



Planning and Land Use Committee Report

Date: February 20, 2014 **From:** Lucina Baryluk, Senior Process Planner
Subject: **Development Permit Application #000338 for 1017 Pakington Street**
Development Permit Application #000339 for 1011 Pakington Street
Application for Development Permits for construction of two new small lot single family dwellings on lots within the R-K Zone

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding two Development Permit Applications for construction of two small lot houses, located at 1011 and 1017 Pakington Street. The lots are located in the R-K Zone, Medium Density Attached Dwelling District, which permits small lots. The subject lots have been recently subdivided and the applicant is now seeking to construct a small lot single family dwelling on each parcel. These applications deal only with the lots fronting on Pakington Street.

The design of the two small lot, single family dwellings is subject to DPA 15A Intensive Residential - Small Lot that controls the exterior design, finishes and landscape details. The proposed design is consistent with the *Small Lot House Design Guidelines, 2002* and no variances to the *Zoning Regulation Bylaw* are required. Staff recommends that these applications be approved.

Recommendation

That Council authorize the issuance of Development Permit #000338 for 1017 Pakington Street, in accordance with:

1. Plans stamped dated December 5, 2013;
2. Development meeting all *Zoning Regulation Bylaw* requirements;
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

That Council authorize the issuance of Development Permit #000339 for 1011 Pakington Street, in accordance with:

1. Plans stamped dated December 5, 2013;
2. Development meeting all *Zoning Regulation Bylaw* requirements;
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:

Date:


Jason Johnson
Feb. 23, 2014

LB:aw

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding two Development Permit Applications for construction of two small lot houses, located at 1011 and 1017 Pakington Street. The lots are located in the R-K Zone, Medium Density Attached Dwelling District, which permits small lots. The subject lots have been recently subdivided as part of a five-lot subdivision, two of which front on Pakington Street and three of which front on Harling Lane. The applicant is now seeking to construct a small lot, single family dwelling on each of the Pakington Street lots. This report will assess the proposed small lot houses for compliance with the applicable design guidelines. There are no variances.

2.0 Background

2.1 Description of Proposal

Each lot and house complies with all the criteria in the R1-S2 Zone, Restricted Small Lot Two Storey District. The houses are of contemporary design. The houses are similar, although differentiated with varying materials, wood trim colour palette and main window placement, in that the windows in 1017 Pakington Street are centred as opposed to the offset window placement in 1011 Pakington Street.

The features of both proposed houses are as follows:

- The interior layout includes a full basement with an exercise room and recreation room. Access to the basement is through the interior of the house and not from the outside.
- The family and living areas are on the main floor and the upper floor has three bedrooms.
- Off-street parking is provided within a garage.
- Landscaping consists mostly of lawn with five new trees, with the existing boulevard trees protected from construction impacts.
- A front and rear patio enhance the outdoor living areas with privacy provided by grade changes, retaining walls and wood fencing.

2.2 Land Use Context

The subject properties are located on the south side of Pakington Street, midblock between Vancouver Street and Cook Street. The street is characterized by an interesting mix in terms of the age and design of single-family and multi-family residential buildings.

2.3 Community Consultation

In accordance with Council's Community Association Land Use Committee (CALUC) Procedures for processing Development Permit applications, public consultation is not required as no variances are required.

2.4 Existing Site Development and Development Potential

The subject properties are located in the R-K Zone, Medium Density Attached Dwelling District. This Zone permits all of the uses in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, subject to the regulations in that Zone. A five-lot subdivision developed pursuant to this *Zoning Regulation Bylaw* provision was approved in 2012. All the lots are currently vacant. The remaining three lots of this five-lot subdivision front onto Harling Lane and development applications for these lots have not been submitted at this time. No further redevelopment potential exists for newly created small lots.

The data table (below) compares the proposal with the standard in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. No component of the proposal is less stringent than the standards.

Zoning Criteria	Lot A 1011 Pakington	Lot B 1017 Pakington	Zone Standard R1-S2
Site area (m ²) – minimum	361	361	260
Total floor area (m ²) – maximum	178	178	190
Density (Floor Space Ratio) – maximum	0.49:1	0.49:1	0.6:1
Lot width (m)– minimum	18.45	18.45	10
Height (m) – maximum	7.34	7.38	7.5
Site coverage (%) – maximum	30	31	40
Storeys – maximum	2	2	2
Parking stalls - minimum	1	1	1
Setbacks (m) - minimum			
Front (north)	6	6	6
Rear (south)	6	6	6
Side (west)	1.5	1.6	1.5
Side (east)	1.6	1.5	1.5

2.5 Legal Description

1011 Pakington Street – Lot A, Fairfield Farm Estate, Victoria City, Plan EPP20983

1017 Pakington Street – Lot B, Fairfield Farm Estate, Victoria City, Plan EPP20983.

2.6 Consistency with Official Community Plan, 2012, and Design Guidelines

The proposed development is consistent with the relevant land use policies of the *Official Community Plan 2012 (OCP)*. The subject properties are designated as Urban Residential which envisions a full range of housing types.

As the lots have been developed as small lots pursuant to the R1-S2 Zone, a Development Permit is required to satisfy the requirements of the OCP for construction of the homes. The proposal is subject to review under DPA 15A Intensive Residential - Small Lot. Building form, character, finishes and landscaping details are controlled and regulated in relation to the *Small Lot House Design Guidelines, 2002*. The most relevant design consideration of the proposal is with respect to streetscape; staff evaluation of the streetscape characteristics is as follows.

In the immediate context, the houses create their own symmetry with a similar architectural expression. In relation to the adjacent buildings on the south side of Pakington Street, the flanking apartment buildings (built in the 1960s) are defined by the balconies, providing strong horizontal lines that are reflected in the design of the proposed homes. This cluster of buildings is also characterized by flat rooflines.

In the broader context, the houses add to the variety of housing types and forms on the street, while not creating additional visual discord. In addition, the front setbacks of the proposed homes create a suitable transition between the flanking apartment buildings.

3.0 Issues

There are no issues associated with these applications as the proposed houses are in general compliance with the design guidelines and no variances are requested.

4.0 Resource Impacts

There are no anticipated resource impacts from this proposed development.

5.0 Options

Option One (Staff Recommendation)

That Council authorize the issuance of Development Permit #000338 for 1017 Pakington Street, in accordance with:

1. Plans stamped dated December 5, 2013;
2. Development meeting all *Zoning Regulation Bylaw* requirements;
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

That Council authorize the issuance of Development Permit #000339 for 1011 Pakington Street, in accordance with:

1. Plans stamped dated December 5, 2013;
2. Development meeting all *Zoning Regulation Bylaw* requirements;
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Option Two (Decline)

That Council decline the application.

6.0 Conclusions

The proposals for the two small lot houses at 1011 and 1017 Pakington Street are consistent with the *Small Lot House Design Guidelines, 2002*. The contemporary design is supportable and complementary to both the other existing single family homes and the multiple dwelling buildings on Pakington Street, therefore, staff recommend approval of these applications.

