



Planning and Land Use Committee Report

Date: February 20, 2014 **From:** Lucina Baryluk, Senior Process Planner
Subject: **Development Variance Permit Application #00128 for 3165 Quadra Street**
Application for a parking variance for a single family home in the R1-B Zone,
Single Family Dwelling District

Executive Summary

The purpose of this report is to provide Council with information, analysis and recommendations regarding a Development Variance Permit Application to allow a parking space in the front yard of a single family dwelling at 3165 Quadra Street. The applicant is proposing to convert the existing garage within the house into living space in order to create a secondary suite in the lower storey of the home. Parking regulations contained in Schedule C of the *Zoning Regulation Bylaw* require that one parking space be provided for a single family dwelling and that it must be located behind the front wall of the house.

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

- The front yard parking will provide the required one off-street parking space for the single family dwelling.
- Creating a parking stall on either side of the house is not a practical solution due to the placement of retaining walls, grade changes and the width of the side yards.
- To improve consistency with the *Secondary Suite Design Guidelines*, a lattice screen will be placed in front of the suite entrance and a canopy over the front entrance will be provided to offer weather protection.

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

Staff support this application.

Recommendations

That Council authorize the issuance of Development Variance Permit #00128, in accordance with:

1. Plans stamped "Development Variance Permit 00128" dated January 3, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance: Schedule "C", Section 3, relaxation to permit 1 parking stall to be located in the front yard.
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,

A handwritten signature in blue ink, appearing to read "A. Baryluk".

Lucina Baryluk
Senior Process Planner
Development Services

A handwritten signature in blue ink, appearing to read "D. E. Day".

Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

LB:aw

A handwritten signature in blue ink, appearing to read "Jason Johnson".

Date: Feb. 25, 2014

1.0 Purpose

The purpose of this report is to provide Council with information, analysis and recommendations regarding a Development Variance Permit Application to allow a parking space in the front yard of a single family dwelling at 3165 Quadra Street. The applicant is proposing to convert the existing garage within the house into living space in order to create a secondary suite in the lower storey of the home. The City's parking regulations require one parking space for a single family dwelling, which must be located behind the front wall of the house.

2.0 Background

As a result of the proposed renovation to convert the garage into living space to accommodate a portion of a secondary suite in this single family dwelling (constructed in 1949), the required off-street parking will be eliminated. The *Zoning Regulation Bylaw*, Schedule C, does not permit the off-street parking stall for a single family dwelling to be located in the front yard. The planning rationale for this regulation is to create an inviting streetscape for people, not dominated by cars and garages.

3.0 Description of Proposal

The current owner recently purchased the house with the intent of converting the unfinished space on the lower floor of a two-storey dwelling into an accessible suite. In order to obtain a Building Permit for this construction, a Development Variance Permit must be obtained for the front yard parking.

The applicant's intent is to replace the garage door with an entrance door to the suite and a window. The landscaping will remain the same, with the addition of the lattice screen in front of the entrance of the suite.

4.0 Community Consultation

In compliance with the Community Association Land Use Committee Procedures for Processing Variances, the application was referred to the Oaklands Community Association Land Use Committee (CALUC) on January 29, 2014, for a 30-day comment period. No comments were received from the CALUC at the time of writing this report.

5.0 Issues

The following issues are associated with this application:

- limited alternatives for relocating off-street parking
- compliance with the *Secondary Suite Design Guidelines*.

6.0 Analysis

6.1 Off-Street Parking Alternatives

Creating a parking stall along the side of the house is not a practical solution. The siting of the house does not provide for a sufficient driveway and parking area within the side yards as the setback from both interior lot lines is minimal (less than 2.0 m) and generally a minimum width of 3.0 m is required to accommodate parking. In addition, the existing retaining walls and grade

change in the front yard limit other practical solutions. Parking in front of the house on the established driveway provides a suitable alternative location for off-street parking for the occupants, while still allowing unimpeded access to the suite.

