



Planning and Land Use Committee Report

For the Meeting of October 16, 2014

To: Planning and Land Use Committee **Date:** September 25, 2014
From: Brian Sikstrom, Senior Planner, Development Services Division
Subject: **Development Permit with Variances Application #000380 for 723 Field Street**
– Application for the addition of a storage shed and two additional suites in an existing apartment building. Variances are requested for unit size, site coverage, open site space, front yard setback and to not require parking spaces for the additional suites.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 723 Field Street. As part of the upgrading and renovation of an existing apartment building, variances are requested for unit size, site coverage, open site space, front yard setback and to not require parking spaces for two additional suites.

The proposal is to provide a storage shed for tenant garbage and recycling and to convert a basement storage space to two additional suites. The proposed variances are all considered minor and are in part, a result of the fact that the existing building covers the majority of the site and has no functional on-site parking.

In accordance with the City's *Land Use Procedures Bylaw*, because this Development Permit Application has variances, it requires notification, sign posting and a Hearing.

Staff recommend that the Planning and Land Use Committee support the application advancing to a hearing.

Recommendations

1. That Council schedules a Hearing to consider the Development Permit Application with Variances for 723 Field Street.
2. Following the Hearing, that Council consider passing the following resolution to authorize the issuance of Development Permit Application #000380 for 723 Field Street in accordance with, and subject to:
 - a. plans date stamped July 22, 2014;
 - b. development meeting all *Zoning Regulation Bylaw* requirements with the following variances:
 - Section 3.3.2 – Unit size for one unit relaxed from 33 m² to 28.9 m² (for one new unit)
 - Section 3.3.4 – Site coverage relaxed from 30% to 68.7% (an increase of 1.89% from existing non-conforming site coverage)

- Section 3.3.6 – Open site space relaxed from 30% to 23.1% (a decrease of 1.89% from existing non-conforming open site space)
- 3.3.10 – Front setback relaxed from 9.0 m to nil for new platform and stairs
- Schedule "C", Section A.11 (b) – Parking relaxed from three (3) additional parking spaces to nil for two suites;

c. final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,




Brian Sikstrom
Senior Planner
Development Services



Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date: October 9, 2014

BMS:aw

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1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 723 Field Street. A number of variances are also requested to facilitate the proposal.

2.0 Background

2.1 Description of Proposal

As part of the upgrading and renovation of an existing apartment building, the proposal is to provide a storage shed for tenant garbage and recycling and to convert a basement storage space to two additional suites. The storage shed is on the west side at the front of the building and involves the construction of a platform and stairs. The two basement suites have floor areas of 28.9 m² and 60.27 m².

2.2 Sustainable Features

The applicant has not identified any sustainability features. However, the proposed shed will provide enclosed storage for recycling and garbage. The renovation of the building as well as the addition of two suites in keeping with the City's Green Building indicator of retaining existing buildings.

2.3 Existing Site Development and Development Potential

The existing three-storey plus basement building covers the majority of the site. It was built in 1911 and is comprised of 28 one-bedroom rental suites. There are no functional on-site parking spaces as the parking spaces that exist straddle the boundary of the parking lot to the west and have no legal right of access to the street. This adjacent lot is not owned by the applicant.

The R3-2 Zone, Multiple Dwelling District, which covers the site, would permit an apartment building of up to seven storeys with a maximum density of 1.6:1.

2.4 Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double-asterisk is used to identify where there is an existing non-conformity with the existing zone.

Zoning Criteria	Proposal	R3-2 Zone Standard
Site area (m ²) – min.	713.73**	920
Total floor area (m ²) – max.	1386**	642.36
Density (Floor Space Ratio) – max.	1.94**	0.9:1
Height (m) – max.	Existing	18.5
Site coverage (%) – max.	68.7*	30
Open site space (%) – min.	23.1*	30
Storeys – max.	3 plus basement	N/A
Setbacks (m) – min. North (front)	nil*	9

Zoning Criteria	Proposal	R3-2 Zone Standard
South (rear)	nil**	½ bldg. height
East (side)	nil**	½ bldg. height
West (side)	5.46**	½ bldg. height
Parking – min.	nil**	39 stalls (1.3 spaces per dwelling unit)
Minimum Unit Size (m ²)	28.9*	33

2.5 Land Use Context

The site is on the south side of Field Street between Blanshard and Douglas Streets. Immediately adjacent land uses include:

North (across Field Street): the Armouries
 East: a parking lot for the Armouries
 West: a parking lot (not currently fenced off and vacant)
 South: Travellers Inn and Queens Manor fronting on Queens Avenue.

