



## Planning and Land Use Committee Report

For Meeting of September 18, 2014

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**To:** Planning and Land Use Committee **Date:** September 4, 2014  
**From:** Leanne Taylor, Planner, Development Services Division  
**Subject:** **Rezoning Application #00443 and Development Permit Application for 1725 Carrick Street** – Application to construct a garden suite and accessory building.

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1725 Carrick Street. The 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 a Garden Suite District) to permit the construction of a garden suite and accessory building in the rear yard of an existing lot.

The following factors 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 provides an alternative form of rental housing in an area that supports a variety of housing types.
- The subject property will be included within Development Permit Area 15E: Intensive Residential - Garden Suites regulating the exterior design, finish and landscaping.
- The proposal is consistent with the policies and design specifications of the *Garden Suite Policy* (2011).
- There are no variances associated with this application.

Staff recommend that the Planning and Land Use Committee advance this Rezoning Application to a Public Hearing as the proposal is consistent with the OCP land use policy and applicable design guidelines.

### Recommendations

That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendments that would authorize the proposed development outlined in Rezoning Application #00443 for 1725 Carrick Street and bring it forward to a Council Agenda for consideration.

Respectfully submitted,



Leanne Taylor  
Planner  
Development Services Division



Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

  
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Jason Johnson

Date: Sept. 11/14

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## **1.0 Purpose**

The purpose of this application is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1725 Carrick Street. The 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 a Garden Suite District) to permit the construction of a garden suite and accessory building in the rear yard of an existing lot.

## **2.0 Background**

### **2.1 Description of Proposal**

Details of the proposal are:

- An existing deck attached to the principal dwelling unit and a detached garage will be removed in order to construct a garden suite and new accessory building.
- The proposed garden suite will be located in the centre of the rear yard in response to feedback from neighbours regarding privacy, sightlines and shading.
- Siding materials include HardiePlank, painted wood trim and fascia, and fiberglass shingles.
- New landscaping will be introduced and a permeable paver walkway located along the eastern property boundary which will provide access to the garden suite and accessory building from the street.

### **2.2 Sustainable Features**

Sustainable features will be incorporated into the design of the garden suite. A comprehensive list of the green building features is attached to this report. The features being proposed relate to building orientation, roof design and obtaining an EnerGuide Rating of 80 or higher.

### **2.3 Land Use Context**

The immediate neighbourhood is characterized by single family homes. The surrounding properties to the north, east and west are currently zoned R1-B. The property directly south of the subject property is zoned R2-15 (Haultain Duplex District) and occupied by a duplex.

### **2.4 Community Consultation**

In accordance with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning Applications, the applicant consulted the Oaklands Community Association at a meeting held on March 5, 2014. The summary of this meeting is attached.

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

The current zoning for the property is the R1-B Zone, Single Family Dwelling District, which allows a single family dwelling with a secondary suite. The parcel qualifies as a "plus site" since it is over 557 m<sup>2</sup> in size and, 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 following data table compares the proposal with the R1-B-GS2 Zone. There are no variances associated with this application.

Zoning Criteria	Proposal	Zone Standard R1-B-GS2 "Plus site"
Site area (m <sup>2</sup> ) - minimum	689	557
Floor area of single family dwelling for first and second storeys combined (m <sup>2</sup> ) - maximum	118	280
Garden suite floor area (m <sup>2</sup> ) - maximum	55.7	56
Accessory building floor area (m <sup>2</sup> ) - maximum	23.41	37
Total site coverage (%) - maximum	31.4	40
Rear yard lot coverage (%) - maximum (includes garden suite and accessory building)	23.8	25
Height of garden suite (m) - maximum	3.4	5.5
Height of accessory building (m) - maximum	3.35	3.5
Number of storeys of garden suite - maximum	1	1.5
Separation space between single family dwelling and garden suite (m) - minimum	12.6	2.4
Parking stalls for single family dwelling	1	1
Bicycle storage for garden suite	4	0
<b>Garden suite setbacks</b>		
Side yard (m) (west) – minimum	2.9	0.6
Side yard (m) (east) – minimum	2.9	0.6
Rear yard (m) (south) – minimum	3.0	0.6
<b>Accessory building setbacks</b>		
Side yard (m) (west) – minimum	10.2	0.6
Side yard (m) (east) – minimum	1.2	0.6
Rear yard (m) – minimum	13.8	0.6
Setback to proposed garden suite	1.5	N/A

## **2.5 Legal Description**

Lot 1, Section 25, Victoria District, Plan 7761.

## **2.6 Consistency with City Policy**

### **2.6.1 Official Community Plan, 2012**

The *Official Community Plan 2012 (OCP)* Urban Place Designation for the subject property is Traditional Residential. In accordance with the OCP, garden suites are subject to DPA 15E: Intensive Residential – Garden Suites. The proposal is also consistent with the objectives of DPA 15E to achieve new infill that respects the established character in residential areas.

### **2.6.2 Garden Suite Policy**

The proposed development is consistent overall with the relevant land use policies of the *Garden Suite Policy*. Further details are provided in the following sections of this report.

## **2.7 Consistency with the Design Guidelines**

### **2.7.1 Siting and Shading**

According to the *Garden Suite Design Guidelines*, a garden suite located on a lot should be at least partially visible from the street. Locating the garden suite in the centre of the rear yard as proposed and constructing a 25 m<sup>2</sup> accessory building for bicycle storage adjacent to the suite on its northeast side will result in the suite not being visible from the street. However, the roofline of the garden suite will be noticeable from the street. Other locations for the accessory building were explored; however, locating the new accessory building on the east side of the property in line with the garden suite was the most acceptable to the neighbours as it maintains the approximate current orientation of buildings on the subject property.

