



Planning and Land Use Committee Report For the Meeting of September 18, 2014

To: Planning & Land Use Committee **Date:** September 4, 2014
From: Lucina Baryluk, Senior Process Planner
Subject: **Development Variance Permit Application #00142 for 2611 Scott Street**
Application for a parking variance for a single family home in the R1-B Zone, Single Family Dwelling District

Executive Summary

The purpose of this report is to provide Council with information, analysis and recommendations regarding a Development Variance Permit Application to allow a parking space in the front yard of a single family house at 2611 Scott Street. The applicant is proposing to convert the existing attached garage into living space. The City's parking regulations require one parking space for a single family dwelling, which must be located behind the front wall of the house.

The following points were taken into consideration in reviewing this application:

- The front yard parking will provide the required off-street parking space for the single family dwelling.
- Due to grade changes and retaining walls, the existing driveway does not provide an adequate parking surface. The proposal involves creating a level surface for a parking stall. This reconfiguration of this space in front of the house will create a more useable space in the front yard space.
- Creating a parking stall on either side of the house is not a practical solution due to the width of the side yards.

In accordance with the City's *Land Use Procedures Bylaw*, this Development Variance Permit application requires notification, sign posting and a Hearing.

Staff recommend that Council support this application.

Recommendations

1. That Council schedule a Hearing to consider Development Variance Permit Application #00142 for 2611 Scott Street.
2. Following the Hearing, that Council considers passing the following resolution to authorize the issuance of a Development Variance Permit Application #00142 in accordance with:
 - a. plans date stamped July 9, 2014;
 - b. development meeting all *Zoning Regulation Bylaw* requirements, except for the following:
 - Schedule "C" Section 3 - Relaxation to permit one parking stall to be located in the front yard.

- c. final plans to be generally consistent with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development, subject to final approval of the driveway surface material to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

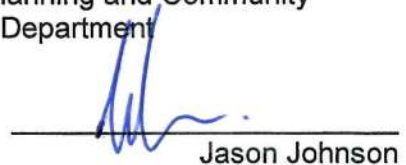


Lucina Baryluk
Senior Process Planner
Development Services Division




Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Jason Johnson

Date:



LB:af

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\DVP\DVP00142\DVP 2611 SCOTT.DOC

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Variance Permit Application to allow a parking space in the front yard of a single family house located at 2611 Scott Street. The City's parking regulations require one parking space for a single family dwelling, which must be located behind the front wall of the house.

2.0 Background

As a result of proposed renovations to convert the garage to living space in this single family dwelling, the required off-street parking will be eliminated. The *Zoning Regulation Bylaw*, Schedule C, does not permit the off-street parking stall for a single family dwelling to be located in the front yard. The planning rationale for this regulation is to create an inviting streetscape that is not dominated by vehicles and garages.

2.1 Description of Proposal

The current owners wish to convert the garage to a living space. Due to grade changes, the garage door will be replaced with a window, and the existing driveway will be filled in to create a level parking stall in front of the house. In order to obtain a building permit for this construction, a Development Variance Permit must be obtained for the front yard parking.

More details of the applicant's proposal are contained within their letter (attached).

2.2 Community Consultation

In compliance with the Community Association Land Use Committee Procedures for Processing Variances, the application was referred to the Oaklands Community Association on July 17, 2014 for a 30-day comment period. No comments were received at the time of writing this report.

The applicant has provided a petition, thus exceeding the consultation requirements for a variance application.

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

3.0 Issues

There are no significant issues associated with this application as there are no other practical solutions for creating a parking stall at the side of the house. The placement of the house does not provide for a sufficient driveway and parking area on either side of the house. In the context of Scott Street, many of the homes have a driveway with a level grade providing access to off-street parking.

The width of the existing driveway and garage do not lend themselves to ease of vehicular parking. This situation is compounded by the change in grade, which requires concrete retaining walls. Filling in the driveway to create a parking stall at grade will improve the existing situation and improve the visual character of the front yard. In order to soften the appearance of the driveway, staff is recommending that the applicant provide decorative paving for a portion of the driveway or grass strips.

4.0 Conclusions

The parking stall proposed in front of the house provides a suitable alternative location for off-street parking for the occupants and enables the owners to increase the living space in this dwelling. As there are limited practical options for off-street parking on the subject parcel, this application to allow front yard parking represents a supportable solution. As such, staff recommend to Council that this application can be supported.

5.0 Resource Impacts

There are no resource impacts anticipated with this application.

6.0 Recommendation

1. That Council schedule a Hearing to consider Development Variance Permit Application #00142 for 2611 Scott Street.
2. Following the Hearing, that Council considers passing the following resolution to authorize the issuance of a Development Variance Permit Application #00142 in accordance with:
 - a. plans date stamped July 9, 2014;
 - b. development meeting all *Zoning Regulation Bylaw* requirements, except for the following:
 - Schedule "C" Section 3 - Relaxation to permit one parking stall to be located in the front yard.
 - c. final plans to be generally consistent with the plans identified above, to the satisfaction of the Director of Sustainable Planning and Community Development, subject to final approval of the driveway surface material to the satisfaction of the Director of Sustainable Planning and Community Development.

6.1 Alternative Recommendation

That Council decline Development Variance Permit Application #00142 for 2611 Scott Street.

7.0 List of Attachments

- Zoning Map
- Aerial Map
- Applicant's letter to Council dated June 17, 2014
- Submission drawings.

