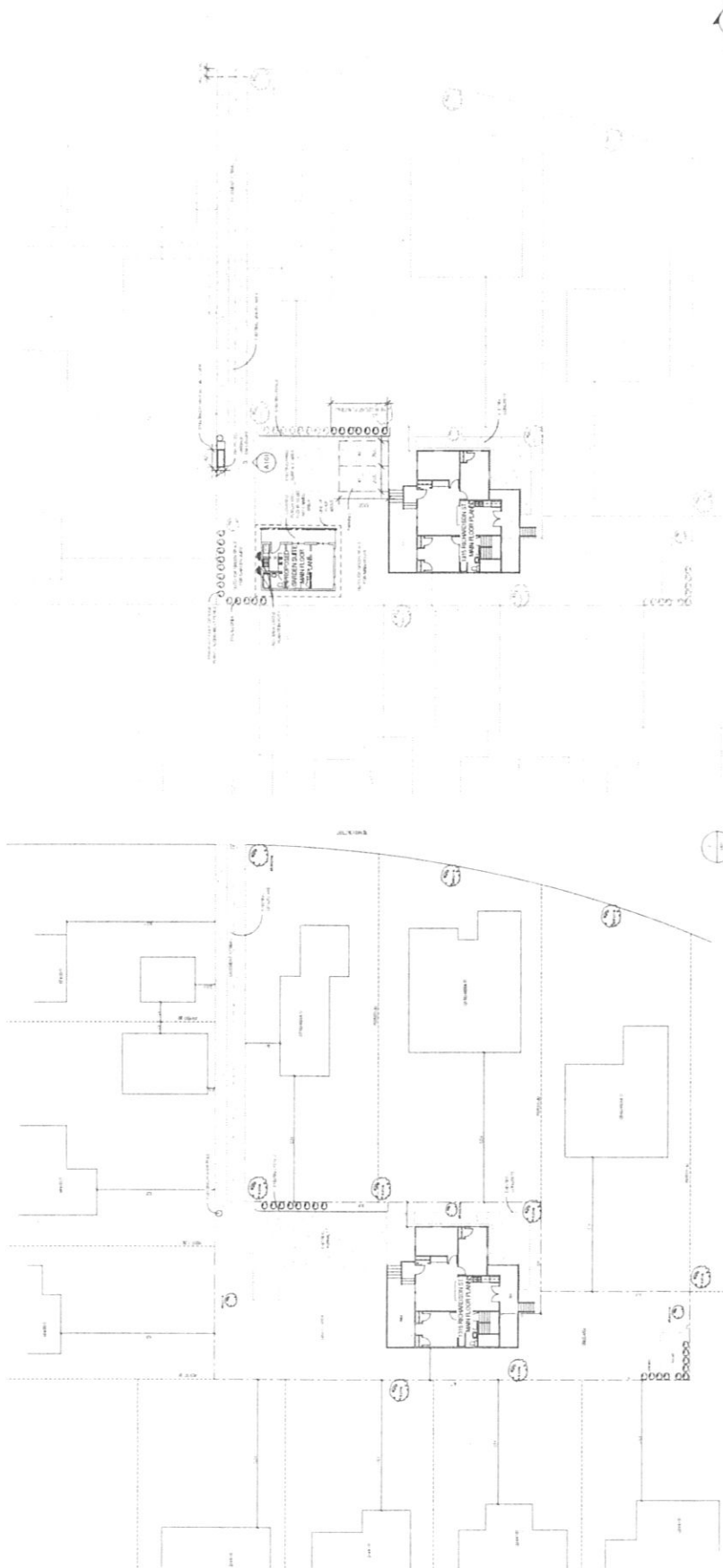
1315 RICHARDSON STREET, VICTORIA, B.C.

