



Planning and Land Use Standing Committee Report

For the meeting on July 3, 2014

Date: June 9, 2014 **From:** Lucina Baryluk, Senior Process Planner

Subject: **Development Permit #000358 with variances for 988 Topaz Avenue**
Application for Development Permit with variances for the construction of a small lot house and accessory building

Executive Summary

The purpose of this report is to provide Council with information, analysis and recommendations regarding a Development Permit Application with variances to allow the construction of a small lot house and accessory building on an existing lot in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. Small lot houses are subject to the requirements of Development Permit Area 15A, Intensive Residential, Small Lot. The original Development Permit Application for the small lot house was approved in October 2011; however, it has now expired. The applicant wishes to construct the same dwelling, with minor changes, and include an accessory building.

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

- The proposed house massing and design are consistent with the *Small Lot Design Guidelines*.
- There is one siting variance for the small lot house for the front yard setback from 6.0 m to 3.05 m. This variance is supportable as it provides a transitional front yard setback between the existing house at 2906 Quadra Street and the adjacent small lot houses to the west of the proposal.
- The changes to the originally approved house plans are supportable as they are mostly internal to the building for improved functionality and do not alter the exterior elevations.
- There is one siting variance for the accessory building, which is supportable as the impacts on the neighbours will be minimal.

This Development Permit Application has variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notification, sign posting and a hearing.

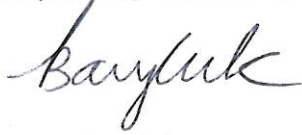
Recommendations

That Development Permit #000358 for 988 Topaz Avenue proceed to a Hearing, subject to the following:

1. Development meeting all *Zoning Regulation Bylaw* requirements of the R1-S2 Zone, except for the following variances:
 - a. Section 1.23.8 (a) - Relaxation for the front yard setback from 6 m to 3.05 m
 - b. Section 1.23.13(a) - Relaxation for the front yard setback for an accessory building from 18 m to 13.6 m.

2. Plans stamped April 1, 2014.
3. Final plans to be in accordance with the plans identified above 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: _____

June 18, 2014

LB/ljm

S:\TEMPEST_ATTACHMENTS\PROSPERO\PLIDPIDP000358\PLUC REPORT 988 TOPAZ ACCESSORY BUILDING.DOC

1.0 Purpose

The purpose of this report is to provide Council with information, analysis and recommendations regarding a Development Permit Application with variances to allow the construction of a small lot house and accessory building on an existing lot in the R1-S2 Zone - Restricted Small Lot (Two Storey) District. Small lot houses are subject to the requirements of Development Permit Area 15A, Intensive Residential, Small Lot. The original Development Permit Application for the small lot house was approved in October 2011; however, it has now expired. The applicant wishes to construct the same dwelling, with minor changes, and include an accessory building.

2.0 Background and Description of Proposal

In 2011 the subject property was rezoned to allow construction of a small lot house on a newly created lot. As the dwelling was not constructed within the two-year time allowance for the concurrent Development Permit, its Development Permit has expired and a new Development Permit is required.

The proposed small lot house would be two storeys with a driveway and parking area on the east side of the property. The living area is on the main floor and three bedrooms are on the upper floor. A setback relaxation is required from the front lot line. Materials include asphalt roof shingles and cement board siding.

The landscaping remains unchanged from the previous proposal. The landscaping proposed for the front yard is primarily lawn with a rock feature and tree planting while in the rear yard the proposal includes a patio, lawn and a deciduous tree.

There are two changes from the previously approved plans: first, floor plan alterations have been made to the main floor to facilitate better internal circulation. These changes result in extending the foyer forward by 0.3 m; this does not affect front yard setbacks as the change is totally under the existing gable, nor will there be any changes to the front elevation. The second change is a request for the placement of an accessory building in the rear yard. This requires a setback variance.

