

**SUMMARY  
SMALL LOT HOUSE REZONING PETITION**

I, EARL LARGE (applicant), have petitioned the adjacent neighbours\* in compliance with

the *Small Lot House Rezoning Policies* for a small lot house to be located at 1314 Pembroke (location of proposed house)

and the petitions submitted are those collected by Jan 15, 2014 (date). \*\*

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
2110 SAYWARD	✓✓		
2112 SAYWARD	✓✓		
2109 FERNWOOD	✓✓		
2107 FERNWOOD	✓✓		
2103 FERNWOOD	✓✓✓		
1315 PEMBROKE	✓✓✓		
1317 PEMBROKE	✓✓		
1307 PEMBROKE	✓✓✓		
1311 PEMBROKE	✓		
2109 SAYWARD	✓✓		
1309 PEMBROKE		✓	
1314 PEMBROKE			✓
2023 FERNWOOD	✓✓		

SUMMARY	Number	%
IN FAVOUR	24	96%
OPPOSED	1	4%
TOTAL RESPONSES		100%

\*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

\*\*Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.



## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE  
(print name)  
am conducting the petition requirements for the property located at 1314 Pembroke St, Victoria  
to the following Small Lot Zone: \_\_\_\_\_

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) TONY BRAID (see note above)

ADDRESS: 2023 FERNWOOD RD

Are you the registered owner? ☒ Yes ☐ No

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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OCT 7, 2013

Date

[Signature]

Signature

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE,  
(print name)  
am conducting the petition requirements for the property located at 1314 Pembroke St, Victoria  
to the following Small Lot Zone: \_\_\_\_\_

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Please review the plans and indicate the following:

NAME: (please print) MATHEW ENGELHARDT (see note above)

ADDRESS: 2023B Fernwood ave

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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Aug 14 2013  
Date

[Signature]  
Signature

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I ENCL. LARGE Gabrielle Lavoie  
(print name)  
am conducting the petition requirements for the property located at 1314 Pembroke St, Victoria  
to the following Small Lot Zone: 2103 Fernwood rd.

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Gabrielle Lavoie (see note above)

ADDRESS: 2103 Fernwood rd. 3TB

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒

I support the application.

☐

I am opposed to the application.

Comments:

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16 / August  
Date

[Signature]  
Signature



Earl Long  
 750 480 7895

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria I,

Earl Long, am conducting the petition requirements for the  
(print name)

property located at 1314 Pembroke

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Robert Bingen (see note above)

ADDRESS: 2103 Fernwood Road

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

- \* ☒ I support the application.  
☐ I am opposed to the application.

Comments:

Feel the site is better suited to 2 units

9-1-2012  
 Date

Robert Bingen  
 Signature

\* Several attempts to contact to no avail - so resubmit his original support.

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE,  
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Please review the plans and indicate the following:

NAME: (please print) Lia Lavoie-Bartlett (see note above)

ADDRESS: 2103 Fernwood Rd. Suite C

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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August 17<sup>th</sup>  
Date

Lia Lavoie-Bartlett  
Signature



On Wed, Oct 3, 2012 at 3:14 AM, Carrol Ann Smedley [REDACTED] wrote:

Dear Mr. Surtees,

I have reviewed the new plan for the proposed dwelling at 1314 Pembroke, and am happy to say that I am

IN FAVOR of the development proceeding as now planned.

I have also observed other constructions, and re-constructions, done by your company in many locations in the Victoria area. I am happy to add that your building styles, and green space considerations always seem pleasing, and in keeping with the nature of their surroundings. From your letter it appears that you are well aware of the historic nature of the Fernwood area, and the importance we residents attach to our unique "place" within the greater urban plan.

I do hope this letter reaches you in time to add my "YES" vote for the plan.

I have sent a copy to my daughter Danielle, so that if an actual signature is required, she can do that on my behalf.

Sincerely,

Carrol Ann Smedley

OWNER  
2109 FERNWOOD

Sent from my iPhone

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE,  
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Please review the plans and indicate the following:

NAME: (please print) Matthew Busby-O'Connor (see note above)

ADDRESS: 2107 Fernwood

Are you the registered owner? Yes No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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17/08/13  
Date

Matthew Busby-O'Connor  
Signature



## SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Sean McNeil (see note above)

ADDRESS: 2109 Fernwood Road

Are you the registered owner? ☒ Yes ☐ No

I have reviewed the plans of the applicant and have the following comments:

☒

I support the application.

☐

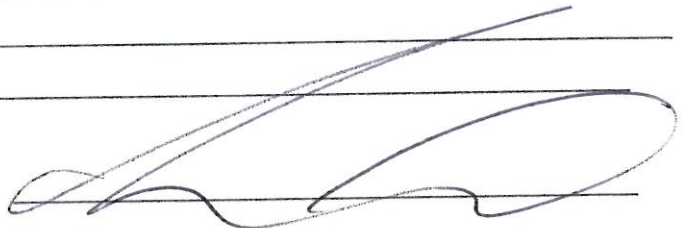
I am opposed to the application.

Comments:

Leave the trees to provide privacy for our lot.

Aug 17, 2013

Date



Signature

## SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) Margo Meilleur (see note above)

ADDRESS: 2109 Fernwood Road

Are you the registered owner? ☒ Yes ☐ No

I have reviewed the plans of the applicant and have the following comments:



I support the application.



I am opposed to the application.

Comments:

Please leave existing trees to provide privacy for our lot.

Aug 17, 2013  
Date

[Signature]  
Signature



## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE  
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Please review the plans and indicate the following:

NAME: (please print) Amelia Villeneuve (see note above)

ADDRESS: 1307 Pembroke St.

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒

I support the application.

☐

I am opposed to the application.

Comments:

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Oct. 7 2013

Date

[Signature]  
Signature

## SMALL LOT HOUSE REZONING PETITION

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(print name)  
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Please review the plans and indicate the following:

NAME: (please print) Michael Smith (see note above)

ADDRESS: 1307 Pembroke

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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Oct 7/2013

Date

[Signature]

Signature



## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE  
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Please review the plans and indicate the following:

NAME: (please print) STEPHAN SCOTT (see note above)

ADDRESS: 1307 PEMBROKE CAVIN

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:



I support the application.