A12

# BLAIR HOCHHALTER

1316 RICHARDSON STREET, VICTORIA, B.C.

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2014-09-16  
CITY OF VICTORIA  
CITY ENGINEER

**Received**  
City of Victoria

SEP 16 2014

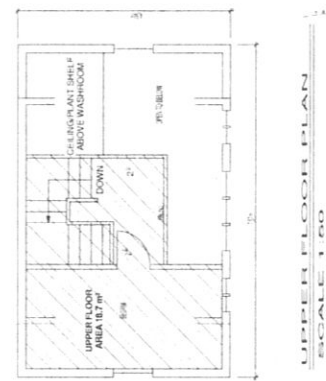
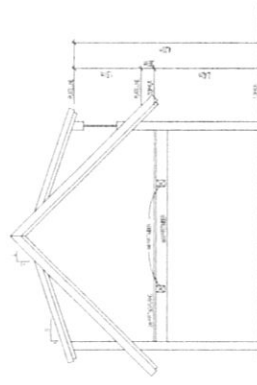
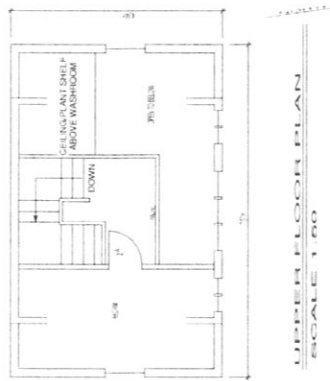
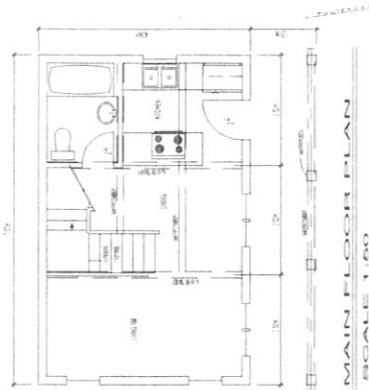
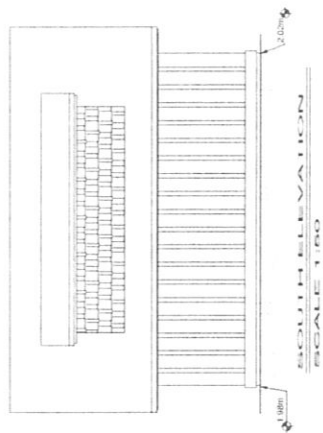
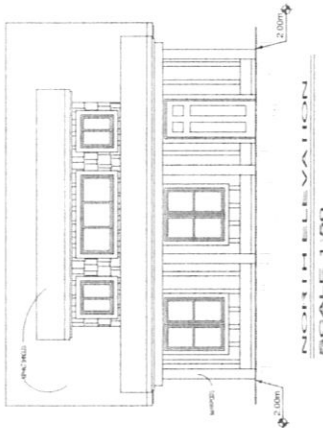
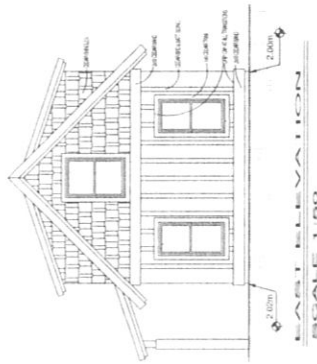
Planning & Development Department  
Development Services Division