2.1 Existing Site Development and Development Potential

The lot is currently vacant. A small lot house can be constructed on the lot, subject to the *Zoning Regulation Bylaw* requirements for the R1-S2 Zone provided a Development Permit is approved for that purpose.

2.2 Land Use Context

This area of Hillside-Quadra is characterized by a mix of housing types with single family dwellings and duplexes being the dominant form of housing types in this area. This is in contrast to the apartment areas to the south. Topaz Park is one block to the west of this proposal.

Since 2011, there has been significant activity in this block of Topaz Avenue. Two small lots have been created to the west of this property at 978 and 982 Topaz Avenue, and both houses are complete and occupied. In addition, the property at 970 Topaz Avenue was also rezoned to permit a small lot subdivision; this new small lot house is located at 2915 Glasgow Street.

2.3 Data Tables

The following data tables compare the proposal with the existing R1-S2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

2.3.1 Small Lot House

Zoning Criteria	Proposed Small Lot House	Zone Standard R1-S2
Site area (m ²) - minimum	260.00	260.00
Lot Width (m)- minimum	15.00	10.00
Site coverage (%) - maximum	27.50	40.00
Density (FSR) - maximum	0.46:1	0.6:1
Floor Area(m ²) 1 st and 2 nd floors - maximum	121	190
Storeys - maximum	2	2 plus basement
Height (m) - maximum	6.63	7.50
Setbacks (m) - minimum		
Front (Topaz)	3.05*	6.00
Rear (north)	6.12	6.00
Side (west)	1.50	1.50 (2.40 with windows)
Side (east)	3.20	1.50 (2.40 with windows)
Parking - minimum	1	1

2.3.2 Accessory Building

Zoning Criteria	Proposed Accessory Building	Zone Standard R1-S2
Combined floor area (m ²) - maximum	12.00	37.00
Height (m) - maximum	3.05	4.00
Separation space between an accessory building and principal building (m) - minimum	2.50	2.40
Rear yard site coverage (%) - maximum	15.10	30.00
Setbacks (m) - minimum		
Front - from Topaz	13.60*	18.00
Rear	0.60	0.60

2.4 Legal Description

Lot A, Section 5, Victoria District, Plan VIP89426.

2.5 Consistency with Design Guidelines

The *Small Lot House Design Guidelines*, which are embedded in Development Permit Area 15A, are applicable to this application. Overall, the proposal is consistent with these design guidelines; further details are provided in the paragraphs below.

Due to the shape of the lot (wide and shallow), the design response has been to construct a house that is smaller than the maximum permitted size and does not include a garage. Also in response to the shape of the lot, the building mass has been placed closer toward the street to minimize the impact on the adjacent small lots to the west.

In terms of street relationship, the building has a staggered setback such that the setback on the eastern side of the lot matches the setback of the house at 2906 Quadra (3.05 m) and steps back to 6.1 m on the west side of the property matching the setbacks of the small lot houses to the west. The home design includes rooflines similar to those along the street and has a prominent front entryway. The combined effect is a home that fits into the established streetscape.

This front yard setback variance was subject to analysis in the previous review of this proposal. At that time, it was determined that this relaxation was supportable due to the reasons noted above.

2.6 Community Consultation

In compliance with the *Community Association Land Use Committee Procedures for Processing Variances*, the application was referred to the Hillside-Quadra Neighbourhood Action Group on April 8, 2014, for a 30-day comment period. No comments were received at the time of writing this report.

This Development Permit Application has variances; therefore, in accordance with the City's *Land Use Procedures Bylaw* it requires notification, sign posting and a Hearing.

3.0 Issues

The main issue associated with this application is the placement of the accessory building.

4.0 Analysis

The setback variance for the accessory building is required because of the shape of the lot (wide and shallow). The *Zoning Regulation Bylaw* requires an 18 m setback from the front property line for the placement of accessory buildings. The intent of this requirement is to make the accessory building visually unobtrusive from the street; however, since the subject property is only 17 m deep, this requirement cannot be satisfied.

