

## **REPORTS OF COMMITTEES**

### **1. Committee of the Whole – August 3, 2016**

#### **5. Development Variance Permit Application No. 00188 for 1457 Clifford Street (Fairfield)**

##### **Motion:**

It was moved by Councillor Madoff, 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. 00188 for 1457 Clifford, in accordance with:

1. Plans date stamped July 13, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - Lot 1
    - i. reduce the minimum lot width from 15m to 13.46m;
    - ii. reduce the minimum side yard setback from 3.0m to 2.49m;
    - iii. reduce the minimum combined side yard setback from 4.5m to 3.99m.
  - Lot 2
    - i. reduce the minimum average lot width from 15m to 13.46m;
    - ii. reduce the minimum side yard setback from 3.0m to 2.59m;
    - iii. reduce the minimum combined side yard setback from 4.5m to 4.09m.
3. The Development Permit lapsing two years from the date of this resolution."

**Carried Unanimously**

## 5. LAND USE MATTERS

*Councillor Alto withdrew from the meeting at 9:43 a.m. due to a non-pecuniary conflict of interest with the following item as the applicant is a close family friend.*

### 5.1 Development Variance Permit No. 00188 for 1457 Clifford Street (Fairfield)

Committee received a report dated July 21, 2017 from the Director of Sustainable Planning and Community Development regarding the Development Variance Permit for the property located at 1457 Clifford Street. The proposal is to reduce the side yard setbacks and lot width to facilitate a subdivision of the property, in order to create two lots for single family dwellings with secondary suites.

**Motion:** It was moved by Councillor Coleman, seconded by Councillor Lucas, 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. 00188 for 1457 Clifford, in accordance with:

1. Plans date stamped July 13, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - Lot 1
    - i. reduce the minimum lot width from 15m to 13.46m;
    - ii. reduce the minimum side yard setback from 3.0m to 2.49m;
    - iii. reduce the minimum combined side yard setback from 4.5m to 3.99m.
  - Lot 2
    - i. reduce the minimum average lot width from 15m to 13.46m;
    - ii. reduce the minimum side yard setback from 3.0m to 2.59m;
    - iii. reduce the minimum combined side yard setback from 4.5m to 4.09m.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

*Councillor Alto returned to the meeting at 9:44 a.m.*



## Committee of the Whole Report For the Meeting of August 3, 2017

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**To:** Committee of the Whole **Date:** July 21, 2017  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Variance Permit No. 00188 for 1457 Clifford Street

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### 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. 00188 for 1457 Clifford, in accordance with:

1. Plans date stamped July 13, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

#### Lot 1

- i. reduce the minimum lot width from 15m to 13.46m;
- ii. reduce the minimum side yard setback from 3.0m to 2.49m;
- iii. reduce the minimum combined side yard setback from 4.5m to 3.99m.

#### Lot 2

- i. reduce the minimum average lot width from 15m to 13.46m;
- ii. reduce the minimum side yard setback from 3.0m to 2.59m;
- iii. reduce the minimum combined side yard setback from 4.5m to 4.09m.

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 Variance 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 Variance Permit Application for the property located at 1457 Clifford Street. The proposal would reduce the side yard setbacks and lot width of the proposed lots in order to facilitate a subdivision to create two lots for single family homes with secondary suites.

The following points were considered in assessing this application:

- each of the proposed lots would be larger than the minimum site area required in R1-B Zone (Single Family Dwelling District); however, variances would be required related to lot width, and side yard setbacks
- the proposed variances are relatively minor and do not significantly impact the established lot pattern of the street or pose privacy issues for adjoining properties
- consistency with the *Official Community Plan*, 2012, Traditional Residential Urban Place Designation, and objectives for including secondary suites to increase home affordability and residential rental units
- consistency with the *Suburban Neighbourhoods Plan*, 1984, which supports development that reinforces the attractive local character and scale
- secondary suites generally comply with the *Secondary Suite Design Guidelines*.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to subdivide the existing lot and construct two single family dwellings with secondary suites on each lot. The proposed variances on both lots are related to:

- reducing the minimum required lot width
- reducing the minimum required side yard setback
- reducing the minimum required combined side yard setbacks.

### **Sustainability Features**

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

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this application.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Variance 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 a single family home with a basement suite. Under the current R1-B Zone, the property could be developed as a single family dwelling with secondary suite or garden suite.

### Data Table

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

| Zoning Criteria   | Proposed (Lot 1) | Proposed (Lot 2) | Zone Standard R1-B |
|---|------------------|------------------|--------------------|
| Site area (m <sup>2</sup> ) - minimum   | 492.75           | 493.47           | 460.00             |
| 1 <sup>st</sup> & 2 <sup>nd</sup> Storey floor area (m <sup>2</sup> ) - maximum | 222.25           | 194.08           | 280.00             |
| Total floor area (m <sup>2</sup> ) - maximum                                    | 295.42           | 282.74           | 300.00             |
| Lot width (m) - minimum   | <b>13.46*</b>    | <b>13.46*</b>    | 15.00              |
| Height (m) - maximum  | 7.45             | 7.42             | 7.60               |
| Storeys - maximum   | 2                | 2                | 2                  |
| Site coverage % - maximum   | 31.94            | 27.43            | 40.00              |
| <b>Setbacks (m) – minimum:</b>  |                  |                  |                    |
| Front (south)   | 7.50             | 7.50             | 7.50               |
| Rear (north)  | 9.64             | 12.96            | 9.17               |
| Side (west)   | 1.50             | <b>2.59*</b>     | 1.50               |
| Side (east)   | <b>2.49*</b>     | 1.50             | 3.00               |
| Combined side yards   | <b>3.99*</b>     | <b>4.09*</b>     | 4.50               |
| Parking - minimum   | 1                | 1                | 1                  |

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on March 29, 2017 the application was referred for a 30-day comment period to the Fairfield CALUC. An email from the Fairfield Gonzales CALUC is attached to this report.

