



## Planning and Land Use Committee Report

**Date:** April 3, 2014 **From:** Brian Sikstrom, Senior Planner  
**Subject:** **Development Variance Permit #00132 for 1637 Hollywood Crescent** Application to construct a new single family dwelling with floor area exceeding the maximum permitted in the R1-G Zone, Gonzales Single Family Dwelling District

### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Variance Permit Application for the property at 1637 Hollywood Crescent.

The proposal is to replace an existing single family detached dwelling with a new single family detached dwelling having a total floor area of 359.3 m<sup>2</sup> on all levels. The R1-G Zone, Gonzales Single Family Dwelling District, permits a maximum total floor area on all levels of 300 m<sup>2</sup>. The increased floor area would permit the full excavation of the basement and allow an extra guest bedroom and exercise area.

The following conclusions were reached in analysing this application:

- While the increased floor area is above that permitted under the existing R1-G Zone, it will not affect its height or massing and will not adversely impact the neighbouring properties.
- The proposed single family detached dwelling meets all other zoning regulations and will fit with the neighbouring houses in the area.

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

### Recommendation

That Development Variance Permit #00132 for 1637 Hollywood Crescent proceed to a Hearing, in accordance with plans stamped "Development Variance Permit # 00132" dated February 17, 2014, subject to:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - Part 1.6, Section 1.6.3. c.: Floor area, of all floor levels combined (maximum) varied from 300 m<sup>2</sup> to 359.3 m<sup>2</sup>.
2. 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,

Brian Sikstrom  
Senior Planner  
Development Services

Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

  
Jason Johnson

Date: Apr 16, 2014

BMS:aw

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## 1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Variance Permit Application for the property at 1637 Hollywood Crescent.

## 2.0 Background

### 2.1 Description of Proposal

The proposal is to replace an existing single family detached dwelling with a new single family detached dwelling having a total floor area of 359.3 m<sup>2</sup> on all levels. The R1-G Zone, Gonzales Single Family Dwelling District, permits a maximum total floor area on all levels of 300 m<sup>2</sup>. The increased floor area would permit the full excavation of the basement and allow an extra guest bedroom and exercise area. The proposed 1½ storey house conforms to all other zoning regulations including having a maximum floor area on the ground and upper floors that does not exceed 240 m<sup>2</sup>. The house has four bedrooms and incorporates a single vehicle garage.

### 2.2 Data Table

The following data table compares the proposal with the existing R1-G Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	R1-G Zone Standard
Site area (m <sup>2</sup> ) – minimum	774.3	460
Total floor area (m <sup>2</sup> ) – maximum	359.3*	300
1 <sup>st</sup> and 2 <sup>nd</sup> storey floor area – maximum	239.2	240
Density (Floor Space Ratio) – maximum	0.31:1	0.5:1
Height (m) – maximum	7.4	7.6
Storeys – maximum	1.5 w/Basement	1.5 w/Basement
Site coverage (%) – maximum	25.1	30
Open site space (%) – minimum	70	50
Setbacks (m) – minimum		
Front (Hollywood Crescent)	8.6	7.5
Rear (maximum distance of buildings from front property line)	33.6	36.5
Side (East)	3.23	2.17
Side (West)	2.19	2.17
Combined Side Yards	5.42	5.4
Parking – minimum	1	1



## **2.2 Existing Site Development and Development Potential**

The 774 m<sup>2</sup> waterfront lot is in the R1-G Zone, Gonzales Single Family Dwelling District. It is occupied by a two-storey single family detached dwelling constructed in 1929. The house has a total floor area (including a basement and unfinished attic) of 380 m<sup>2</sup> which is sufficient habitable floor area for a secondary suite.

Under the existing R1-G Zone, the house could be replaced with a new single family detached dwelling with a maximum floor area of 300 m<sup>2</sup> which could include a secondary suite. The size of the lot meets the criteria for consideration of a rezoning for a duplex.

## **2.4 Land Use Context**

The area is a mix of single family detached dwellings, duplexes and conversions. The adjacent uses are as follows:

West: a single family detached dwelling with secondary suite built in 2011

East: single family detached dwelling

North (across Hollywood Crescent): single family dwellings.

## **2.5 Legal Description**

Lot 6, Section 19, Victoria District, Plan EPP33407.

## **2.6 Consistency with other City Policy**

### **2.6.1 Gonzales Neighbourhood Community Plan, 2002**

The application is largely consistent with the *Gonzales Neighbourhood Community Plan (2002)* which includes a recommendation that:

*1.4.1.1 Continue single family/detached housing zoning, but create a new single family and small lot zoning specific to Gonzales, which improves the fit of new houses and additions with those existing e.g., increases green space, reduces permitted house size.*

## **2.7 Community Consultation**

In compliance with the *Community Association Land Use Committee Procedures for Processing Variances*, the application was referred to the Fairfield Gonzales Community Association on March 25, 2014, for 30-day comment period. No comments were received at the time of writing this report.

This Development Variance Permit Application requires notification, sign posting and a Hearing.

## **3.0 Issues**

The primary issue associated with this application is the appropriateness of the increased floor area.

## 4.0 Analysis

The proposed density or floor space ratio (FSR) of the single family detached dwelling is 0.3:1, which is below the maximum density of 0.5:1 permitted in the R1-G Zone and is due to a larger than average lot size. In addition, the proposed house complies with the building height, number of storeys, setbacks and landscaping regulations. The additional 59 m<sup>2</sup> of floor area above the maximum permitted of 300 m<sup>2</sup> is located within the basement and would not be visible from the street. While the total floor area is above that permitted under the R1-G Zone, this floor area is less than that of the existing house, therefore, staff recommend that Council support this application.