The placement of the accessory building in the northeast corner will have minimal impact on the neighbouring property to the north (2912 Quadra Street) as there are a number of existing outbuildings along this property line. The property at 2906 Quadra has a bedroom window along the west elevation, which directly overlooks the rear yard. However, the presence of the

accessory building may actually enhance the sense of privacy between the rear yard of the new small lot house and the existing window placement at 2906 Quadra. It is noted that due to the lack of a garage on the property and the size of the existing house, an accessory building will have the added benefit of providing more storage space for the occupants.

5.0 Resource Impacts

There are no resource impacts anticipated.

6.0 Conclusions

The proposed house massing and design are consistent with the *Small Lot Design Guidelines* and the changes from the previously approved plans are minor. The front yard setback variance for the main house is supportable as it allows a transition of building façades along Topaz Avenue and the variance requested in relation to the accessory building is also supportable as it will not significantly affect neighbouring properties. Staff recommend that Committee advance the application to a Hearing.

7.0 Recommendations

7.1 Staff Recommendations

That Development Permit #000358 for 988 Topaz Avenue proceed to a Hearing, subject to the following:

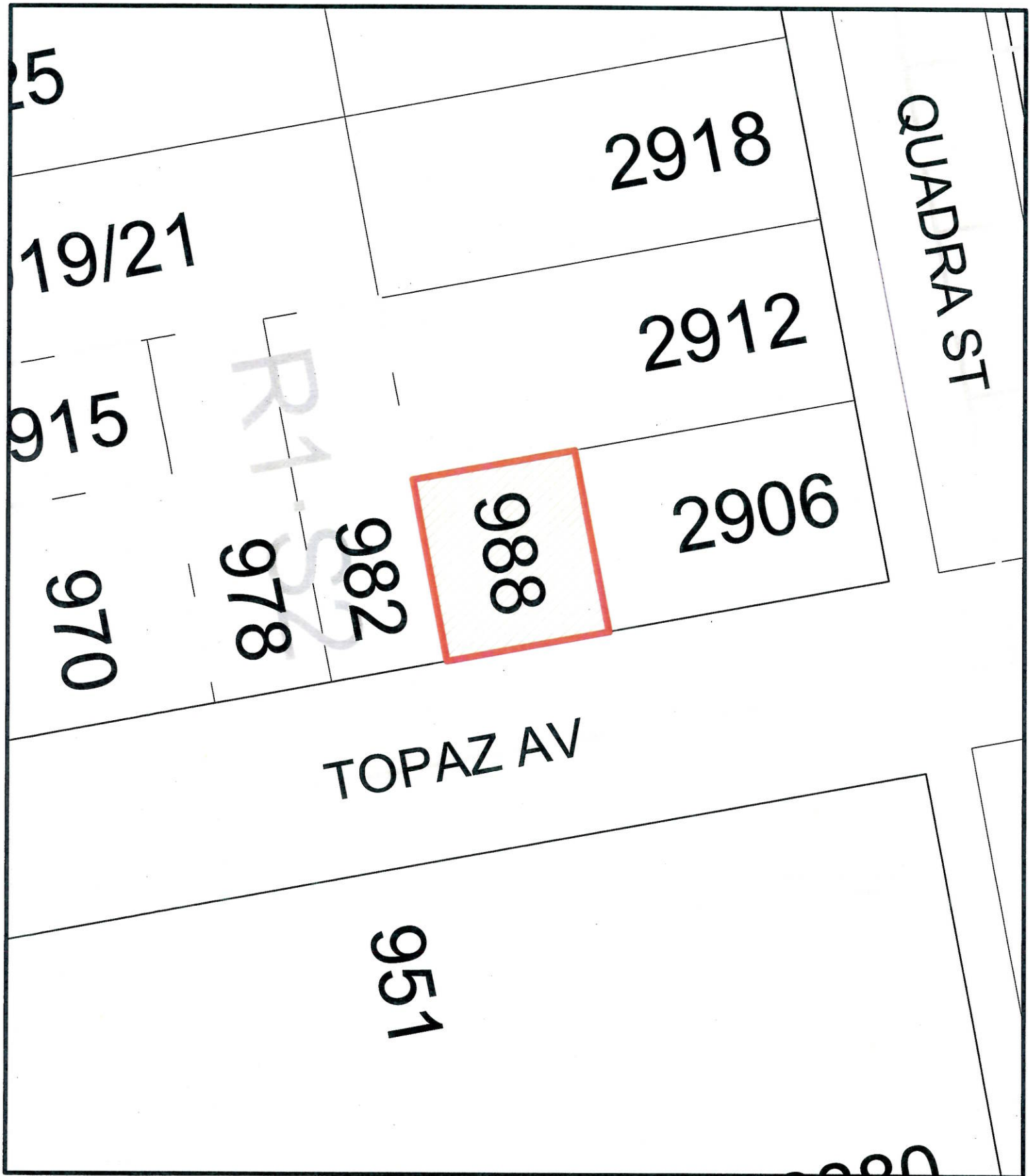
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2. Plans stamped April 1, 2014.
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