I am opposed to the application.

Comments:

IM FOR IT!

OCT 7 2013

Date

Stephan

Signature

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I \_\_\_\_\_ (print name)  
am conducting the petition requirements for the property located at 1314 Pembroke St, Victoria  
to the following Small Lot Zone: \_\_\_\_\_

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Please review the plans and indicate the following:

NAME: (please print) \_\_\_\_\_ (see note above)

ADDRESS: 1309 Pembroke

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

☐

I support the application.

☐

I am opposed to the application.

Comments:

Said he now likes it

~~NO~~

DID NOT COMPLETE FORM  
BUT STATED AGAINST

Date

Signature



## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE  
(print name)  
am conducting the petition requirements for the property located at 1314 Pembroke St, Victoria  
to the following Small Lot Zone: \_\_\_\_\_

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Please review the plans and indicate the following:

NAME: (please print) Neil E. McCarthy (see note above)

ADDRESS: 1311 Pembroke St.

Are you the registered owner? ☒ Yes ☐ No

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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10/11/13  
Date

Neil McCarthy  
Signature

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE,  
(print name)  
am conducting the petition requirements for the property located at 1314 Pembroke St, Victoria  
to the following Small Lot Zone: \_\_\_\_\_

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Please review the plans and indicate the following:

NAME: (please print) Emily Agopsowicz (see note above)

ADDRESS: 1315 Pembroke St.

Are you the registered owner?

Yes

☒ No

I have reviewed the plans of the applicant and have the following comments:

☒

I support the application.

☐

I am opposed to the application.

Comments:

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5 Oct 13

Date

[Signature]

Signature

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE,  
(print name)  
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to the following Small Lot Zone: \_\_\_\_\_

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Please review the plans and indicate the following:

NAME: (please print) Alec Young (see note above)

ADDRESS: 1315 Pembroke St.

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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Date

Signature

Alec Young



## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE  
(print name)  
am conducting the petition requirements for the property located at 1314 Pembroke St, Victoria  
to the following Small Lot Zone: \_\_\_\_\_

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Please review the plans and indicate the following:

NAME: (please print) Mitchell Hamilton (see note above)

ADDRESS: 1315 pembroke st A

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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17/07/13  
Date

Mitchell Hamilton  
Signature

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE,  
(print name)  
am conducting the petition requirements for the property located at 1314 Pembroke St, Victoria  
to the following Small Lot Zone: \_\_\_\_\_

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Please review the plans and indicate the following:

NAME: (please print) MEGHAN BOWES (see note above)

ADDRESS: 1317 PEMBROKE STREET

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:



I support the application.



I am opposed to the application.

Comments:

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17 August, 2013

Date

MBowes

Signature

## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I EARL LARGE,  
(print name)  
am conducting the petition requirements for the property located at 1314 Pembroke St, Victoria  
to the following Small Lot Zone: \_\_\_\_\_

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Please review the plans and indicate the following:

NAME: (please print) BEN HYMAN (see note above)

ADDRESS: 1317 PEMBROKE STREET

Are you the registered owner? Yes No

I have reviewed the plans of the applicant and have the following comments:

☒

I support the application.

☐

I am opposed to the application.

Comments:

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17 August/2013

Date

Earl Large

Signature



## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

ERIC LARGE

(print name)

, am conducting the petition requirements for the

property located at

1314 Pembroke

to the following Small Lot Zone:

small lot subdivision

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Please review the plans and indicate the following:

NAME: (please print) \_\_\_\_\_ (see note above)

ADDRESS: 1314 PEMBROKE

Are you the registered owner? Yes ☐

No ☐

NEUTRAL

I have reviewed the plans of the applicant and have the following comments:

☐ I support the application.

☐ I am opposed to the application.

Comments:

He did not complete form  
BUT STATED AS NEUTRAL

Date

Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Earl Large (print name), am conducting the petition requirements for the

property located at 13/4 Pembroke

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) DAVID BENNETT (see note above) *and wife Both in title*

ADDRESS: 2109 SAYWARD STREET

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Nov 22/13  
Sept 19 2012  
Date

*David Bennett*  
Signature



### SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

EARL LARGE  
(print name)

, am conducting the petition requirements for the

property located at 1314 PEMBROKE ST

to the following Small Lot Zone: SMALL LOT SUBDIVISION

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Please review the plans and indicate the following:

NAME: (please print) RYAN VIEIRA (see note above)

ADDRESS: 2110 SAYWARD

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☐ I support the application.

☐ I am opposed to the application.

Comments:

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Jan 13 2014 [Signature]  
Date Signature



### SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

EARL LARGE  
(print name)

, am conducting the petition requirements for the

property located at

1314 Pembroke

to the following Small Lot Zone:

small lot subdivision

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print)

Chantelle Sutton

(see note above)

ADDRESS:

2110 Seymour St

Are you the registered owner? Yes ☒

No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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Jan 8/14  
Date

[Signature]  
Signature

### SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

EMIL LARGE

(print name)

, am conducting the petition requirements for the

property located at

1314 Pembroke

to the following Small Lot Zone:

small lot subdivision

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print)

SHIHO ASADA

(see note above)

ADDRESS:

2112 Sayward St

Are you the registered owner?

Yes ☒

No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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Jan. 8 2014

Date

[Signature]

Signature



## SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

EMRI LARGE

(print name)

, am conducting the petition requirements for the property located at 1314 Pembroke

to the following Small Lot Zone: small lot subdivision

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Robert Boeune (see note above)

ADDRESS: 2112 SAWARD ST

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

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Jan 6 2014

Date

[Signature]

Signature





## Planning and Land Use Standing Committee Report

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**Date:** January 31, 2013      **From:** Helen Cain, Senior Planner

**Subject:** **Rezoning Application #00377 for 1314 Pembroke Street**  
 Application to rezone lands from the R-2 Zone to a new zone that permits small-lot house development. Concurrent Development Permit for the subdivision and construction of three new small-lot single-family dwellings.