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**

### **Official Community Plan**

The *Official Community Plan, 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential. The strategic direction in the OCP is ground-oriented buildings up to two storeys, with houses oriented toward the street. Additionally, it is consistent with policy in the OCP which supports increased affordable home ownership through additional, on-site residential rental units.

### **Suburban Neighbourhoods Plan**

The *Surburban Neighbourhood Plan* characterizes the residential areas in this neighbourhood as being small structures on relatively small lots, with low heights, and being of a variety of ages and styles.

### **Regulatory Considerations**

The proposed variances are related to overall lot width and sideyard setbacks.

The minimum requirement for lot width permitted in the R1-B Zone is 15 meters. The proposed new lot widths would be 13.46 meters for each lot. These reductions are fairly minor and are in part a result of the irregular lot width and how these measurements are taken. Overall the rhythm of buildings along Clifford Street is not overly impacted.

With regard to the request for the reduced setbacks, for Lot 1 the reduction would be from 3 metres to 2.49 meters and for Lot 2 the reduction would be from 3 metres to 2.59 metres. In both instances, because of the irregular lot shape, where the lot fans out, becoming wider towards the rear of the lot, these variances apply for the portion of the houses closest to the street and the minimum distances are met further back on the property. Additionally, very few windows have been included on these elevations in order to help mitigate potential privacy concerns.

### **Tree Preservation and Urban Forest Masterplan**

There are no bylaw protected trees on the subject property. However, there are two mature city boulevard trees (Green Ash and Swedish Whitebeam) on Clifford Street, one of which will be retained, and one will be removed, due to its declining health. The tree that is removed will be replaced by the applicant.

There is a bylaw protected tree immediately adjacent to the east property line of proposed Lot 1, owned by 358 Arnold Avenue. The proposed driveway and home are approximately 2.5 meters from this tree trunk. An arborist report has been submitted, which reviews the construction impacts to this tree. A requirement of the Building Permit will be that the project arborist do exploratory digging of the tree's root zone prior to construction.

### **Secondary Suite Design Guidelines**

The *Secondary Suite Design Guidelines* recommend a single entrance on the front façade of the house, which is consistent with the secondary suite entrances on the sides of each lot. The Guidelines also recommend hard entrance pathways, gate entrances, and private outdoor spaces with landscape screening, which have been proposed.

## CONCLUSIONS

The creation of two detached dwellings with secondary suites is consistent with City policy. Further, the development is consistent with the neighbourhood plan and OCP, which envisions ground oriented houses consistent with the street context, and provision of secondary suites for rental. Staff recommend for Council's consideration that the Application advance to an opportunity for public comment at a meeting of Council.

## ALTERNATE MOTION(S)

That Council decline DVP Application No. 00188 for the property located at 1457 Clifford Street.

Respectfully submitted,



Chelsea Medd  
Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



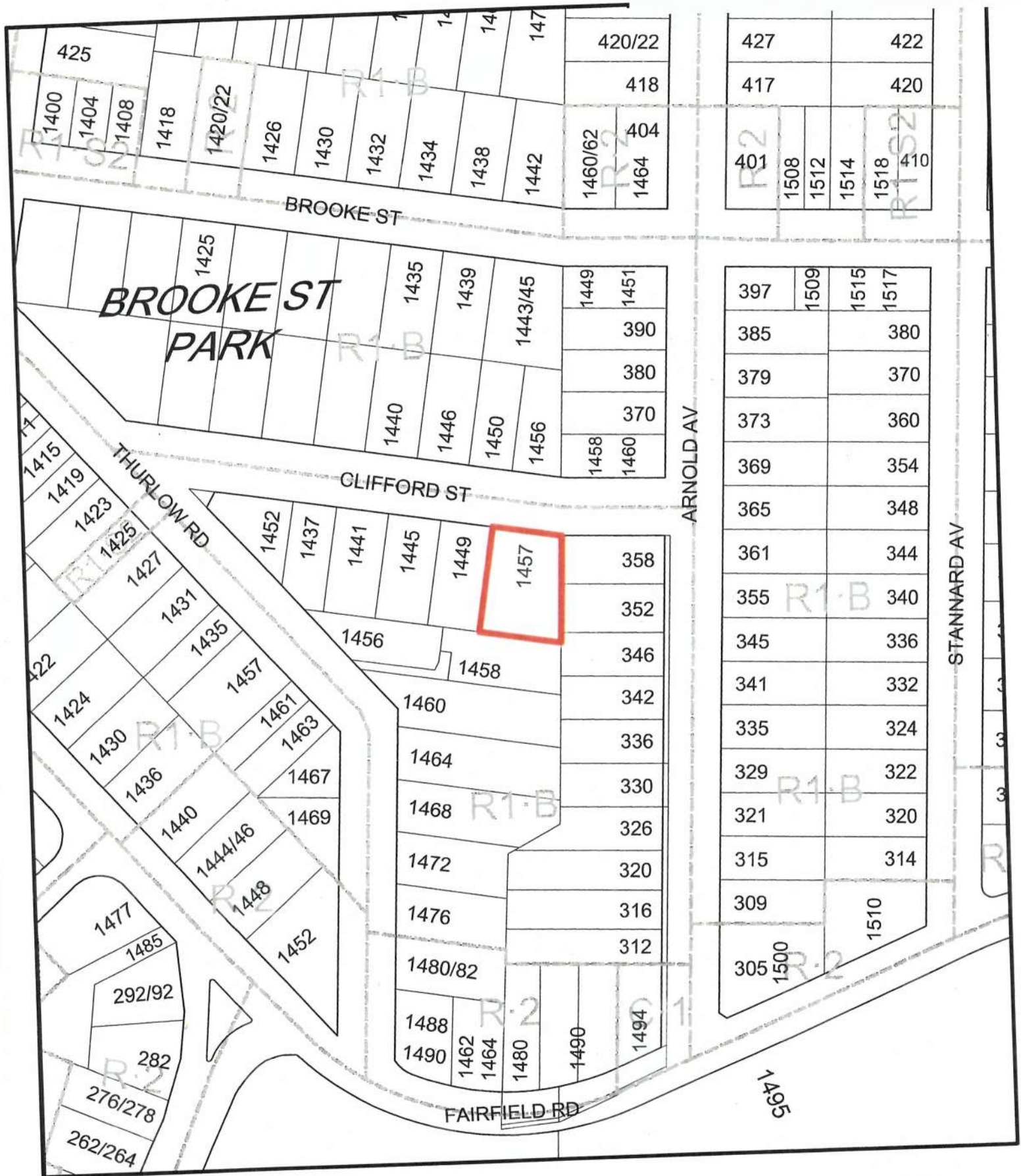
Date:

July 25, 2017

## List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans
- Attachment D – Letter from applicant
- Attachment E - Community Association Land Use Committee email





1457 Clifford Street  
Development Variance Permit #00188





## Noraye Fjeldstad

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**From:** David Biltek [REDACTED]  
**Sent:** Monday, May 08, 2017 1:09 PM  
**To:** Noraye Fjeldstad  
**Subject:** RE: Revised Plans Received for 1457 Clifford Street - DVP No. 00188

Noraye

Please advise Council that in line with our policy of expressing concern about variances that exceed 15% or more departure from the standard we point out that all variances except one are inside our standards. That one is marked below

**David Biltek**  
**Chair**  
**Fairfield Gonzales Community Association Land Use Committee**

**From:** Noraye Fjeldstad [mailto:NFjeldstad@victoria.ca]  
**Sent:** May-08-17 12:43 PM  
**To:** planandzone@fairfieldcommunity.ca  
**Subject:** Revised Plans Received for 1457 Clifford Street - DVP No. 00188

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1457 Clifford Street – DVP No. 00188

Please be advised that the Sustainable Planning and Community Development department has received revised plans for DVP Application No. 00188 for 1457 Clifford Street.

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances:

Lot 1:

- Part 1.2.2 b: A relaxation to the minimum average lot width from 15m to 14.66m
- **Part 1.2.5 c: A relaxation to the minimum required side yard setback from 3.0m to 2.49m**
- Part 1.2.5 d: A relaxation to the minimum required combined side yard setback from 4.5m to 3.99m.

Lot 2:

- Part 1.2.2 b: A relaxation to the minimum average lot width from 15m to 14.71m
- Part 1.2.5 c: A relaxation to the minimum required side yard setback from 3.0m to 2.59m
- Part 1.2.5 d: A relaxation to the minimum required combined side yard setback from 4.5m to 4.09m.

The details of this application can be found on the Development Tracker at 1457 Clifford Street. You will be notified of any further revisions to the plans.

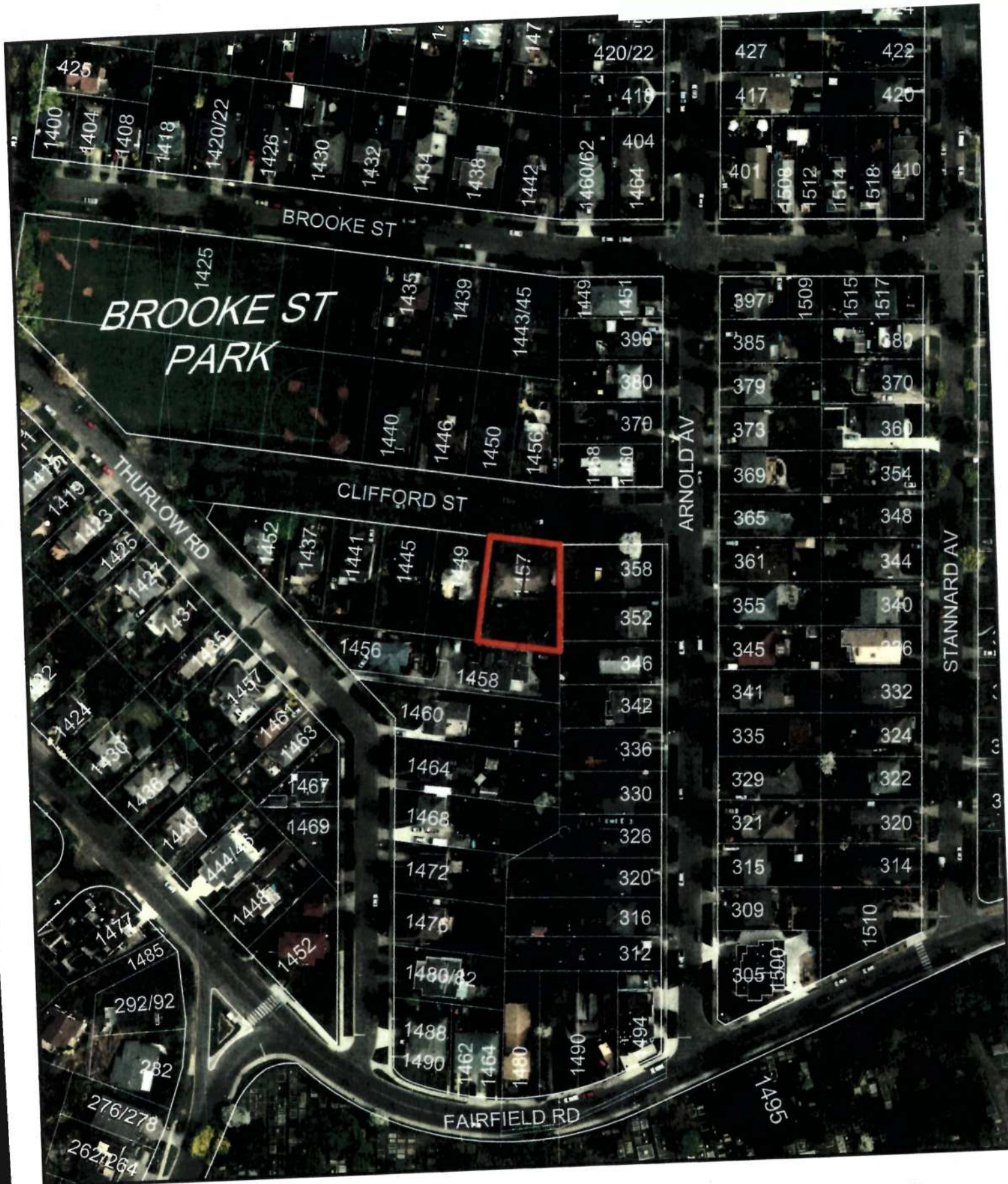
If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department.