7.0 Recommendations

That Council authorize the issuance of Development Permit #000338 for 1017 Pakington Street, in accordance with:

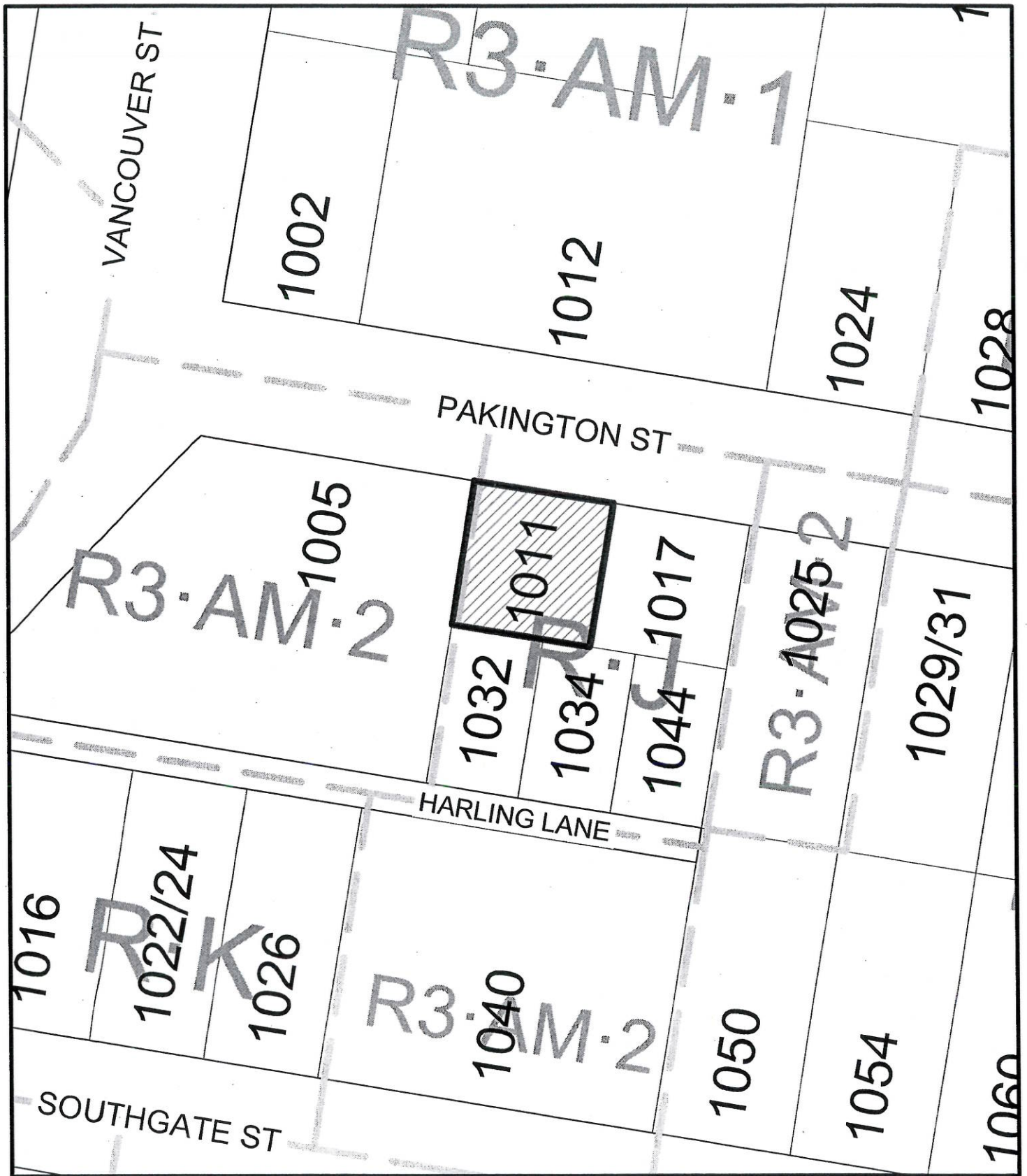
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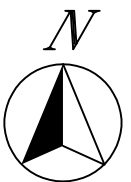
8.0 List of Attachments

- Zoning and aerial map for 1011 Pakington Street
- Letters from applicant dated December 3, 2013 (note both letters are the same and are unsigned)
- Plans for 1011 Pakington Street dated December 5, 2013
- Zoning and aerial map for 1017 Pakington Street
- Letters from applicant dated December 3, 2013 (note both letters are the same and are unsigned)
- Plans for 1017 Pakington Street dated December 5, 2013.



1011 Pakington Street
Development Permit #000339





1011 Pakington Street
Development Permit #000339



December 3, 2013

Mayor and Council
City of Victoria
British Columbia



Re: Development Permit 1017 Pakington Street

Victoria's OCP legislated the capture of 3,319 properties, or 20.7% of all properties in the city, into newly created city wide Development Permit Areas. The inclusion of property into the OCP was done without notice to any of the affected property owners.

All 3,319 properties appropriated by the OCP are now subject to a development permit application process. Prior to inclusion in the OCP only a building permit was necessary for a zoning compliant development. Today, in addition to a 3-6 month BP process, property owners are also subjected to an additional 3-6 month DP process equivalent in scope to a rezoning application. This compares to both Saanich and Langford where zoning compliant single family BP's are issued in 48 hours.

This property is one of those seized by the OCP and thus requires a DP even though it is a development on vacant land, is zoning compliant and no variances are requested.

A letter to Mayor and Council is also now required as a condition precedent to obtaining a Development Permit.

The information to be conveyed to the Mayor and Councils is as follows:

Description of Proposal:

Single family home.

Project Benefits and Amenities:

None.

Neighbourhood:

Large apartment buildings surround the property on all four sides.

Design and Development Guidelines:

The development is zoning compliant and no variances are requested. The flat roof design reflects the "form" of all adjoining and adjacent properties on all four sides.

Transportation:

Schedule "C" compliant.

Heritage:

Not designated. Vacant land.

Green Building Features:

The chief green building feature incorporated is the installation of 290 linear feet of deep underground services connecting the property to city mains beneath Southgate enabling gravity drainage of both storm and sanitary connection lines. Deep services were installed with the gracious accommodation of a SRW and easement from the adjoining property owners on Southgate.

Over the economic life of the property (70 years), gravity drainage is estimated to save \$384,000 in energy costs.

By way of explanation, late 1800's and early 1900's sanitary and storm mains built in cities like Seattle, San Francisco and Victoria were installed just below the surface. Lower construction costs and the absence of frost encouraged shallow depth services. Both sanitary and storm mains on Pakington are approximately 3 feet below road grade. Property slope means the mains are nearer the surface within the building envelope.

Historically, cities that installed shallow mains also enacted building height bylaws allowing residential service connections to gravity flow to shallow mains. Logic and common sense guided the politicians of the day. Basements were constructed either entirely or substantially above grade and were neither counted as a "story" or in the FSR living space calculation. This design type is reflected in thousands of "heritage style" houses throughout coastal cities from BC to California including Victoria.