---

### 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 at 1314 Pembroke Street. The application is to rezone to a new zone that permits small-lot houses, to subdivide into three lots and construct three new single-family dwellings. The proposal includes the demolition of an existing single-family dwelling justified by condition assessment reports.

The following points were considered in assessing this application:

- The proposed rezoning and development is broadly consistent with the Traditional Residential Urban Place Designation and Fernwood Neighbourhood Directions in the *Official Community Plan, 2012* and the *Fernwood Neighbourhood Plan, 1997*.
- Development of the three small-lot single-family dwellings is subject to DPA 15A Intensive Residential - Small Lot which controls subdivision, exterior design, finishes and landscaping. The design of all three dwellings is consistent with DPA 15A objectives for form and character, and the *Small Lot House Design Guidelines, 2002*, which apply under this City-wide Development Permit Area.
- Road dedication requirements at subdivision will have impacts to lot areas, front property lines and associated zoning criteria.
- A site-specific zone is required to address the proposed density of this development because it exceeds the standard of the R1-S2 Zone (Restricted Small Lot Two Storey District).

Staff recommends that this application be approved because it is broadly consistent with the land use policy, DPA 15A objectives and *Small Lot House Design Guidelines*.

### Recommendation

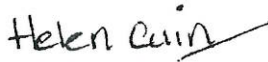
1. That Rezoning Application #00377 for 1314 Pembroke Street proceeds for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments.

Planning and Land Use Standing Committee  
Rezoning Application #00377 for 1314 Pembroke Street

January 31, 2013  
Page 2 of 8

2. Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit for the three proposed small lot dwellings, in accordance with:
- a. Plans date stamped November 14, 2012;
  - b. Development meeting all *Zoning Regulation Bylaw* requirements;
  - c. Final Plans to be in accordance with plans identified above.

Respectfully submitted,



Helen Cain  
Senior Planner  
Development Services



Deb Day  
Director  
Planning and Development



Peter Sparanese  
General Manager  
Operations

Report accepted and recommended by the City Manager:

  
Gail Stephens

HC:aw

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**1. Purpose**

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit for the property at 1314 Pembroke Street. The application is to rezone to a new zone that permits small-lot houses, to subdivide into three lots and to construct three new single-family dwellings. The proposal includes the demolition of an existing single-family dwelling justified by condition assessment reports.

**2. Background****2.1 Description of Proposal**

The land use proposed is to rezone the property at 1314 Pembroke Street from the R2-Zone (Two-Family Dwelling District) to a new zone that permits small-lot houses. The development proposed is to subdivide the parcel into three lots and to construct three single-family dwellings. A 1.5 m road dedication along the Pembroke Street and Sayward Street frontages would be required as a condition of subdivision, pending Council's approval of the Rezoning. The subdivision requirements for road dedication will have impacts on the lot sizes, front property lines and the associated zoning criteria such as front setbacks.

The new zone for 1314 Pembroke Street must be consistent with the dimensions of the small-lot development after road dedication. Two of the three houses would comply with the R1-S2 (Restricted Small Lot Two Storey District) Zone standard prior to the 1.5 m dedication on the Pembroke Street and Sayward Street frontages, but none meet all the regulations in that Zone once the road dedication is factored into the development. Each house is deficient in relation to the R1-S2 standards for one or more criteria including: site area, site coverage, density and front and side yard setbacks.

The proposal also includes the removal of a vacant single-family dwelling in poor condition on the property. Third-party reports on significant Electrical and Building Code deficiencies were provided to justify the demolition.

**2.2 Land Use Context**

The property is located at the corner of Pembroke Street and Sayward Street in an area where the residential character is primarily low-density single-family dwellings. Fernwood Village and Victoria High School are within walking distance to the south, forming a cluster of commercial, public facility and school uses. New infill that is low-density and ground-oriented housing is well-suited to the streetscape along Pembroke Street, Sayward Street and northeast Fernwood.

**2.3 Community Consultation**

The applicant consulted with the Fernwood Community Association on September 5, 2012. A letter from the Land Use Committee is attached to this report.

With respect to the Small House Rezoning Policy petition, the required poll of neighbours was conducted in 2012. The applicant's Summary of Small Lot Housing Rezoning Petitions indicates a high level of support for the proposal. The main concerns expressed in the comments were landscaping to provide screening for privacy for neighbours and impact of the development on street parking. Both issues are addressed in the plan revisions.



**2.4 Existing Site Development and Development Potential**

The subject property is located in the R-2 Zone (Two-Family Dwelling District). This Zone permits two-family dwellings (duplexes) and all of the uses permitted in the R1-B Zone (Single-Family Dwelling District) subject to the regulations in that Zone.

The data table (below) compares the proposal with the standard R1-S2 Zone (Restricted Small Lot (Two Storey) District). Each of the proposed small-lot single-family dwellings is less stringent than the standard zone in one or more criteria identified with an asterisk (\*) below.

Zoning Criteria	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Zone Standard R1-S2
Site area (m <sup>2</sup> ) – min.	254.61*	254.61*	219.9*	260
Total floor area (m <sup>2</sup> ) – max.	149.67	149.27	145.3	190
Density (Floor Space Ratio) – max.	0.59	0.59	0.66*	0.6
Height (m) – max.	7.48	7.34	7.25	7.5
Site coverage (%) – max.	39.95	39.95	47.16*	40
Open site space (%) – min.	n/a	n/a	n/a	n/a
Storeys – max.	2	2	2	2
Setbacks (m) – min.				
Front	4.29*	4.29*	4.59*	6
Rear	6	6	6.8	6
Side	1.52	1.52	0.6*	1.5
Side	1.53	1.53	1.4	1.4
Vehicular Parking – min.	1 space	1 space	1 space	1 space

**2.5 Legal Description**

Lot C (DD F40858), Section 75, Victoria District, Plan 200.

**2.6 Consistency with City Policy****2.6.1 Regional Growth Strategy**

The proposal contributes to the *Regional Growth Strategy* goal of adding to the supply of ground-oriented housing within the boundaries of the City.

