

REPORTS OF COMMITTEES

1. Committee of the Whole – July 20, 2017

1. Development Permit with Variances Application No. 00036 for 1479 Fort Street (Rockland)

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 00036 for 1479 Fort Street, in accordance with:

1. Plans date stamped June 8, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Reduce the required parking stall from twelve to six, increasing the existing non-conformity by two stalls
 - ii. Reduce the setback from a street for an accessory building from 7.50m to 6.47m
 - iii. Reduce the separation space between an accessory building and the principle building from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution.”

Carried Unanimously

3. CONSENT AGENDA

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that the following items be approved without further debate:

3.1 Development Permit with Variances Application No. 00036 for 1479 Fort Street (Rockland)

Committee received a report dated July 7, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to increase the number of self-contained units within the rental apartment from eight to nine. The variances of the application are related to parking and the location of the covered class 2 bicycle parking structure.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 00036 for 1479 Fort Street, in accordance with:

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3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY 17/COTW

Councillor Isitt joined the meeting at 9:01 a.m.



Committee of the Whole Report

For the Meeting of July 20th, 2017

To: Committee of the Whole **Date:** July 7th, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00036 for 1479 Fort Street

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00036 for 1479 Fort Street, in accordance with:

1. Plans date stamped June 8th, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Reduce the required parking stalls from twelve to six, increasing the existing non-conformity by two stalls
 - ii. Reduce the setback from a street for an accessory building from 7.50m to 6.47m
 - iii. Reduce the separation space between an accessory building and the principle building from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1479 Fort Street. The proposal is to increase the number of self-contained units within the rental apartment from eight to nine.

The variances are related to parking and the location of the covered Class 2 bicycle parking structure.

The following points were considered in assessing this application:

- the proposal is consistent with the Development Permit Area 7B(HC): Corridors Heritage designation contained in the *Official Community Plan 2012 (OCP)*, which supports multi-family housing along main corridors that transitions well with lower-medium density on adjacent streets
- the proposal is consistent with the *Rockland Neighbourhood Plan, 1987*, which encourages the retention of existing buildings and sensitive infill development
- the parking variance to reduce the required number of parking stalls from twelve to six (a total variance request of two stalls, given the existing non-conforming parking) is supportable as the property is on a major transportation route, and the applicant will be providing 10 new covered Class 2 bike parking stalls
- The setback variances from the new Class 2 bike parking structure are supportable. The structure has minimal impact on the streetscape and neighbouring properties, and will provide the units with partially-weather protected bicycle parking.

BACKGROUND

Description of Proposal

The proposal is to increase the number of self-contained units within the apartment from eight to nine. Specific details include:

- the additional suite would be located within the existing building and does not include any additional floor area
- the new unit would be located in the basement and a new sunken entrance and window would be added
- a new covered Class 2 bicycle parking structure with bike racks totalling 10 stalls would be constructed in the side yard
- the applicant has proposed landscaping improvements including a new side yard pathway, and new plantings in the front and side yards.

The proposed variances are related to:

- reducing the required parking stalls from twelve to six, increasing the existing non-conformity by 2 stalls
- reducing the setback from a street for an accessory building from 7.50m to 6.47m
- reducing the separation space between an accessory building and the principle building from 2.40m to 1.50m.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes a new covered Class 2 bicycle parking structure.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently an eight unit multi-family building. The proposed suite would be installed in the basement of the existing building.

Data Table

The following data table compares the proposal with the existing R3-AM-2 Zone, Mid-rise Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used where the conditions are existing non-conforming to the zone.

Zoning Criteria	Proposal	Zone Standard R3-AM-2
Site area (m ²) - minimum	741.00**	920.00
Number of units - maximum	9	n/a
Density (Floor Space Ratio) – maximum	0.53	0.60
Total floor area (m ²) - maximum	389.73	n/a
Unit size (m ²) - minimum	46.73	33.00
Lot width (m) - minimum	15	n/a
Height (m) - maximum	8.50	12.00
Storeys - maximum	2 and basement	4
Site coverage of main building % - maximum	32.80**	30.00
Open site space % - minimum	30.10	30.00
Setbacks (m) – minimum:		
Front	3.56**	7.5
Rear	20.00 (approx.)	4.26
Side (East)	1.54**	4.26
Side (West)	1.01**	4.26
Parking - minimum	6*	10 (existing use) 12 (proposed use)
Bicycle parking stalls (minimum)		
Class 1	-	n/a
Class 2	10 space rack	n/a

Zoning Criteria	Proposal	Zone Standard R3-AM-2
Accessory Bicycle Parking Structure		
Location	Side yard	Not in front yard
Separation space main building and accessory building (m) - minimum	1.51*	2.4
Height (m) - maximum	3.00	3.50
Setback from street (m) – minimum	6.47*	7.50
Side yard setback (East) (m) – minimum	1.46	0.6
Site Coverage (%) – maximum	1.12 (approx.)	10.00