An arbour, gate and address sign for the suite will be installed on the pathway and will be visible from the street. Motion-activated lighting along the pathway from the arbour to the suite will also be installed. The pathway and pavers provide directional cues to the entrance of the garden suite.

To minimize the amount of shading on adjacent parcels (1719 and 1727 Carrick Street), the garden suite will be located in the centre of the rear yard resulting in a side yard setback of 2.9 m to mitigate shading on adjacent parcels.

### **3.1.2 Character**

The proposed finishes for the garden suite include horizontal HardiePlank siding, painted wood trim and fascia. The proposed exterior cladding would result in an appropriate design response to the existing single family dwelling unit. The roofline proposed for the garden suite is hip-shaped to preserve views and sightlines for the neighbours to the south. For comparison, the roofline of the main dwelling unit is pitched.

### **3.1.3 Windows and Entries**

The proposed garden suite includes a front door facing Carrick Street. The size and number of window openings are maximized on the northern and southern elevations to provide access to natural light. Window openings on the east and west elevations have been minimized to reduce privacy impacts on neighbouring properties.

### **3.1.4 Outdoor Space and Landscape**

Landscape features include a permeable pathway to the front entry of the garden suite. New landscaping includes a mix of native and non-native deciduous shrubs and groundcover plants. The south side of the garden suite includes a private patio finished with permeable pavers.

## **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 1725 Carrick 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 provide a liveable 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* amendments that would authorize the proposed development outlined in Rezoning Application #00443 for 1725 Carrick Street and bring it forward to a Council Agenda for consideration.

### **6.2 Alternate Recommendations**

That Rezoning Application #00443 for 1725 Carrick Street be declined.

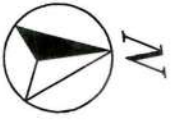
## **7.0 List of Attachments**

- Air photo
- Zoning map
- Applicant's letter to Council dated June 23, 2014
- Submission drawings dated June 23, 2014 and August 20, 2014
- Oaklands Community Association Land Use Committee, March 17, 2014 and May 6, 2014.
- Green Building Features.



1725 Carrick Street  
 Rezoning #00443  
 Bylaw #





1725 Carrick Street  
Rezoning #00443  
Bylaw #



June 23, 2014

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6



**Regarding: Revised Application for Garden Suite Rezoning for  
1725 Carrick Street**

Dear Mayor and Council,

Please accept the enclosed application and plans for a Garden Suite at the subject property. I am considering a garden suite because the house has no basement, only a crawl space, so it does not lend itself to a secondary suite. My lot area exceeds 557 sq m and, therefore, I ask that it be considered as a "Plus Site," as defined under the City of Victoria *Garden Suite Policy*.

Kindly note that the garden suite design assumes other changes in the rear yard, as shown on the attached plans. I intend to remove an existing deck, and replace an existing garage with a **bicycle storage shed** that can be used by occupants of both the main residence and the garden suite.

I consulted my immediate neighbours and incorporated their comments, as follows:

East – Keep garden suite away from property line to decrease shadow effects. Increase setback distance from the 0.6 m allowed by the Policy to 2.9 m. Replace existing garage, currently located immediately adjacent to the east lot line, with a storage/workshop that is set back 1.2 m. Privacy is protected through including high "piano" windows in east wall of the bedroom, with no other windows on the east side.

West – Reduce shadowing by using a garden suite set back of 2.9 m, equal to the east side. Enhance privacy through landscaping and setting kitchen on west side.

South – Mitigate visual impacts for neighbours to the south by moving the building away from the property line to a setback distance of 3.0 m. The set back of 2.9 m from the east lot line also helps preserve the view by these neighbours. In addition, the roof line was changed from a gable to a hip shape to protect these views.

I would like to draw your attention to one element of the design: Under Item 4, "Design Guidelines," the *Garden Suite Policy* states, "Where possible, the garden suite should be located to be at least partially visible from the street."

My lot is long and narrow, about 46 m long by 15 m wide. Because the garden suite would be wholly constructed in the rear of the yard, it would be mostly hidden by the main residence and existing garage. Even the replacement bicycle storage shed would somewhat obscure direct sight of the garden suite from the northeast.

I considered a number of options for siting the garden suite and future bicycle storage shed before selecting the proposed orientation, as summarized below.

**Options Considered for Orientation of Bicycle Storage Shed Relative to Garden Suite:**

**#1, Garden Suite on East** – First, I considered locating the garden suite on the east side of the rear yard to increase its visibility from the road. However, that location would shade our neighbours to the east and impair the sight lines of my neighbours to the south. In consulting with them, I have centred the garden suite in the rear yard.

**#2, Shed on East** (proposed) – The next option is most acceptable to my neighbours because it maintains the approximate current orientation of buildings on my property. The bicycle storage shed would essentially replace the existing garage. This also optimizes the travel to the garden suite by bicycle and preserves privacy.

**#3, Shed on West** – Another option would place the shed on the west side of the rear property to enhance the visibility along the driveway to the garden suite. However, the shed would shade the centre rear yard earmarked for the prime residence patio and vegetable garden. It would also separate the bicycle storage shed from the driveway and result in privacy conflicts.

**#4, Path to Garden Suite on West** – I considered constructing the garden suite path on the west side of the principal dwelling, but that would result in conflicts with privacy and in difficult access by garden suite residents to the parking stall and Storage/Workshop.

**#5, Shed on South** – It would be possible to centre the shed along the rear property line. However, that siting would push the garden suite closer to the main residence and impair the green buffer and garden space between the two dwellings. It would also lead to conflict with my neighbours on the rear property line.