2.6 Legal Description

Lot 6, Block 1, Section 3, Victoria District, Plan 779.

2.7 Relevant History

A Development Variance Permit Application was made by a previous owner in 2008 to convert three existing suites that were illegally constructed without City-approved Building Permits into four suites that would comply with Building Code standards. The proposal required variances related to minimum unit size for two of the proposed units and the relaxation of parking to nil for the new units subject to registration of an easement through the property to the west, to secure access to six parking stalls located on the property

Although the Council's Committee of the Whole recommended that the application be forwarded to a Hearing, the owner did not proceed with the application, no Hearing was held and the lender on the property foreclosed on the owner. The property occupied by the apartment building has since been sold to the applicant. The adjacent lot to the west has been retained by the previous owner. There is no legal right of access over this property so the parking stalls on the subject site cannot be guaranteed to be accessible in the future.

2.8 Consistency with Design Guidelines

The site is within Development Permit Area 7A: Corridors. This Development Permit Area enables Council to review and approve the character of commercial, industrial and multi-family residential developments.

The design of the proposed storage shed is consistent with the objectives of the Development Permit Area.

2.9 Consistency with other City Policy

The *Official Community Plan, 2012* residential policies support and encourage the provision of rental apartments and consideration of reduced parking in appropriate locations. The *Downtown Core Area Plan, 2011* residential policies for the Rock Bay district identifies that the area between Douglas Street and Blanshard Street includes a mix of high-density residential and commercial development.

2.10 Community Consultation

In compliance with the *Community Association Land Use Committee (CALUC) Procedures for Processing Variances*, the application was referred to the Burnside Gorge CALUC on September 10, 2014, for a 30-day comment period. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Land Use Procedures Bylaw*, because this Development Permit Application has variances, it requires notification, sign posting and a Hearing.

3.0 Issues

The main issue associated with this Application is the access to the existing parking and the proposed parking variance.

4.0 Access to Existing Parking and Proposed Parking Variance

As outlined in the Relevant History section of this report, there has been a change in ownership that has resulted in different owners owning 715 and 723 Field Street. This results in the unusual condition of parking stalls located on the subject site having no legal right of access over the adjacent property. This condition has existed since construction of the apartment building in 1911, which became legal but non-conforming under the City's *Zoning Regulation Bylaw*. There is no mechanism available to the applicant or the City to compel the provision of access. The adjacent lot is was previously a parking lot but is now currently fenced off and vacant. In future, it could be developed for an apartment building under the existing R3-2 Zone, Multiple Dwelling District, which covers both lots. Although these circumstances are not ideal, staff recommend that the Committee support the request for the relaxation of the additional three parking stalls in light of the property's proximity to Downtown and public transit.

5.0 Resource Impacts

There are no resource impacts anticipated with this application.

6.0 Conclusions

The requested parking variance of three parking spaces for two additional suites is half the number of spaces previously requested. In this location, close to the Downtown and near to transit routes as well as the rental tenure of the building, this request is supportable. The variance related to the minimum suite size for one unit is supportable as the unit has sufficient windows and liveable space. The site coverage, open site space and setback variances are reflective of the size and location of the existing building.