Relevant History

A Development Permit with Variance for the same proposal was previously approved by Council on September 14th, 2014. This previous Development Permit expired before work on the project began. The only change between the previously approved permit and the current proposal involves minor differences to the bicycle parking area.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 27th, 2017 the application was referred for a 30-day comment period to the Rockland CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area: 7B (HC), Corridors Heritage. The proposal is consistent with the policies and design guidelines within this designation. The proposal supports the Development Permit Area vision of intensification of multi-family development along the Fort Street corridor, with low-to-medium level density that supports transit-oriented development. The proposal supports the OCP neighbourhood strategic direction to support the maintenance of existing buildings.

The proposed bicycle shelter, which is an accessory structure, and the new landscaping are subject to DPA: 7B Corridors Heritage. In DPA 7B, the form, character, finishes and landscaping details for new development are controlled and regulated in relation to the *Advisory*

Design Guidelines for Buildings, Signs and Awnings 1981. Staff have no concerns about the appearance or siting of the bike shelter and the new landscaping would improve the current site conditions.

Local Area Plans

The proposal is consistent with the *Rockland Neighbourhood Plan* which supports the retention of existing buildings.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no protected trees or any public trees affected by this application.

CONCLUSIONS

The proposed addition of one unit to an existing eight unit multiple-dwelling building is generally consistent with the relevant policy and design guidelines. The proposed parking variance is considered supportable based on the additional Class 2 bicycle parking provided, as well as the location of the property along a major transportation corridor. The variances for the bike structure are supportable given that it adds to bicycle parking options and has minimal visual impact on the streetscape and neighbouring properties. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline DPV Application No. 00036 for the property located at 1479 Fort Street.

Respectfully submitted,



Chloe Tunis
Planning Technician
Sustainable Planning and Community
Development Department