**#6, No Shed** – Because I am removing the existing garage and offer no off-street parking for tenants, I feel it is important to provide space for the storage and maintenance of bicycles for both the principal residence and the garden suite.

Under the proposed option (#2 above), I plan to enhance the visibility of the garden suite from the road. The enclosed plans (pages 1, 2, and 4) include an arbour with clear address sign and gate to the Suite that will be immediately visible from the street. In addition, the design will include motion-activated lighting along the pathway from the arbour to the Suite entrance. In addition, the garden suite would be fully visible from the road on the west side of the main residence.

Thank you for considering my application for rezoning. Please let me know if you require further information.

Sincerely,



Nicola LaMorte  
1725 Carrick Street  
Victoria, BC V8R 2M1  
Tel: 250-889-8492  
nlamorte@telus.net



North Jubilee  
Neighbourhood  
Association

c/o 1766 Haultain Street

Victoria, B.C., V8R 2L2

March 17, 2014

Mayor Dean Fortin and City Council

1 Centennial Square

Victoria, B.C., V8W 1P6

Re: Proposed Rezoning 1725 Carrick Street...Garden Suite

Dear Mayor Fortin and Council:

The North Jubilee Neighbourhood Association hosted a CALUC meeting on March 5, 2014 re a rezoning proposal for 1725 Carrick Street from R1-B Residential to R1-B-GS2 Zone, Single Family Dwelling with Garden Suite. Six residents attended this meeting.

The applicant has been in contact with close-by neighbours and has worked with the neighbour, whose backyard is adjacent, with lowering the roof line on the proposed suite. The patio on this South side of the property will be landscaped as well. There is one parking spot available for the suite. A new storage shed is to be added at a later date with half the space for the use of the owner and half for the garden suite. The applicant has advised that when the present house requires painting it will be repainted the same colour as the garden suite and cedar trim will be added. The plans indicate "paver patio" and walkway which is preferred to concrete, as this property is in the Bowker Creek Watershed and the City has adopted the Bowker Creek Blueprint.

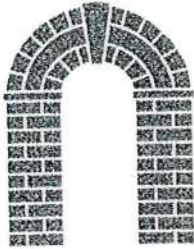
Concerns voiced at the meeting included loss of privacy; height of structure; prefer long-term renters as sense of community is lost with high turnover; encourage renting to tenant that does not have a vehicle; and determining that there is adequate drainage on the property. As presented, neighbours attending the meeting seemed to be in favour of this type of added density, but are also interested in being kept informed as to the plans meeting City requirements. A garden suite leads to the least amount of lost green space.

Yours truly,

Jean Johnson, Land Use Chair on behalf of Committee Members, Wilma Peters and Pat May

Cc: Lucina Baryluk, Senior Planner; Councillor Shellie Gudgeon

Jim and Nicola LaMorte



North Jubilee  
Neighbourhood  
Association

c/o 1766 Haultain Street

Victoria, B.C.

May 6, 2013

Mayor Dean Fortin and City Council

1 Centennial Square

Victoria, B.C., V8W 1P6

Re: Proposed Rezoning 1725 Carrick Street...REZ00443

Dear Mayor Fortin and Council:

In reply to the Sustainable Planning and Community Development Department's April 8, 2013 letter re the above proposed rezoning, North Jubilee's Land Use Committee is in agreement that this application is supported by the community as a rezoning that would lead to the least amount of lost green space or privacy by the neighbours. The location of this proposed garden suite and the added patio add to the livability of this proposal.

There were concerns voiced at the March 5, 2013 CALUC meeting which were outlined in our March 17, 2013 letter to you.

Yours truly,

Jean Johnson, Land Use Chair on behalf of Committee Members, Wilma Peters and Patrick May

Cc: Lucina Baryluk, Senior Planner; Councillor Shellie Gudgeon, NJ Council Liaison

# BC Land Surveyors Site Plan of 1725 Carrick Street

Legal - Lot 1, Section 25, Victoria District, Plan 7761

Parcel Identifier: 005-659-809

Scale - 1 : 200

All distances are shown in metres.

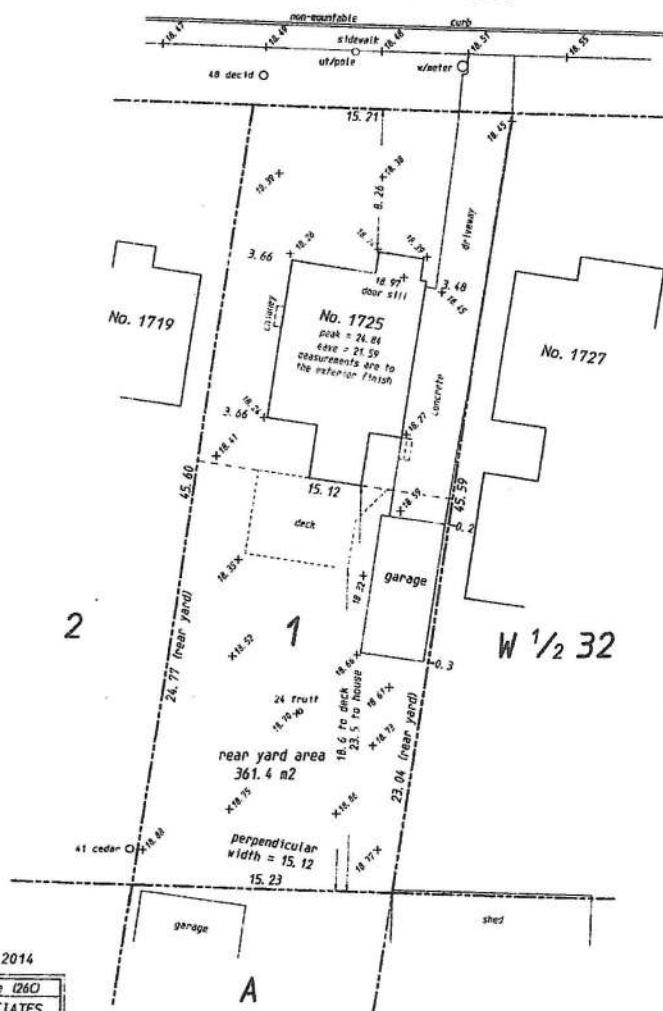
The intended print size is 11" by 17".