7.0 Recommendations

7.1 Staff Recommendation

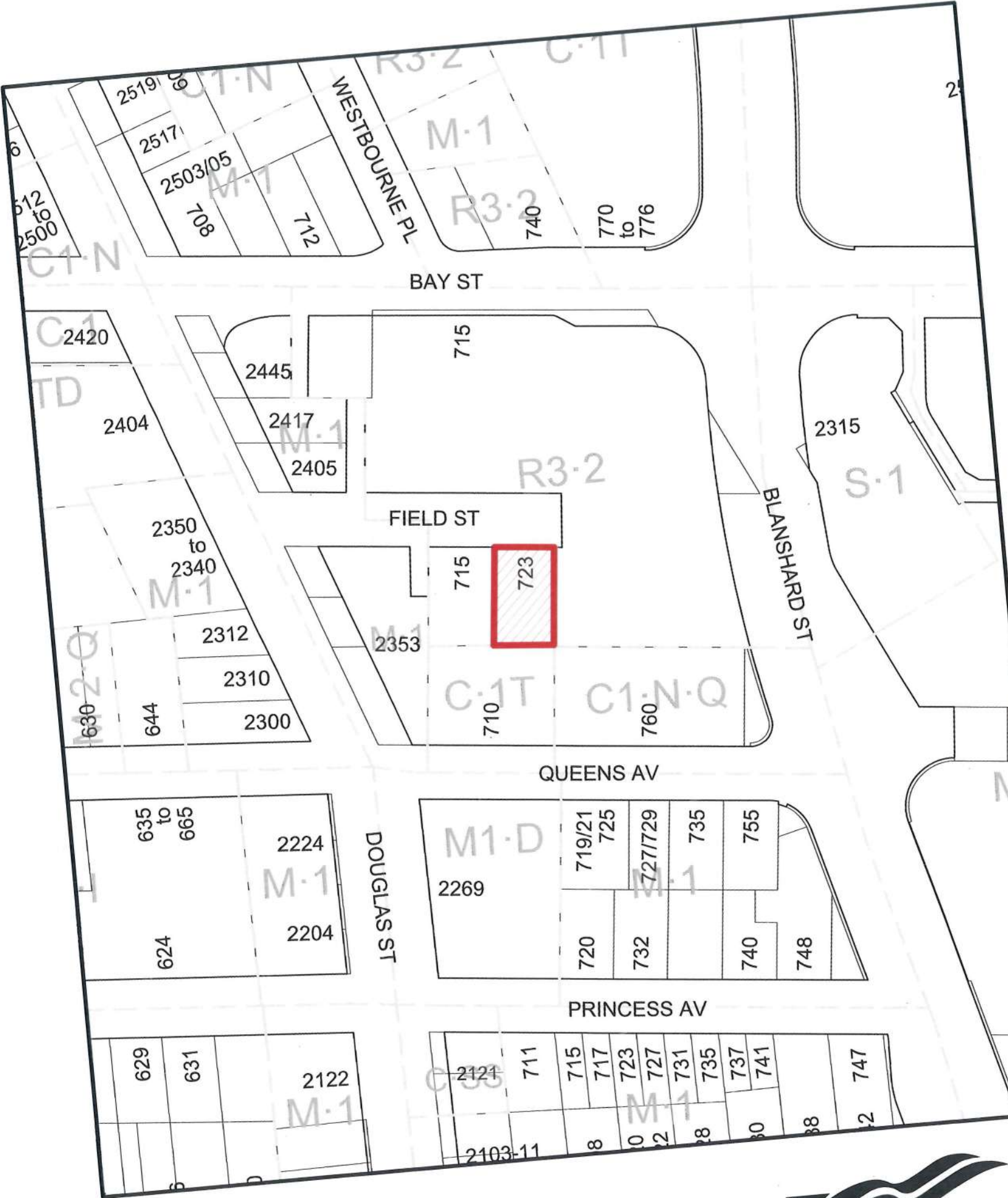
1. That Council schedules a hearing to consider the Development Permit Application with Variances for 723 Field Street.
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 - a. plans date stamped July 22, 2014;
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 - Schedule "C", Section A.11 (b) – Parking relaxed from three additional parking spaces to nil for two suites;
 - c. final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

7.2 Alternative Recommendation

That Council decline Application # 000380 for 723 Field Street.

8.0 List of Attachments

- Zoning map
- Aerial map
- Letters from applicant dated July 17, 2014, and September 15, 2014
- Plans dated July 22, 2014.



723 Field Street
Development Permit #000380





723 Field Street
Development Permit #000380





P R A X I S
architects inc.

Michael D. Levin, Architect AIBC
Robert Rocheleau, Architect AIBC

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robert.rocheleau@praxisarchitectsinc.com

July 17, 2014

**The City of Victoria
Mayor and Council**

**No. 1 Centennial Square
Victoria BC**

Re:

Development Permit Application - 723 Field Street

To Whom It May Concern:

The new owners of this 1912 apartment building are currently improving the building interior (new kitchens / bathrooms; repairing and upgrading interior finishes, upgrading fire separations etc.).

As there is no access to the lowest exterior level other than by stairway, to facilitate tenant garbage and recycling, it is proposed that a new enclosed platform be constructed off the existing sidewalk to house and secure these containers (refer to drawings). The space created below is proposed as exterior storage and enclosure for existing gas meter.