SHAKESPEARE ST

| | | |
|------|------|------|
| | | 2672 |
| | | 2664 |
| | | 2656 |
| | | 2646 |
| 2643 | | 2642 |
| 2639 | | 2638 |
| 2631 | | 2636 |
| 2625 | | 2632 |
| 2621 | | 2622 |
| 2615 | | 2618 |
| 2609 | | 2614 |
| 1602 | 1610 | 1614 |
| | | 2608 |
| | | 2604 |

SCOTT ST

| | | | |
|------|------|------|------|
| 2671 | 1631 | 1635 | 2672 |
| 2663 | | | 2670 |
| 2655 | | | 2668 |
| 2653 | | | 2650 |
| 2649 | | | 2646 |
| 2645 | | | 2642 |
| 2639 | | | 2638 |
| 2633 | | | 2636 |
| 2627 | | | 2632 |
| 2619 | | | 2628 |
| 2611 | | | 2622 |
| 2607 | | | 2614 |
| 2603 | 1642 | 1644 | 1648 |
| 2601 | | | 1656 |

SHELBOURNE ST

| |
|---------|
| 2669 |
| 2633 |
| 2623/25 |
| 2615 |
| 2611 |
| 2607 |
| 1712 |

HAULTAIN ST

| | | |
|------|------|------|
| 1601 | 1611 | 1617 |
| | | 2558 |
| 2557 | | 2554 |
| 2555 | | 2550 |
| 2553 | | 2546 |
| 2545 | | 2542 |

| | | | | | | |
|------|------|------|------|------|------|------|
| 2561 | 1635 | 1639 | 1641 | 1645 | 1649 | 2566 |
| 2551 | | | | | | 2560 |
| 2547 | | | | | | 2554 |
| 2543 | | | | | | 2550 |
| 2539 | | | | | | 2546 |

| | | |
|---------|------|------|
| 1705 | 1711 | 1717 |
| 2561/63 | | |
| 2553 | | |
| 2549 | | |
| 2547 | | |



2611 Scott Street
Development Variance Permit #00142





2611 Scott Street
Development Variance Permit #00142





2611 Scott St.
Victoria, BC V8R 4J1
17 June 2014

Dear Mayor and Council,

I have lived at this address for approximately 10 years. My home was built in 1948 and is of the style where a parking space ("garage") was created in the basement with a driveway sloping down from the street. I have never been able to use this "garage" as such for the following reasons:

1. The "garage" space in the basement is not separated from the remaining space in the basement, nor is it sealed from the main floor living space. Thus fumes from a running car in the "garage" would permeate the interior of the house.
2. The "garage" door dimensions (width 7' 4", height 5' 10 ") are too minimal to facilitate vehicles.
3. The width of the driveway below grade is 7' 10", which is barely adequate for a small car to pass and is less than the 8' 6 3/4" (2.6 m) required for city parking stalls (see attached photo).

The driveway also is too narrow to allow a car to be parked there because it is not possible to open the car doors. Thus there is no parking space available on my property and I have had to park on the street.

To address the parking limitations on my property, I am proposing to remove the existing garage doors, replace these with a foundation and basement wall (with window) similar to the remainder of the basement, and raise the driveway to ground level by removing and infilling the present driveway, and resurfacing the infilled area to provide a usable driveway.

This proposal has the following advantages:

1. My car will no longer need to be parked on the street.
2. Closure of the basement will help retain heat in my home, making it more energy efficient.

After meeting with the planning department, I have become aware that we must apply for, and hopefully receive, a parking variance to meet bylaw specifications that a parking space be available behind the front line of the house. I have consulted with my neighbours on Scott Street who are supportive of the proposed changes to my garage and driveway described above, and I have provided a signed letter of support from my neighbours.

I would appreciate the City of Victoria giving this application consideration, and trust the Mayor and Council will find the justification for the requested parking variance reasonable and grant this variance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Judy Muir".