## 5.0 Resource Impacts

There are no resource impacts anticipated.

## 6.0 Options

### Option 1

That Development Variance Permit #00132 for 1637 Hollywood Crescent proceed to a Hearing, in accordance with plans stamped "Development Variance Permit # 00132" dated February 17, 2014, subject to:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - Part 1.6, Section 1.6.3. c.: Floor area, of all floor levels combined (maximum) varied from 300 m<sup>2</sup> to 359.3 m<sup>2</sup>.
2. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

### Option 2

That Council decline the application.

## 7.0 Conclusions

While the increased floor area is above that permitted under the existing R1-G Zone, it will not affect the height or massing of the house nor will it adversely impact neighbouring properties. The proposed single family detached dwelling meets all other zoning regulations and will fit with the neighbouring houses in the area.

## 8.0 Recommendations

That Development Variance Permit #00132 for 1637 Hollywood Crescent proceed to a Hearing, in accordance with plans stamped "Development Variance Permit # 00132" dated February 17, 2014, subject to:

1. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:

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2. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

## **9.0 List of Attachments**

- Zoning map
- Aerial map
- Letter from applicant dated February 10, 2014
- Plans dated February 17, 2014.

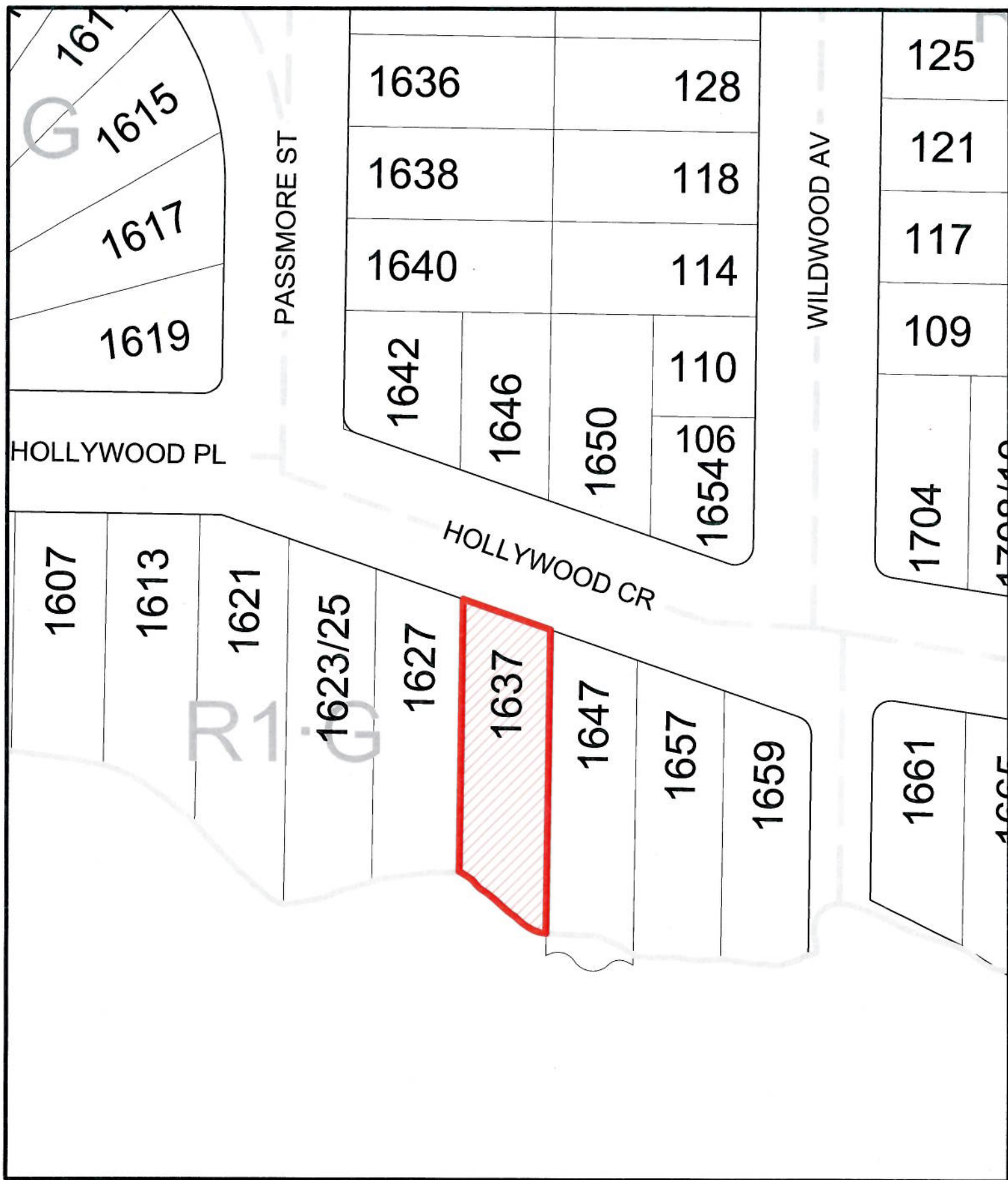




1637 Hollywood Crescent  
Development Variance Permit #00132

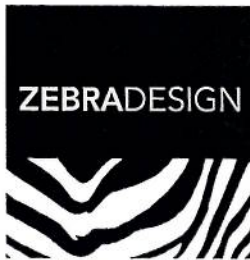






1637 Hollywood Crescent  
Development Variance Permit #00132





February 10, 2014

City of Victoria, Planning and Developing Department  
Development Services Division  
#1 Centennial Square  
Victoria, B.C. V8W 1P6

Re: 1637 Hollywood Crescent

Dear Mayor and Council,

We have designed a home for our clients Jacob and Cindy Roorda, which meets all the criteria of the R1 – G zoning bylaw, including the first and second floor area maximums, and floor area ratio maximum. In order to meet Total Floor Area, the house was initially designed with crawlspaces and only a partial basement.