Yours truly,

**Noraye Fjeldstad**  
Administrative Assistant  
Sustainable Planning and Community Development  
1 Centennial Square  
Victoria, BC V8W 1P6  
Phone: 250-361-0212  
Fax: 250-361-0386  
Email: [nfjeldstad@victoria.ca](mailto:nfjeldstad@victoria.ca)







1457 Clifford Street  
Development Variance Permit #00188



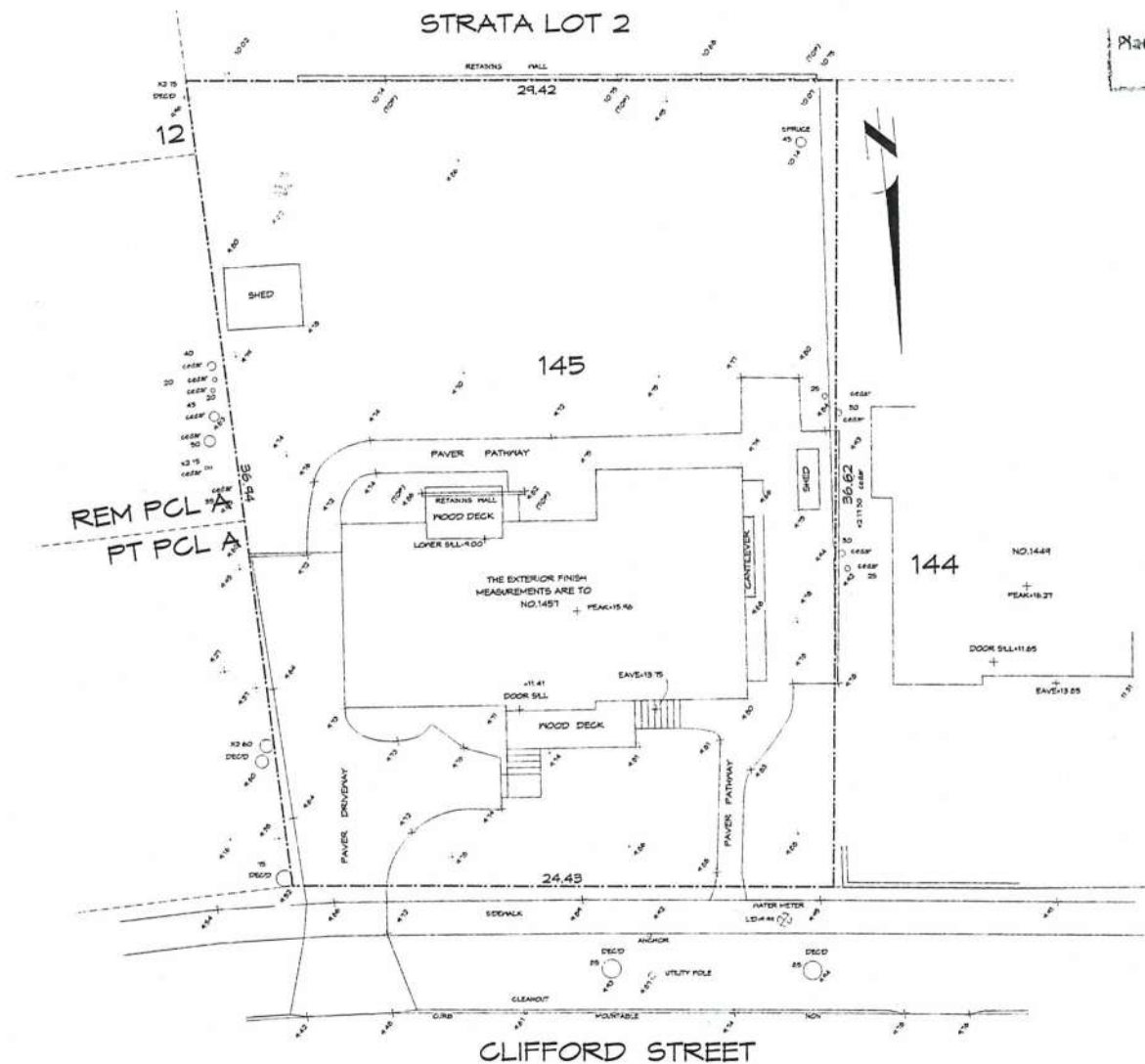




City of Victoria

13 2017

Planning & Development Department  
Community Planning Division



○ SITE PLAN - EXIST.  
Scale: 1:100

RE-ISSUED  
FOR DVP  
JUL. 12, 2017

**ZEBRADESIGN**



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C COLLINS/  
K KOSHMAN  
Date: MAR 07, 2017

Scale: AS NOTED

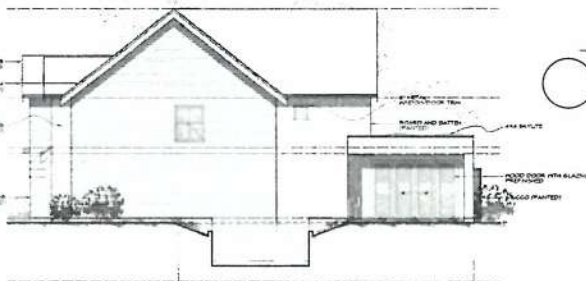
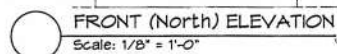
1457 CLIFFORD  
ST - DEV.