Judy Muir

owner/resident: 2611 Scott St. Victoria, V8R 4J1

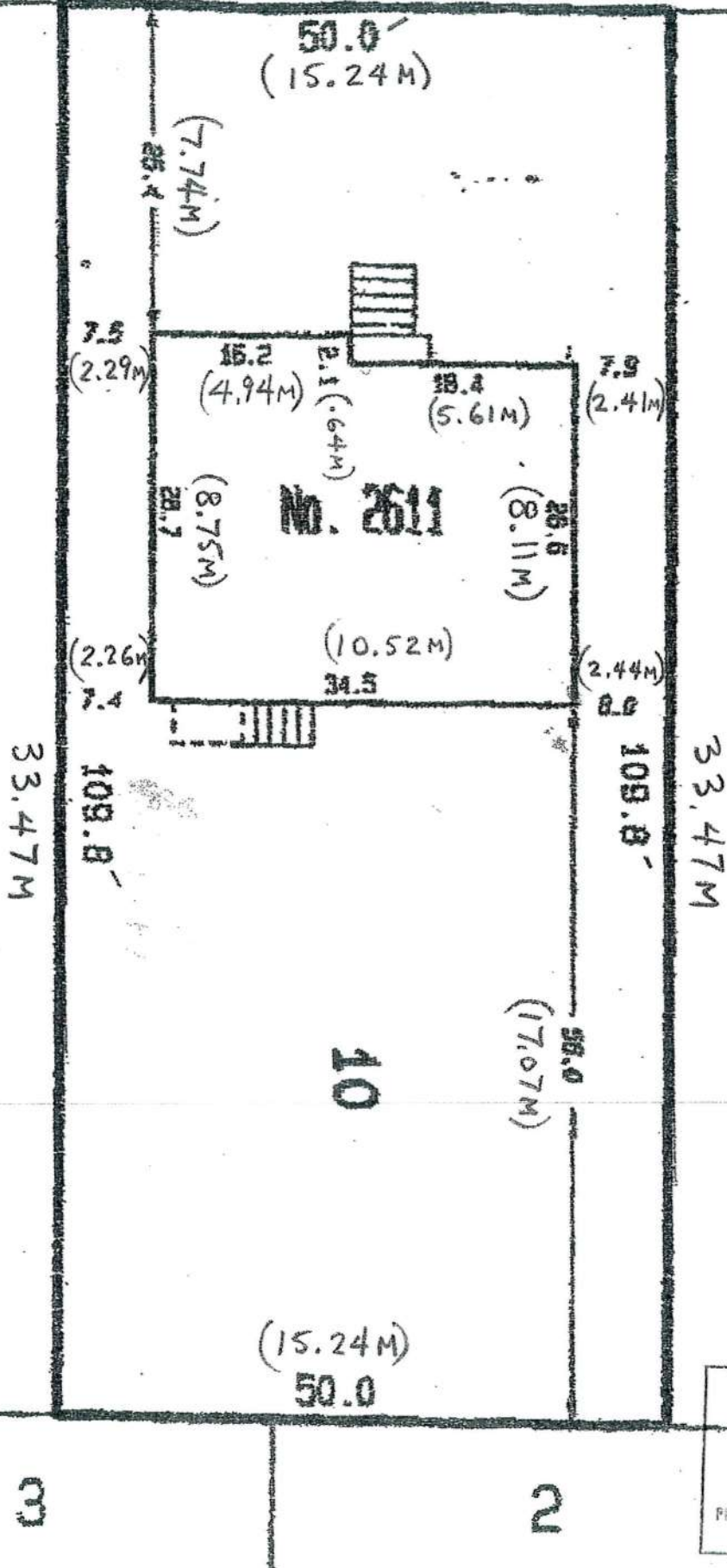
SCOTT

STREET

PLAN

835

Scale $\frac{3}{4}'' = 10'$



Received
City of Victoria

JUL 09 2014

Planning & Development Department
Development Services Division

2611 Scott Street

July 8, 2014

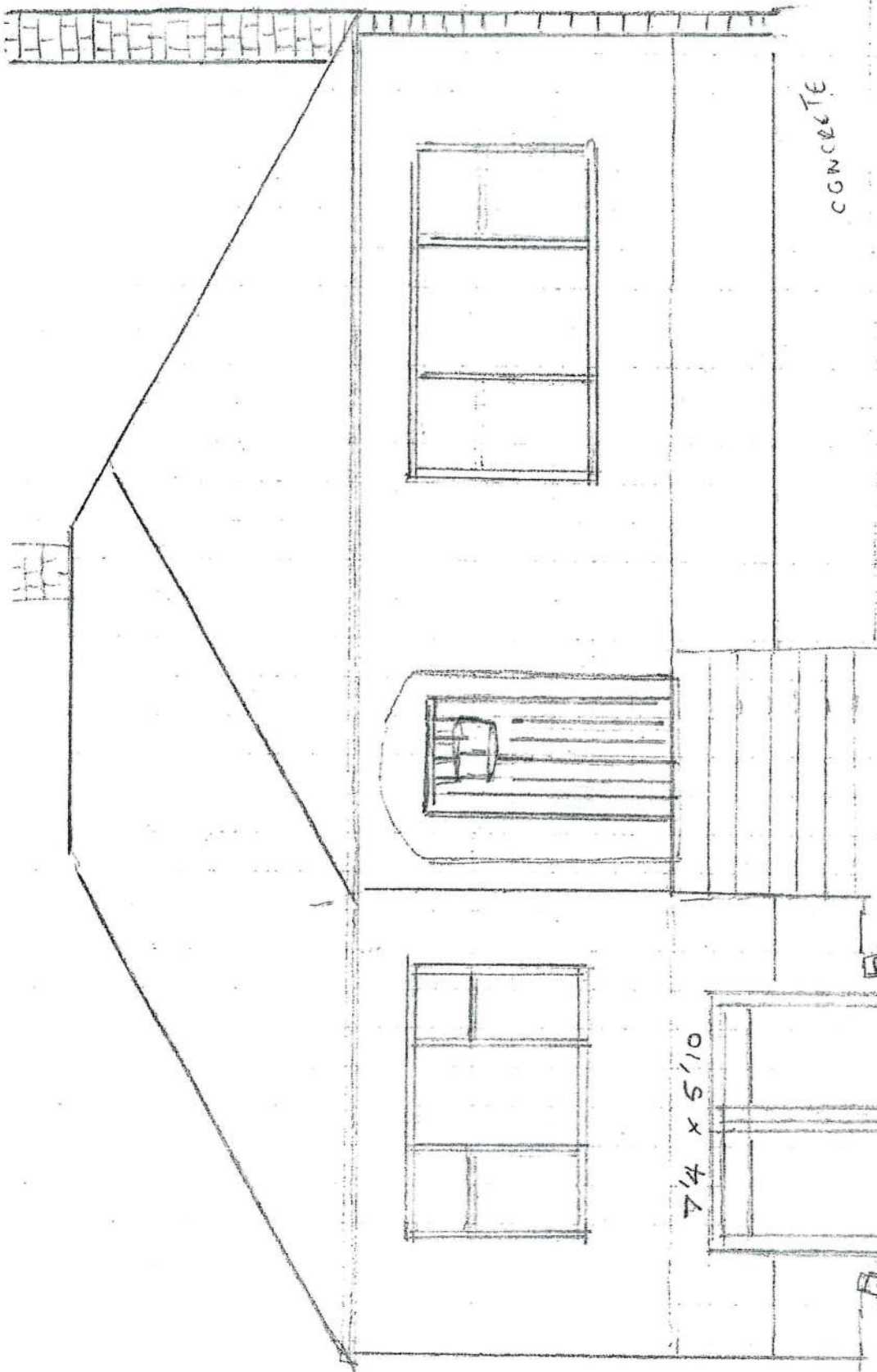
"
EXISTING" DRAWINGS

- ① FRONT ELEVATION
- ② North ELEVATION
- ③ North ELEVATION showing approach & grade
- ④ Plan view of parking area (approach)
- ⑤ Section of existing garage wall opening

Received
City of Victoria

JUL 09 2014

Planning & Development Department
Development Services Division



CONCRETE

KEY

SCALE 1/4" = 1'

traced from

original drawings

2611 SCOTT ST.

VICTORIA B.C.