**2.6.2 Official Community Plan, 2012**

The proposed development is consistent with the relevant land use policies of the *Official Community Plan 2012* (OCP). The property at 1314 Pembroke Street is designated as Traditional Residential in the OCP where single-family dwellings are enabled and appropriate forms of infill.

In accordance with the OCP, the new small-lot dwellings are subject to DPA15A Intensive Residential - Small Lot. The objectives of DPA 15A are:

4. (a) *To accommodate 10% of Victoria's anticipated population growth and associated housing growth in Small Urban Villages and residential area to encourage and support future and existing commercial and community services.*
- (b) *To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts.*
- (c) *To integrate more intensive residential development in the form of single-family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of neighbourhoods.*
- (d) *To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.*
- (e) *To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.*

The proposed development at 1314 Pembroke Street is broadly consistent with DPA 15A objectives for small-scale infill with high-quality design that respects established character.

## **2.7 Consistency with Design Guidelines**

The proposal is subject to review under DPA 15A Intensive Residential - Small Lot. Building form, character and finishes and landscaping details are controlled and regulated in relation to DPA 15A guidelines. These are identified as the *Small Lot House Design Guidelines, 2002*, and include guidance related to: siting, location and topography; architectural envelope; openings; textures, details and landscaping.

Each of the proposed small-lot dwellings is unique in design and all respond well to the relevant design considerations, as summarized below.

### **2.7.1 Siting, Location and Topography**

1314 Pembroke Street is a corner lot where the three proposed small-lot dwellings are sited with their rear and side yards adjacent to rear and side yards of neighbouring dwellings. Privacy for neighbours is protected through the retention of a large cedar tree on Lot 1 with new trees on Lots 1 and 2 being planted close to the rear property lines. The dwelling on Lot 3, at the corner of Pembroke Street and Sayward Street, has dual frontages with a cohesive design and continuity in the type and high quality of finishes (e.g. texture, colour). Lot 3 is deficient in its side yard setbacks on Sayward Street, but this will have no impact on privacy because the garage is next to the property line, not the main dwelling.

### **2.7.2 Architectural Envelope**

The two dwellings on Lots 1 and 2 are smaller in massing than the dwelling on Lot 3, which is appropriate to their respective context along Pembroke Street and Sayward Street. Each dwelling is well-balanced in the proportion of glazing to solid-wall surfaces and has a roof shape and pitch similar to adjacent houses and typical in the wider context of both streetscapes.



**2.7.3 Openings**

The number, size and composition of windows are similar to older homes in the area, and are detailed with wood trim and neutral palette that fit into the historic context. Principal entryways of the small-lot houses are clearly visible from the street and made apparent with roofed porches that draw attention away from garage doors, which sit close to the front of Lot 1 and 2. Shrubbery is planted adjacent to the principal entryways and between houses to further lessen visual impacts of front-sited garages and their driveways.

**2.7.4 Textures and Detail**

The three dwellings have architectural references to Arts and Crafts styles, prevalent in the Fernwood area and throughout Victoria, but have compositions and finishes that are contemporary. The proposed palette is neutral with a mix of materials and textures, such as Hardi-Plank siding, cedar shingle, stone facing and metal elements for railings on balconies, porches and stairs.

**2.7.5 Landscaping**

Two trees will be removed from the Pembroke Street frontage and will be replaced with new trees at the front of each property line that will provide a net increase in the street tree canopy in the public-private interface along Pembroke Street and Sayward Street, combined with shrubbery set close to the dwellings. Rear yard plantings include an existing large cedar tree and new maple trees, a deciduous species that will serve as effective screening from neighbouring properties.

**3. Issues**

The key issues related to this application are:

- demolition of the existing single-family dwelling
- transportation planning for multi-modal streets
- sub-standard small lots.

**4. Analysis****4.1 Demolition of the Existing Single-Family Dwelling**

The applicant has provided two independent opinions of the condition of the single-family dwelling at 1314 Pembroke Street, which assess the structure to have major deficiencies in relation to British Columbia Electrical Code and Building Code requirements. The proposal to demolish the existing house is justified and supportable.

**4.2 Transportation Planning for Multi-Modal Streets**

Planning for multi-modal traffic and circulation in the City's road system requires the widening of public rights-of-way over time through the transfer of private land to public purposes. Transportation objectives and requirements can be met through a right-of-way (ROW) width of 15.0 m along both the Pembroke Street and Sayward Street frontages.



To achieve this minimum for the portion of Pembroke Street and Sayward Street that includes 1314 Pembroke Street, a road dedication of 1.41 m would be required as a condition of subdivision pending Council approval of this Rezoning. Future road dedication will have impacts to lot sizes, property lines and associated zoning criteria, such as front setbacks. The applicant has provided plans that include the dimensions of the small-lot development after the road dedication, and staff reviewed the proposal on the basis of these conditions at subdivision.

#### 4.3 Sub-standard Small Lots

Lot 3 has a floor space ratio of 0.66:1, which exceeds the allowance in the R1-S2 Zone of 0.6:1. Given that density cannot be varied, a site-specific zone is required for the development.

There are eight variances from the R1-S2 Zone standards. All three lots are sub-standard for lot area. Lot 3 has further deficiencies for site coverage, front, rear and east side yard setbacks for the main building, and side yard setback to flanking street (i.e. Sayward Street) for a garage.

However Lots 1 and 2 satisfy the standards, with no variances, prior to the requirement for a road dedication. Variances that are required for Lot 3 would exist prior to this condition at subdivision. Given the existing pattern of relatively small lots with single-family dwellings sited close to the street along Pembroke Street, and comparatively larger houses on Sayward Street as well as the overall high quality of the design and landscaping, the proposal for three small-lot houses is reasonable in this particular context.

#### 5. Resource Impacts

There are no resource impacts that are associated with this development.

#### 6. Options

1. That Rezoning Application #00377 for 1314 Pembroke Street proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments; and

Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit for the three proposed small lot dwellings, in accordance with:

- a. Plans date stamped November 14, 2012;
- b. Development meeting all *Zoning Regulation Bylaw* requirements;
- c. Final Plans to be in accordance with plans identified above.