The Roordas would like to apply to convert the crawl space area to be the full height of the rest of the basement. This would allow difficult to access crawl spaces intended for storage, to full height storage areas. The principal benefits of the full basement would be an extra guest bedroom and an exercise area (their daughter is an Olympic athlete). To do this would increase the total floor area of the home to 359.3 m<sup>2</sup> (300 m<sup>2</sup> is allowed per the zoning). The house would still be under the maximum Floor Area Ratio of 0.5 – our proposed design would have a FAR of 0.46.

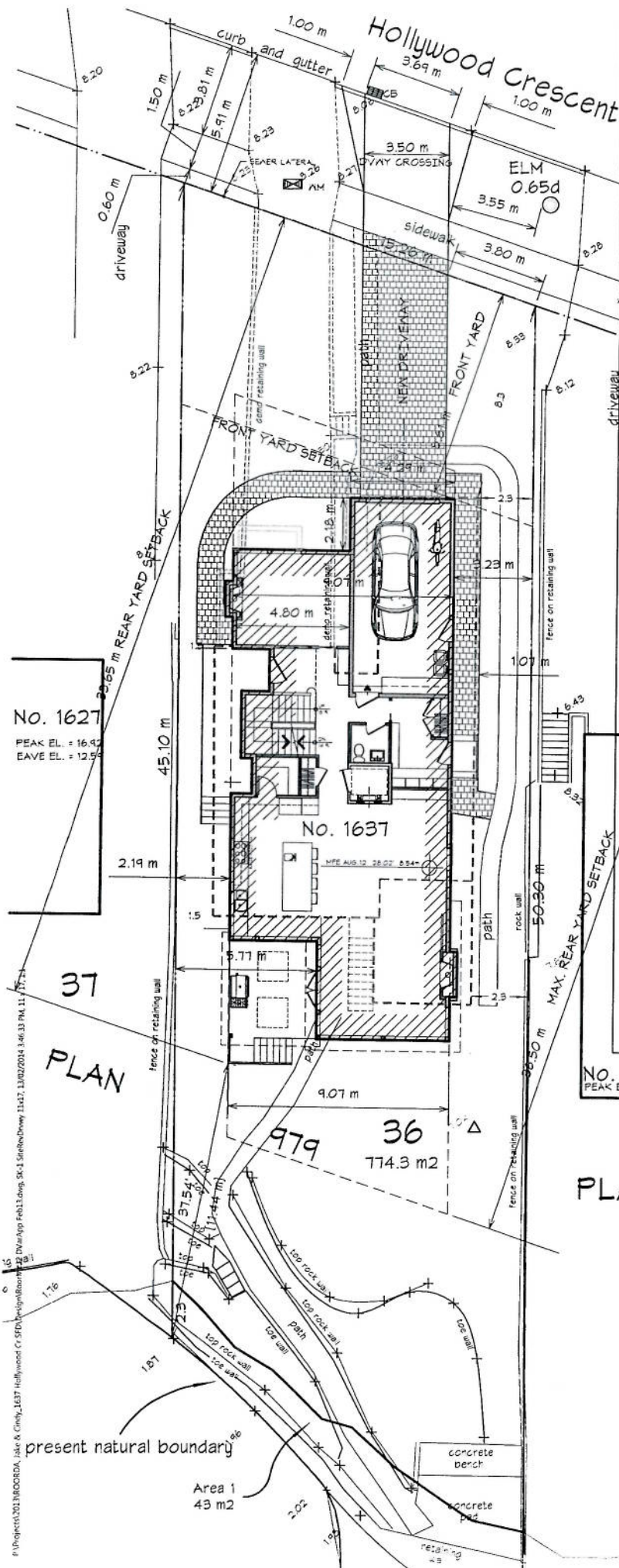
This potential change would in no way impact the neighbours or passersby as there are no privacy issues, nor does it affect the appearance of the house from the road or the water, as the massing of the house is absolutely unchanged.

We appreciate your time in considering our application.

Sincerely,

Rus Collins  
Zebra Design & Interiors Group, Inc.





**PROJECT DATA**  
**LEGAL DESCRIPTION**  
 LOT 36, SECTION 19, VICTORIA DISTRICT,  
 PLAN 979

**ZONING**  
 R1-G

**LOT AREA**  
 8334.4 sf [ 774.3 sm]

**LOT COVERAGE**  
 2044/8334.4 = 25.1%  
 PERMITTED MAX: 30% = 2270 sf

SETBACKS		
SETBACK TYPE	REQUIRED MINIMUM	PROPOSED
FRONT	7.5 m 24.6'	8.61 m 28.23'
REAR	36.5 m max from front p(25.0')	33.65 m 110.39'
SIDE EAST	3.23 m 10.59'	3.23 m 10.59'
SIDE WEST	2.17 m 7.13'	2.19 m 7.18'
COMBINED SIDE	5.4 m 17.72'	5.42 m 17.78'

**FLOOR AREA RATIO:**

PROPOSED:  
 FLOOR AREA 1ST & 2ND FLR MAX.: 2571 sf (239 sm)  
 MAIN FLR AREA: 1515  
 UPPER FLR AREA: 1060  
 LOWER FLR AREA: 1293  
 TOTAL FLR AREA: 3868 sf (359.3 m²)

TOTAL FLR AREA MAX. PERMITTED: 3229 SF (300 m²)  
 TOTAL FLR AREA VARIANCE REQ'D FOR 639 SF (59.36 m²)