Tree diameters are in centimetres.

Geodetic elevations shown  $\pm 0.1$  m (in METRES)

Site Area = 689 m<sup>2</sup>

Carrick Street



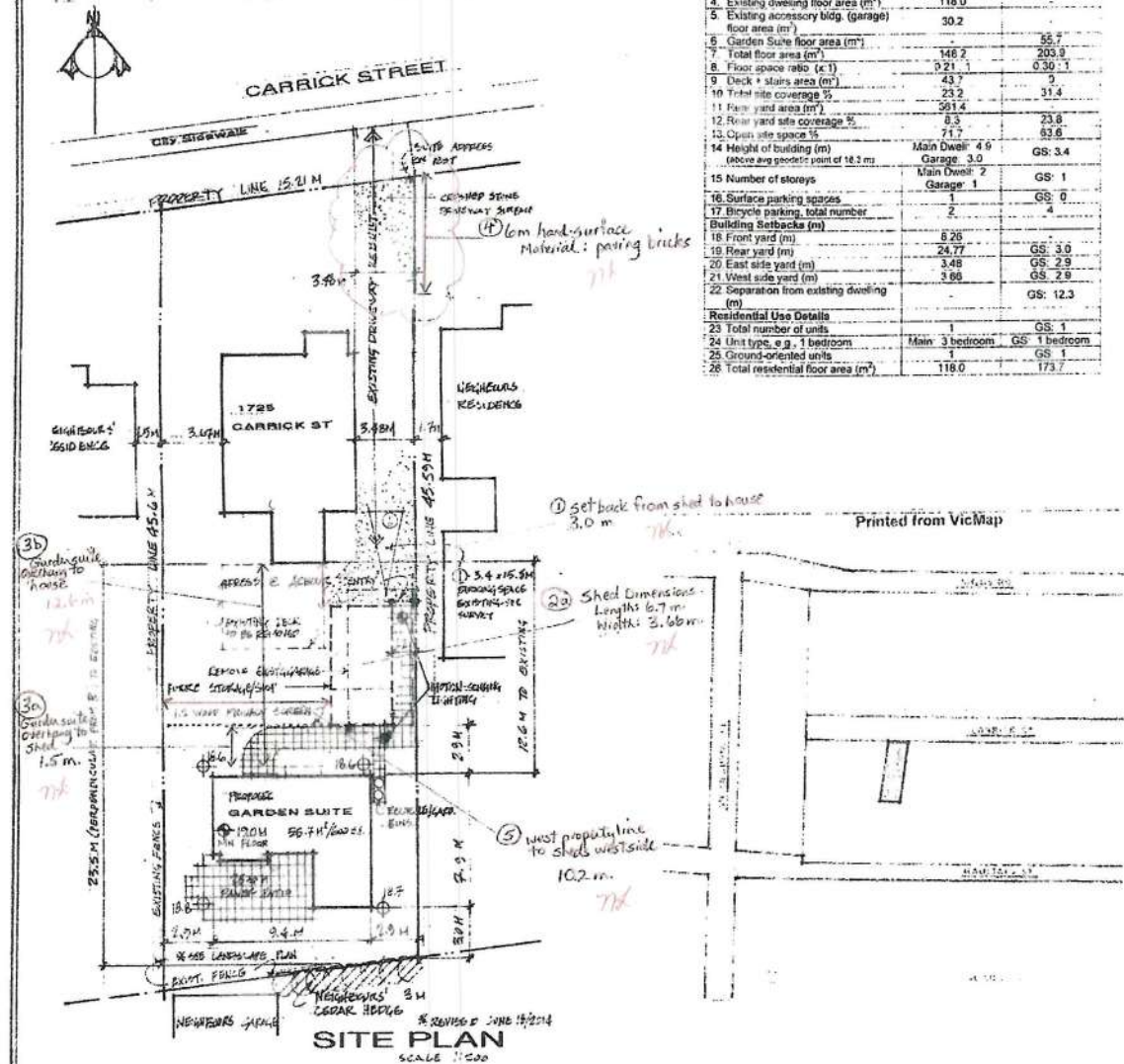
January 8, 2014

File: 11,744 Site 0260  
POWELL & ASSOCIATES  
BC Land Surveyors  
259-2950 Douglas Street  
Victoria, BC V8T 4N6  
phone (250) 382-8855

## Project Information Table

Applicant for Garden Suite  
Nicola LaMorte  
1725 Carrick Street  
Victoria, BC V8R 2M1