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

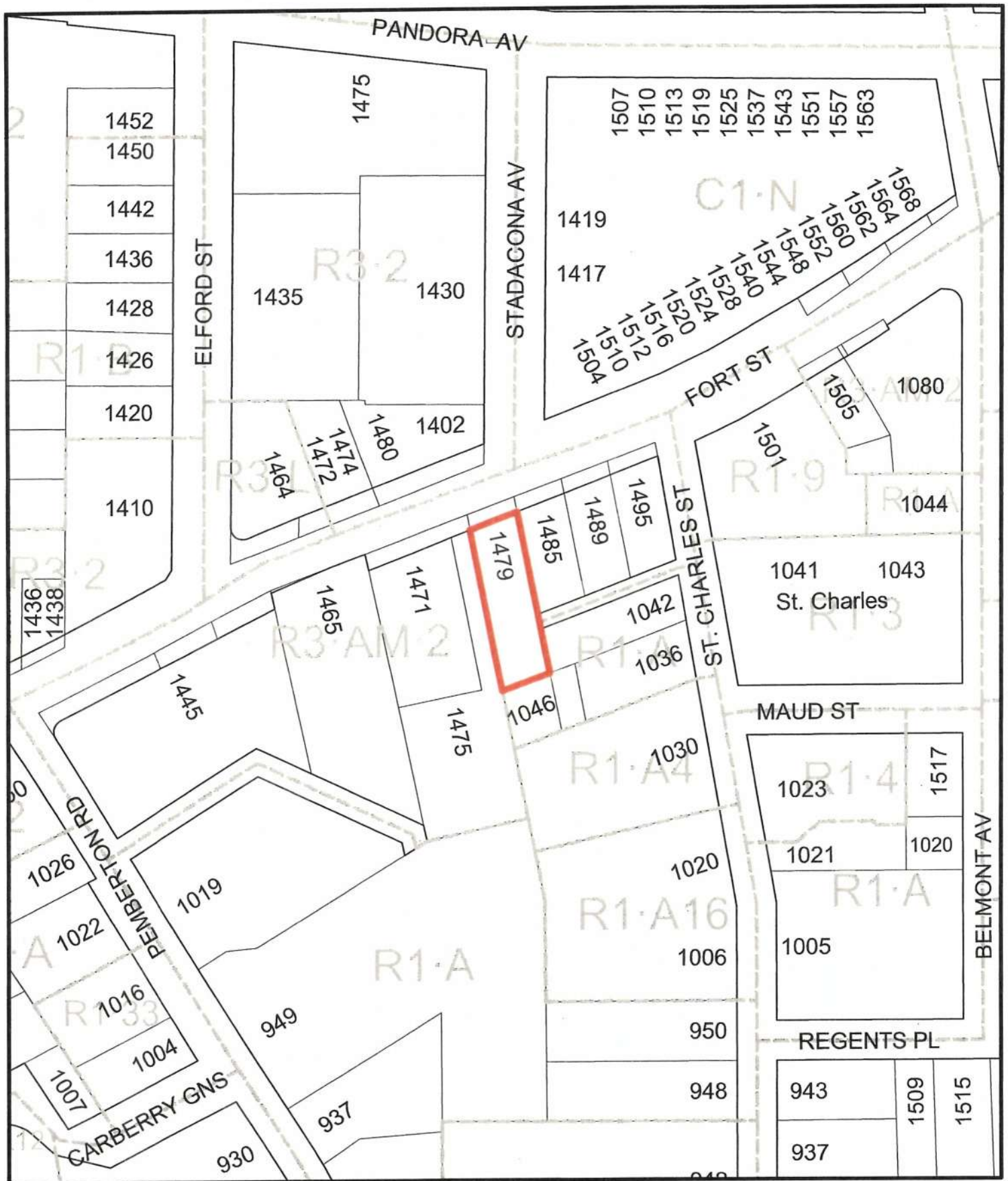


Date:

July 12, 2017

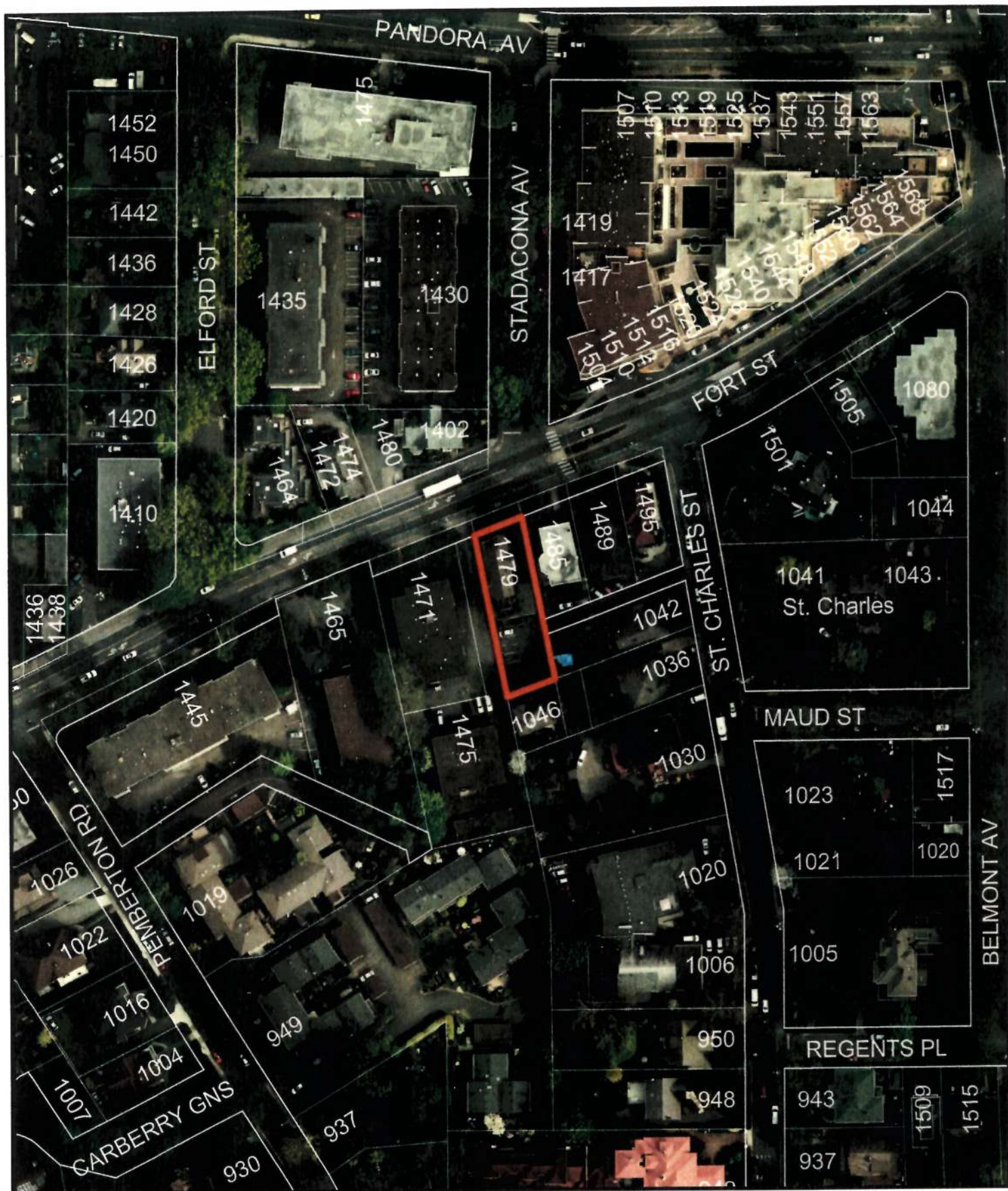
List of Attachments

- Subject Map
- Aerial Map
- Plans dated June 8th, 2017
- Letter from applicant to Mayor and Council dated June 8th, 2017