July 8, 2014

(#1) FRONT ELEVATION

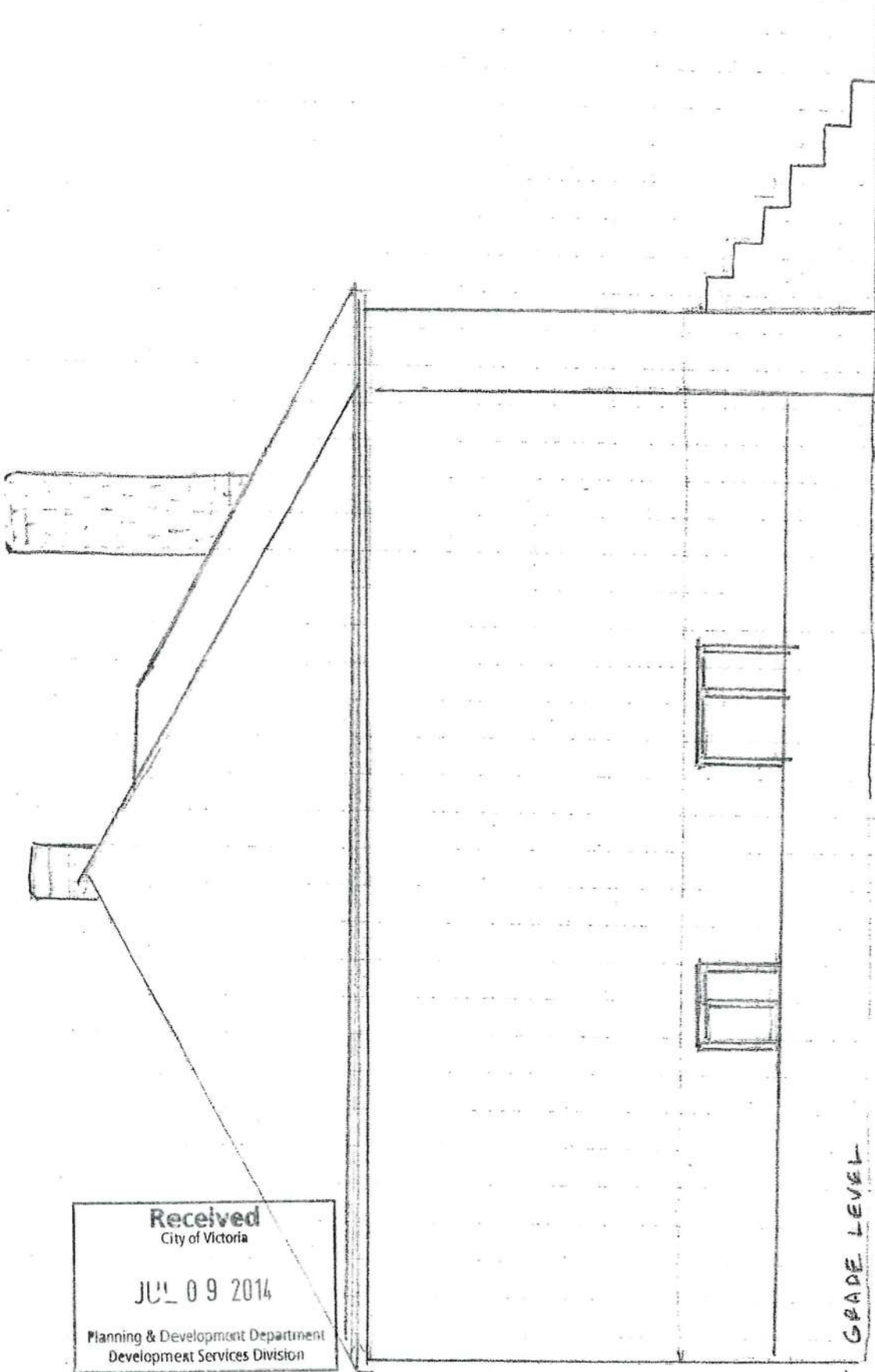
FRONT ELEVATION

existing retaining walls:
(dilapidated)

Received
City of Victoria

JUL 09 2014

Planning & Development Department
Development Services Division



SIDE ELEVATION
SCALE 1/4" = 1'

APPROX GRADE LEVEL

KEY

2611 SCOTT STREET
North Elevation
SCALE = 1/4" = 1'
traced from original

2611 SCOTT ST,
VICTORIA B.C.

(#2) North Elevation

July 8, 2014

Received
City of Victoria

JUL 09 2014

Planning & Development Department
Development Services Division

KEY

2611 Scott Street

Existing North Elevation

showing approach & grade

Scale 1/4" = 1'

#3 North Elevation

showing approach & grade

July 8, 2014

Property line

grade

(dilapidated)