7.2 Alternate Recommendation

That Council decline Development Permit Application #000358 for 988 Topaz Avenue.

8.0 List of Attachments

- Zoning map
- Aerial map
- Plans date stamped April 1, 2014
- Letter from applicant date stamped June 4, 2014



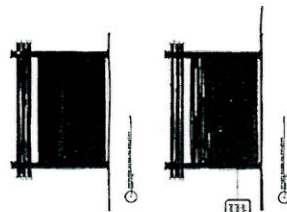
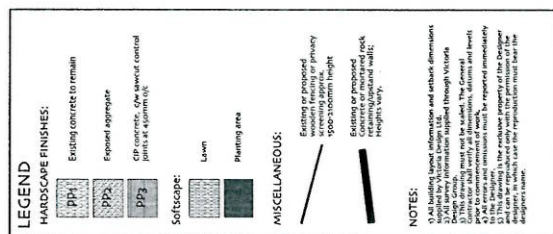
988 Topaz Avenue
Development Permit #000358





988 Topaz Avenue
Development Permit #000358





duane ensing
landscape
design
1. 250.8843v9

revised

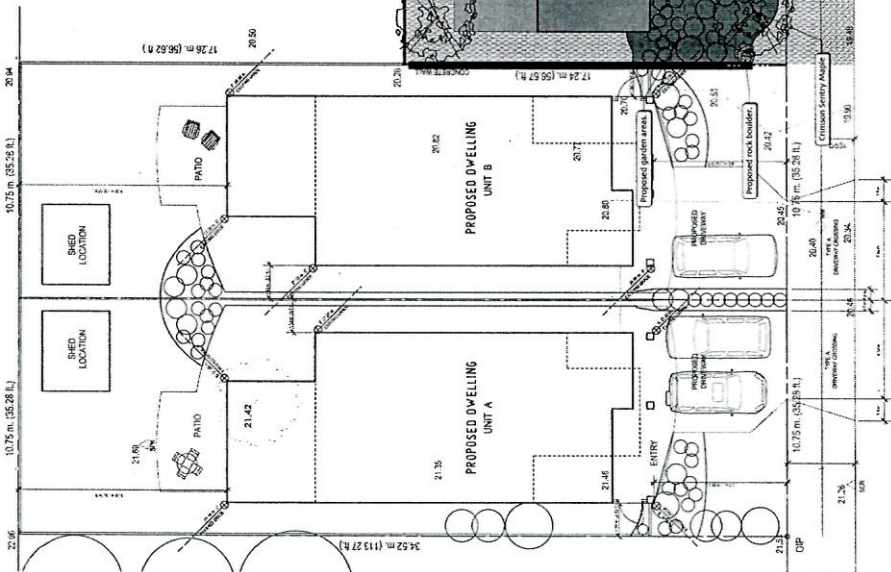
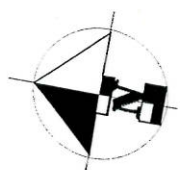
2906 quadra street
LANDSCAPE CONCEPT PLAN