2. That Council decline the application.

#### 7. Conclusions

A site-specific zone is required for this Rezoning Application because the development proposed exceeds the R1-S2 Zone with respect to density, which cannot be varied. Given the compliance of two of the three houses with regulations in that Zone prior to road dedication at subdivision, the land use pattern of Pembroke Street and Sayward Street and overall quality of design, the proposal for three small-lot houses is reasonable and supportable.

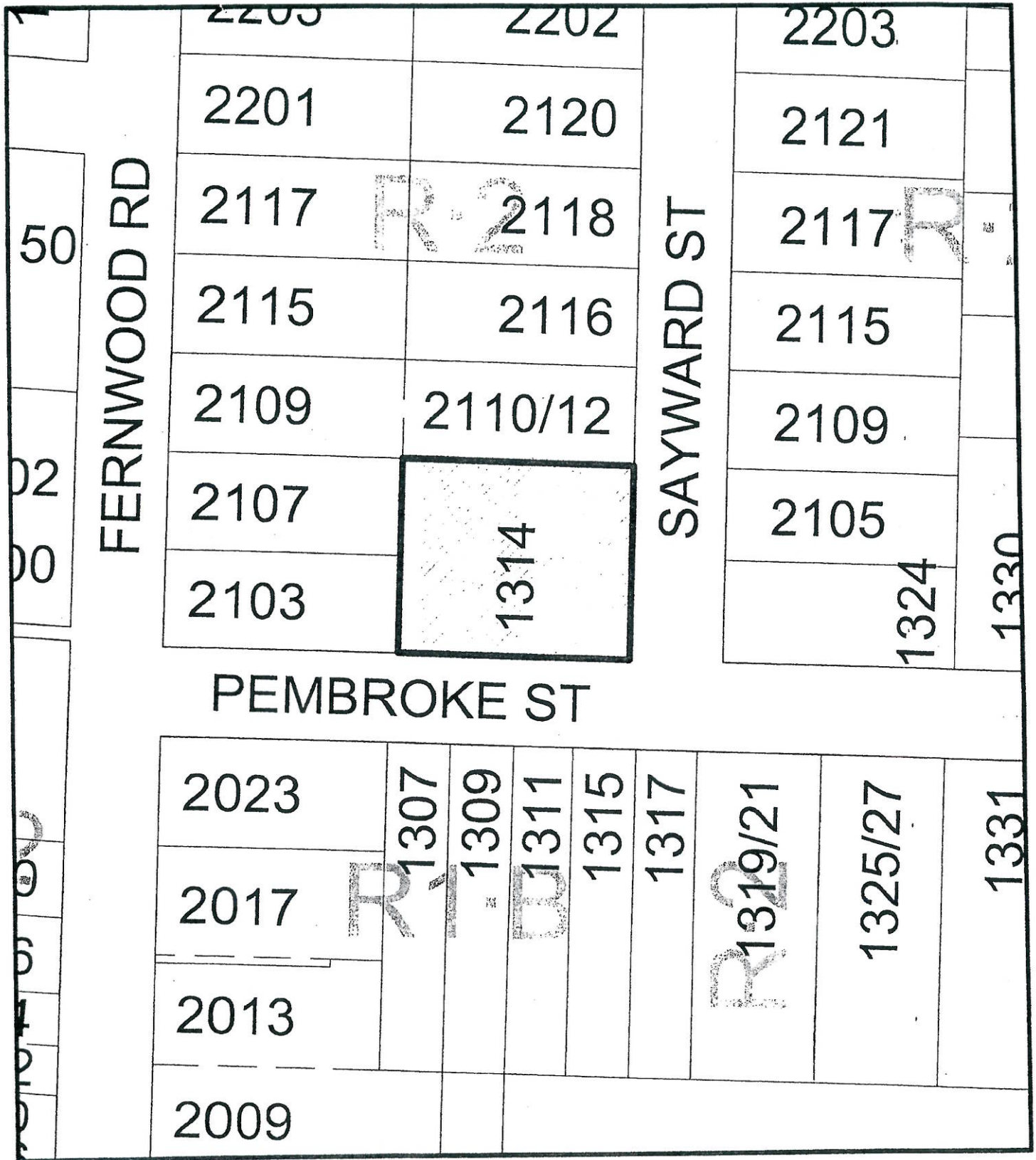
**8. Recommendation**

1. That Rezoning Application #00377 for 1314 Pembroke Street proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments.
2. Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit for the three proposed small lot dwellings, in accordance with:
  - a. Plans date stamped November 14, 2012;
  - b. Development meeting all *Zoning Regulation Bylaw* requirements;
  - c. Final Plans to be in accordance with plans identified above.

**9. List of Attachments**

- Zoning map
- Aerial photo
- Letters from Large and Co. Developers dated December 7, 2012 and October 9, 2012
- Letter from Bernie Osbourne Electric (2008) Ltd. dated November 14, 2012
- Letter from Aspen Grove Construction dated November 15, 2012
- Fernwood Community Association letter dated November 11, 2012
- Summary and Responses to Small Lot House Rezoning Petition
- Revised plans dated stamped November 14, 2012.