Also proposed is the conversion of existing space at the lower floor to two additional suites.

We believe that these improvements to the existing building will provide affordable quality accommodation that should be supported.

PRAXIS ARCHITECTS INC

per:


Robert Rocheleau, Architect AIBC
Director



P R A X I S
architects inc.

Michael D. Levin, Architect AIBC
Robert Rocheleau, Architect AIBC

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September 15, 2014

**The City of Victoria
Planning and Development Department**

**No. 1 Centennial Square
Victoria BC**



**Re: Development Permit Application – 723 Field Street
Zoning Review**

To Whom It May Concern:

The following is our revised response to review comments:

The current zoning for the property is R3-2.

1(f) Multiple dwellings and multiple dwelling accessory uses permitted.

2 Size and Height Restrictions

Existing and proposed dwelling units > 33 m2

3 Height

Existing building does not exceed 18.5 m in height

4 Site Coverage

Maximum Site Coverage 30%

Site Area 714.7 m2

Building Area 482.7 m2

Per Plan Check dated July 22, 2014 - Variance requested: Section 3.3.4. – Site coverage to be relaxed from 30% to 68.7%. (note: increase of 1.89% from existing non-conforming site coverage).

5 Density

FSR 4 Storeys 1.2 to 1

Actual

$1875.3 \text{ m}^2 / 714.7 = 2.62 \text{ to } 1$

6 Open Site Space

30% required.

Per Plan Check dated July 22, 2014 - Variance requested: Section 3.3.6 – Open site space required to be relaxed from 30% to 23.1%.

7, 8 No parking provided.

9 Minimum Site Area

Lot area = 714.7 m² < 920 m² required.

10 Setback

Between street boundary and building 10.5 m required, 0 provided.

Per Plan Check dated July 22, 2014 - Variance requested: Section 3.3.10 – Front setback to be relaxed from 9.0 m to nil for new platform and stairs.

11

Entrance canopy / steps closer than 4.5 m to street.

12

Building at 0 lot line at one internal boundary.

14 Parking

No parking provided.

Per Plan Check dated July 22, 2014 - Variance requested: Schedule C Section A.11(b) – Parking to be relaxed from three (3) additional parking spaces to nil for the two new suites.

15 Unit Size

Per Plan Check dated July 22, 2014 - Variance requested: Section 3.3.2 – Unit size to be relaxed from 33 m² minimum to 28.9m² (for one new unit).

PRAXIS ARCHITECTS INC

per:



Robert Rocheleau, Architect AIBC
Director



NOT FOR CONSTRUCTION

1. The continuous cash requirement of a project is funded through payments to be received that are applied entirely to the cash cost.

2. The work is done jointly with a third author, and by agreement with the co-author, we have the right to publish the work.

* The comparison used in the table above is designed to illustrate the difference between the two types of analysis. The comparison is not intended to be a test of the null hypothesis. The comparison is not intended to be a test of the null hypothesis. The comparison is not intended to be a test of the null hypothesis.

As these drawings illustrate, differences should be noted in comparison with an older project drawing. The comparison shall require any drawing under the attention of the architect and certain components for preserving significant.

• These documents do not contain necessary components for safety, health, and functional purposes during construction and compliance with local regulatory agencies (city, state, county, fire, police, etc.) or the contractor.

4. All determinants are unique, which is more useful. The algorithm usually generates the first construction and rejects it regardless before proceeding with the next $\Rightarrow T_n = \{T_{n-1}, \text{Reject}(T_{n-1})\}$.

7. Contribution to ensure that all work is carried out according to the rules and conditions of local trade practices and their specifications, by various trade groups or representatives of the type of construction.

It is important to note that while the above estimates provide some interesting insights, a significant fraction of the change in corporate market value per share trading volume is captured by the change in the number of shares outstanding. This is not surprising, given that the number of shares outstanding is a key determinant of corporate market value. The results also suggest that the change in the number of shares outstanding is a significant determinant of corporate market value, and that the change in the number of shares outstanding is a significant determinant of corporate market value.

1. All federal, state, and tribal agencies (AEC, NRC, and commercial producers and utilities) with pre and/or post construction dewatering under A/E/R should include a pre-construction RSE.