FAR = 3868/8334.4 = .464  
 MAX TOTAL PERMITTED BY FAR = .5 = 4167.2 sf (387.15 m²)

**GRADE CALCS:**  
 REFER TO SK-5 & SPREADSHEET

**HEIGHT:**

PROPOSED: 7.54m/ 1 1/2 STOREYS w. BASEMENT  
 PERMITTED: 7.6m/ 1 1/2 STOREYS w. BASEMENT

**OPEN SITE SPACE:**  
 MIN.: 50% OF LOT AND 50% OF FRONT YARD  
 FRONT YARD AREA: 1413 sf (131.3 m²)

FRONT YARD OPEN SITE SPACE: 1413-948= 1065  
 1065/1413 = 75% FRONT YARD OPEN SPACE

LOT OPEN SITE SPACE: 8334 - (2044 + 375) = 5865  
 5865/8334 = 70% OPEN SITE SPACE

Received  
 City of Victoria  
 FEB 17 2014  
 Planning & Development Department  
 Development Services Division

A  
 PLAN VIP86641

SK-1  
 SITE PLAN  
 RESIDENCE ON  
 HOLLYWOOD CRESCENT  
 VICTORIA, B.C. 14/02/14 SCALE = 1:150



No. 1627  
 PEAK EL. = 16.92  
 EAVE EL. = 12.54

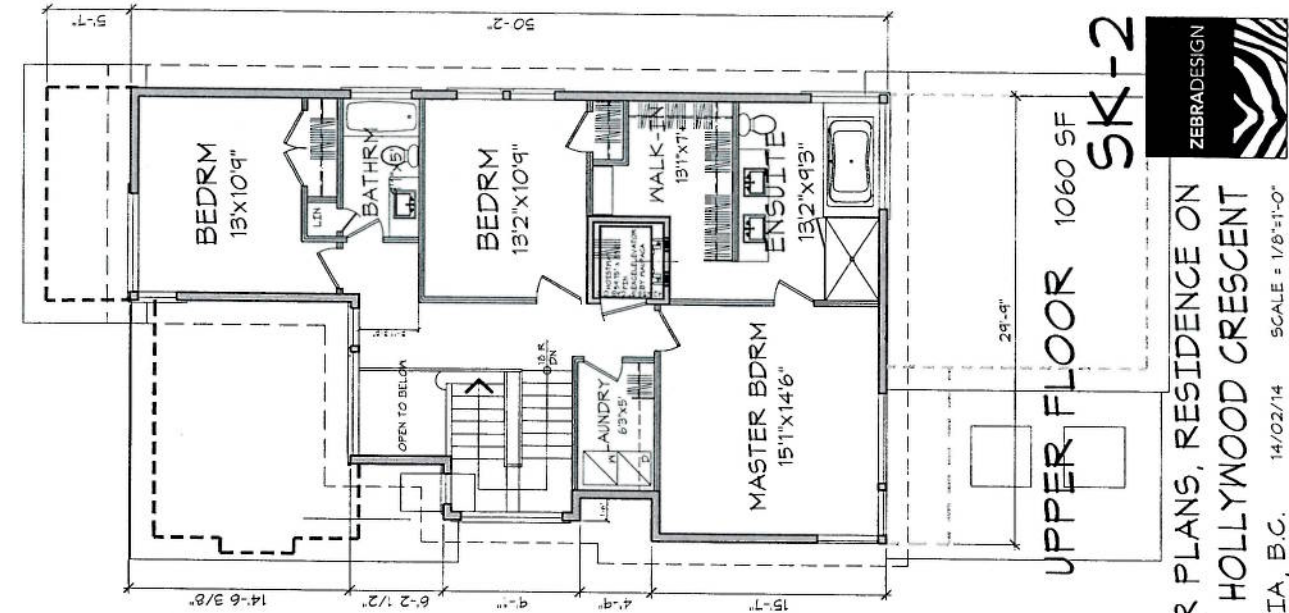
No. 1647  
 PEAK EL. = 17.98

37  
 PLAN

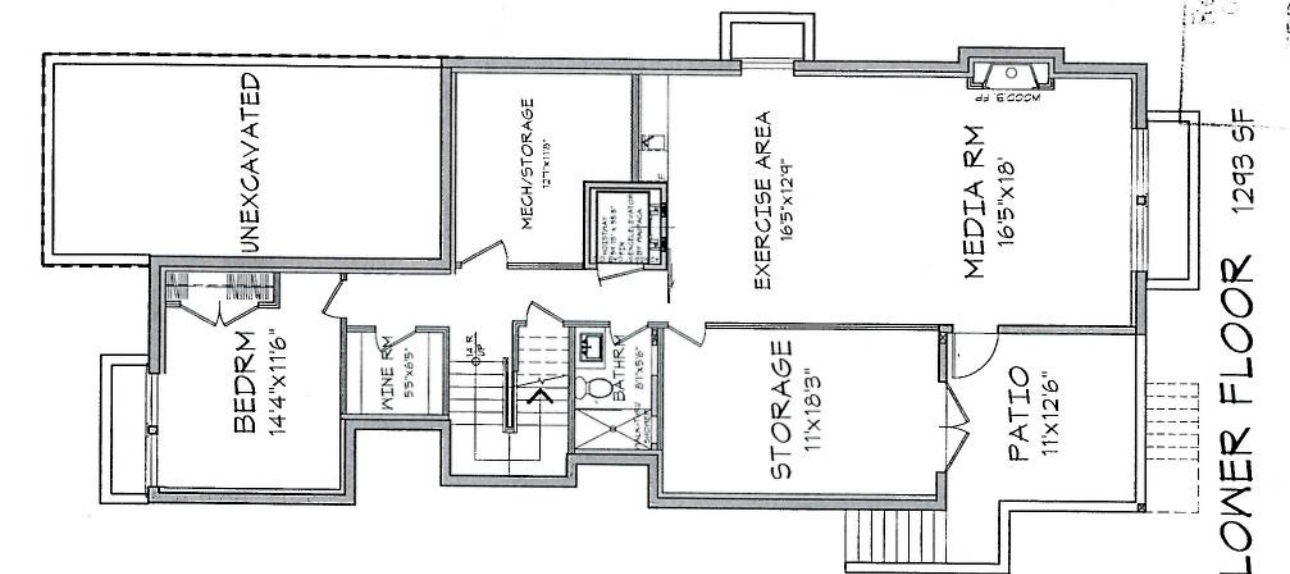
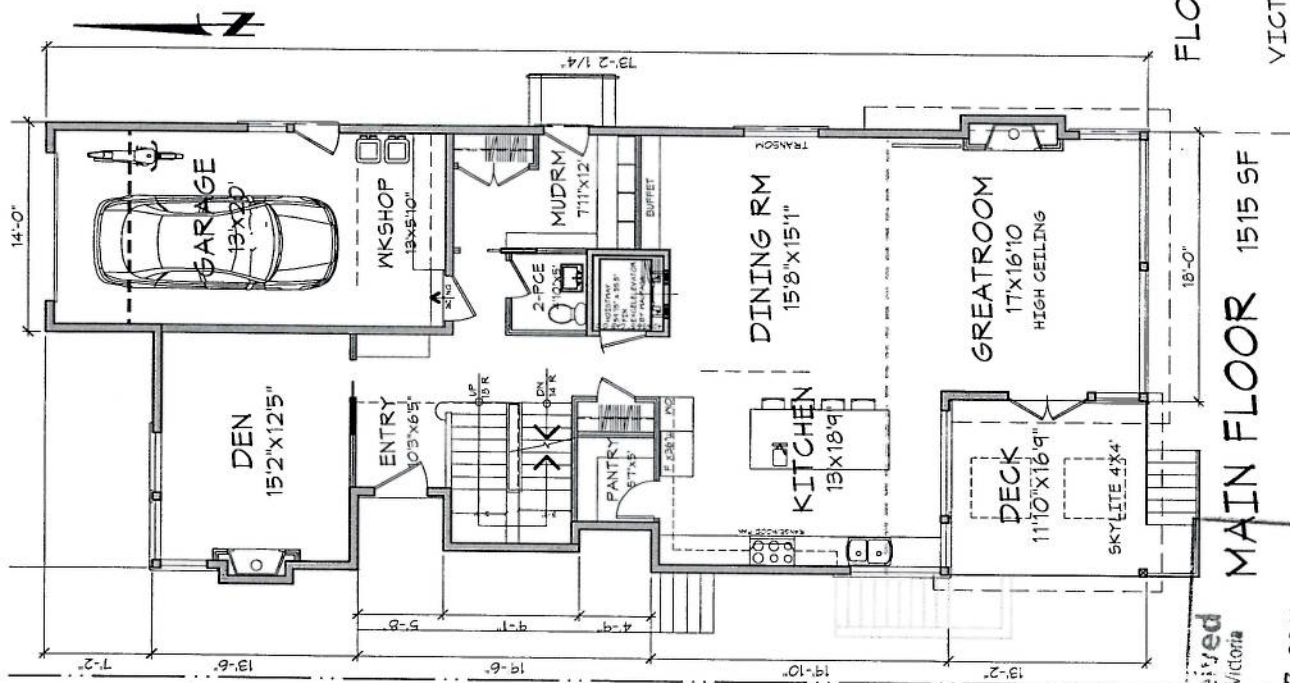
979  
 36  
 774.3 m²

present natural boundary  
 Area 1  
 43 m²

P:\Projects\2013\BDOORDA Lake & Creek\_1637 Hollywood Cr SFD\plan\BDOORDA Lake & Creek\_1637 Hollywood Cr SFD.dwg, SK-1 Site Plan.dwg, 11/17/14, 13/02/2014 14:43:33, 11/17/14



FLOOR PLANS, RESIDENCE ON  
HOLLYWOOD CRESCENT  
VICTORIA, B.C. 14/02/14 SCALE = 1/8"=1'-0"