1479 Fort Street
Development Variance Permit #00036





1479 Fort Street
Development Variance Permit #00036





FORT STREET FACADE

REAR YARD FACADE



Sheet List			
Sheet Number	Sheet Name	Sheet Issue Date	Revised
A100	Cover Sheet	03/07/2017	
A101	Site Plan	01/02/2017	
A102	Basement & Level 2	03/07/2017	
A103	Level 2 Plan	05/03/17	
A104	Elevations	03/07/2017	
A105	Building Section	02/02/2017	

Basement Proposed Unit

Unit #	Type	Size	N/A	Car
9	1 Bedroom	503 sf		0
Total Areas		503 sf		0

Level 1 Existing Units

Unit #	Type	Size	Occupant/s	Car
1	bachelor	346 sf	Business owner	1
2	2 bedrooms	674 sf	Self employed	1
3	2 bedrooms	524 sf	Students	0
Corridors		130 sf		
Total Areas		2,224 sf		2

Level 2 Existing Units

Unit #	Type	Size	Occupant/s	Car
4	bachelor	318 sf	Self employed	0
5	1 bedroom	465 sf	Student	1
6	1 bedroom	448 sf	Student	1
7	1 bedroom	367 sf	Student	0
8	1 bedroom	337 sf	Students	0
Corridors		241 sf		
Total Areas		1,971 sf		2

DATA:

Zone: R3-AM-2

Building Footprint approx.: 222 sm

Min. Allowable Site Area: 920 sm

Current Site Area: 741 sm

Current Floor Area: 389.7 sm

FSR: (Not including added Suite)
Floor area / Lot Area =
389.7 sm / 741 sm = 0.52

FSR Allowable: 0.6:1 (2 Storeys)

Max. Allowable Site Coverage: 30%

Current Site Coverage: 32.8%
(243 sm of 741sm)

Mini. Req'd open Site Space: 30%
(222.3 sm of 741 sm)

Current Open Site Space: 30.1 %
(518 sm non-open leaves
223 sm of 741 sm)

#No. of Storeys: 2

Required Parking: 12 stalls
(1.3 stalls per Dwelling Unit)

Parking on Site: 6 stalls

Bicycle Parking: 10

Building Height approx. 10.49m (34'-6")
Midpoint of roof: 8.52m (28'-0")

Existing: 8 units
Proposed: 9 units

CURRENT SETBACKS:
Front setback: 3.56 m
Side setbacks (East): 1.58m
Side setbacks (West): 1.0 m