5. \mathcal{L}_1 is a linear operator on V , i.e., $\mathcal{L}_1(\alpha v + \beta w) = \alpha \mathcal{L}_1 v + \beta \mathcal{L}_1 w$.

4. Refer to the literature, Museum, and Electronic sources for customs and amenities of different, modern, extended family and their ruling in the comparison of each in the family type structure. Report your research in the Family type structure processing with the class.

²² In contrast to early involvement of unemployment, recovery and job reemployment are delayed, and unemployment is prolonged.

27. The following table gives the number of fish caught in the morning and the afternoon, and the number of fish caught in the morning and the afternoon, and the number of fish caught in the morning and the afternoon.

We compare the results for the different groups we referred to the *group* variable in the following table. It is possible that not all individuals for whom we acquired a picture by the different methods are in the same group. We therefore applied a *group* variable with the possible media payments.

The following information is required for residential mortgage purposes in Part 2 of the Housing Code:

¹² Martens, *Validity of arbitral awards in the case of an arbitrator's death*.

CLIENT	ARCHITECTS	MECHANICAL	ELECTRICAL
725 FIELD STREET HOLDINGS LTD. (12)	FRANK ARCHITECTS INC.	AVOLON MECHANICAL CONSULTANTS LTD.	MAGMA CONSULTING LTD.
JAN E. LANG 100 MIDLAND AVE. SUITE 100 TORONTO, ONT. M5H 1B5 T 416-593-2500 F 416-593-2501 E jlang@frank.ca	REMIEN RECHLEAD 2401 QUEEN ST. EAST, SUITE 402 TORONTO, ONT. M1M 1B2 T 416-461-4470 F 416-461-4471 E remien@rechlead.com	MIRIE DEMOW 2571 QUEEN ST. EAST, SUITE 402 TORONTO, ONT. M1M 1B2 T 416-461-4470 F 416-461-4471 E mirie@rechlead.com	PAUL NEMAN 1000 SHEPPARD AVE. EAST SUITE 100 TORONTO, ONT. M2A 1A9 T 416-491-4776 F 416-491-4777 E paul@nemans.com

ARCHITECTURAL

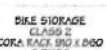
A-0 COVER SHEET

A-1	PROPOSED BASEMENT PLAN	1100
A-2	PROPOSED MAIN FLOOR PLAN	1100
A-3	PROPOSED SECOND FLOOR PLAN	1100
A-4	PROPOSED THIRD FLOOR PLAN	1100