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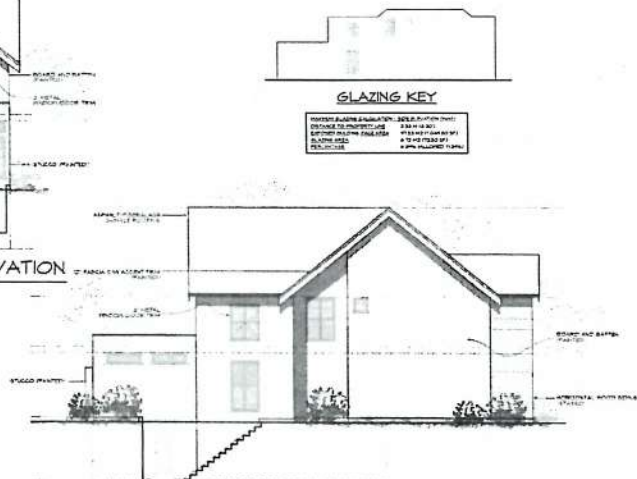
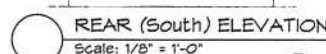
EXIST. SITE PLAN

| REV. NO. | DESCRIPTION  | DATE       | REVISION:                         | SHEET:                      |
|----------|--|------------|-----------------------------------|-----------------------------|
| 1        | NO CHANGES   | APR. 05/11 | REV. 1<br>10. PARADISE MAR. 07/11 | DVP<br>1.1<br>Proj. No. TBD |
| 2        | REMOVE EXISTING SITE PLAN PAGE<br>RESCALE TO MATCH SITE PLAN AND<br>BORROWED FROM SCALED | APR. 05/11 | REV. 1<br>JAN. 07/11              |                             |
| 3        | NO CHANGES   | JUL. 13/11 | REV. 2<br>JUL. 13/11              |                             |
|          |  |            |                                   |                             |

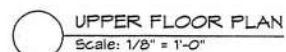
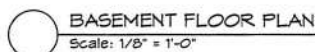




**SIDE (East) ELEVATION**  
Scale: 1/8" = 1'-0"



**SIDE (West) ELEVATION**  
Scale: 1/8" = 1'-0"



| REV. NO. | DESCRIPTION  | DATE                     |
|----------|--|--------------------------|
| 1        | SECTION MARKERS AND BASIC DIMENSIONS ADDED TO FLOOR PLANS. REVISIONS TO ELEVATION TABLE REVISED TO MATCH REVISIONS TO BUILDING HEIGHT AND REVISIONS TO FLOOR TOP PLATE ELEVATION (SUANS CALCULATED AND REVISED TO "DOT") | APR. 05/11               |
| 2        | ADD BENCHMARK STAKES AND FINISH REVISIONS TO MAIN FLOOR PLAN. REVISED BUILDING HEIGHT  | JUN. 07/11<br>AUG. 15/11 |

**FLOOR PLANS - LOT 1**

Revision: \_\_\_\_\_ Sheet: \_\_\_\_\_

REV. 1: 05/04/2011  
REV. 2: 05/11/11  
REV. 3: 07/11/11  
REV. 4: 12/11/11

**HVP2**

Proj. No. TEO

RE-ISSUED  
FOR DVP  
JUL. 12, 2017

ZEBRADESIGN

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: C. COLLINS/  
K. KOSMAN

Date: MAR 07, 2017

Scale: AS NOTED

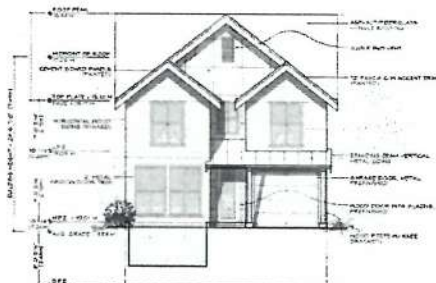
Project:  
1457 CLIFFORD  
ST - DEV.  
VARIANCE PERMIT

Title:  
ELEVATIONS &  
FLOOR PLANS -  
LOT 1

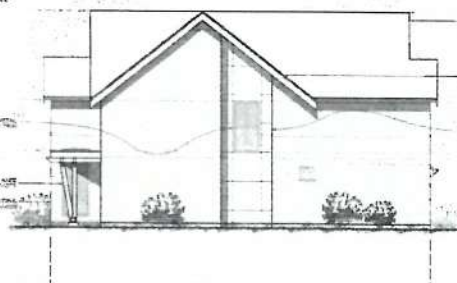
|                    |              |
|--------------------|--------------|
| Revision:          | Sheet:       |
| REV 1<br>APR 03/11 | DVP2         |
| REV 2<br>JUN 03/11 |              |
| REV 3<br>JUL 12/11 |              |
|                    | Proj.No. TED |



Received  
City of Victoria  
JUL 13 2017  
Planning & Development Department  
Development Services Division



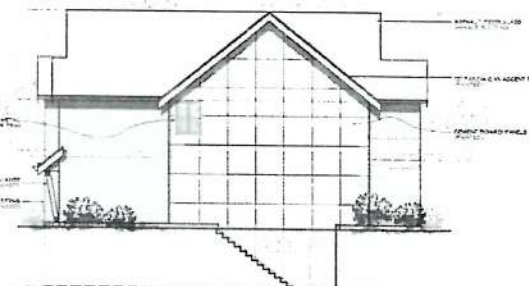
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SIDE (West) ELEVATION  
Scale: 1/8" = 1'-0"



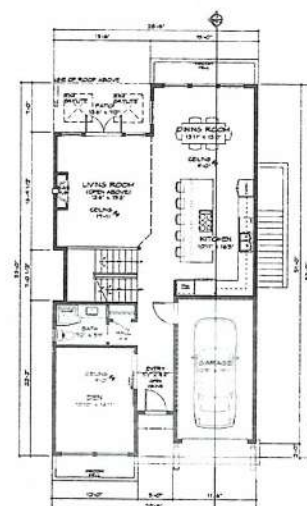
REAR (South) ELEVATION  
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SIDE (East) ELEVATION  
Scale: 1/8" = 1'-0"