The vast majority of Victoria's older houses were built to the same common sense zoning standards reflecting Victoria's own shallow depth services. However, recent changes to Victoria's zoning bylaws, both to height and how height is calculated, serve to both suppress building heights and force basements deeper, and in almost all new construction, significantly below the depth of the mains.

Today, it is a fact that most existing houses in Victoria are not compliant with current zoning height bylaws meaning the majority of Victoria's existing houses could not be built today. And as these older houses reach the end of their economic lives, when redeveloped, the residual land becomes subject to current zoning bylaws.

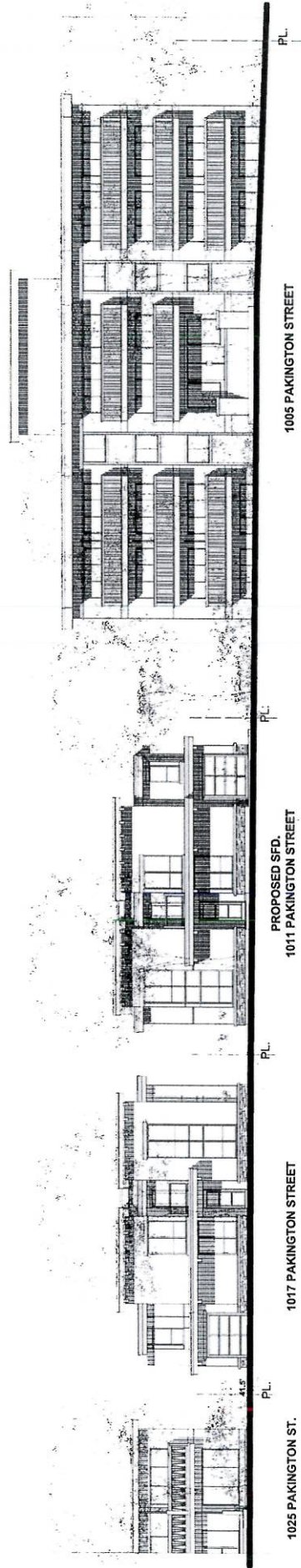
Victoria's politicians have enacted new zoning bylaws without regard to depth of services effectively ignoring the law of gravity and all the energy savings of using gravity for drainage. Electric pumps and macerators to facilitate the uphill flow of both sewage and storm water are the norm in new construction, all at a time when energy is considered precious and extraordinary means are sought to conserve its use.

Due to the significant cost and also significant benefit of installing gravity services, no other provisions are made for extraordinary green features other than those normally in use today such as in-floor radiant heat, on demand hot water, low e windows, etc.

Infrastructure:

None.

This satisfies the legislated requirement of a letter to the Mayor and Council.



S T R E E T S C A P E

1011 PAKINGTON STREET

PROPOSED SINGLE FAMILY DWELLING 1011 PAKINGTON STREET, VICTORIA BC.

DRAWING CONTENTS :

STREETSCAPE (COVER PAGE)	
LP-1 LANDSCAPE PLAN	
LP-2 LANDSCAPE PLAN	
LP-3 LANDSCAPE PLAN	
LP-4 LANDSCAPE PLAN	
LP-5 LANDSCAPE PLAN	
LP-6 LANDSCAPE PLAN	
LP-7 LANDSCAPE PLAN	
LP-8 LANDSCAPE PLAN	
LP-9 LANDSCAPE PLAN	
LP-10 LANDSCAPE PLAN	
LP-11 LANDSCAPE PLAN	
LP-12 LANDSCAPE PLAN	
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LP-99 LANDSCAPE PLAN	
LP-100 LANDSCAPE PLAN	

	DATE:	NOV-25-2015	PROJECT:	PROPOSED SINGLE FAMILY DWELLING - 1011 PAKINGTON STREET, VICTORIA, BC. (DEVELOPMENT PERMIT)	COVER	PAGE
	DRAWN:	J. CAUSTON	FOR:	TERRY BRADSHAW	PLAN	DP-1145
	SCALE:	AS SHOWN	DRAWING:	STREETSCAPE		



HOME DESIGN PH: FAX : 250-480-7391

LEGEND

HARDSCAPE FINISHES:

- PP1: Unfinished concrete, channel
- PP2: Concrete paving, ABC quarry, 150x150
- PP3: Concrete paving, ABC quarry, 150x150
- PP4: Concrete paving, ABC quarry, 150x150

SOFTSCAPE:

- Lawn
- Planting area

ANGLICANOUS:

- Wooden slatted screen, 1.8m high
- Wooden slatted screen, 1.8m high
- Wooden slatted screen, 1.8m high

NOTES:

1. All hardscapes to be finished with a 10mm sand/cement screed.

2. All softscapes to be finished with a 10mm sand/cement screed.

3. All softscapes to be finished with a 10mm sand/cement screed.

4. All softscapes to be finished with a 10mm sand/cement screed.

5. All softscapes to be finished with a 10mm sand/cement screed.

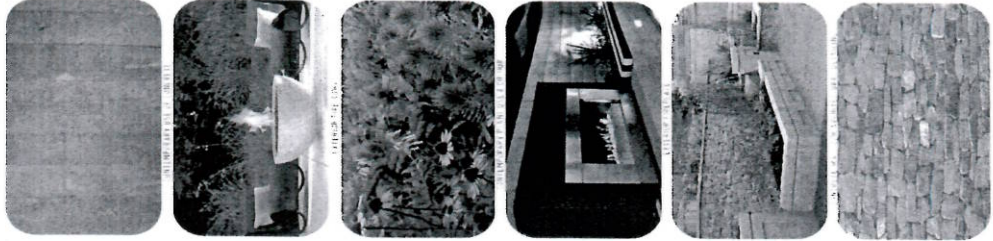
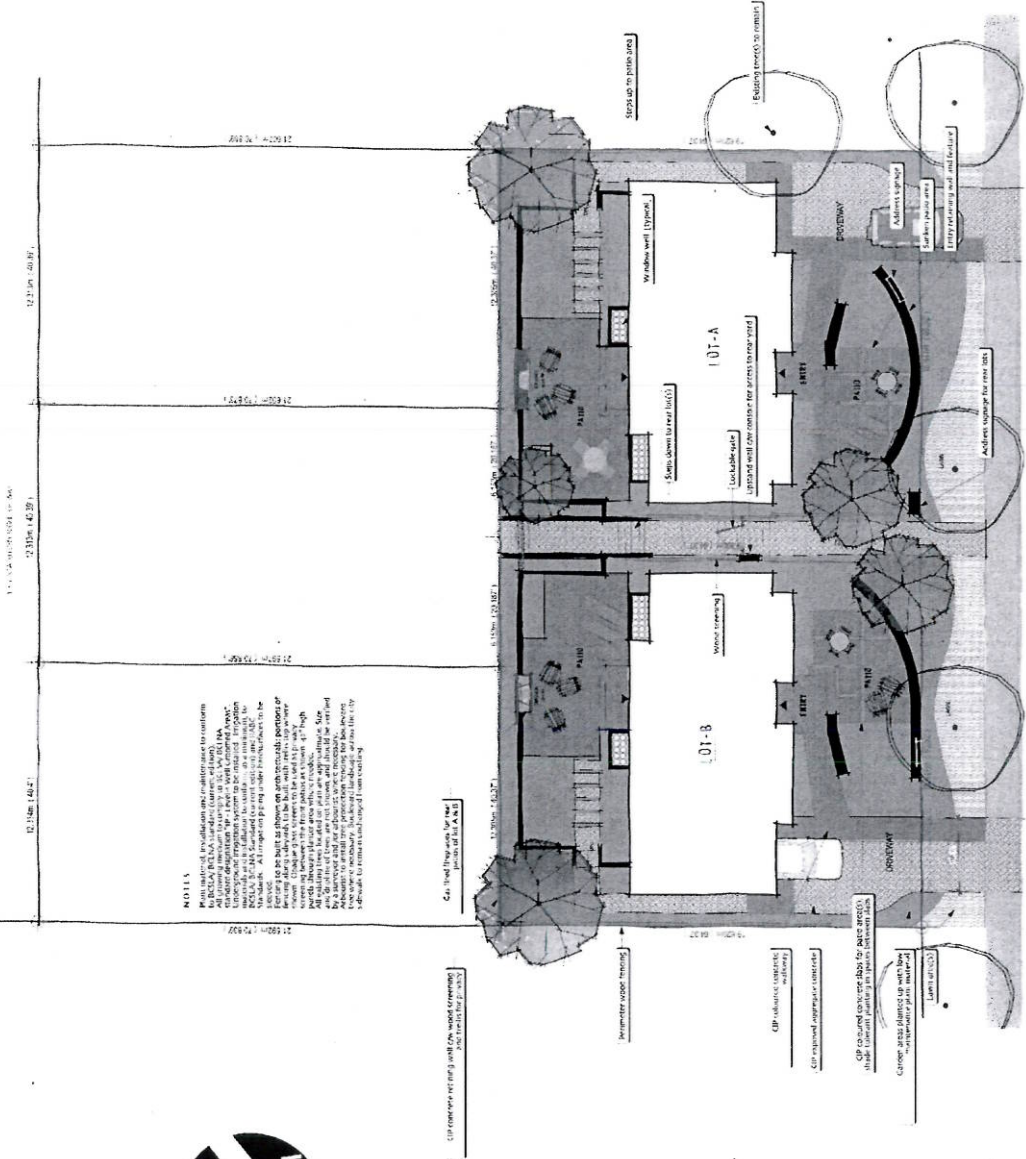
6. All softscapes to be finished with a 10mm sand/cement screed.

7. All softscapes to be finished with a 10mm sand/cement screed.

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9. All softscapes to be finished with a 10mm sand/cement screed.

10. All softscapes to be finished with a 10mm sand/cement screed.



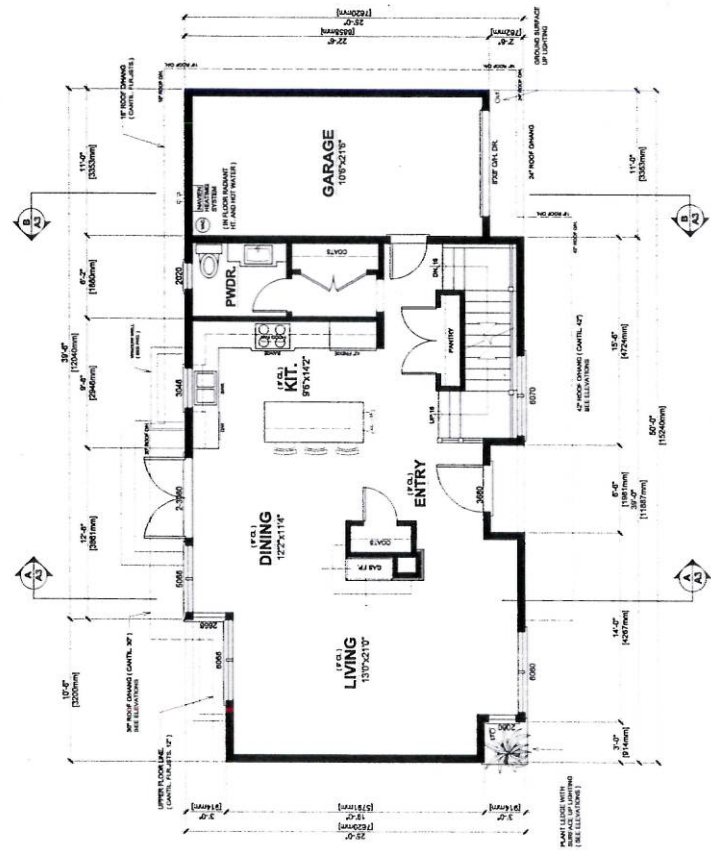
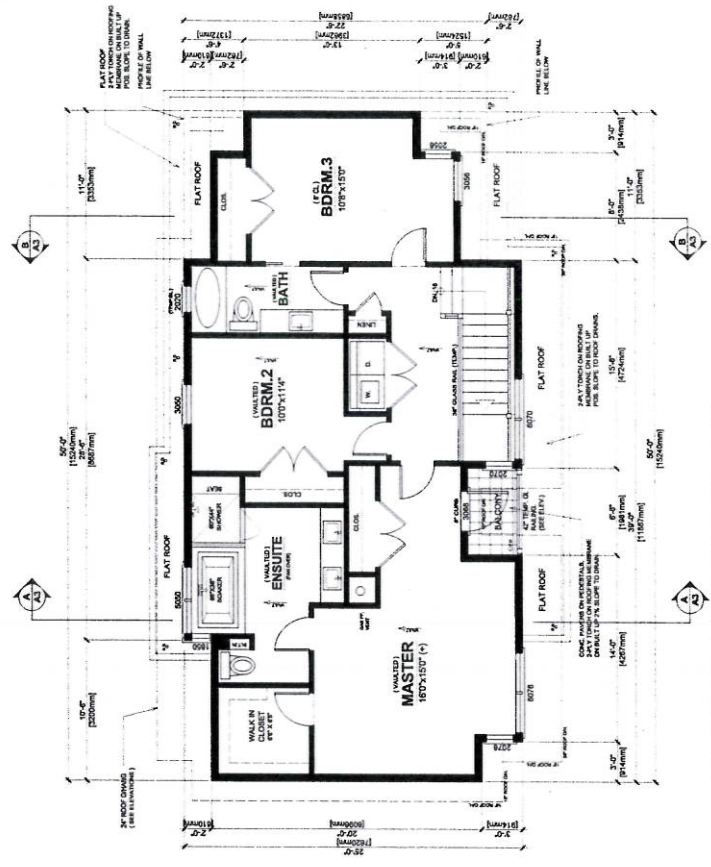
1010-1017 PAKINGTON STREET LANDSCAPE CONCEPT PLAN