A-5 ELEVATIONS

A-6 GARBAGE ENCLOSURE 150

PROPERTY LINE



DIKE STORAGE
CLASS II
CORR. MASH 500 X 200
6 DIKES

2500
2545
NEW SECURE
STORAGE
ENCLOSURE
EXISTING GAS
METER

SIDE WALK

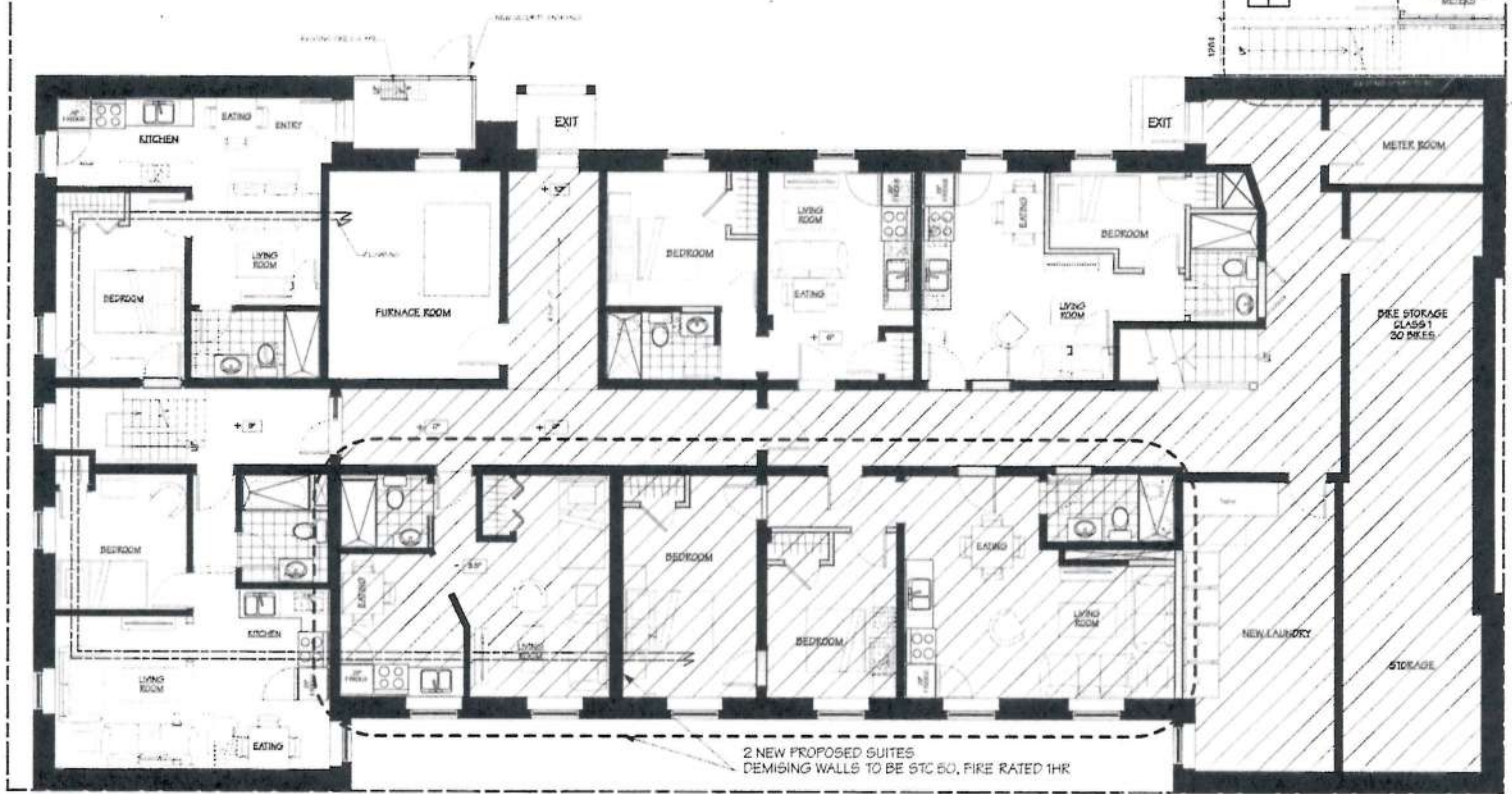
BOULEVARD

NOT FOR CONSTRUCTION

LEGEND:

TO BE REMOVED

NEW CONSTRUCTION



2 NEW PROPOSED SUITES
DEMISING WALLS TO BE STC 50, FIRE RATED 1HR

PROPOSED BASEMENT 2
DATE 1987

Existing wood outdoors to be removed as required and made good where deteriorated or to facilitate installation of new services. Prepare to receive new floor finishes.



Existing exposed wood ceiling
new fire separation -
1 hr - BC Building Code Floor System F8g

Note: in corridor areas where existing services make it difficult to install a gypsum board membrane, ULC M800 spray applied cementitious fire proofing is proposed as an acceptable alternate to cover all exposed wood framing. Suite separation is to extend to the underside of floor sheathing above.