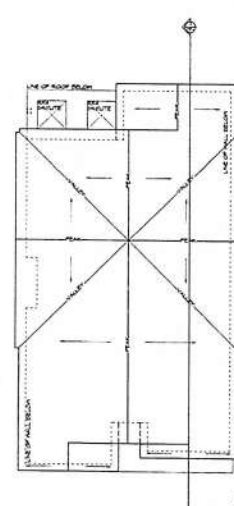
BASEMENT FLOOR PLAN  
Scale: 1/8" = 1'-0"



MAIN FLOOR PLAN  
Scale: 1/8" = 1'-0"



UPPER FLOOR PLAN  
Scale: 1/8" = 1'-0"



ROOF PLAN  
Scale: 1/8" = 1'-0"

| REV. NO. | DESCRIPTION  | DATE      |
|----------|--|-----------|
| 1        | SECTION MARKERS AND BASIC DIMENSIONS ADDED TO FLOOR PLANS. ELEVATIONS & ELEVATION TIES REVISED TO REFLECT VARIANCE GRADE. BUILDING HEIGHT AND REAR VENTILATION CHANGES. 1/8" SCALE ELEVATION GLAZING. CANNOT BE REVISED TO 1/8" SCALE. 1/8" SCALE ELEVATION GLAZING. 1/8" SCALE ELEVATION GLAZING. 1/8" SCALE ELEVATION GLAZING. | APR 03/11 |
| 2        | ADD ELEVATION TIES AND WINDOW SIZES TO MAIN FLOOR PLAN. 1/8" SCALE ELEVATION GLAZING. 1/8" SCALE ELEVATION GLAZING. 1/8" SCALE ELEVATION GLAZING.  | JAN 07/11 |
| 3        | 1/8" SCALE ELEVATION GLAZING. 1/8" SCALE ELEVATION GLAZING. 1/8" SCALE ELEVATION GLAZING. 1/8" SCALE ELEVATION GLAZING. 1/8" SCALE ELEVATION GLAZING.  | JUL 12/11 |

RE-ISSUED  
FOR DVP  
JUL 12, 2017

ZEBRADDESIGN

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-3144  
Fax: (250) 360-3115

Drawn By: K. KOSHMAN

Date: MAR 07, 2011

Scale: AS NOTED

Project:

1451 CLIFFORD ST - DEV.

VARIANCE PERMIT

Title:

ELEVATIONS & FLOOR PLANS - LOT 2

Revision:

NOT SUBMITTED

REV 1

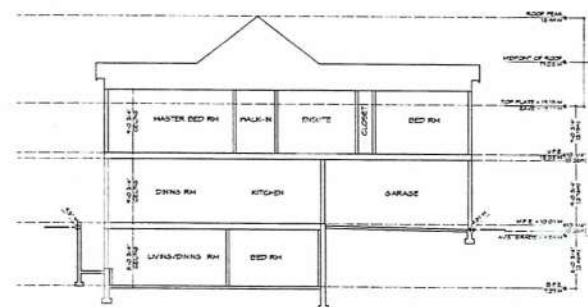
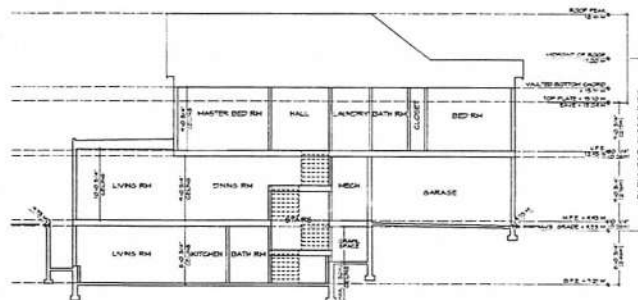
REV 2

REV 3

Proj No. TED

DVP3

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City of Victoria  
JUL 13 2017  
Planning & Development Department  
Development Services Division