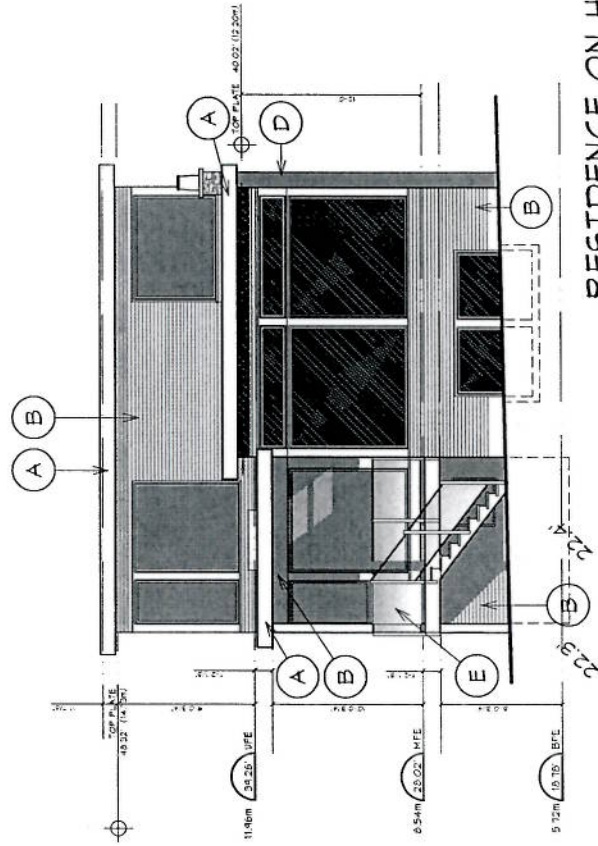
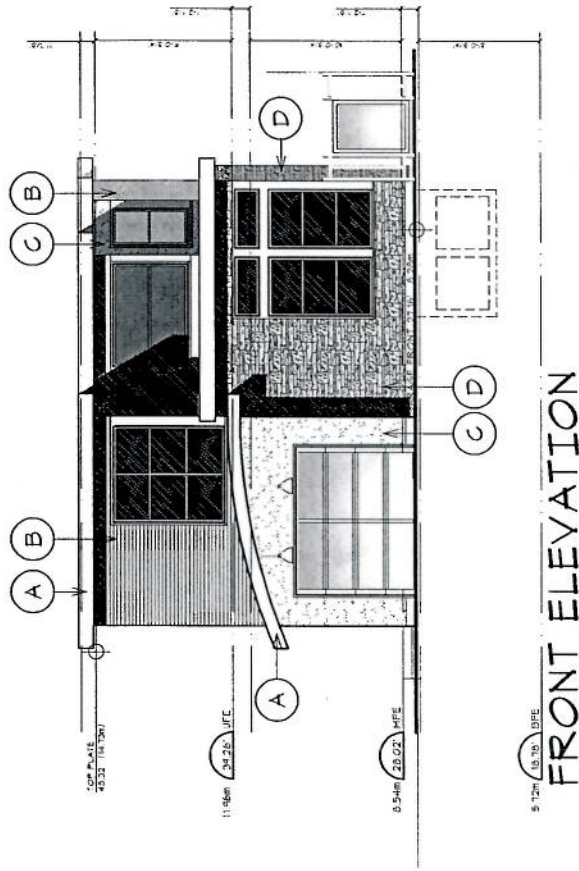
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FINISH SCHEDULE	
A	MDO FASCIA BD
B	HORIZONTAL CEDAR SIDING
C	STUCCO
D	THIN STONE VENEER
E	PRE-ENG GLAZED RAILING SYSTEM C/W PREFIN. SUPPORT POSTS
F	SBS ROOF MEMBRANE



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ELEVATIONS

RESIDENCE ON HOLLYWOOD CRESCENT  
VICTORIA, B.C.

14/02/14

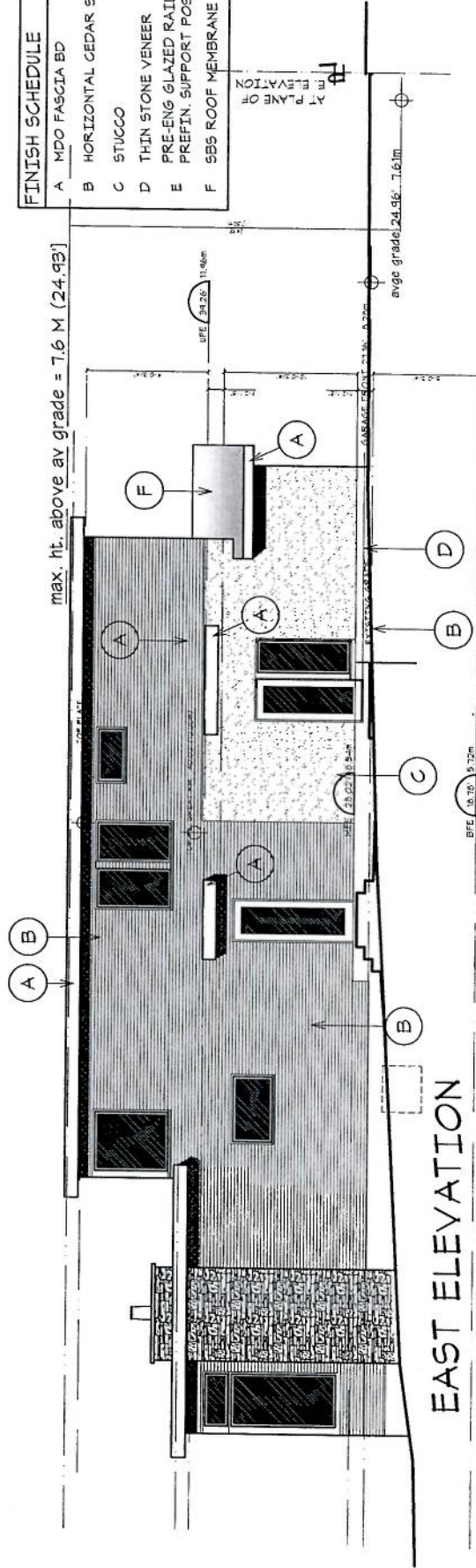
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SK-3