TOPAZ AVENUE

SKL.01
25.OCTOBER.2010
1:100

ALL RIGHTS RESERVED. THESE PLANS AND DESIGNS ARE AT ALL TIMES THE PROPERTY OF THE DESIGNER TO BE USED FOR THE PROJECT SHOWN. WRITTEN CONSENT IS REQUIRED FROM THE DESIGNER BEFORE ANY REPRODUCTION.

NOTES:
1. Plant materials, installation and maintenance to conform to BCSLA/BCMA standard (current edition).
2. All growing medium to comply to BCSLA/BCMA standard designation "4" - Level 1 Well Groomed
"Vegetables".
3. Irrigation materials and installation to conform, as a minimum, to BCSLA/BCMA Standard (current
edition) and IAPC Standards. All irrigation piping under hand surfaces to be sleeved.
4. All existing trees located on plan are approximate. Size and diame of trees are not shown, and should
be verified by field inspection. All wood fences and/or privacy screens to comply to municipal standards. Municipal Bylaws supercede
information on this drawings.

[illegible]

SKETCH PLAN OF LOT 7 SECTION 5, VICTORIA DISTRICT, PLAN 5474

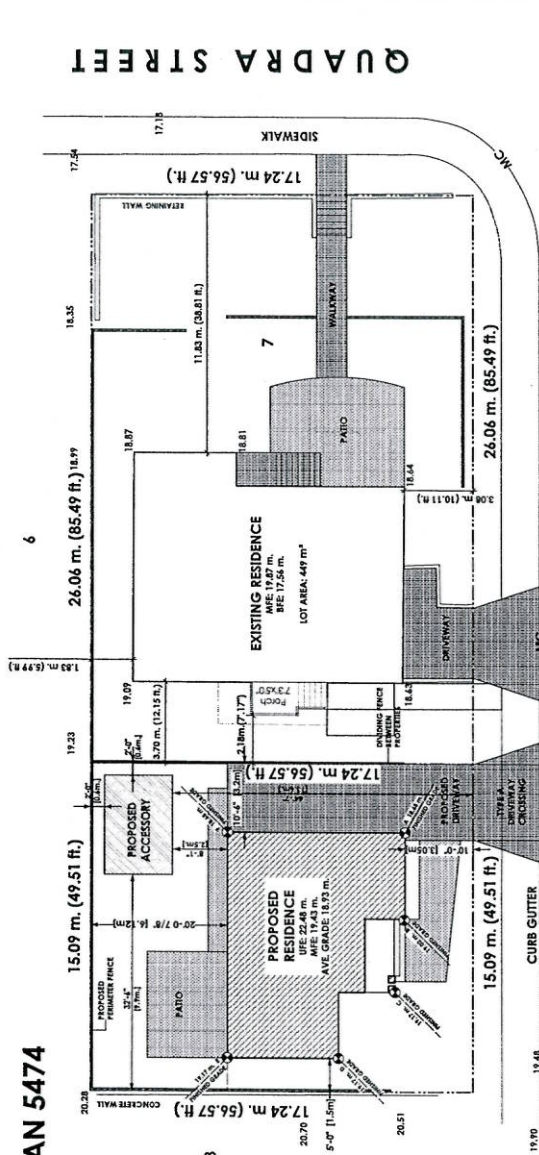
CIVIC ADDRESS : 2906 QUADRA STREET



AVERAGE GRADE CALCULATION
 (AXIAL) 18.0m x 11.0m = 198.0m² - 74.64 m²
 (5-11) 18.0m x 11.0m = 198.0m² - 16.91 m²
 (10-11) 18.0m x 11.0m = 198.0m² - 16.91 m²
 (10-11) 18.0m x 11.0m = 198.0m² - 16.91 m²
 (10-11) 18.0m x 11.0m = 198.0m² - 16.91 m²
 (10-11) 18.0m x 11.0m = 198.0m² - 16.91 m²
 TOTAL = 148.07 - 3.83 = 144.24 m²