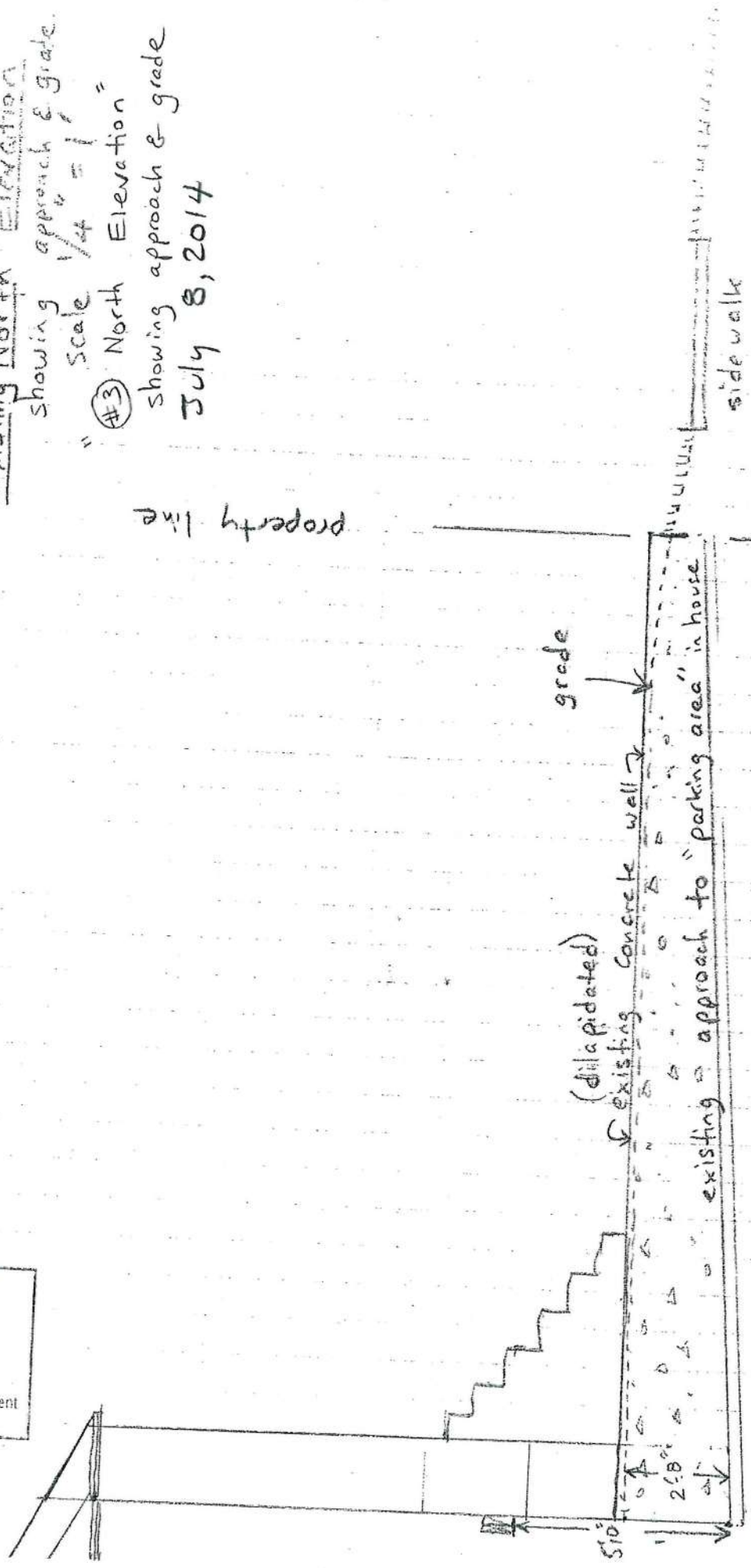
existing concrete wall

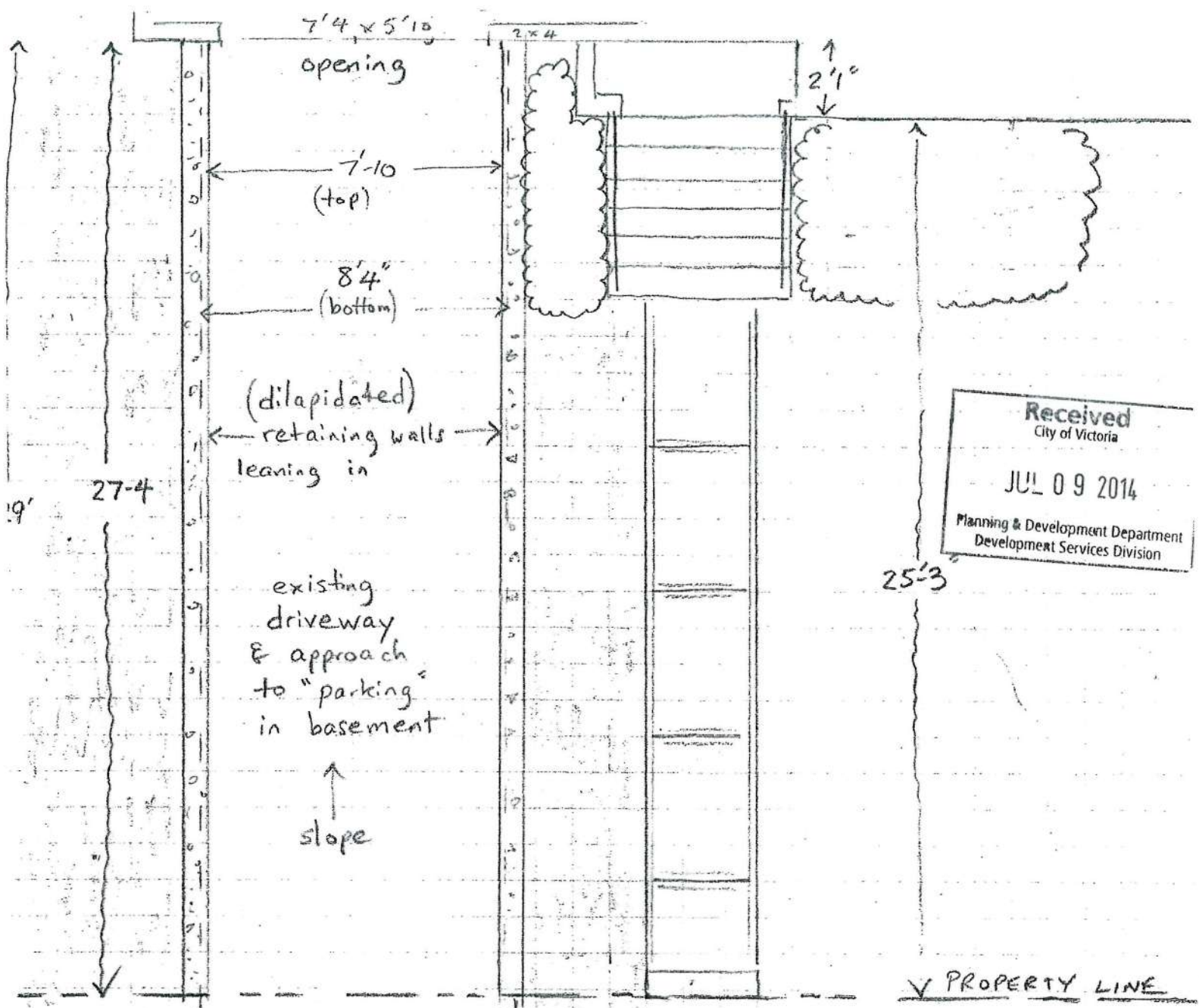
existing approach to "parking area" in house