6.2 Secondary Suite Design Guidelines

The *Secondary Suite Design Guidelines*, which are of a voluntary nature, stress the importance of retaining a single entrance on the front façade to maintain the appearance of a single family dwelling. For practical purposes (and due to layout limitations), the applicant is not able to move the entrance to the side of the house. To emphasize the main door of the house as the principal entry, the applicant is proposing a lattice screen in front of the entrance to the suite. This screen will serve to provide a more private entrance to the suite, providing a buffer from the parking which is proposed for the front yard. Staff also discussed the potential of including a planter box in front of the screen to further soften the landscaping; the applicant was supportive of this idea and has indicated this may be accommodated at a later stage.

7.0 Options

1. That the Development Variance Permit be approved.
2. That the Development Variance Permit be declined.

8.0 Resource Impacts

There are no resource impacts anticipated.

9.0 Conclusions

As there are limited practical options for off-street parking on the subject parcel, this application to allow front yard parking is supportable. The proposed screening and canopy will serve to create an attractive streetscape and maintain the appearance of a single-family dwelling.

10. Recommendations

That Council authorize the issuance of Development Variance Permit #00128 in accordance with:

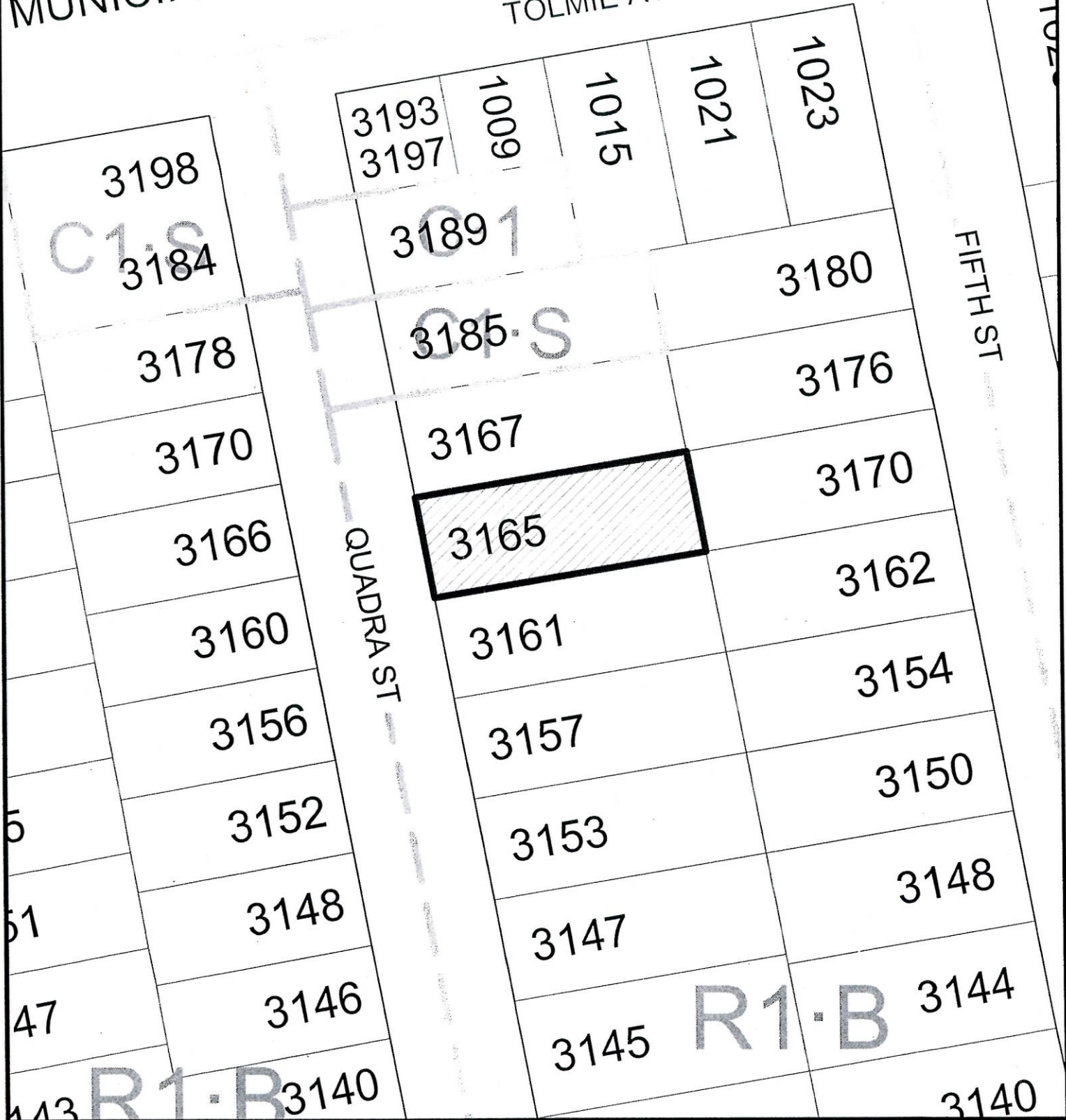
1. Plans stamped "Development Variance Permit 00128" dated January 3, 2014.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
 - Schedule "C", Section 3, relaxation to permit 1 parking stall to be located in the front yard.
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