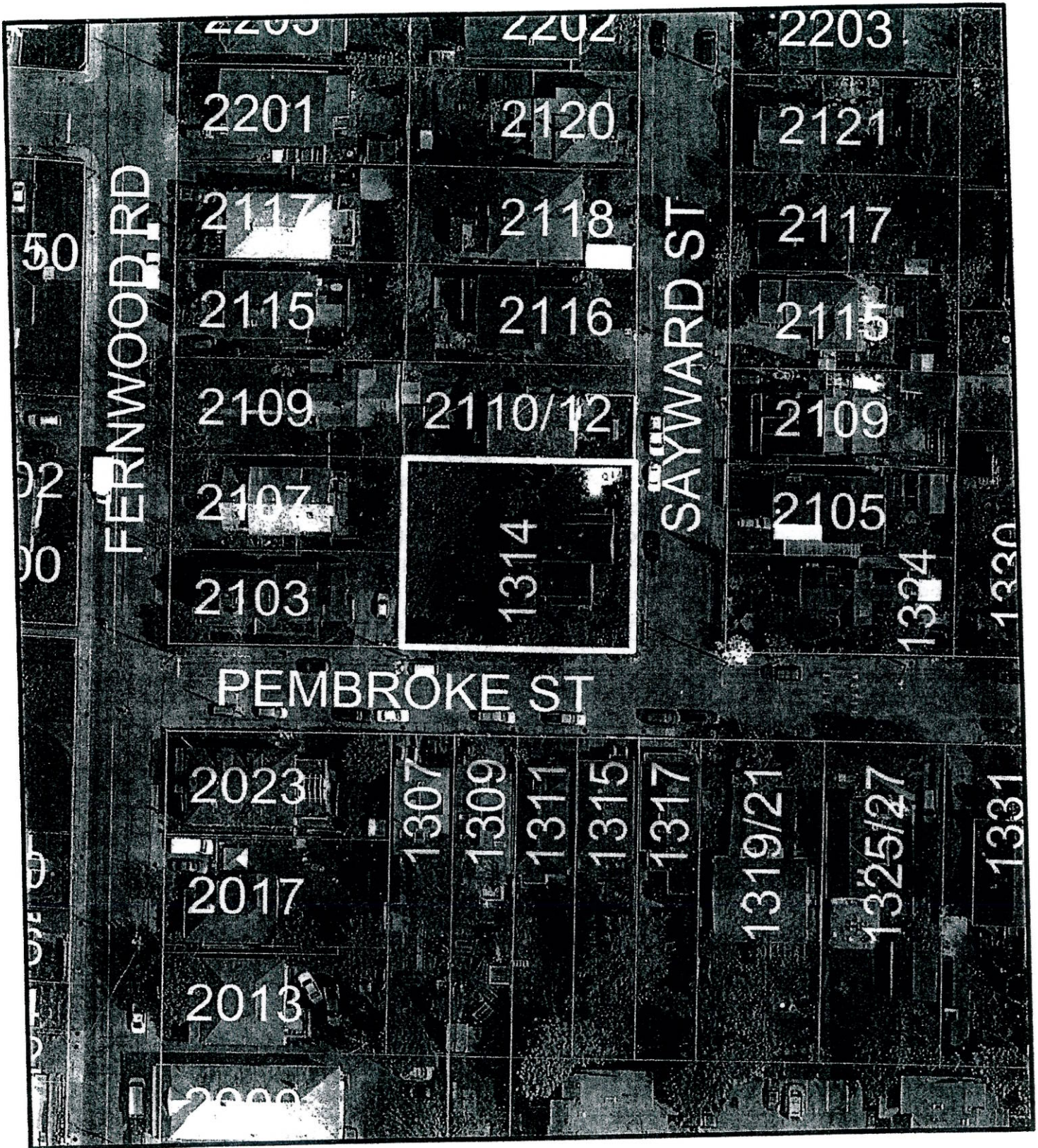
1314 Pembroke Street

Rezoning #00377

Bylaw #







1314 Pembroke Street

Rezoning #00377

Bylaw #







**Received**  
City of Victoria

DEC - 7 2012

Planning & Development Department  
Development Services Division

Dear Mayor Dean Fortin and Council

Victoria, BC

Application to Re-Zone 1314 Pembroke

We are pleased to present you with a building plan that will help meet the dire need for family housing in the City of Victoria. This plan for three houses was met with overwhelming approval from the contiguous neighbors (92.7 %) and received high praise during the CALUC consultation process. These ground oriented homes are a suitable size for families and feature private backyards to provide safe areas for children and pets. The easy access to schools, parks and Fernwood village means that this area is in extremely high demand. This location encourages alternative transport simply by being central to many amenities and is located on a major bus route. When the support of the community and suitability of the location is evaluated, one can see that this project represents a great step forward for the Fernwood area.

#### Design Features

- Architecturally complimentary to surrounding neighborhood
- Fee Simple lots for pride of ownership
- Private yards and excellent floor plan for families
- Density is in line with neighborhood and future needs
- Project was extremely well supported by neighborhood at CALUC meeting and petition signing
- Increased density without being overbearing
- Close to Victoria High School
- Adjacent to DPA 6B, an area marked for future infill

**Addressing Design Concerns from Planning****Issue 1: Garages too obvious**

We have added a porch roof over the main entrance to draw the eye away from the garage and towards to entrance. This visually emphasizes the front door as the entryway to the home

**Issue 2: Privacy Issues for Rear Neighbors**

High growing deciduous trees will be planted to shield rear neighbors from backyard and rear windows. Also, on the west side of the property, all possible trees will be retained.

**Issue 3: Grade Level Entry**

We have examined the adjacent and surrounding houses and found a raised entry only to be the norm on the north side of Pembroke. Grade level entry does not deviate from neighborhood norms. No design changes have been made in this respect.

**Issue 4: Roofline and Gable concerns on Home #3**

Pitch of roof has been altered and cosmetic changes made. See plans for details

**Other Variances**

Prior to the request for road dedication, there was only two variances required from the R1-S2 zoning standard. The out building on lot #3 is situated closer to the road than the neighboring house. However, the fence will obscure the building from neighbors and will have no impact on area residents.