Project Information Table	Without Garden Suite	With Garden Suite
1 Zone (existing)	R1-B Single Family Dwelling	R1-B-GS2 Single Family Dwelling with Garden Suite
2 Proposed zone		
3 Site (lot) area (m <sup>2</sup> )		689.0
4 Existing dwelling floor area (m <sup>2</sup> )	118.0	
5 Existing accessory bldg. (garage) floor area (m <sup>2</sup> )	30.2	
6 Garden Suite floor area (m <sup>2</sup> )		55.7
7 Total floor area (m <sup>2</sup> )	148.2	203.9
8 Floor space ratio (x1)	0.21	0.30
9 Deck + stairs area (m <sup>2</sup> )	43.7	
10 Total site coverage %	25.2	31.4
11 Rear yard area (m <sup>2</sup> )	261.4	
12 Rear yard site coverage %	8.3	23.8
13 Open site space %	71.7	63.6
14 Height of building (m) (above avg geodetic point of 16.3 m)	Main Dwell: 4.9 Garage: 3.0	GS: 3.4
15 Number of storeys	Main Dwell: 2 Garage: 1	GS: 1
16 Surface parking spaces	1	GS: 0
17 Bicycle parking, total number	2	4
18 Building Setbacks (m)		
19 Front yard (m)	6.26	GS: 3.0
20 Rear yard (m)	24.77	GS: 2.9
21 East side yard (m)	3.48	GS: 2.9
22 Separation from existing dwelling (m)	3.66	GS: 12.3
Residential Use Details		
23 Total number of units	1	GS: 1
24 Unit type, e.g., 1 bedroom	Main: 3 bedroom	GS: 1 bedroom
25 Ground-oriented units	1	GS: 1
26 Total residential floor area (m <sup>2</sup> )	118.0	173.7



PROPOSED

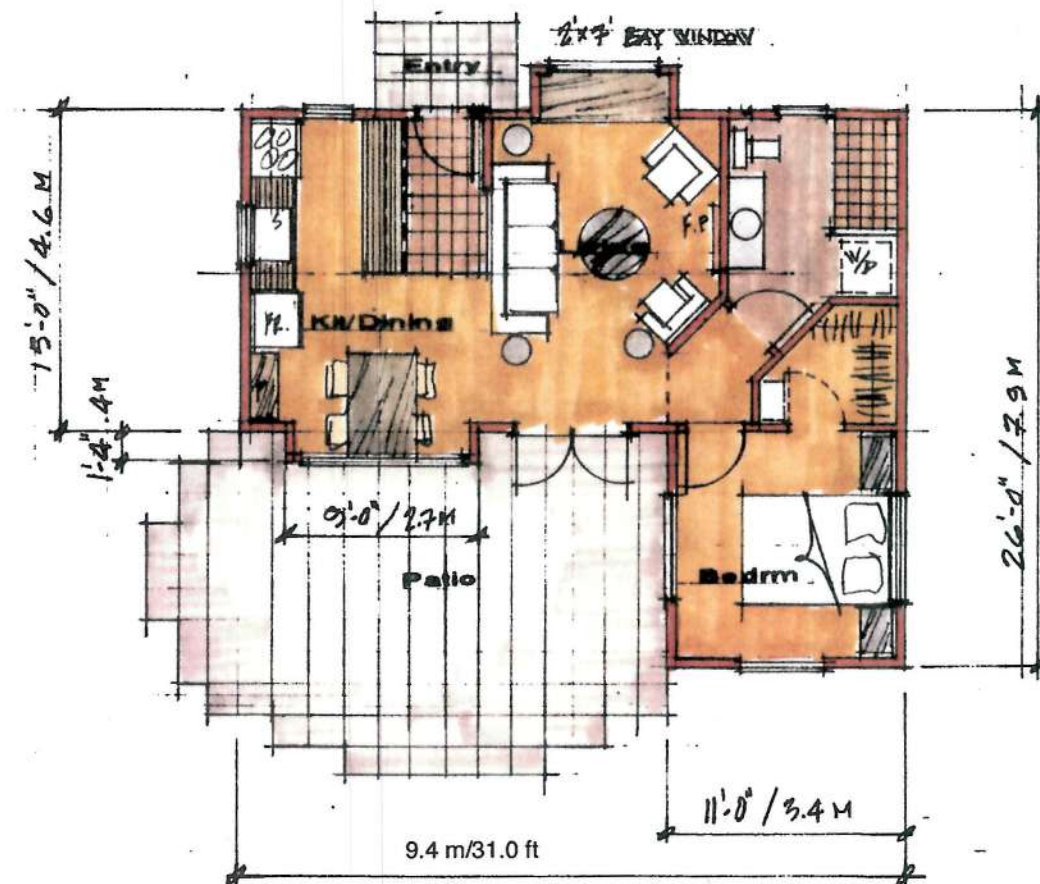
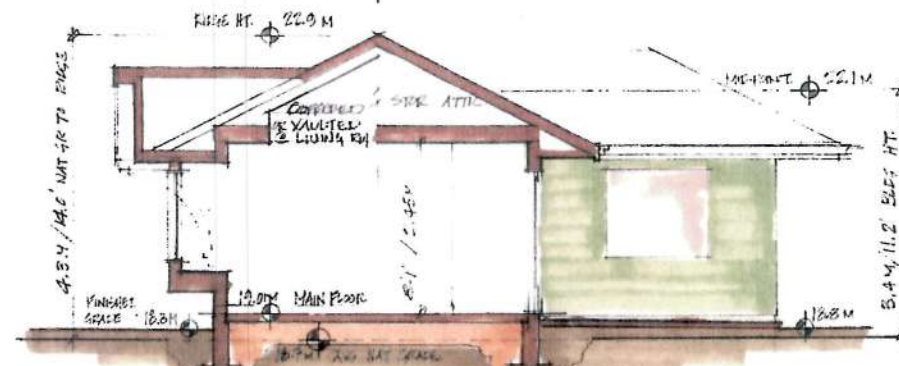
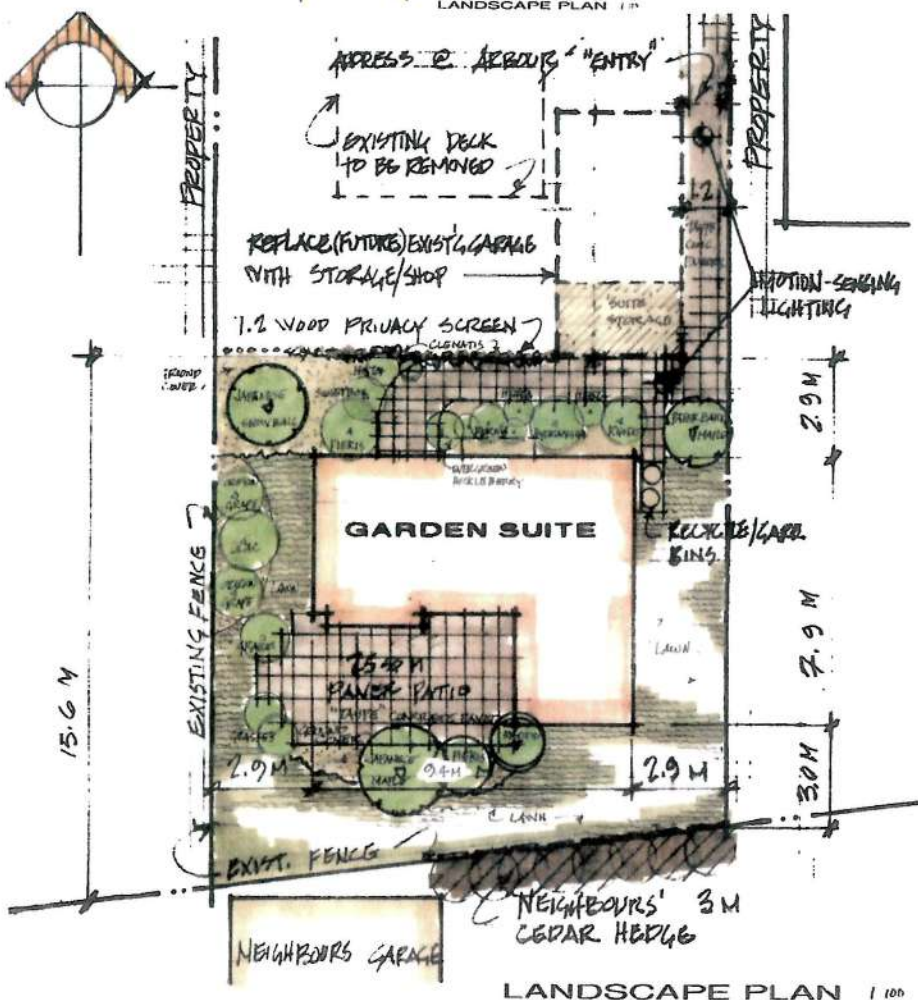
GARDEN SUITE