11.0 List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated January 3, 2014
- Plans dated January 3, 2014.

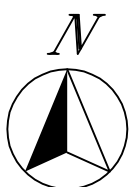
MUNICIPALITY OF SAANICH

TOLMIE AV



3165 Quadra Street
Development Variance Permit #00128





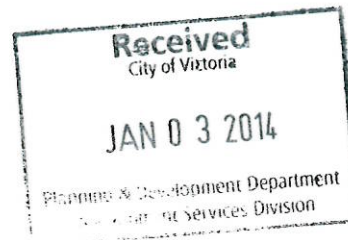
3165 Quadra Street
Development Variance Permit #00128



Parking variance request

3165 Quadra St.

Chris Marks



Please accept this request for a parking variance for the property at 3165 Quadra St., Victoria BC.

I have recently purchased this house which was built in 1949 with a small garage door entrance underneath the main floor. I am currently submitting applications to renovate the basement into a two bedroom wheelchair accessible suite as I use a wheelchair for mobility and can not access the upper floor of the house. The current garage door would not accept my wheelchair accessible modified vehicle.

I am happy to carry out any landscaping or other upgrades recommended by the city to facilitate this variance; there is not enough room on any side of the house in order to get a vehicle parked in the back, out of sight.

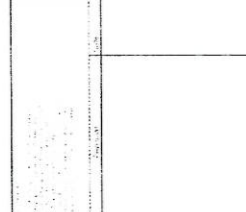
Thank you for your consideration of this request, please contact me at 250-889-1590 or Quadly@gmail.com if you require any more information or to schedule a presentation before Council.

Thank you,

Chris Marks

D3 Studio
 250-562-2523
 d3studio@gmail.com
 1140 Douglas St
 Victoria, B.C.
 V8P 4C9

CONSULTANTS:



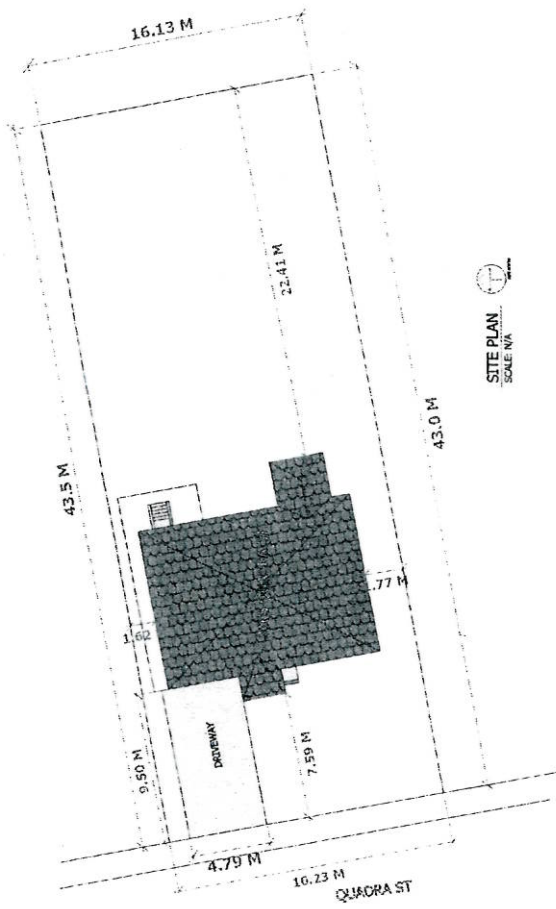
JOB TITLE:
 Basement Suite Renovation
 3165 Quadra St.
 Victoria, BC