FIELD STREET

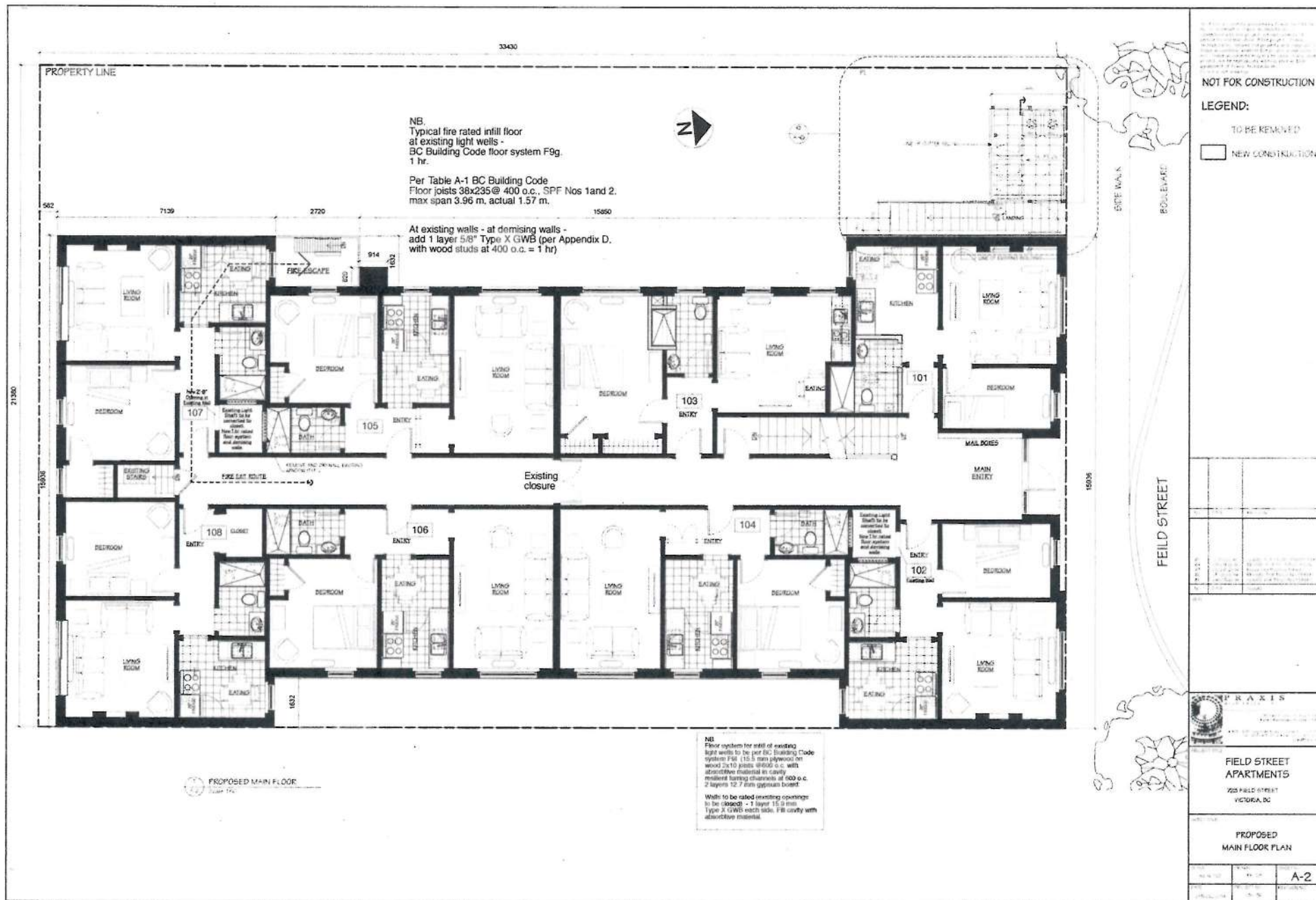


FIELD STREET
APARTMENTS
725 FIELD STREET
VICTORIA, BC

PROPOSED
BASEMENT FLOOR PLAN

DATE	1987	BY	19	OF	1
NO.	100-100	REV.	19	OF	1
DATE	1987	BY	19	OF	1
NO.	100-100	REV.	19	OF	1

A-1



PROPERTY LINE



SIDE WALK

POUL ESTATE

NOT FOR CONSTRUCTION

LEGEND:

TO BE REMOVED

NEW CONSTRUCTION

FIELD STREET



PROPOSED SECOND FLOOR

NE
 Four system for each of existing
 light wells to be per IRC Building Code
 system 1-11 (11.5 mm plywood on
 wood 2x10 joists @ 16" o.c. with
 absorptive material in cavity
 resilient furring channels at 600 o.c.
 2 layers 12.7 mm gypsum board
 Walls to be rated (existing openings
 to be closed) - 1 layer 15.5 mm
 Type X Gypsum board each side 1/8" cavity with
 absorptive material