PROPOSED LANDSCAPE PLAN  
SCALE 1:200

PROPOSED GARBAGE ENCLOSURE ELEVATION  
SCALE 1:50

EXISTING LANDSCAPE PLAN  
SCALE 1:200





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BLAIR HOCHHALTER

A21

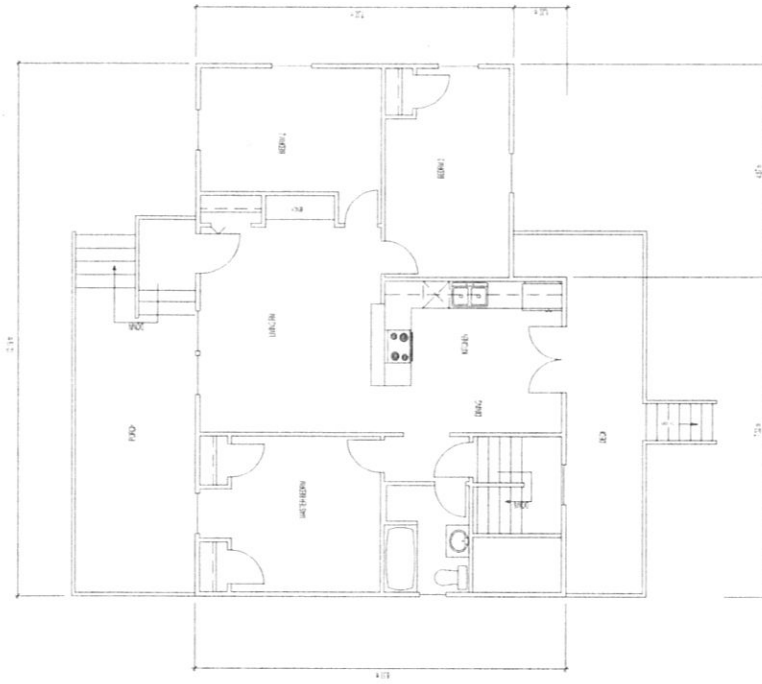
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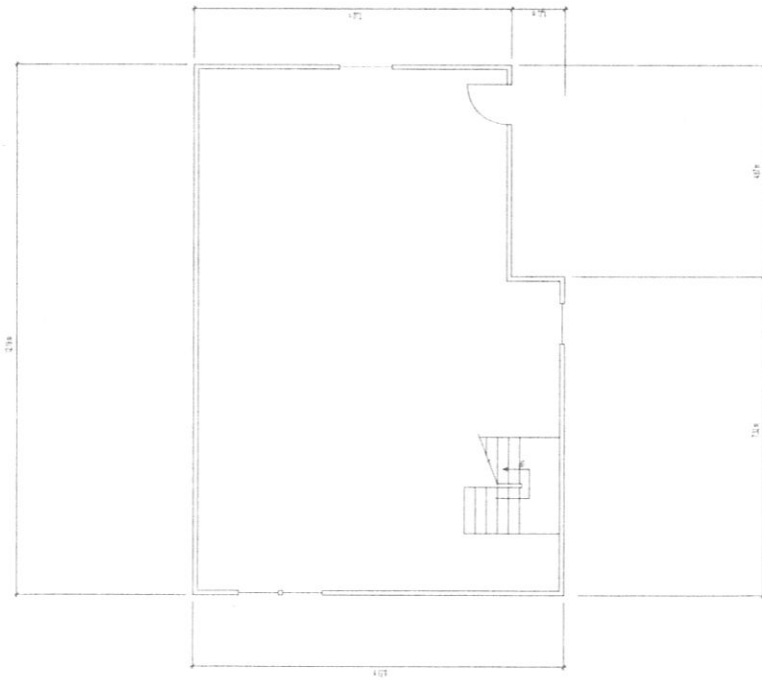
BLAIR HOCHHALTER

A22

MAIN FLOOR PLAN  
SCALE 1/80



BASEMENT FLOOR PLAN  
SCALE 1/80



## Charlotte Wain

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**From:** Paul Brown <planandzone@fairfieldcommunity.ca>  
**Sent:** Monday, Sep 23, 2013 2:37 PM  
**To:** Anita Walper  
**Subject:** FW: Attention: Paul Brown - 1315 Richardson Development

fyi

**From:** Eriksen [<mailto:norway70@shaw.ca>]  
**Sent:** September-17-13 12:01 PM  
**To:** [development@fairfieldcommunity.ca](mailto:development@fairfieldcommunity.ca)  
**Subject:** Attention: Paul Brown - 1315 Richardson Development

We would like to let City Council know that we are in support of Blair Hochhalter and Whitney Davis' proposal for the development on 1315 Richardson Street. The development will not be seen from the street. We live directly across the street and we live on the Rockland hill so if anyone would see it, we would. The property and access road has been in long need of someone making an improvement on it. We believe that it will improve our neighbourhood.

Freida and Finn Eriksen  
1310 Richardson Street