SHEET TITLE:
 SITE PLAN

SCALE:
 N/A

DRAWING NO.:
 A1

1 of 5



SITE PLAN
 SCALE: N/A

DRAWING INDEX

| |
|-----------------------------|
| A1 - SITE PLAN |
| A2 - FLOOR PLANS (EXISTING) |
| A3 - FLOOR PLANS (PROPOSED) |
| A4 - ELEVATIONS |
| A5 - SECTIONS & DETAILS |

BUILDING CODE SUMMARY
 All work to conform to the B.C. Building Code, Part 9, Division (Exemption) 9.0. Secondary Suites

- CONSTRUCTION NOTES:**
1. All work to conform to the 2012 B.C. Building Code and be to the satisfaction of any local authority.
 2. All dimensions and details to be confirmed prior to construction and any discrepancies should be reported.
 3. Interior dimensions are to face of finished drywall or as otherwise indicated.
 4. All work to be completed in accordance with the B.C. Building Code and all applicable requirements.
 5. For all floor areas of secondary suite (minimum 30 m², the separation required):
 - Install 1.25 hour fire-rated wall and ceiling assembly in floor joist cavity.
 - Install 1 layer of 5/8" Type 'X' GWB.
 6. Ensure that new bedrooms shall window inward or exceed the requirements of B.C. 9.10.1.1.
 7. Ensure that new bedrooms shall window inward or exceed the requirements of B.C. 9.10.1.1.
 8. Exhaust ducting from dryer and bathroom fan is rated 1/2" (min) duct (conform with 5/8" Type 'X' GWB).
 9. Ensure that integrity of the separation with main suite is maintained.

SITE AREA:
 705 Sq.Ft.

LOT COVERAGE:
 178.75/705 = 25.3%

SETBACKS:
 FRONT (WEST) = 7.59 M
 REAR (EAST) = 22.41 M
 SIDE (SOUTH) = 11.72 M
 SIDE (NORTH) = 4.62 M

LEGAL:
 Loc. Victoria District, plan

OWNER:
 D3 Studio
 250-562-2523
 d3studio@gmail.com
 1140 Douglas St
 Victoria, B.C. V8P 4C9

ZONING & USAGE:
 R1-8, Single Family Dwelling District
 Secondary Suite proposed at lower floor.

FLOOR AREAS:
 Lower Floor (Inc. Suite) 707 Sq.Ft.
 Lower Floor (Inc. Suite) 155 Sq.Ft.
 Lower Floor (Inc. Suite) 155 Sq.Ft.
 Total 1017 Sq.Ft.

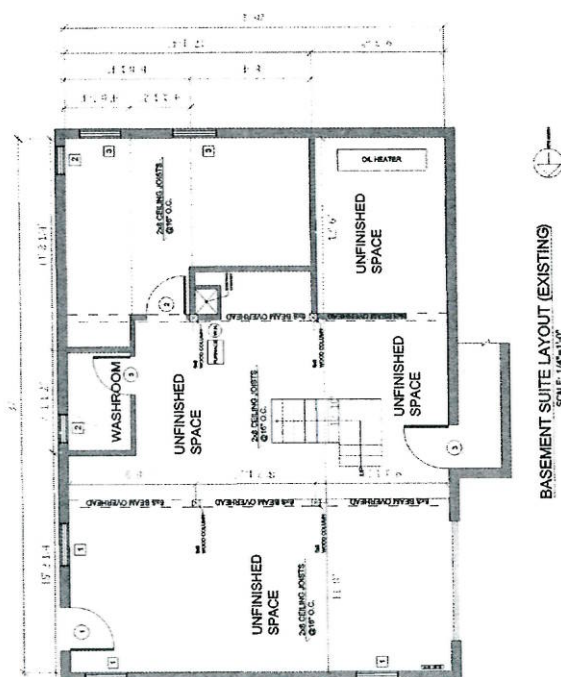
BUILDING HEIGHT:
 no change to existing roofline height