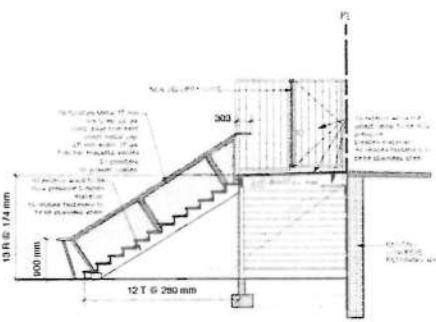
FIELD STREET
 APARTMENTS
 100 FIELD STREET
 VICTORIA, BC

PROPOSED
 SECOND FLOOR PLAN

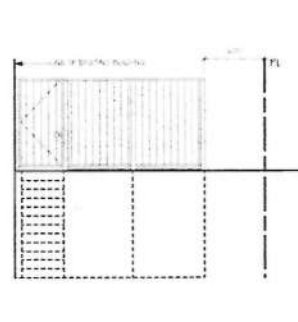
A-3



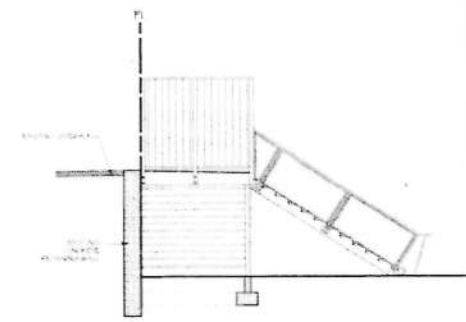
SOUTH ELEVATION



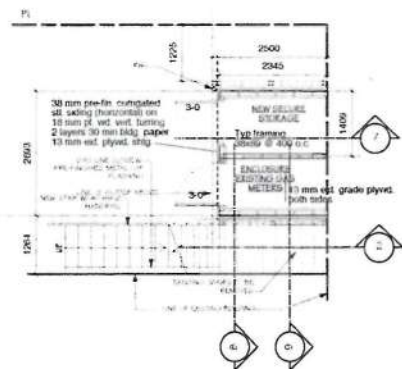
EAST ELEVATION / SECTION



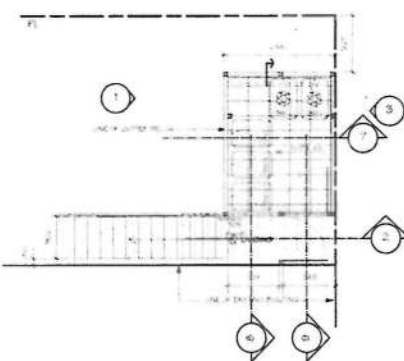
NORTH ELEVATION



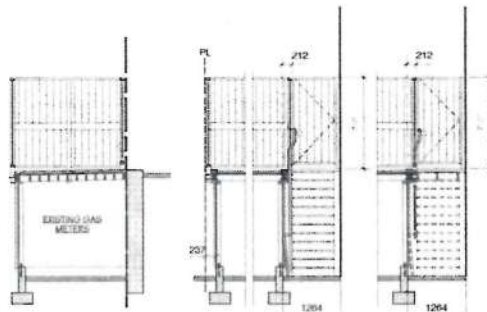
WEST ELEVATION



LOWER LEVEL PLAN



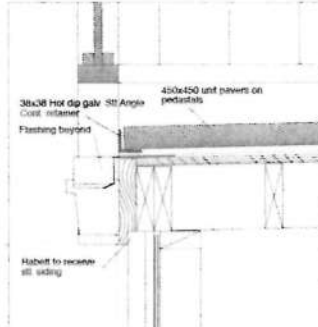
STREET LEVEL PLAN



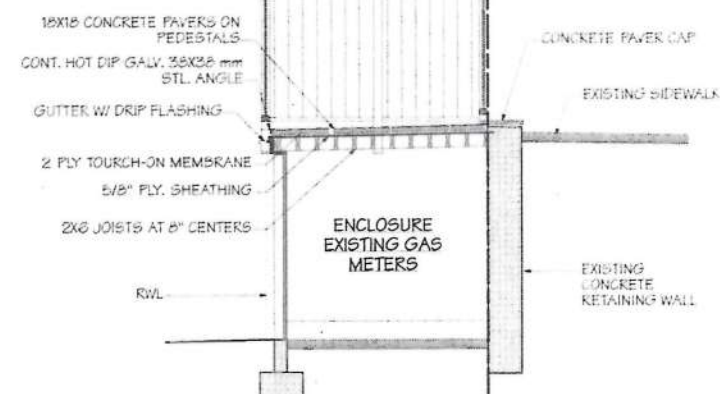
SECTION AA



SECTION BB



SECTION CC



NOT FOR CONSTRUCTION

LEGEND:

TO BE REMOVED
NEW CONSTRUCTION



FIELD STREET
APARTMENTS
725 FIELD STREET
VICTORIA, BC

PROPOSED GARBAGE &
RECYCLING ENCLOSURE

A-6