LAMORTE RESIDENCE  
1725 CARRICK STREET

VICTORIA BC



1



**FLOOR PLAN**  
1/4" = 1'-0" 1:48

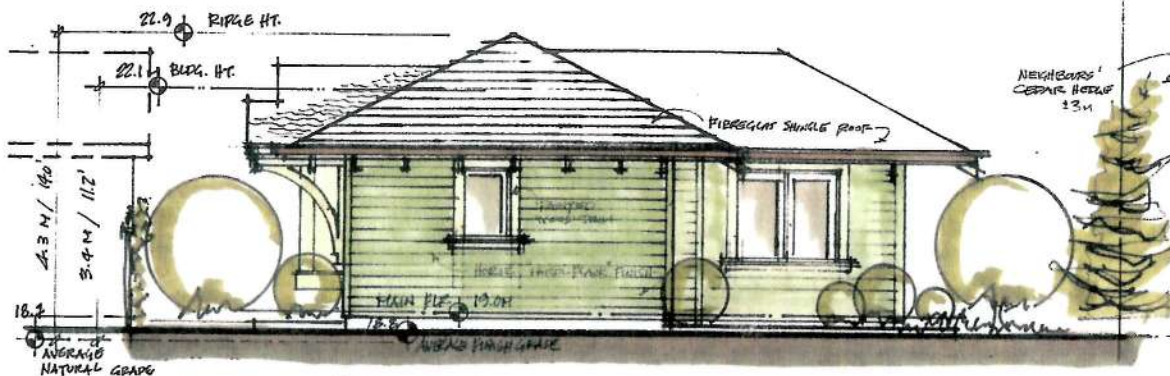
PROPOSED

## GARDEN SUITE

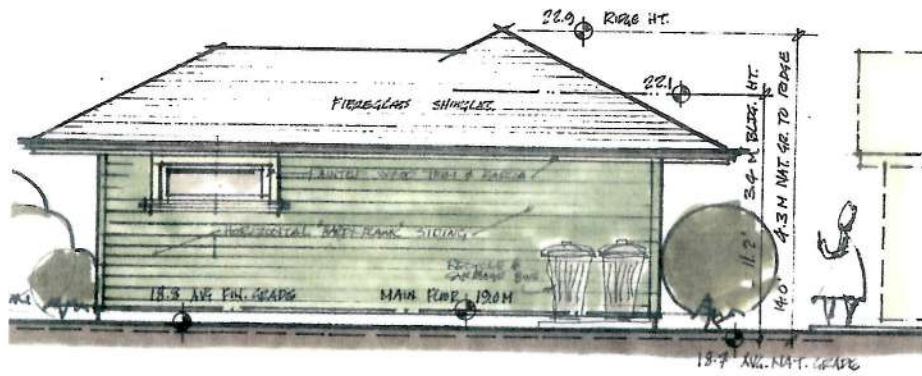
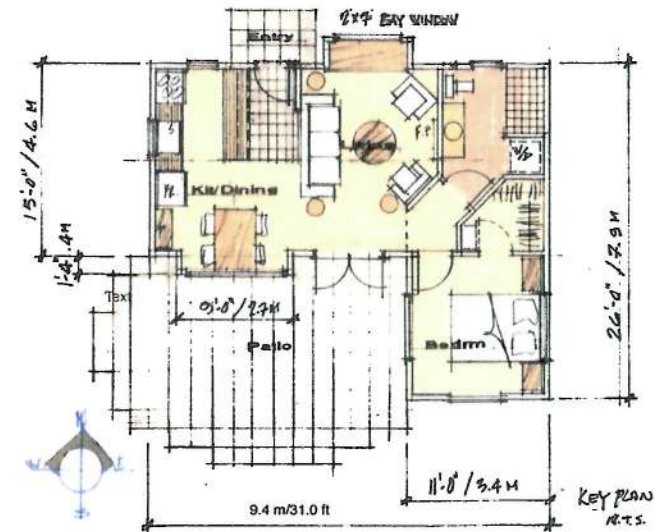
LAMORTE RESIDENCE  
1725 CARRICK STREET