The other variance is required on the deck on home #3. The deck sits 0.5M too close to the lot line. The limited size and range of this variance will have no impact on neighbors. The actual distance from the lot line will be 1.5M instead of 2M



**Existing Building and Demolition**

We understand that the small lot subdivision process is not intended to facilitate the demolition of existing buildings. However, we submit that regardless of what occurs on this site in the future, the building is simply so deficient that it will be demolished anyways. The work that would be required to bring this building up to code far exceeds the value of the building. These deficiencies are not merely cosmetic. Substantial structural problems exist as well. Below is a small sample of some of the major deficiencies of the site

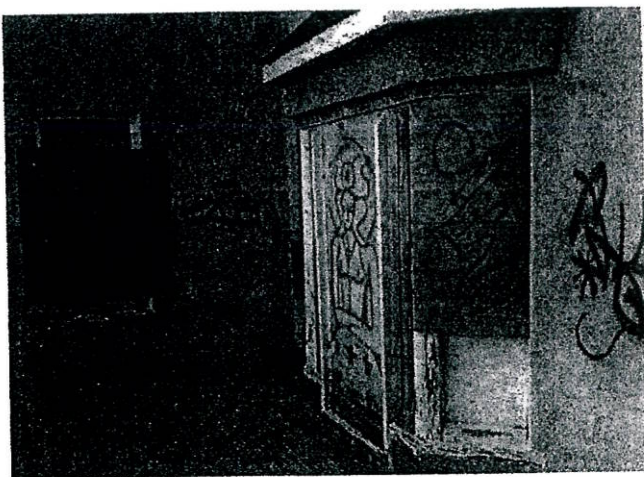
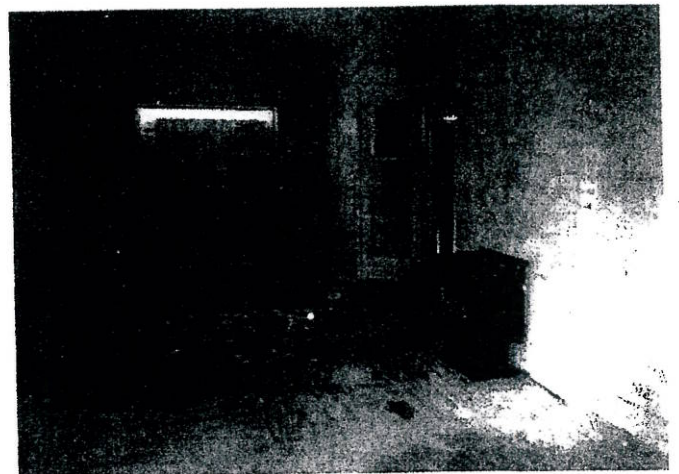
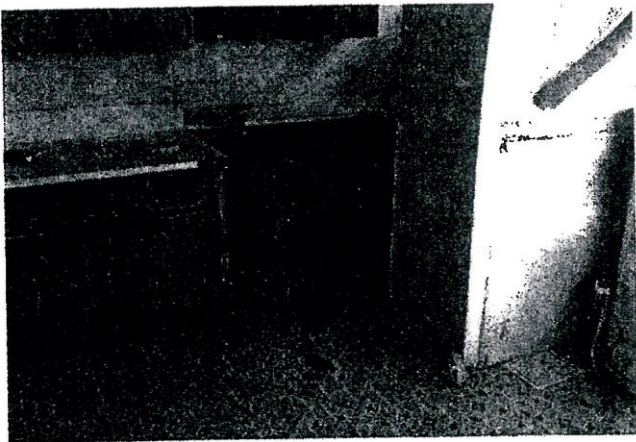
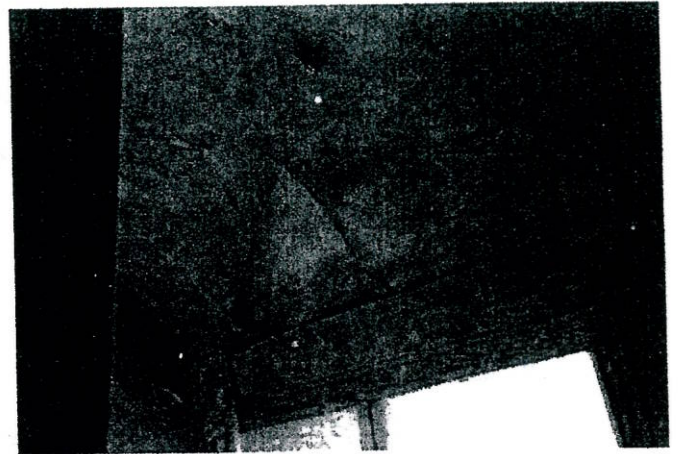
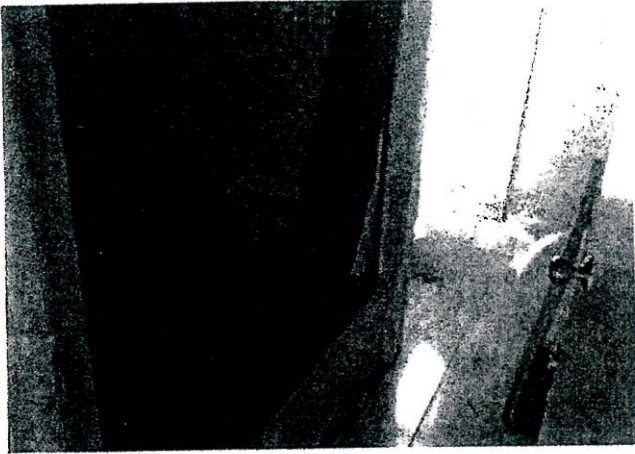
- Foundation has been poured without footings onto dirt
- Sections of the foundation are simply missing and soil erosion undermining the integrity of the building
- Posts, beams and joists are undersized for load and spans. Entire base structure would need replacement
- Subfloor on main floor is rotted in areas
- Stairway to upper floor is both too narrow and too low to meet code
- Roof has leaked causing water damage and rot in the upper floor
- It appears numerous renovations have been made in a haphazard and deficient manner
- Wiring is knob and tube and hosts a 60 amp service. Most outlets are ungrounded. The entire house would need to be rewired

In short, we believe that this building is overdue for demolition. By the time all the deficient items were addressed, there would be little remaining of the house. I have included letters from two independent contractors as further evidence as well as pictures in Appendix 1

**Addressing Variances Created by Road Dedication**

The City has requested road dedication of 1.4M on both Pembroke and Sayward. Given the well-established nature of the neighborhood, future development in the area will be sparse. This means it is unlikely that the city will ever be able to reclaim the land required to widen the road. In fact, wider roads could be a detriment to the character of the neighborhood. Given this scenario and the impact it has on a development that has otherwise been very well received, we believe that the dedications are unnecessary. We respectfully request that these dedications not be imposed on this development.