ALLOWABLE SETBACKS:
All sides: 9m

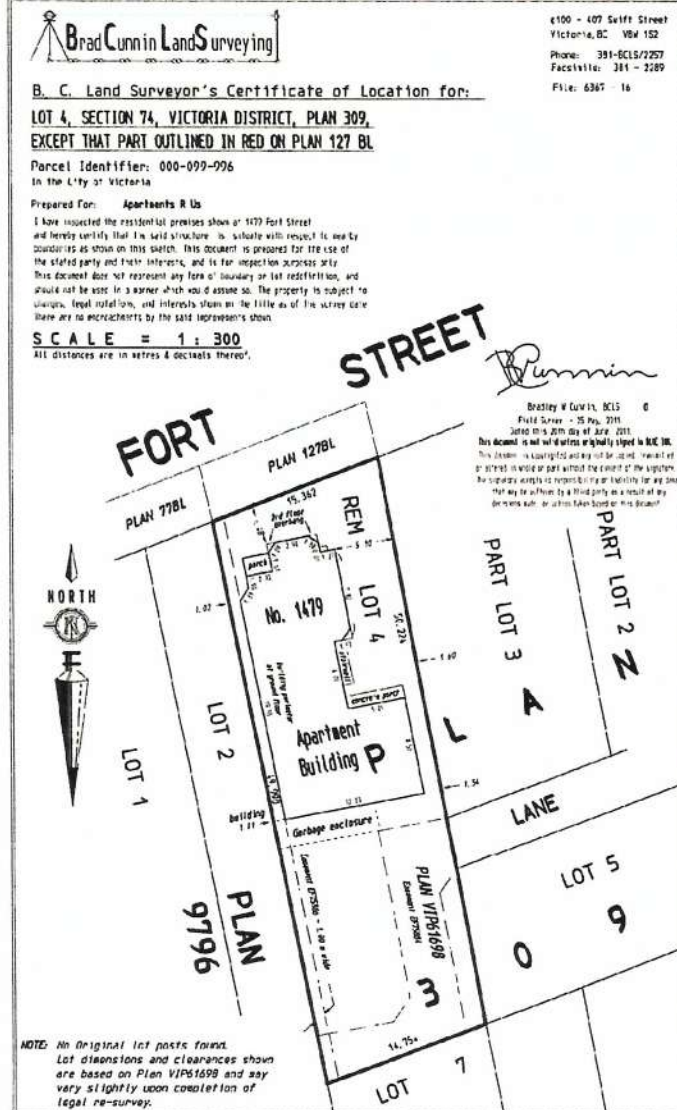
CITY OF VICTORIA

RECEIVED

DEEMED

JUL 06 2017

JUN 08 2017



NOTE: An original int. photo taken.
Lot dimensions and clearances shown
are based on Plan V1P61698 and may
vary slightly upon completion of
legal re-survey.

7/6/2017 9:42:56 AM

ERIC BARKER ARCHITECT INC.
121 HANCOCK AVENUE, VICTORIA, B.C.
V8V 1K9
250-595-4500 Fax: 250-595-4500 V8V 1K9

Building classification:
Group C, up to 5 stories, (PART 9)
unsprinkled
Building Max. Area: 600 sm

Combustible or noncombustible construction
Floors to be rated 45 mins. Roof, no FR
required. Suites separated by 45 mins. rated
walls/floors, except for 2 story suites.

SCOPE OF WORK:

INSTALL NEW
BASEMENT SUITE
IN BUILDING

Civic Address:

1479 Fort Street
Victoria, BC
V8S 1Z4

Legal Address:

Lot 4, Section 74
Victoria District, Plan 309

No.	Date	Description
20	June 5, 2017	Development permit
21	May 26, 2017	Adjusted front setback
22	May 26, 2017	Adjusted open site space
18	May 16, 2014	Adjusted parking adjustment
6	May 08, 2014	Proposed Suite
5	May 08, 2014	Re-calculated Floor Area