VICTORIA BC

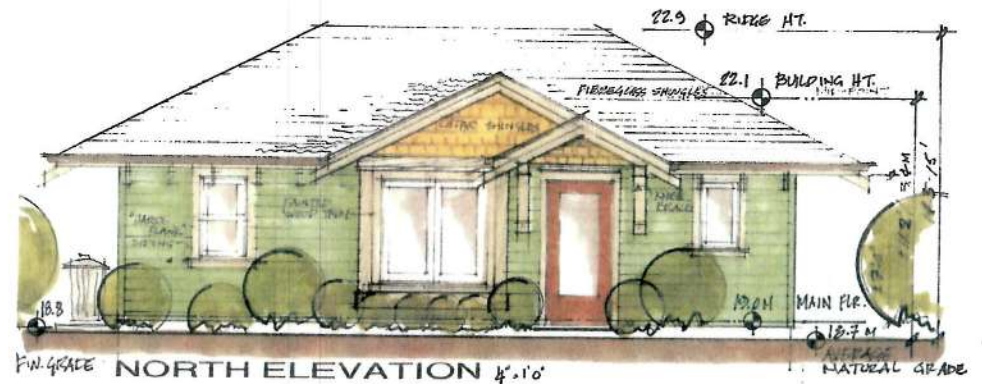




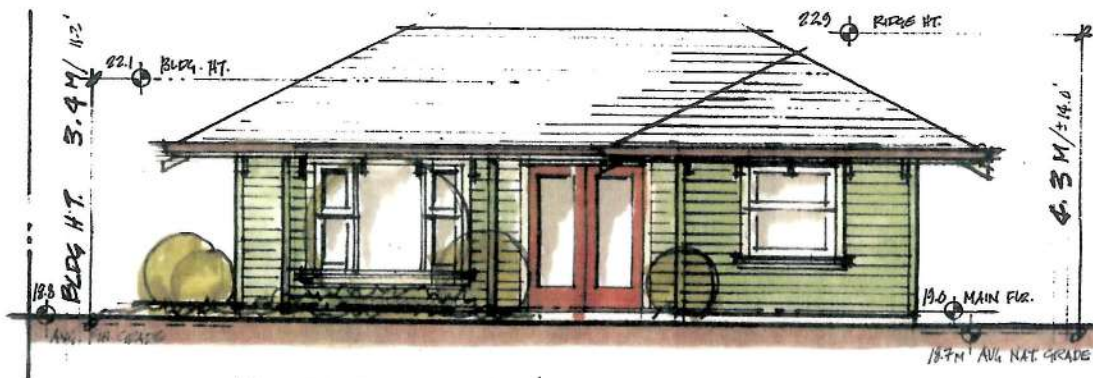
WEST ELEVATION 4'-11.5"



EAST ELEVATION 4'-11.0"



NORTH ELEVATION 4'-10.0"



SOUTH ELEVATION 4'-11.0"

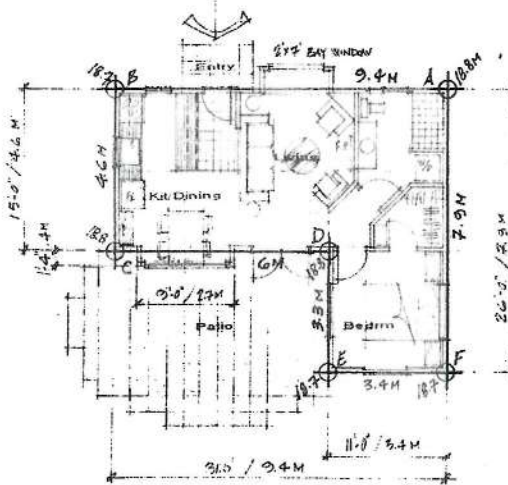
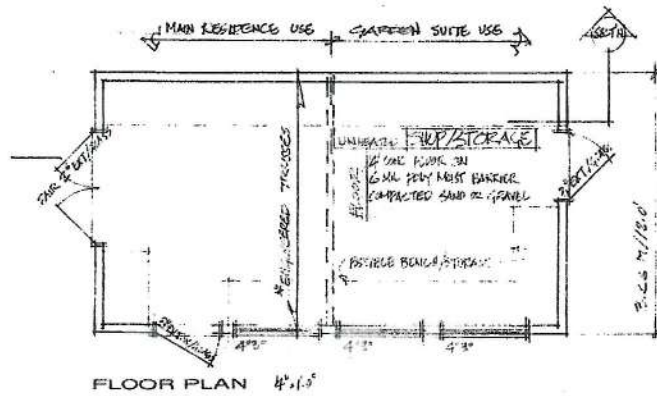
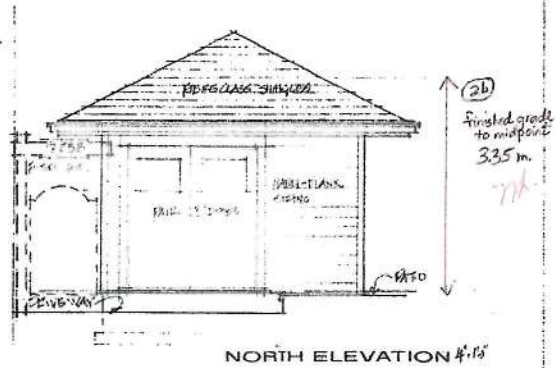
PROPOSED