sidewalk

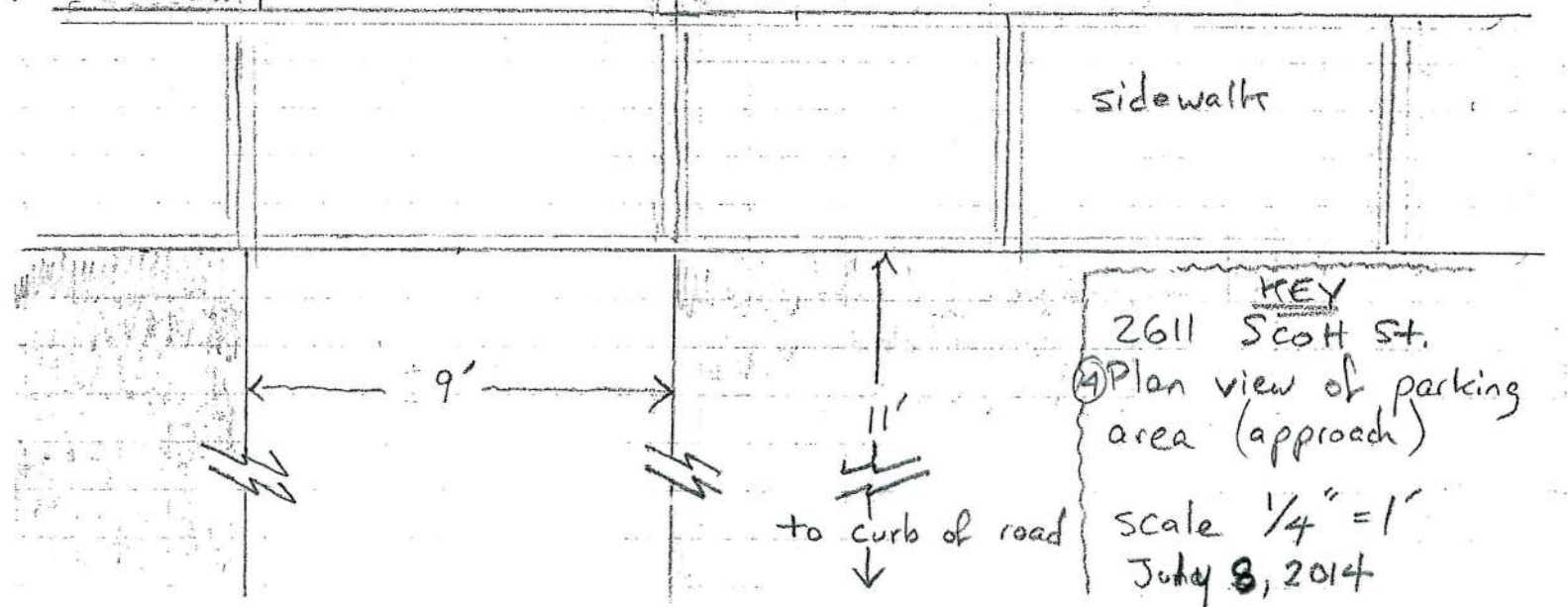
27'-4"

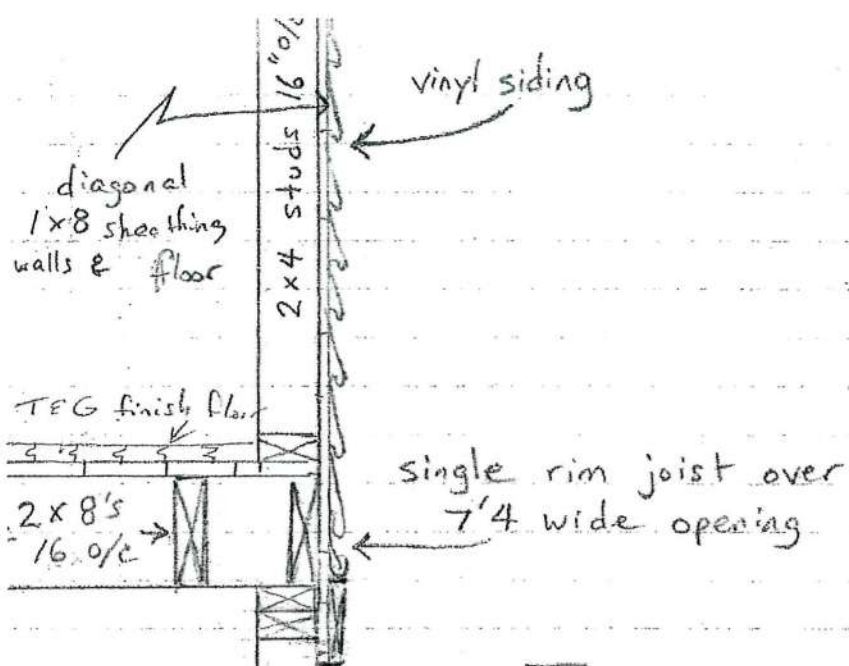
Received
City of Victoria
JUL 09 2014
Planning & Development Department
Development Services Division





Received
City of Victoria
JUL 09 2014
Planning & Development Department
Development Services Division





KEY
 2611 SCOTT STREET
 (#5) SECTION of existing
 garage wall opening
 scale 1" = 1'

July 8, 2014

5'10"

existing garage
 door opening is
 5'10" in height

40 3/4

existing (dilapidated)
 retaining walls.

33

33

8"
 foundation
 wall

driveway
 drain

existing drain tile

Received
 City of Victoria
 JUL 09 2014
 Planning & Development Department
 Development Services Division