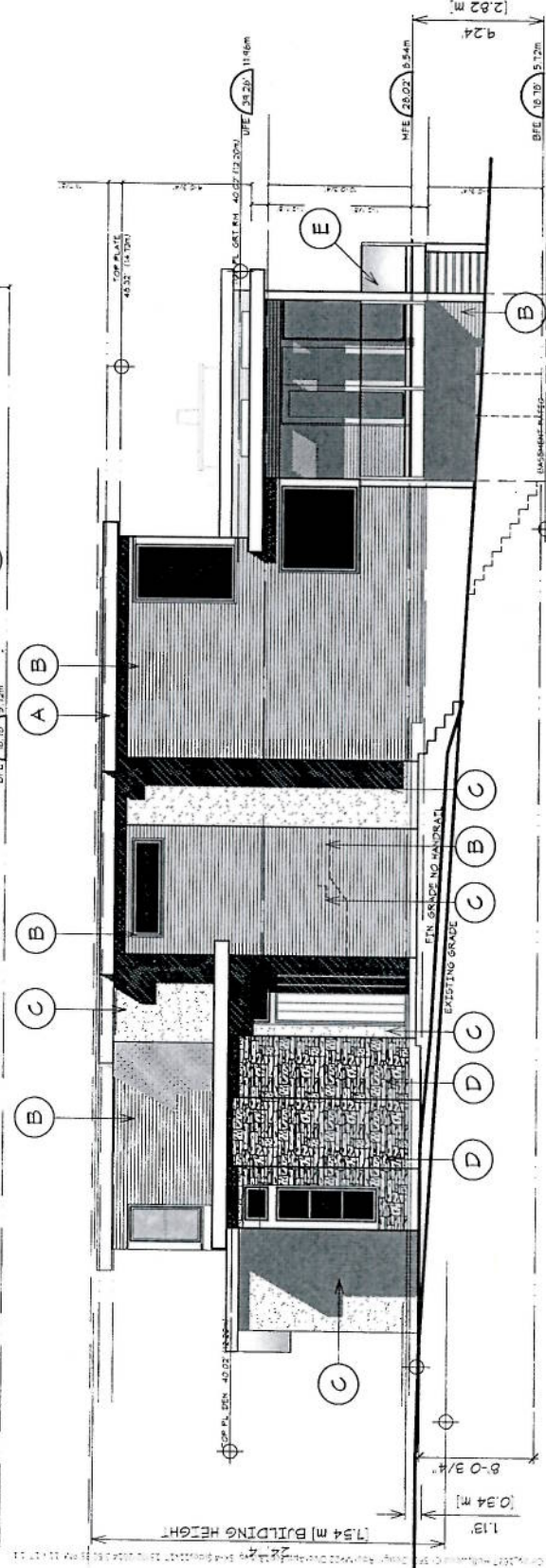


ZEBRADESIGN

FINISH SCHEDULE	
A	MDO FASCIA BD
B	HORIZONTAL CEDAR SIDING
C	STUCCO
D	THIN STONE VENEER
E	PRE-ENG GLAZED RAILING SYSTEM c/w
F	PREFIN. SUPPORT POSTS
F	SBS ROOF MEMBRANE



EAST ELEVATION



WEST ELEVATION

SIDE ELEVATIONS  
RESIDENCE ON HOLLYWOOD CRESCENT  
VICTORIA, B.C.

24/01/14

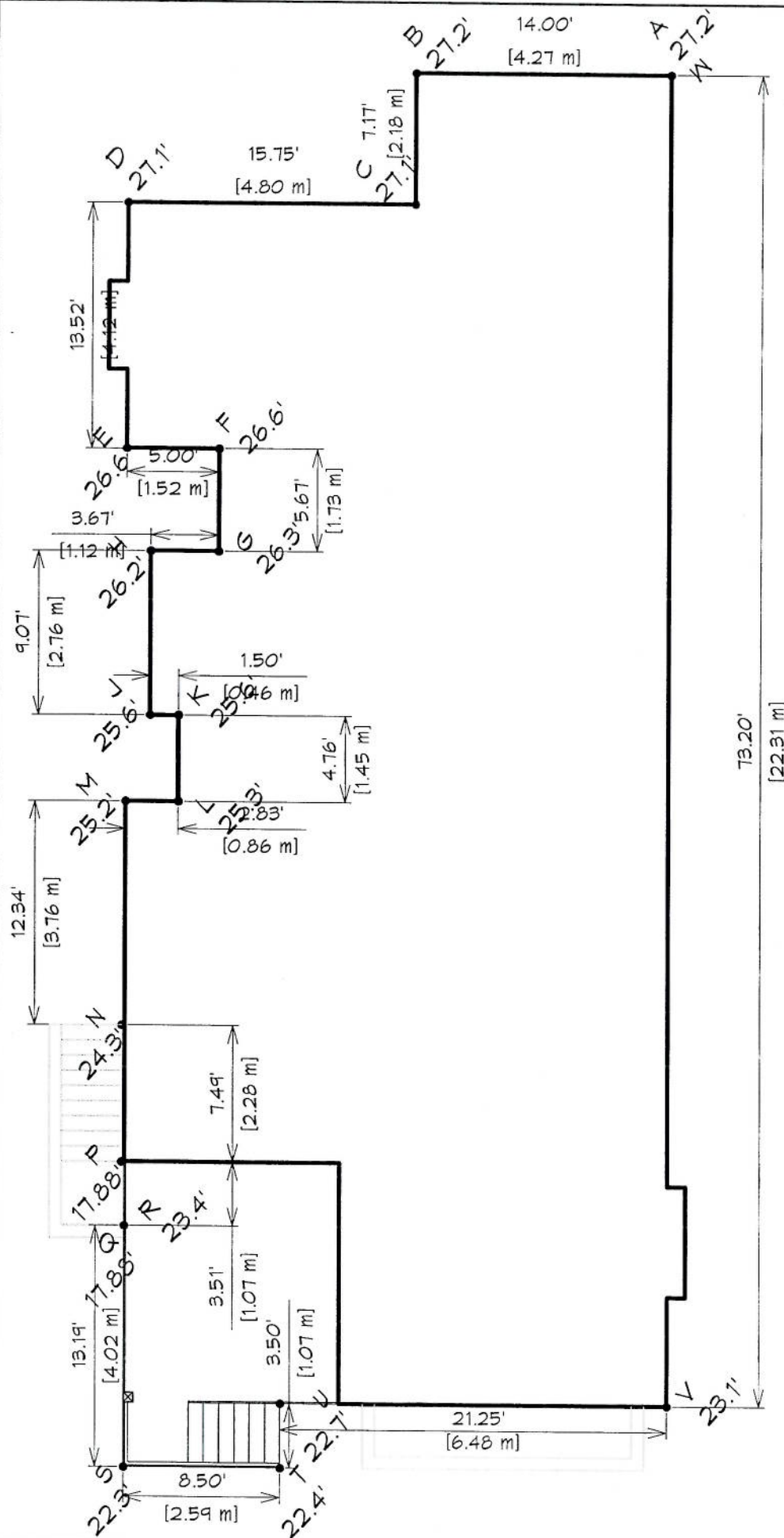
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SK-4