In our updated plans, we have shown the proposed dedication as a dotted line *for reference only*.







**Dear Mayor Dean Fortin and Council**  
**Victoria, BC**

**Application to Re-Zone 1314 Pembroke into 3\* R1-S2 Small Lots**



**Introduction**

Large and Co is pleased to provide the City with this development proposal for 1314 Pembroke St. We believe this project will be a vibrant addition that will continue to promote the strong community values of the area near the small urban village of Fernwood. The enclosed plans were developed after reviewing Victoria's new *Official Community Plan: April 2012* (from here forward referenced as "OCP") that has been compiled to offer builders and government the new direction for urban planning in the Victoria region. This extensive document notes specifically the need for new and compact development around urban villages and the metropolitan area to accommodate the estimated 20 000 new people that will move to the area in the next 30 years (Figure 3.3). In this proposal, we will detail how this development is congruent with the OCP and will reference key points that support our project.

Victoria is consistently rated as one the best cities in the world to live. However, it also carries some of the most expensive real estate in the nation. In order to make Victoria more affordable for families and better use the land that is available, innovative building and planning practices are necessary. With this in mind, we propose that 1314 Pembroke Street be rezoned to a small lot subdivision designated R1-S2. The result would be three detached, ground oriented units that could provide homes for 3 families. A key component of the OCP is to "to create a diversity of housing types such as...the creation of small residential lots"(13.34). This development fits right in line with this goal and will help Victoria meet its future housing needs.

**Fernwood Village: A Great Area for Families**

Fernwood Village is an area that is ready to grow to the next level. It is identified in the OCP as a priority planning area (6.18) that is slated to host "expanded business and community



services for residents within walking distance" (21.8.3). The proposed building site resides less than 150m from the centre of Fernwood village, helping Victoria achieve its goal of having 90% of all dwelling units reside" within 400m of either the urban core, town centre or urban village by 2041" (6.33.5). The goal to grow the commercial area of Fernwood Village is contingent on having a local population to support it. Using the land effectively to house more residents will be crucial to the success of this growth strategy. A strong consumer base will ensure that new businesses can thrive and provide a healthy tax base for future infrastructure and improvement.

Development at 1314 Pembroke offers more to growing families than just a commercial centre. The site resides less than 250m from Victoria High School which means children can walk there both safely and comfortably. For recreation, William Stevenson Park and Alexander Park are both within 250m. Nearby facilities also include a Yoga Centre, a meditation centre, five churches and a service centre for seniors.

#### **Current Use**

The site is currently home to a single family dwelling that is approximately 250sqm on a lot that is 807sqm. The house has fallen into disrepair and is currently uninhabitable. There are a few small fruit trees on the lot and one large tree near the rear of the lot.

#### **Traffic and Transportation**

A key component of the OCP is the need to encourage green transit and make it easy for people to get around the city without their cars. Aside from being situated near parks and schools, 1314 Pembroke close to key bus stops that make it easy to get to both Downtown (13min) and Hillside Mall (10min)\* for both shopping and entertainment. When a vehicle is required, the site is just next to Fernwood Rd, which has been identified as a primary collector street. This will make the traffic impact on local lanes and roads negligible. Also, in conducting informal interviews with local residents, it was noted that having parking on both sides of Pembroke St between Sayward and Fernwood, causes the road to be too narrow to be safely navigated by two way traffic.

\*time estimates provided by google maps

#### **Exterior design and Landscaping**

Fernwood Village is an area with rich architecture and great blend of heritage and new building design. Chapter 8 of the OCP is written to provide direction on "placemaking" and making new building design "Human scale." Large and Co is pleased to have developed a plan that will accent the surrounding buildings and provide a great streetscape for the area residents. The three buildings have varied facades and heights to contribute to that "sense of

place" that is called for by the OCP. Although two of the building share the same floor plans, great efforts have been made to vary the roofs, windows, exterior finish and colour of the buildings so that each of them has a totally unique feel. . In keeping with CPTED, private areas will be clearly delineated. The two western units will have totally fenced rear yards. The third unit will have visible accesses from both Sayward and Pembroke to both the home and the outbuilding.

The green space provided by this site will be exquisite. Each property will be fronted by a large tree and will have manicured ground cover around the base of each building. The fenced rear yard of each building will be ample and spacious, yet easily maintained. The left two buildings host 50 square meters of uninterrupted lawn that will be both private and comfortable to the residents. The corner lot, having its detached garage/workshop in the rear, will have its green space primarily in the front yard providing a splendid view for the homeowner and the neighbors. As part of each back yard, a patio is provided making them the perfect spot to host BBQs and potlucks for friends and family. The area surrounding the site has a unique feel that would be enhanced by this development. Large and Co. submits that the desired sense of place is achieved (8.30) given the low height, unique façade and refreshing landscaping proposed by this development. In term of green features, there will be a net increase in the number of trees and permeable sections on all driveways.

#### **Layout and Suitability**

The OCP encourages plans that promote multigenerational neighborhoods. The aging population must also be considered when designing homes for Victoria families. The ground level nature of these units makes them more accessible for those in wheelchairs and for the elderly, particularly if an aged parent is residing with the home owning family. The interior of the homes is designed to be multifunctional and highly adaptable to growing families. The buildings host an unfinished ground floor that can be purpose built and tailored precisely to the homeowners needs. To further eliminate that "basement" feel 8ft ceilings are present at ground level to truly make to space comfortable. On the second floor, vaulted ceilings make full use of the height of the building providing a wide open feeling that is spacious and luxurious. Included in each home will be a natural gas range and gas-fired hot water making cooking in the ample kitchen a pleasure. This also means that should the homeowner wish to convert to a gas furnace in the future, the piping will already be present

**Summary**

The development plan for 1314 Pembroke offers much to potential homeowners and the neighborhood alike. The area is ideally situated for a modest increase in density and could provide the pride of homeownership to three growing families. The surrounding commercial and community services make the Fernwood Village a great place to live. Large and Co submits that rezoning this property to R1-S2 would allow people to afford a beautiful and unique modern home in a fantastic neighborhood.