4. Apartment, drawings J11005 Apartments R US -
1479 Fort Street, drawings J1479 Fort St. US 1004 17
2017.pdf

Development Permit
June 5, 2017

1479 Fort St.
Victoria, B.C.

Cover Sheet

Project number	211005
Date	03/07/2017
Drawn by	JB
Checked by	Checker
A100	
Date	

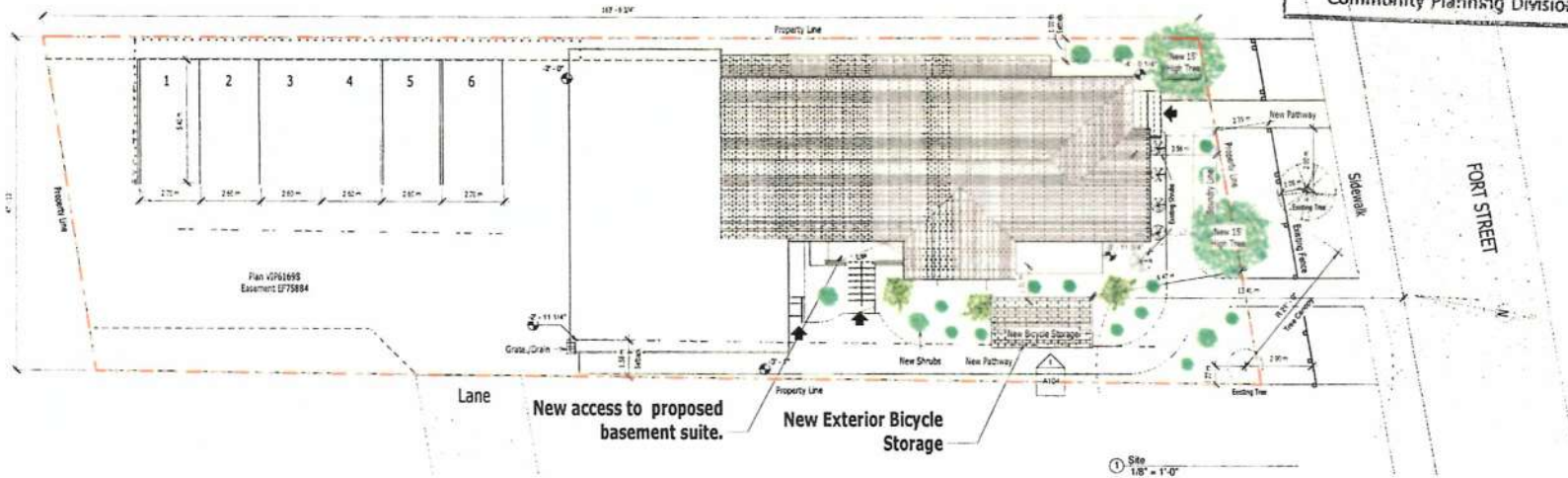
Received
City of Victoria

JUN 08 2017

Planning & Development Department
Community Planning Division

07/2017 9:23:13 AM

ERIC BAYCE ARCHITECT Inc.
201 FRANZONI AVENUE, VICTORIA, B.C.
250-596-4000 Fax: 250-495-4395 VPRN: 1540



- Landscaping Legend**
- Kousa Dogwood 2.5m
 - Star Magnolia 1.2m
 - Deciduous Azalea 0.75m
 - Rhododendron 0.5m
 - Existing Cherry Tree
 - Existing Cedar Tree
 - Existing Shrub

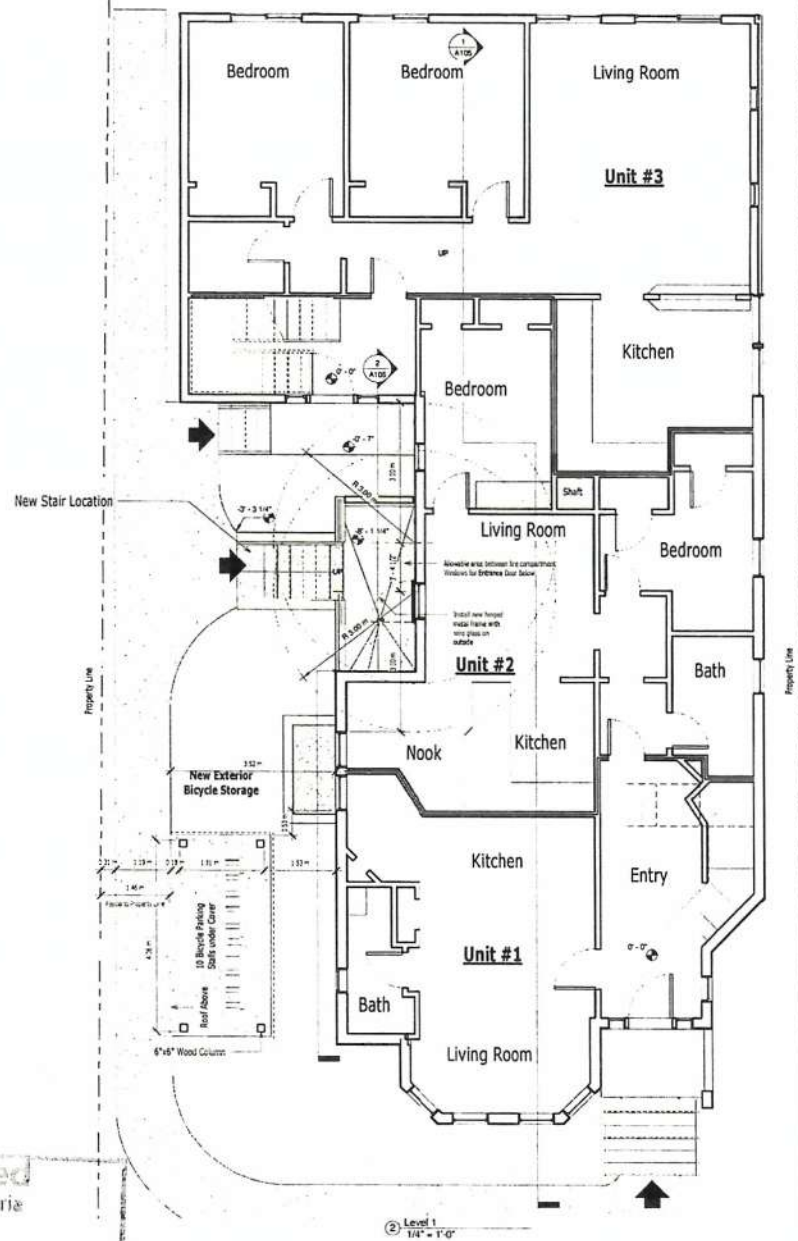
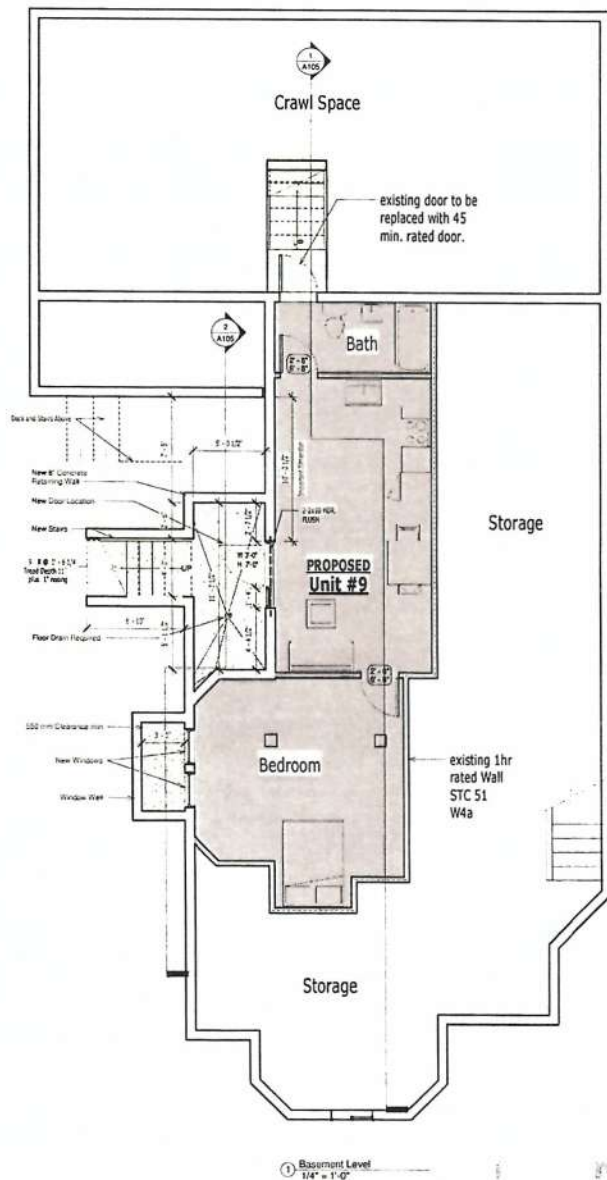