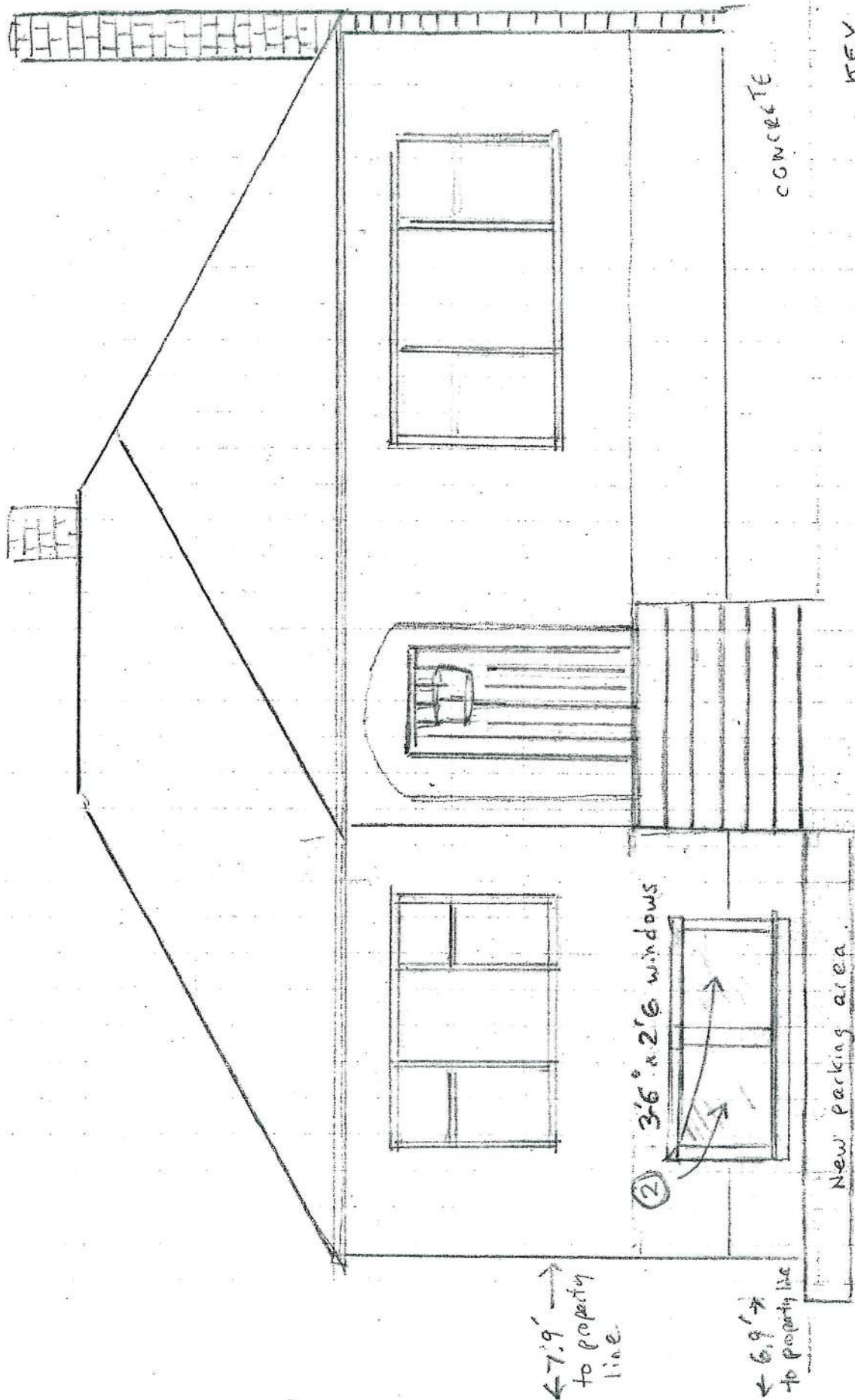
2611 Scott Street

July 8, 2014

"New" drawings

- ①A FRONT ELEVATION New parking area with new windows
- ②A New North ELEVATION / new parking space
- ③A New PLAN VIEW of NEW PARKING AREA
- ④A DETAIL Section drawing showing "infill wall, new windows & new parking area.





CONCRETE

KEY

SCALE 1/4" = 1'
 #1A New parking area with new windows, 2611 SCOTT ST. VICTORIA BC. July 8, 2014

FRONT ELEVATION

(2) 3'6" x 2'6" windows

New parking area

13'

← 7.9' →
to property line

← 6.9' →
to property line

Received
City of Victoria

JUL 09 2014

Planning & Development Department
Development Services Division

KEY
 2611 SCOTT STREET
 #2a New NORTH ELEVATION
 New PARKING SPACE
 Scale 1/4" = 1'
 July 8, 2014