AVERAGE GRADE CALCULATION  
GRADES & DISTANCES DIAGRAM  
RESIDENCE ON HOLLYWOOD CRESCENT

VICTORIA, B.C.

24/01/14

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

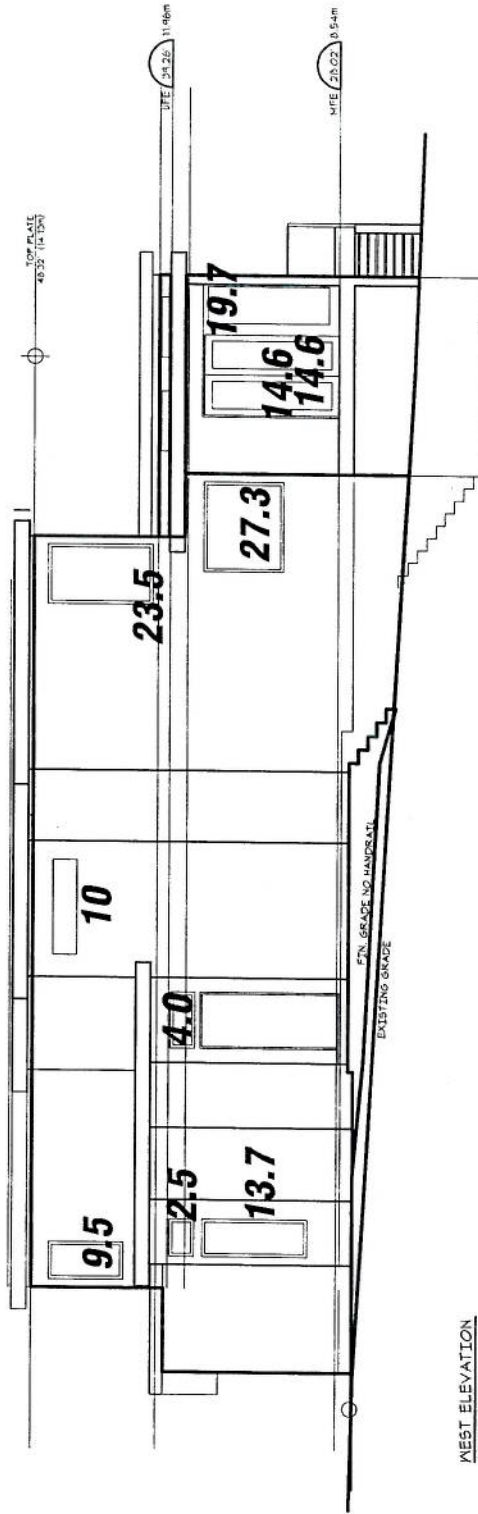
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Development Services Division

# SK-5

**ZEBRADESIGN**



# PROPOSED GLAZED AREA CALCULATION

## GLAZED AREAS:

WEST ELEVATION  
AREA A

9.5  
10  
23.5  
2.5  
13.7  
4  
27.3  
90.5 SF TOTAL

GLAZING PROPOSED (PER CENT):  
8.4 M<sup>2</sup> (90.5 SF) TOTAL GLAZED  
114.9 M<sup>2</sup> (1236.9 SF) TOTAL EBF @ 2.19 M  
L.D.  
8.4/114.9 = 7.3% PROPOSED GLAZED  
OPENINGS  
= 1.22M<sup>2</sup> UNUSED GLAZED AREA

GLAZED OPENINGS PERMITTED  
PER TABLE 9.10.15.4 BCBC 2012:  
8.38 % (INTERPOLATED) X 114.9 M<sup>2</sup> =  
9.62 M<sup>2</sup> (103.5 SF)

ABBREVIATIONS:  
L.D. = LIMITING DISTANCE  
EBF = EXPOSING BUILDING FACE

WEST ELEVATION  
AREA B

19.7  
14.6  
14.6  
48.9 SF (4.54 M<sup>2</sup>) TOTAL

GLAZING PROPOSED (PER CENT):  
4.54 M<sup>2</sup> (48.9 SF) TOTAL GLAZED  
19.6 M<sup>2</sup> (211.8 SF) EBF @ 5.71 M L.D.  
4.54/19.6 = 23%

GLAZED OPENINGS PERMITTED  
PER TABLE 9.10.15.4 BCBC 2012:  
18.2 % X 19.6 M<sup>2</sup> =  
3.56 M<sup>2</sup> + 1.22 M<sup>2</sup> (UNUSED FROM AREA A)  
= 4.78 M<sup>2</sup> (52.5 SF) PERMITTED GLAZED  
AREA

ABBREVIATIONS:  
L.D. = LIMITING DISTANCE  
EBF = EXPOSING BUILDING FACE

SK-6



## SPATIAL SEPARATION CALCULATION EXPOSING BUILDING FACE DIAGRAM RESIDENCE ON HOLLYWOOD CRESCENT

VICTORIA, B.C.

13/02/14

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

Received

City of Victoria

FEB 17 2014

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Development Services Division