Aerial Site Capture



3D Frontage

20	May 06, 2017	Adjusted Front setback
18	10/10/2014	Single parking adjustment
15	06/03/2014	Separation distance to proposed building
14	06/03/2014	Setback from the street for bike storage
12	14/08/2014	Refined Landscaping Details
11	14/08/2014	Adjusted Coverage
8	06/05/2014	Adjusted Existing Trees
7	08/05/2014	Re-located Accessory Entry
No.	Date	Description
R:\Current Drawings\1211005 Apartments R Us 1479 Fort Street Drawings\1479 Fort St. CP PLAN 1.1 2017.rvt		
Development Permit Mar 28, 2017		
1479 Fort St. Victoria, B.C.		
Site Plan		
Project number	211005	
Date	01/02/2017	
Drawn by	JF	
Checked by	Checker	
A101		
Scale		



No.	Date	Description
21	02/07/2017	STC for wall
19	02/07/2017	Rated Door
18	04/07/14	bicycle parking adjustment
7	08/05/2014	Final Landmark Accessory Wing

R: Current drawing is 100% Apartments R Us -
1479 North Street, Drawings 1479 Fort St. DP MAR 17
2017.v14

Development Permit
Mar 28, 2017

1479 Fort St.
Victoria, B.C.

Basement & Level 2

Project number: 215005
Date: 03/07/2017
Drawn by: [signature]
Checked by: [signature]

A102
Scale: 3/32" = 1'-0"

received
City of Victoria

JUN 08 2017

Planning & Development Department
Community Planning Division

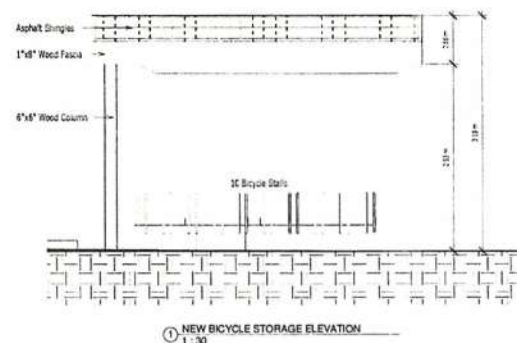


4/7/2017 9:23:16 AM



No.	Date	Description
1	05/23/17	Development Permit Mar 28, 2017
2	05/23/17	1479 Fort St. Victoria, B.C.
3	05/23/17	Level 2 Plan
Project number	311005	
Date	05/23/17	
Drawn by	Author	
Checked by	Checker	
A103		
Scale		

1/7/2017 9:23:18 AM



Received
City of Victoria

JUN 0 8 2017

Planning & Development Department
Community Planning Division

20	10/07/2017	Measure protection
9	04/05/2018	Added Existing Trees
7	05/05/2018	The Located Accessory Bldg.
No.	Date	Description

R:\Current - drawings\211005 Apartments R.10 - 1479 FortSt.dwg 11479 Fort St. DP PAR 17 2017.mxd