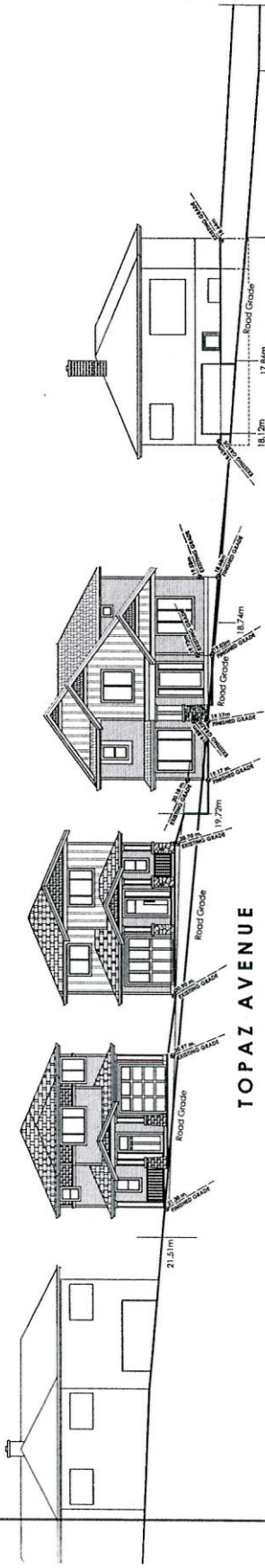
SITE DATA	R1-152
PERMITTED	PROPOSED
ITEM	
LOT AREA	240.00 sq.m.
LOT COVERAGE	40.00 %
HEIGHT	7.10 m.
SETBACKS	
- FRONT (SOUTH)	3.05 m.
- REAR (NORTH)	6.12 m.
- SIDE (WEST)	1.70 m.
- SIDE (EAST)	3.20 m.
FLOOR AREA	
- MAIN	57.01 sq.m.
- UPPER	43.77 sq.m.
TOTAL FLOOR AREA	100.78 sq.m.
F.S.R.	0.5 TO 1.0
ACCESSORY STRUCTURE	0.4 TO 1.0
REAR YARD LOT COVERAGE	30.00 %
SETBACKS	
- FRONT (SOUTH)	18.00 m.
- REAR (NORTH)	13.40 m.
- SIDE (WEST)	0.40 m.
- SIDE (EAST)	0.40 m.
HEIGHT	4.00 m.

* VARIANCE REQUIRED



TOPAZ AVENUE

1 Site Plan
R1 Scale: 1:100



Street Scope
Scale 1/4" = 1'-0"

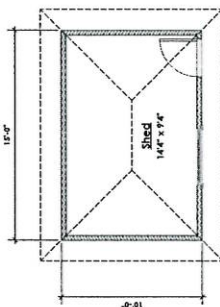
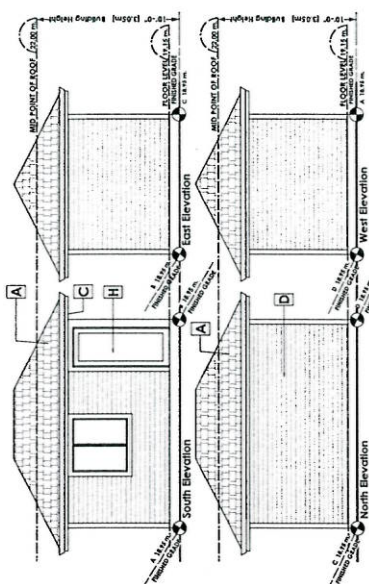
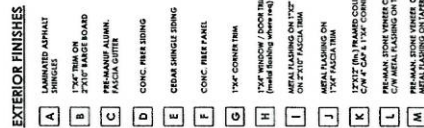
Date: June 2, 2014
Time: 2:26:43 PM

Proposed Rezoning For:
Vince Quillen & Lori Morgan
2906 Quadra Street
Victoria B.C.