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FOR DVP  
JUL 12, 2017

ZEBRADesign



1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115

Drawn By: K. KOSMAN

Date: MAR 07, 2017

Scale: AS NOTED

Project:  
1451 CLIFFORD  
ST - DEV.  
VARIANCE PERMIT

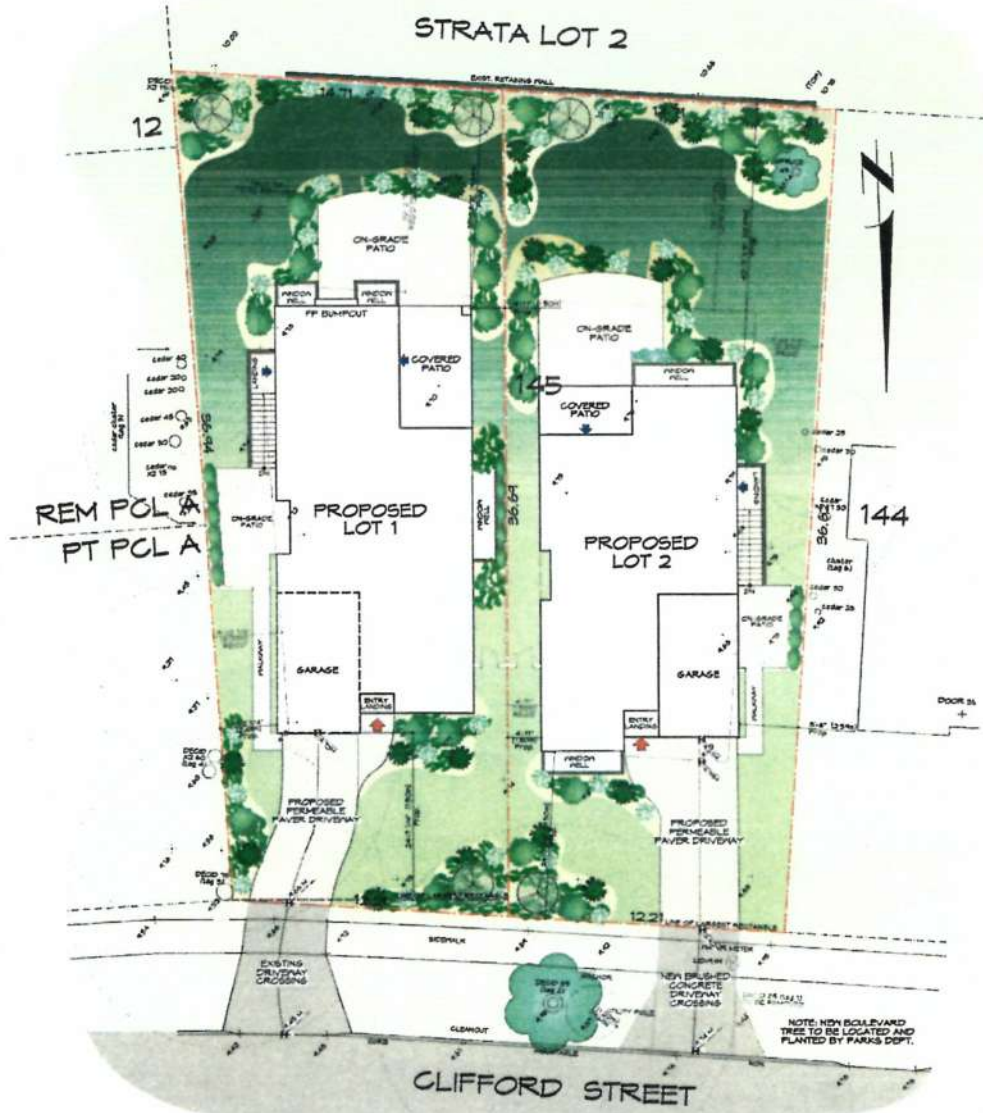
Title:  
STREETSCAPE,  
SECTIONS

| REV. NO. | DESCRIPTION  | DATE      | Revision: | Sheet:       |
|----------|--|-----------|-----------|--------------|
| 1        | PRELIMINARY PLANNING SECTIONS FOR 80% JURY REVIEW  | APR 25/17 | REV 1     | DVP4         |
| 2        | NO CHANGES   | JAN 07/17 | REV 2     | ProJ No. TBO |
| 3        | P.F. & R.F. CHANGES ON LOT 2. ADJUST PLANNING HEIGHT AND GRADE OF LOT 2. REVISE PLANNING HEIGHT FOR LOT 2. | JUL 12/17 | REV 3     |              |

Received  
City of Victoria

JUL 13 2017

Planning & Development Department  
Development Services Division



LANDSCAPE PLAN  
Scale: 1:100

**LANDSCAPE PLAN LEGEND**

**TREES/SHRUBS**

EXISTING TREE      NEW TREE      NEW & EXIST. SHRUBS

**GROUNDCOVER**

LAWN      PLANTED AREA      GROUND COVER PLANTS

**HARD LANDSCAPING**

PERMEABLE PAVED DRIVEWAY      CONCRETE STAIRS/WALKWAYS & PATIOS      PAVED SIDEWALK

RETAINING WALL      CEDAR PRIVACY FENCE      BRUSHED CONCRETE DRIVEWAY CROSSING

**EGRESS**

MAIN ENTRY      SECONDARY ENTRY

**NOTES:**

1. LANDSCAPING INDICATED IS CONCEPTUAL ONLY AND REQUIRES INSTALLATION BY A QUALIFIED LANDSCAPING CONTRACTOR.
2. CONTRACTOR TO VERIFY UTILITIES PROVIDED THROUGH UNDERGROUND PIPING AND AVOID CONFLICT WITH EXISTING UTILITIES.
3. ALL LANDSCAPING SHALL BE PERFORMED TO B.C.S.A. B.C.M.A. STANDARDS.
4. ALL EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE.
5. FENCE TO BE MAX 1.2M (4 FT) HIGH IN FRONT YARD AND MAX 1.8M (6 FT) HIGH BEHIND FRONT WALL OF BUILDING.

RE-ISSUED  
FOR DVP  
JUL 12, 2017

ZEBRADDESIGN

1161 NEWPORT AVE  
Victoria, B.C. V8S 5E6  
Phone: (250) 360-2144  
Fax: (250) 360-2115  
Drawn By: K. KOSHMAN  
Date: MAR 07, 2017  
Scale: AS NOTED  
Project:  
1451 CLIFFORD  
ST - DEV.  
VARIANCE PERMIT

| REV. NO. | DESCRIPTION   | DATE      | TITLE                           |
|----------|---|-----------|---------------------------------|
| 1        | DRIVEWAY ELEVATIONS AND MATERIAL CHOICE ON LANDSCAPE PLAN, CHANGED DRIVEWAY TO PERMEABLE PAVING, FRONT YARD DRIVEWAY RECALCULATED USING LANDSCAPE DESIGN & VET. TREE REMOVAL ADJUSTED TO 1.2 M FENCE ADD PATIO SPACE FOR SUITE WITH LANDSCAPE SCREEN, REUSE LOT 2 DRIVEWAY AND CROSSING, ADD TREES, TALL NEW AND EXIST. REPORT, ADD NOTE RE NEW PLANT TREES | APR 03/17 | LANDSCAPE PLAN                  |
| 2        |   | JAN 07/17 |                                 |
| 3        |   | JUL 12/17 |                                 |
| REV. 1   | REV. 1  | APR 03/17 |                                 |
| REV. 2   | REV. 2  | JUL 12/17 |                                 |
| REV. 3   | REV. 3  | JUL 12/17 | Sheet:<br>DVP5<br>Proj. No. TBD |





July 19, 2017

#1 Centennial Square  
Victoria, B.C.  
V8W 1P6

Re: 1457 Clifford Street, Zone R1-B - Development Variance Permit application

To Mayor Lisa Helps and Members of City of Victoria Council,

We are making an application on behalf of our clients Shelley Canitz and Douglas Balson to subdivide their lot at 1457 Clifford Street into two new R1-B lots and we have designed two new proposed homes for the resulting lots. The lots meet and exceed the required lot area requirements for R1-B but variances would be required for lot width. Both Lot 1 and Lot 2 would be 13.46M wide (1.54M variance required for each lot). Side yard setback and combined sideyard setback variances would also be required for both the properties.