Received
 City of Victoria

JAN 03 2014

Planning & Development Department
 Development Services Division

| | | | |
|--|--|------------------------|-----------------|
| SHEET TITLE: Basement Suite Renovation 3165 Quadra St. Victoria, BC | SHEET TITLE: Floor plan layout (Existing) | SCALE: 1/4" = 1'-0" | DRAWN BY: A2 |
|--|--|------------------------|-----------------|



| DOOR SCHEDULE | | | | PROFILE |
|---------------|------|-------|-------|---|
| WINDOW# | QTY. | SIZE | FRAME | |
| 1 | 3 | 30x50 | WOOD |  |
| 2 | 2 | 24x24 | WOOD |  |
| 3 | 2 | 38x24 | WOOD |  |

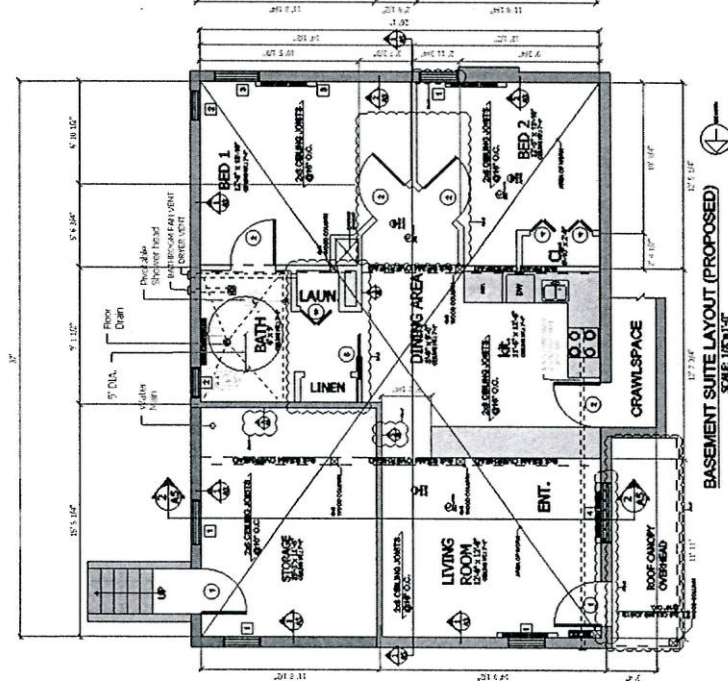
| DOOR SCHEDULE | | | | | |
|---------------|--------|-------|--|--|---------|
| | DOOR # | SIZE | MATERIAL | HANDLE/LOCKSET | PROFILE |
| (A) | 1 | 3'x6' | SOLID WOOD - CROWN STANDARD DOOR 9-1/2" LIFT | STANDARD 1 1/8" HANDLE STANDARD LOCKSET | |
| (B) | 1 | 3'x6' | EMERALD GRASS IMPERIAL DOOR WOOD CORE | STANDARD 1 1/8" HANDLE STANDARD LOCKSET | |
| (C) | 2 | 3'x6' | STANDARD PINE STANDARD DOOR WOOD CORE | STANDARD 1 1/8" HANDLE STANDARD LOCKSET | |
| (D) | 4 | 3'x6' | TOTTENHAM SANGRE DOL STANDARD DOOR STANDARD DOOR STANDARD DOOR | STANDARD 1 1/8" HANDLE STANDARD LOCKSET | |

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JAN 03 2014

Planning & Development Department
Development Services Division

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|---|--|---------------------------------------|
| JOB TITLE: Basement Siftie Renovation Floor plan layout | SHEET TITLE: Floor plan layout (Proposed) | SCALE: 1/8" = 1'-0" DRAWING NO. A3 |
|---|--|---------------------------------------|



| DOOR SCHEDULE | | | HANDLE LOCKSET | PROFILE |
|---------------|-------|---|----------------|---------|
| 1 | 3'x6' | ALUMINUM STANDARD LOCKSET VINYL UNIT | 112 | |
| 2 | 3'x6' | STANDARD ALUM. WOOD CORE STANDARD LOCKSET | 112 | |
| 3 | 3'x6' | STANDARD ALUM. WOOD CORE STANDARD LOCKSET | 112 | |
| 4 | 3'x6' | STANDARD ALUM. WOOD CORE STANDARD LOCKSET | 112 | |
| 5 | 3'x6' | STANDARD ALUM. WOOD CORE STANDARD LOCKSET | 112 | |