SITE PLAN

6854
VICTORIA DESIGN GROUP
R1 OF R2
June 2, 2014
1:100
JDF
P: 250.000.0000
F: 250.000.0000
E: 250.000.0000

General Notes:
1. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The owner is responsible for obtaining all necessary easements and rights of way from the appropriate authorities.
3. The owner is responsible for obtaining all necessary survey data and boundary information from the appropriate authorities.
4. The owner is responsible for obtaining all necessary engineering and architectural services from the appropriate authorities.
5. The owner is responsible for obtaining all necessary construction and installation services from the appropriate authorities.
6. The owner is responsible for obtaining all necessary maintenance and repair services from the appropriate authorities.
7. The owner is responsible for obtaining all necessary insurance and bonding services from the appropriate authorities.
8. The owner is responsible for obtaining all necessary legal and financial services from the appropriate authorities.
9. The owner is responsible for obtaining all necessary environmental and sustainability services from the appropriate authorities.
10. The owner is responsible for obtaining all necessary health and safety services from the appropriate authorities.



1 Shed
Scale: 1/8" = 1'-0"

General Contractor and/or Owner to verify and thoroughly review all details of plan prior to construction and setting out of work. Any discrepancies are to be reported to Building Designer immediately.

Building Designer not liable for changes made to plans on site or before in regard to discrepancies. Refer to General notes included on plan.

Note: S.C.I.I. to verify placement and setting of all shortruns on lot.

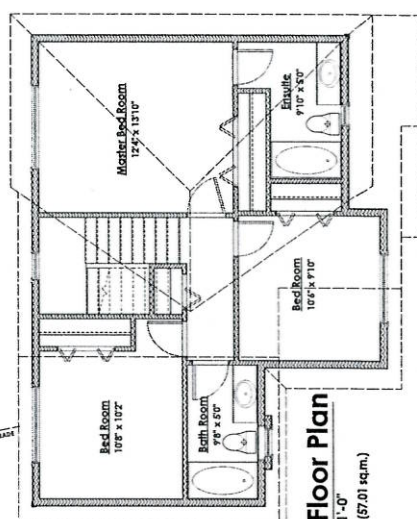
General Contractor to work in conjunction with S.C.I.I. to ensure proper placement of structures on the plan to starting work. Building Designer not responsible for any miscommunications of any kind with regard to setting out of structures.

VICTORIA DESIGN GROUP		EST. - 1987 MANUFACTURING AND FINISHING SINCE THEN	
ORDER NO.	6854	R2 OF R2	JUNE 2, 2014
DATE		SCALE	1/8" = 1'-0"
DRAWN		JDF	
CHECKED BY			
PLOT: 250-282-794X		P&E: 250-282-794X	

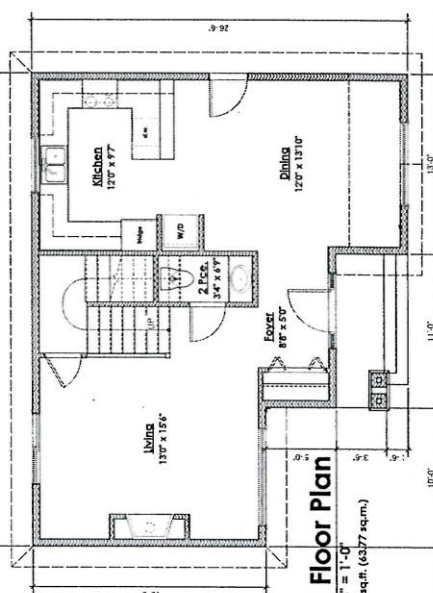
FLOOR PLANS

Proposed Rezoning For:
Vince Qullen & Lori Morgan
2906 Quadra Street
Victoria B.C.