LP.01
17/December/2012
1:100
101 PAKINGTON STREET

PAKINGTON RESIDENCES :: 1011-1017 PAKINGTON STREET :: LP.01 :: landscape concept plan ::



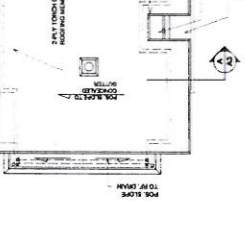
DATE:	NOV-2013
PROJECT:	PROPOSED SINGLE FAMILY DWELLING - 1011 PAKINGTON STREET, VICTORIA, BC (DEVELOPMENT PERMIT)
DESIGNER:	TERREY INKHOUSE
SCALE:	AS SHOWN
REVISIONS:	MAIN AND UPPER FLOOR PLANS



ROOF PLAN

SCALE: 1/8" = 1'-0"

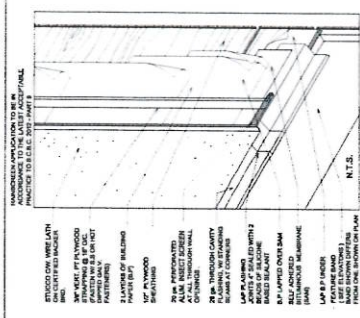
24" V. TYP. ON ROOFING MEMBRANE
PROVIDE ATTIC VENTILATION
REFER TO UPPER FLOOR PLAN
FOR ALL OVERLAP DIMENSIONS



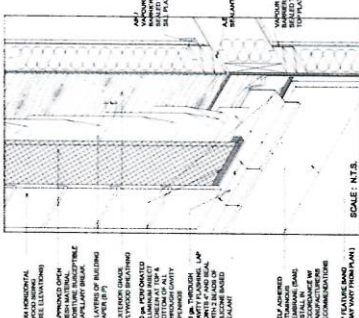
PROPOSED SINGLE FAMILY DWELLING

1011 PAKINGTON STREET, VICTORIA B.C.

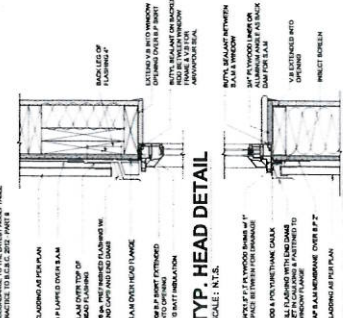
REVISIONS:



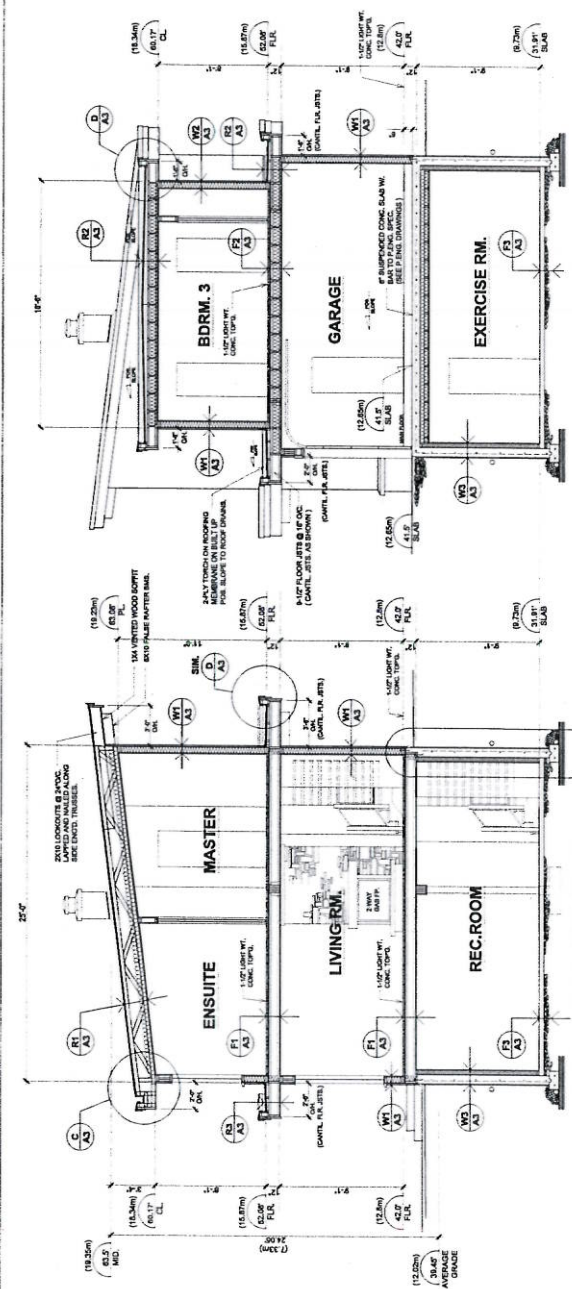
**TYP. RAINSCREEN WALL
ASSEMBLY - STUCCO**



**TYP. RAINSCREEN WALL
ASSEMBLY - HORIZONTAL SIDING**

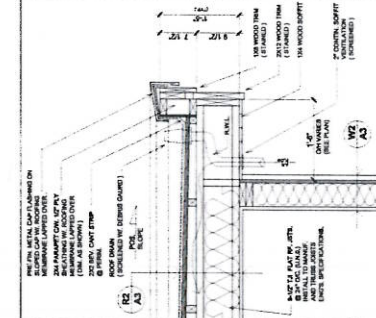


TYP. SILL DETAIL
SCALE: N.T.S.