Development Permit
Mar 28, 2017

1479 Fort St.
Victoria, B.C.

Elevations

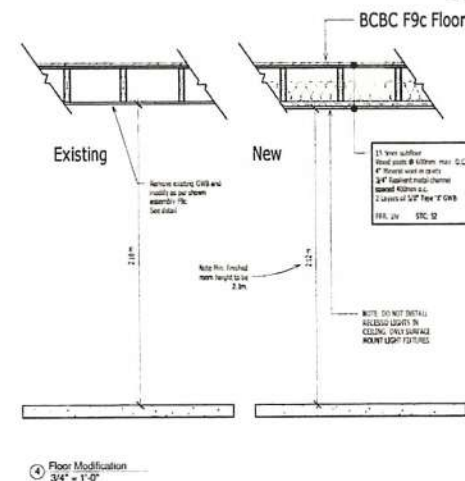
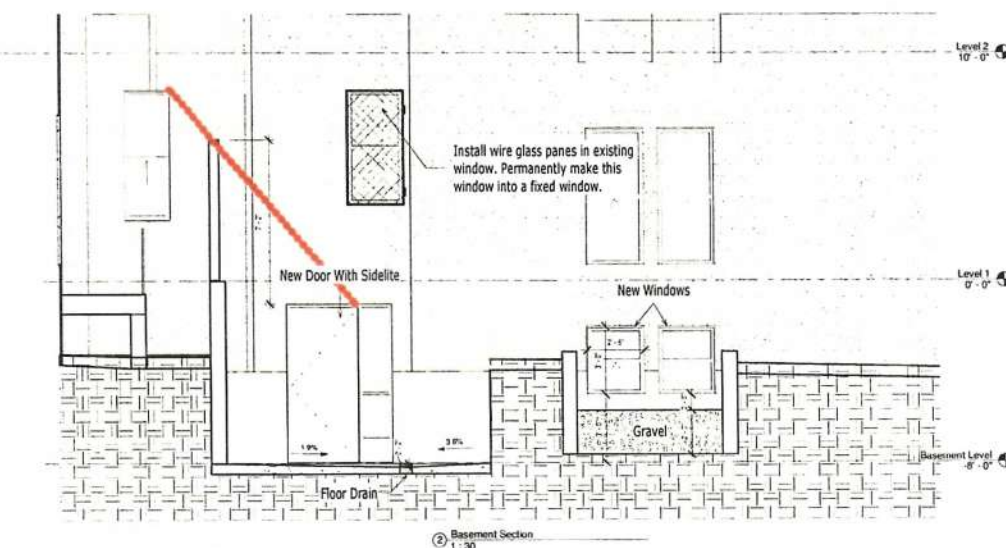
Project number	211005
Date	03/03/2017
Drawn by	Author
Checked by	Checker

A104

Scale

6/7/2017 9:23:19 AM

ERIC SARKER ARCHITECT INC.
111 PRINCE OF WALES AVENUE, VICTORIA, B.C.
V8P 1Y6 TEL: 250-383-1100 FAX: 250-383-1101 WWW: ESARCHITECT.COM



received
City of Victoria

JUN 08 2017

Planning & Development Department
Community Planning Division

No.	Date	Description
1	03/07/2017	Revised ceiling
2	06/05/2017	Confirmed Ceiling Height Constraints

Development Permit
Mar 28, 2017

1479 Fort St.
Victoria, B.C.

Building Section

Project number	211005
Date	03/07/2017
Drawn by	Author
Checked by	Checker

A105

Scale

July 7, 2017

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C.
V8W 1P6

CITY OF VICTORIA
RECEIVED **DEEMED**
JUL 07 2017 JUN 08 2017

Re: 1479 Fort Street

Dear Mayor and Council,

We are applying for a development variance permit approval to add 1 suite to the existing 8 suites currently in the house. The suite is being added into the basement and therefore does not change the building footprint or appearance other than adding windows in the basement wall. The variance is required because the current house with 8 suites and 6 parking stalls doesn't meet schedule 'C' of the Zoning By-law and the addition of our suite adds to the variance.

The argument for this variance is that the house, in its central location, provides rental accommodation for young singles and couples working in the downtown area. This is an important component to supporting the viability of the working population downtown. Unusual to most houses like this, there are 6 parking stalls behind the house accessible by a lane off St. Charles. The addition of the suite in this context will not create additional pressure for parking on site nor in the neighbourhood.

Two other variances are required for the location of the bike parking structure (1. setback from the street and 2. separation space from the principle dwelling).

Regards,

Eric Barker,



Architect AIBC, LEED AP
EJB/ab

ERIC BARKER, MAIBC
ARCHITECT inc.