PROPERTY LINE

see detail section drawing

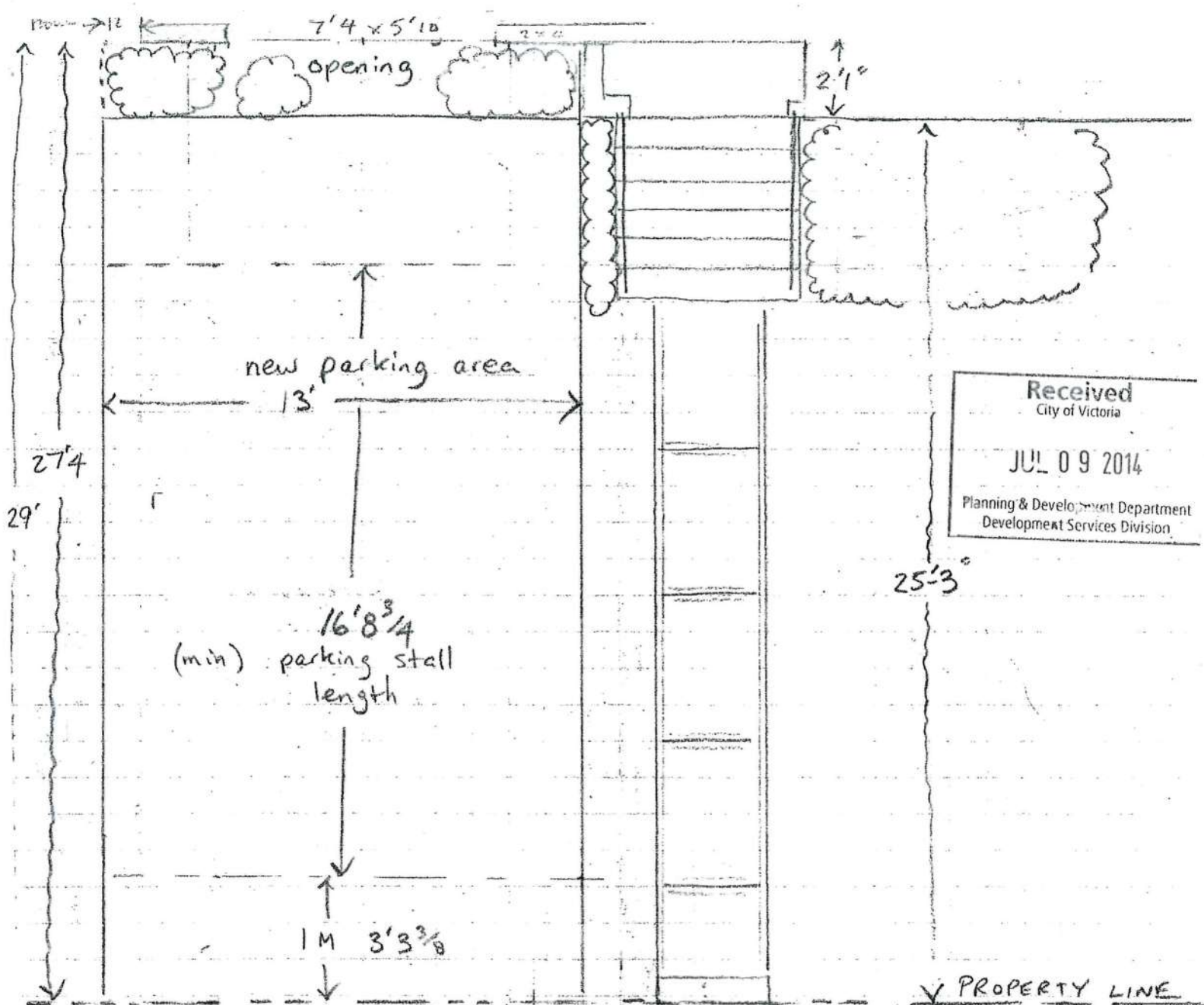
NEW PARKING AREA

16' 8 3/4"
 5.1M
 (minimum parking stall length)
 1M
 3' 3 3/8"

COMPACTED FILL

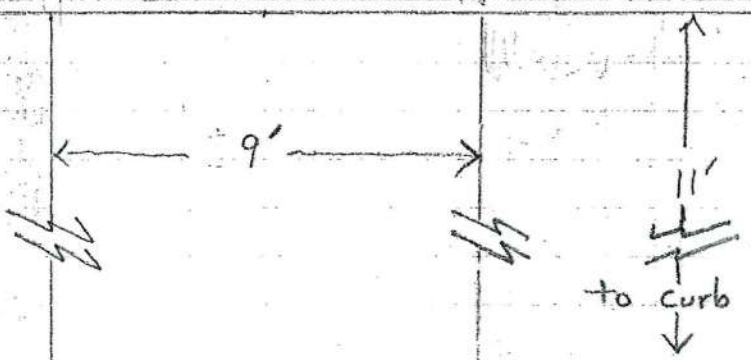
2 new
 3' 6" x 2'-6"
 windows



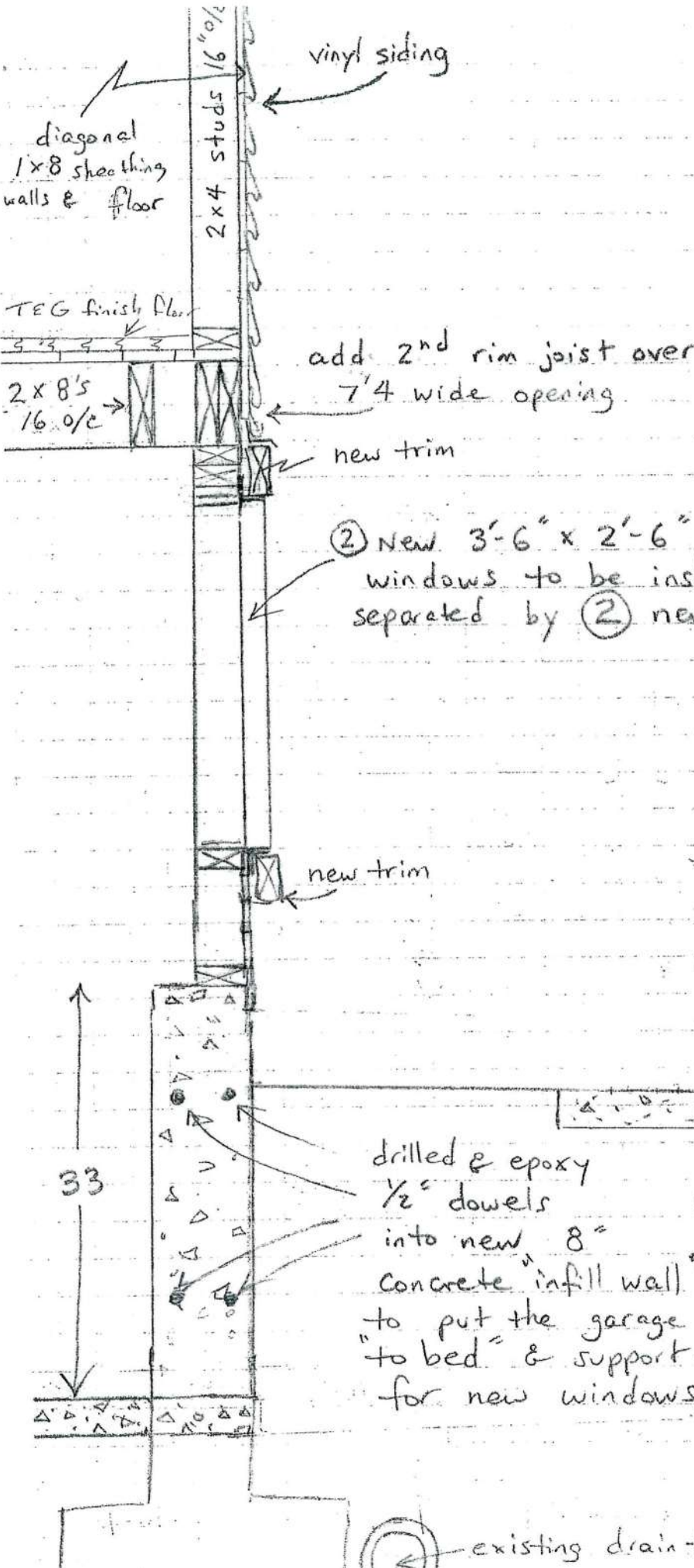


Received
City of Victoria
JUL 09 2014
Planning & Development Department
Development Services Division

sidewalk



KEY
2611 Scott St.
③ New Plan view of NEW
PARKING AREA.
scale 1/4" = 1'
July 8, 2014.



KEY

#4A Detail section drawing showing "infill wall" new windows & new parking area
July 8, 2014
scale 1" = 1'

Received
City of Victoria

JUL 09 2014

Planning & Development Department
Development Services Division

drilled & epoxy
1/2" dowels
into new 8"
concrete "infill wall"
to put the garage door
"to bed" & support framing
for new windows

new parking area

compacted fill

existing drain tile