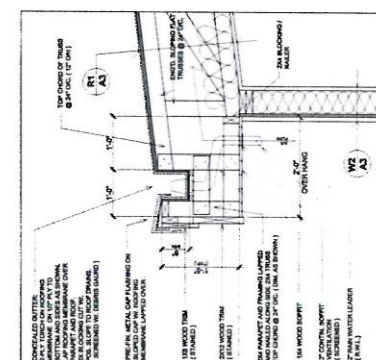


BUILDING SECTION

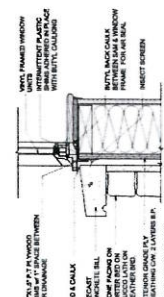
BUILDING SECTION



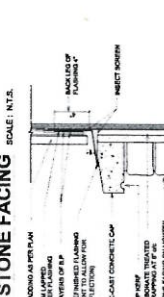
EAVE DETAIL



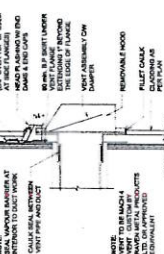
EAVE DETAIL



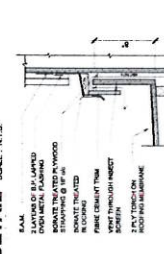
VALLEY SECTION AND SILL DETAILS

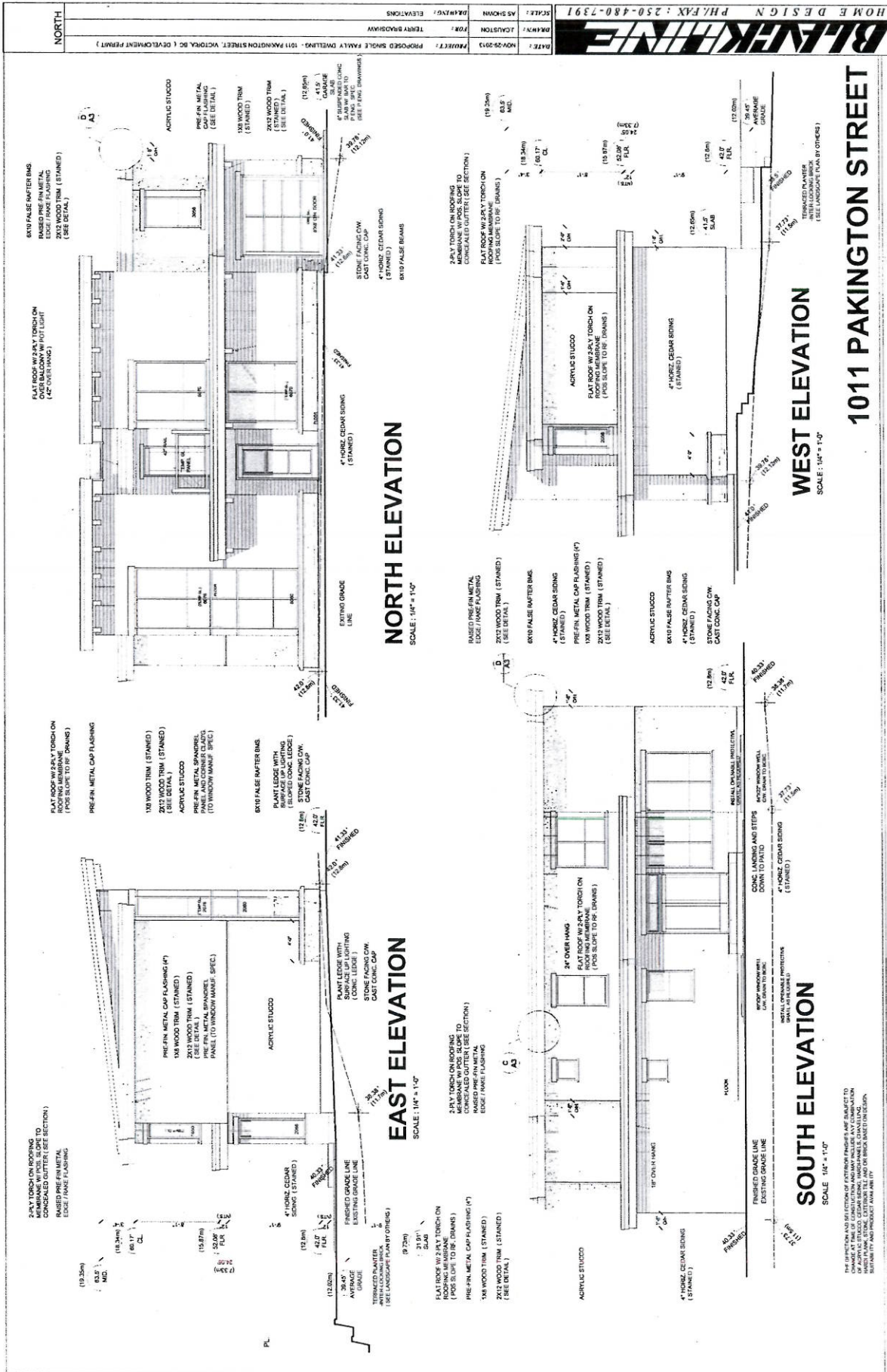


PLASTER COAT



TYP. EXHAUST VENT





BLANKLINE HOME DESIGN P/H/FAX: 250-480-7391	
DATE: NOV-20-2013	PROJECT: PROPOSED SINGLE FAMILY DWELLING - 1011 PAKINGTON STREET, VICTORIA BC (DEVELOPMENT PERMIT)
DRAWN BY: JACUSTON	FOR: TERRY BROOKSHAW
SCALE: AS SHOWN	ELEVATIONS
A4 7/4" x 10" DP 1145	

1011 PAKINGTON STREET

WEST ELEVATION

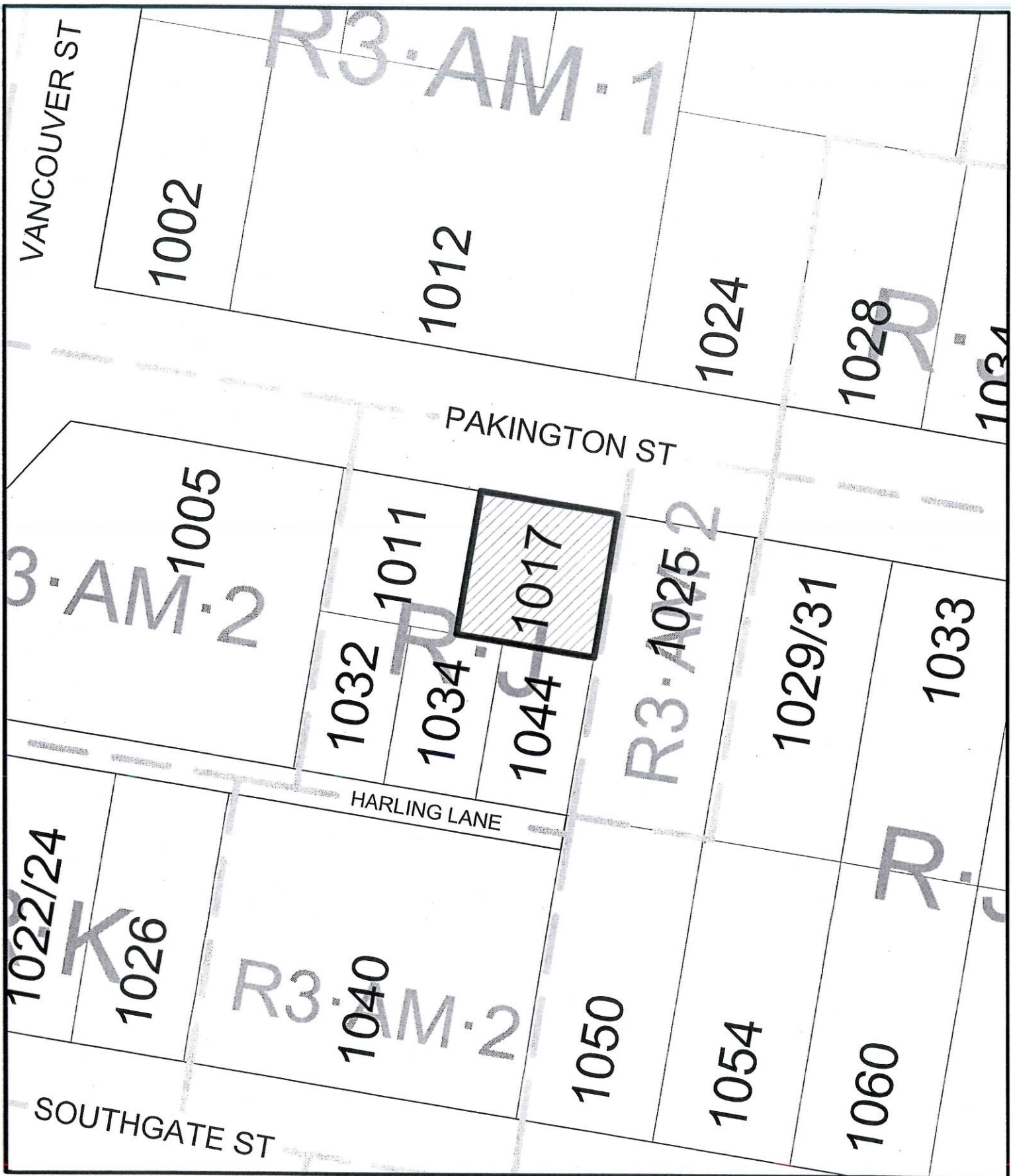
SCALE: 1/4" = 1'-0"