## GARDEN SUITE

LAMORTE RESIDENCE  
1725 CARRICK STREET

VICTORIA BC





Average Grade Calculations

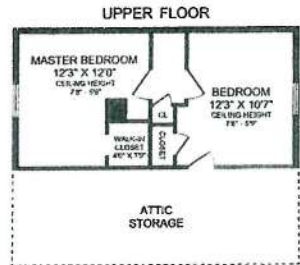
Grade Points	Avg. of Points	Distance Between	Totals
A & B	$(18.8m + 18.7m) / 2 = 18.75$	x 9.4 m	176.25
B & C	$(18.7m + 18.8m) / 2 = 18.75$	x 4.6 m	86.25
C & D	$(18.8m + 18.8m) / 2 = 18.80$	x 6.0 m	112.80
D & E	$(18.8m + 18.7m) / 2 = 18.75$	x 3.3 m	61.86
E & F	$(18.7m + 18.7m) / 2 = 18.70$	x 3.4 m	61.58
F & A	$(18.7m + 18.8m) / 2 = 18.75$	x 2.9m 34.6 m	148.13 648.89

Average natural grade:  $648.89 / 34.6 m = 18.75$  metres

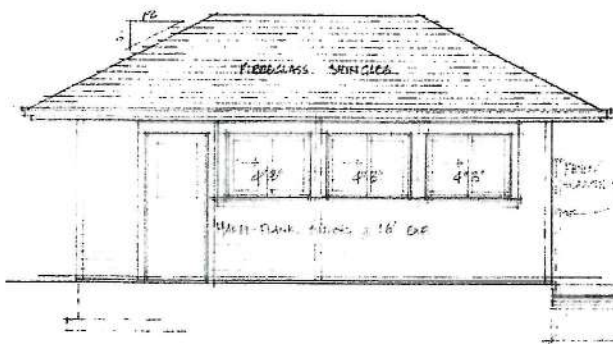
GARDEN SUITE  
GRADE CALCULATIONS



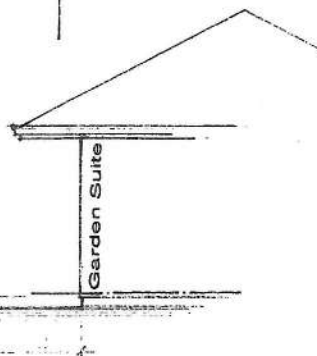
Room	Finished	Unfinished	Total
Deck	931	0	931
Bed	318	0	318
Bath	1270	0	1270
Storage		427	
		325	



existing HOME 1'5'-0"



PROPOSED FUTURE Storage Bldg.



PROPOSED

GARDEN SUITE

1725 CARRICK STREET

VICTORIA



## Green Building Features

Garden Suite at 1725 Carrick Street  
Applicant: Nicola LaMorte, 250-889-8492

Category	Feature	Notes
Site Selection and Design	Design with long axis oriented east-west, enhancing southern exposure.	<a href="https://vancouver.ca/files/cov/passive-home-design.pdf">https://vancouver.ca/files/cov/passive-home-design.pdf</a>
	Orient large kitchen window, French doors, and bedroom window to the south for direct solar warming of the interior.	
	Set back suite 3 m from the south property line to reduce shadow effects of neighbour's trees and garage structure.  Orient south-facing roof to allow for future solar hot water panel.	
Transportation	Replace existing garage with storage/workshop, including weather-protected and secure bicycle storage for Garden Suite tenants.  No additional parking for Garden Suite.	
Energy Efficiency	Obtain EnerGuide Rating of 80 or higher.  Install only energy-efficient appliances.  Install windows that can be opened to promote passive ventilation.	Power Smart New Home Grant of \$2,000 for EnerGuide Rating of 80 or higher.  Energy Star Package, \$150 grant for energy efficient 1) Refrigerator, 2) Clothes Washer, 3) CFL or LED lighting, and 4) Bathroom fan.

	Build roof overhang to shield windows from direct sunlight in summer, moderating interior temperatures.	
<b>Renewable Energy</b>	Pre-plumb Garden Suite to be solar hot water ready.	About \$500 – “Solar Hot Water Ready,” City of Victoria Contractors: Pacific Solar Smart Island Energy Savings
<b>Water</b>	Install faucets and shower head with flow rate of 8 l/min or less.	
	Install dual flush toilet with ultra-low flow (4.5 L/flush)  Use rain barrels to collect non-potable water for landscaping.	
<b>Site Permeability</b>	Install permeable pavers for Garden Suite pathway and patio.	
<b>Landscaping and Urban Forest</b>	Increase the number of trees on the lot.  Plant deciduous trees to enhance solar gain in winter and shoulder seasons.	
<b>Urban Agriculture</b>	Include raised beds to support vegetable gardening at Garden Suite.  Add fruit trees and berry patch on lot.	