Date: June 2, 2014



3 **Upper Floor Plan**
R3 Scale: 1/8" = 1'-0"
 Total 613.49 sq.ft. (57.01 sq.m.)



2
R3
Main Floor Plan
Scale: 1/8" = 1'-0"
Total 686.44 sq.ft. (63.77 sq.m.)

xVince Cullen
Lori Morgan
6502 Hilltop Rd
Saanichton BC
V8M 1W8
March 24, 2014
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6



RE: Development Permit for 988 Topaz Ave

Dear Mayor and Council,

As requested by the Planning and Development and meetings with Lucina Baryluk and Rachel MacDonald, details of how the proposed design still meets the Small Lot Design Guidelines is detailed below:

Elements of Design

The lot is located north of Quadra Village in an area of transition between commercial and multi-family dwellings. No clearly defined forms or patterns are easily detected in the area. Houses are typically 1940-1950s ranchers varying in design, mixed with older and more recent homes. There are three new "small lot" homes to the immediate west of our lot.

Then proposed small lot home is three bedrooms and three bathrooms. All bedrooms are located on the second floor and the living areas on the main floor. The design of our proposed small lot and the two new existing homes to the west has been developed by the same designer to provide consistency in terms of design.

Sitting, Location and Topography

The existing topography for the proposed small lot will not require major reworking of existing grades. The house gradually "steps in" (front yard setback gradually increases as you move west on Topaz). The setback from the garage will be similar to the two homes to the west.

Parking

Exposed aggregate driveway, on the proposed homes east side, will be adequate for two vehicles.

Accessory Structure

An accessory structure for storing yard maintenance equipment, out of the weather, is required because there is no garage or other storage area supplied. Finishes, materials and colour will be consistent with the main structure. There is a variance required for the accessory structure, for the front set back. This is required because the lot is not deep enough to a void the variance.

Architectural Design

Careful consideration to the roof slopes of existing houses on Topaz has been made. As depicted in the streetscape, the roof slope of the proposed house is consistent with those of the existing homes. Further, the building façade has been broken into similar elements to create contrast. A roofed entry creates more prominence and the second story has been stepped back 1.8m to reduce massing.

Openings

The entryway of the house has been emphasized with a dormer that extends from the front of the house and features decorative posts. The windows have been arranged and carefully placed considering the use and location of rooms to ensure privacy. No windows are used

on the front or left side of the house. Wide trim will be used around all windows and painted in a different colour than the siding to create contrast and interest. The garage is recessed creating a greater focal point on the entry.

Finishes and Materials

Hardi-plank siding will be used on the new home. Wide trim will be used around entry and window areas for detail. Tapered columns will feature a rock face and rock will also be used under the window area between the garage and entry to create a visual interest. The roof detail is in proportion to the overall massing of the house and reduces the impact of large roof areas. The color schemes will be compatible with the area and will not be vibrant.

Landscape

The front yard will include both a lawn and garden area with planting beds as detailed in the landscape plan. Fencing along the sides and rear perimeter of the proposed house will ensure separation and privacy from immediate neighbors and the existing home.

If you have any further questions regarding our re-application, please do not hesitate to contact us.

Changes to Main floor layout

Recent changes to main floor layout have been made to increase the usable floor space. This was also done to improve cupboard space and centralize the 2 Piece washroom. The foyer moved out 1'0" to allow for 2 Piece washroom.

Sincerely,

Vince Cullen and Lori Morgan

Applicants