1011 PAKINGTON STREET

PROPOSED SINGLE FAMILY DWELLING

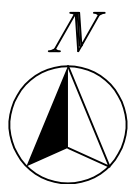
1011 PAKINGTON STREET, VICTORIA B.C.

THE INFORMATION AND DETAIL OF EXTERIOR FINISHES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ARCHITECT AND WILL BE A COMBINATION OF THE FOLLOWING: STONE, STAINLESS STEEL, AND OR BRICK BASED ON DESIGN AND MATERIAL AVAILABILITY.



1017 Pakington Street
Development Permit #000338





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December 3, 2013

Mayor and Council
City of Victoria
British Columbia



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Description of Proposal:

Single family home.

Project Benefits and Amenities:

None.

Neighbourhood:

Large apartment buildings surround the property on all four sides.

Design and Development Guidelines:

The development is zoning compliant and no variances are requested. The flat roof design reflects the "form" of all adjoining and adjacent properties on all four sides.

Transportation:

Schedule "C" compliant.

Heritage:

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Over the economic life of the property (70 years), gravity drainage is estimated to save \$384,000 in energy costs.

By way of explanation, late 1800's and early 1900's sanitary and storm mains built in cities like Seattle, San Francisco and Victoria were installed just below the surface. Lower construction costs and the absence of frost encouraged shallow depth services. Both sanitary and storm mains on Pakington are approximately 3 feet below road grade. Property slope means the mains are nearer the surface within the building envelope.

Historically, cities that installed shallow mains also enacted building height bylaws allowing residential service connections to gravity flow to shallow mains. Logic and common sense guided the politicians of the day. Basements were constructed either entirely or substantially above grade and were neither counted as a "story" or in the FSR living space calculation. This design type is reflected in thousands of "heritage style" houses throughout coastal cities from BC to California including Victoria.

The vast majority of Victoria's older houses were built to the same common sense zoning standards reflecting Victoria's own shallow depth services. However, recent changes to Victoria's zoning bylaws, both to height and how height is calculated, serve to both suppress building heights and force basements deeper, and in almost all new construction, significantly below the depth of the mains.

Today, it is a fact that most existing houses in Victoria are not compliant with current zoning height bylaws meaning the majority of Victoria's existing houses could not be built today. And as these older houses reach the end of their economic lives, when redeveloped, the residual land becomes subject to current zoning bylaws.

Victoria's politicians have enacted new zoning bylaws without regard to depth of services effectively ignoring the law of gravity and all the energy savings of using gravity for drainage. Electric pumps and macerators to facilitate the uphill flow of both sewage and storm water are the norm in new construction, all at a time when energy is considered precious and extraordinary means are sought to conserve its use.

Due to the significant cost and also significant benefit of installing gravity services, no other provisions are made for extraordinary green features other than those normally in use today such as in-floor radiant heat, on demand hot water, low e windows, etc.

Infrastructure:

None.

This satisfies the legislated requirement of a letter to the Mayor and Council.



S T R E E T S C A P E


1017 PAKINGTON STREET

PROPOSED SINGLE FAMILY DWELLING

1017 PAKINGTON STREET, VICTORIA B.C.

DRAWING CONTENTS:

- STREETSCAPE (COVER PAGE)
- LP-1 LANDSCAPE PLAN
- LP-2 SITE PLAN AND BASEMENT FLOOR PLAN
- AS BUILDING SECTIONS
- AS ELEVATIONS

	DATE:	NOV-28-2013	PROJECT:	PROPOSED SINGLE FAMILY DWELLING - 1017 PAKINGTON STREET, VICTORIA, BC. (DEVELOPMENT PERMIT)	COVER PAGE
	DRAWN:	J. CAUSTON	FOR:	TERRY BROADSHAW	PAGE
	SCALE:	AS SHOWN	DRAWING:	STREETSCAPE	PLAN DP 1148

Received
City of Victoria

DEC 05 2013

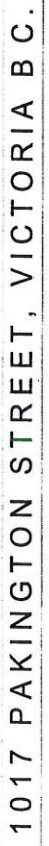
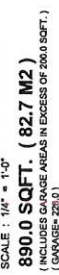
Nature & Development Department