At the outset of the project, we consulted with the Planning and Development Services Departments at City Victoria, and Doug and Shelley also canvassed their neighbours, to determine if these variance requests would be considered supportable, which they were.

Both houses are designed with a lower secondary suite as the zoning allows, with separated entries and plenty of window wells for natural lighting. Rear patios, private back yards and ample green space accent both properties. New landscaping and fencing will be installed for both homes. While designing the lots we decided to pursue a relaxation on side yard setback in order to accommodate a garage, a usable room (den) and a front entry that faces the street (so that we would not need to do a side main entry). The sideyard setback relaxations requested for proposed Lot 1 would be 0.51M for both the side yard and combined side yard requirements; for proposed Lot 2 it would be 0.41M in both the side yard and combined side yard requirements.

We have designed the homes with traditional forms and massing, with pitched roofs but contemporary styling, to both fit in with the neighbourhood texture yet keep it current. The homes complement one another but also have stylistic differences. We've utilized a combination of siding, stucco, and which all work together with modern glazing shapes and minimal, low profile trim to create a fresh and current look.

The homes and possible future rental or in-law suites address current and future growing demand for family housing and density in the neighbourhood without contributing to urban sprawl. We are pleased to put forward this proposal in light of current residential challenges in the Capital Region.

We thank you for your time and consideration of this application.

Sincerely,

Rus Collins  
Zebra Design & Interiors Group, Inc.





June 9, 2017

#1 Centennial Square  
Victoria, B.C.  
V8W 1P6

Re: 1457 Clifford Street, Zone R1-B - Development Variance Permit application  
Response to Application Review Summary

To Mayor Lisa Helps and Members of City of Victoria Council,

On behalf of our clients Shelley Canitz and Douglas Balson we have applied to subdivide their lot at 1457 Clifford Street into two new R1-B lots with two new proposed homes for the resulting lots.

Additional Application Review comments were received from the Planning, Parks and Engineering Departments on May 12th, which we have addressed; please refer to enclosed materials for detailed information about the revisions.

We have now added a private outdoor space and privacy landscape screening for the secondary suites; a comment regarding public utility crossing and SRW on the property was included in error in the May 12 comments and we've been instructed to disregard that item (per Craig Stenberg).

We have been in consultation with the Parks Department about Tree #1 and the exact final location of a new boulevard tree is to be determined by the Parks Department after the installation of new driveways and site services, per Jane Waters. A note is included on our plans to that effect. Site servicing locations for proposed lot 1 have been adjusted to accommodate requests by Engineering and Parks, and we have tagged trees specified in the arborists' report on our revised plans. Our clients are looking into recommendations by the arborist concerning trees on the neighbour's property with regards to hand exploration of the root zones of those trees, and are in conversation with the neighbours about the impacts.

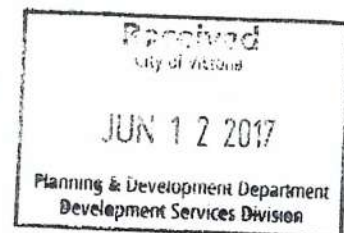
The adjustments to the driveway for Lot 2 per Engineering recommendations proved to be fairly tricky to accomplish due to location of existing boulevard trees and utilities already in place; we did achieve some changes which are noted on the plans, which should improve functionality. The driveway flares for Lot 2 have been reduced to 1.0 meter per Engineering's suggestion.

Additionally, amendments have been made to the site data table to correct minor errors in calculations.

We thank you for your time in consideration of our revised application.

Sincerely,

Rus Collins  
Zebra Design & Interiors Group, Inc.





**Katie Lauriston**

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**From:** David Biltek [REDACTED]  
**Sent:** Wednesday, June 28, 2017 4:43 PM  
**To:** Katie Lauriston  
**Subject:** RE: Revised Plans Received for 1457 Clifford Street - DVP No. 00188  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Lot 1, item: part 1,2.5.c is in excess of 15%, we continue to advise Council that variances in excess of a 15% change have possible significant impacts in the future and if Council continues maybe they should embark on a review of all setbacks, side yards, height standards that are the subject of so many variances

**David Biltek**  
**Chair**  
**Fairfield Gonzales Community Association Land Use Committee**

**From:** Katie Lauriston [mailto:klauriston@victoria.ca]  
**Sent:** June-26-17 8:23 AM  
**Subject:** Revised Plans Received for 1457 Clifford Street - DVP No. 00188

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1457 Clifford Street – DVP No. 00188

Please be advised that the Sustainable Planning and Community Development department has received revised plans for DVP Application No. 00188 for 1457 Clifford Street.

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances:

**Lot 1**

- Part 1.2.2 b. - a relaxation to the minimum average lot width from 15m to 14.66m
- **Part 1.2.5 c. - a relaxation to the minimum required side yard setback from 3.0m to 2.49m**
- Part 1.2.5 d. - a relaxation to the minimum required combined side yard setback from 4.5m to 3.99m

**Lot 2**

- Part 1.2.2 b. - a relaxation to the minimum average lot width from 15m to 14.71m
- Part 1.2.5 c. - a relaxation to the minimum required side yard setback from 3.0m to 2.59m
- Part 1.2.5 d. - a relaxation to the minimum required combined side yard setback from 4.5m to 4.09m

The details of this application can be found on the Development Tracker at [1457 Clifford Street](#). You will be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department.



Yours truly,

**Katie Lauriston**  
Planning Secretary  
Sustainable Planning and Community Development  
Development Services Division  
City of Victoria  
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