PAKINGTON STREET

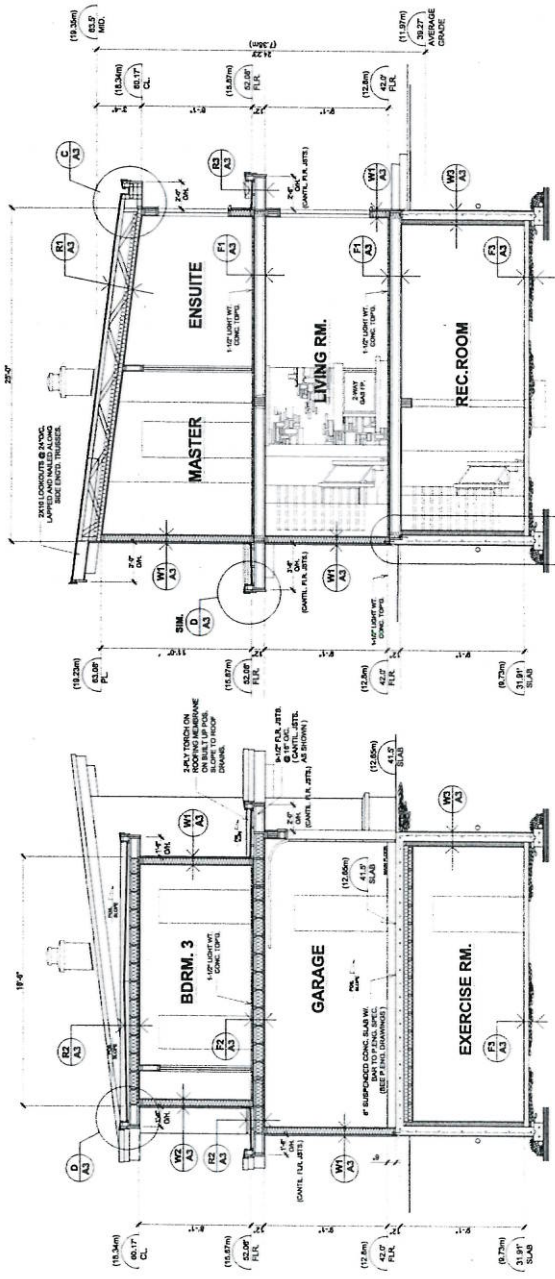
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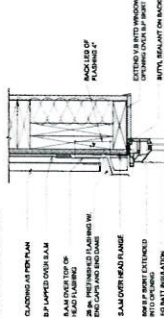
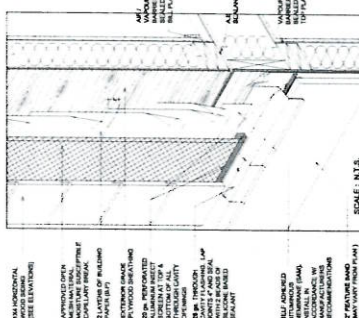
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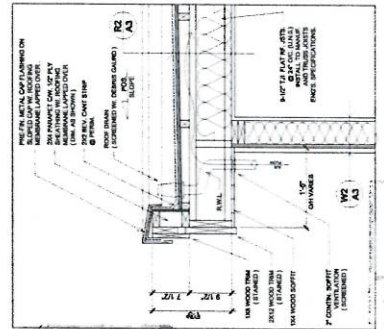
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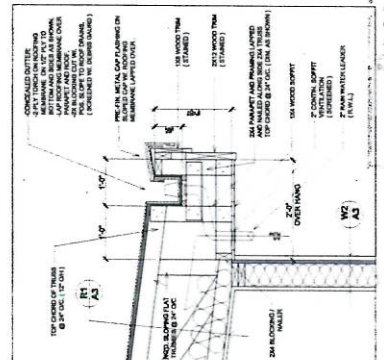
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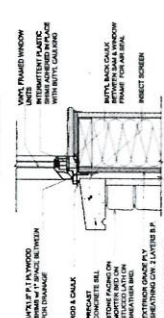
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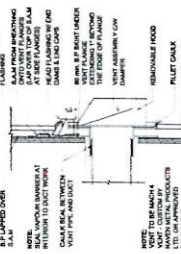
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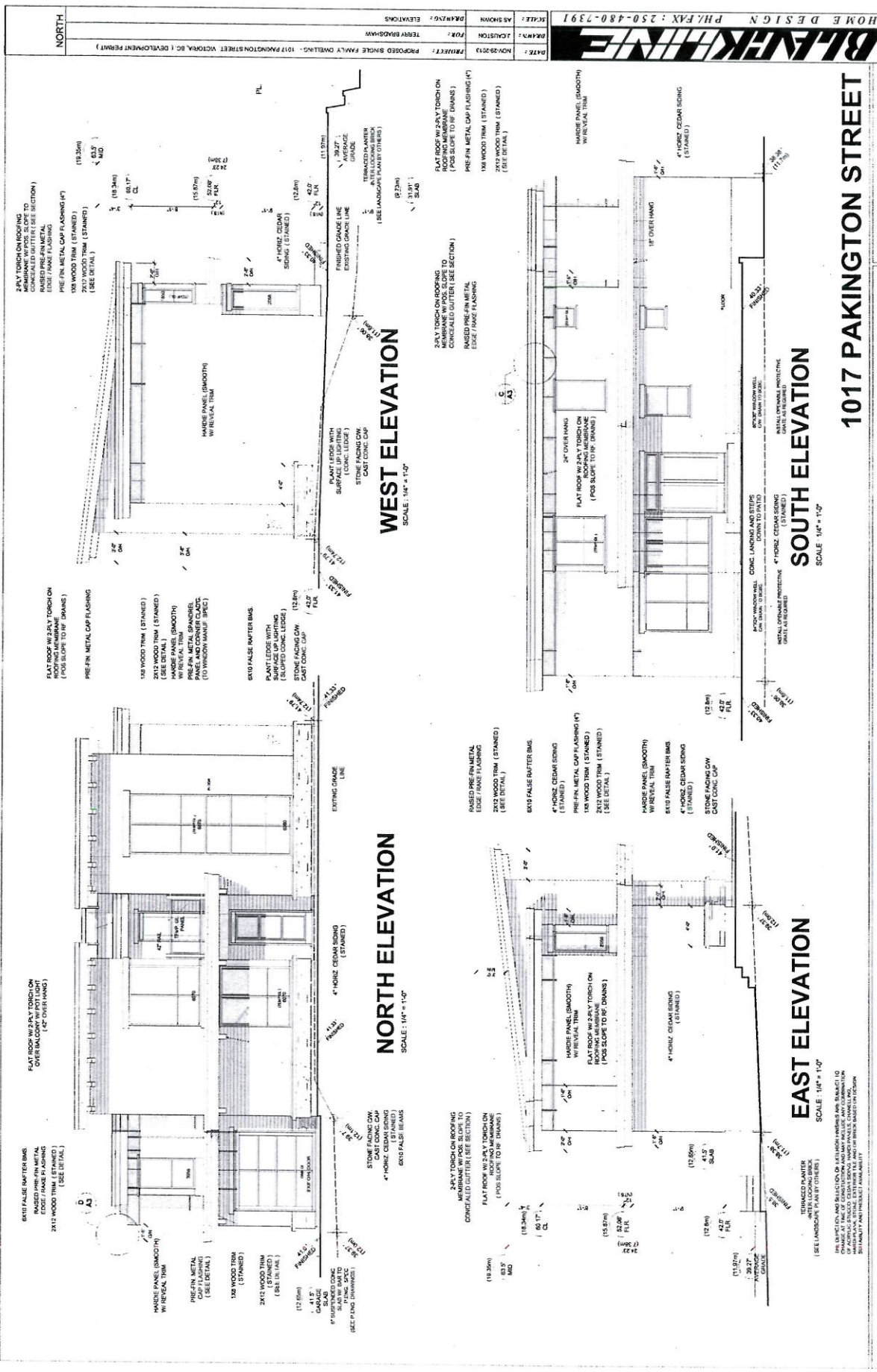


STONE FACING SCALE: N.T.S.



DETAIL SCALE: N.T.S.





PROPOSED SINGLE FAMILY DWELLING

1017 PAKINGTON STREET, VICTORIA B.C.

1017 PAKINGTON STREET

REVISIONS:

A4
2/2/03
CP-1146

BLANKIN
HOME DESIGN PH/FAX: 250-480-7391

DATE:	NOV-20-2010
DESIGNER:	JOAN LUSTON
CLIENT:	TERESA BROADBENT
PROJECT:	PROPOSED SINGLE FAMILY DWELLING - 1017 PAKINGTON STREET VICTORIA B.C. (DEVELOPMENT PERMIT)
SCALE:	AS SHOWN
DATE:	NOV-20-2010