

REPORTS OF COMMITTEES

1. Committee of the Whole – March 16, 2017

4. Development Variance Permit No. 00108 and Development Permit Application No. 000265 for 1120 Faithful Street (Fairfield)

Motion:

It was moved by Councillor Young, seconded by Councillor Lucas:

1. 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 Variance Permit Application No. 00108 for 1120 Faithful Street for the existing house (duplex), subject to its Heritage Designation, and in accordance with:

1. Plans date stamped December 12, 2016.
2. Development meeting all R1-B Zone, Single Family Dwelling District requirements, except for the following variance: to reduce the rear yard setback (north) from 7.5m to 1.96m for the existing house.
3. The Development Variance Permit lapsing two years from the date of this resolution."

2. At the same meeting that Development Variance Permit Application No. 00108 is considered, and if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000265 for 1120 Faithful Street for the subdivision of the panhandle lot and subsequent construction of a single-family dwelling, subject to the Heritage Designation of the existing house, and in accordance with:

1. Plans date stamped December 12, 2016.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. Provision of a tree protection plan for the Bylaw protected trees that identifies the location of the tree roots, the location of proposed site services in relation to the root system, and the driveway construction methodology, to the satisfaction of City staff.
4. The Development Permit lapsing two years from the date of this resolution."

3. Subject to Council approval of the Development Permit and Development Variance Permit for 1120 Faithful Street, Council consider the following motion:

"That the applicant for 1120 Faithful Street make the required application for Heritage Designation of the existing house, and the above noted permits not be issued until the Heritage Designation is complete."

Carried Unanimously

5.2 Development Variances Permit No. 00108 and Development Permit Application No. 000265 for 1120 Faithful Street (Fairfield)

Committee received a report dated March 6, 2017 from the Director of Sustainable Planning and Community Development providing information regarding the Development Variances Permit No. 00108 and Development Permit Application No. 000265 for 1120 Faithful Street to designate the existing duplex as Heritage Designated and subdivide the existing two legal lots and create a panhandle lot and construct a new single-family dwelling on the panhandle lot.

Committee discussed:

- The setbacks on the property and the impacts on the neighbours.
- Looking at another location for the driveway, so to protect the trees on the west neighbouring property.
- The large size of the windows on the north side of the proposed new house being intrusive on the neighbouring property.

Motion:

It was moved by Councillor Young, seconded by Councillor Lucas,

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

2. At the same meeting that Development Variance Permit Application No. 00108 is considered, and if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000265 for 1120 Faithful Street for the subdivision of the panhandle lot and subsequent construction of a single-family dwelling, subject to the Heritage Designation of the existing house, and in accordance with:

1. Plans date stamped December 12, 2016.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. Provision of a tree protection plan for the Bylaw protected trees that identifies the location of the tree roots, the location of proposed site services in relation to the root system, and the driveway construction methodology, to the satisfaction of City staff.
4. The Development Permit lapsing two years from the date of this resolution."

3. Subject to Council approval of the Development Permit and Development Variance Permit for 1120 Faithful Street, Council consider the following motion:

"That the applicant for 1120 Faithful Street make the required application for Heritage Designation of the existing house, and the above noted permits not be issued until the Heritage Designation is complete."

Committee discussed:

- The value of having the house on the Heritage registry.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of March 16, 2017

To: Committee of the Whole **Date:** March 6, 2017

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

Subject: Development Variance Permit No. 00108 and Development Permit Application No. 000265 for 1120 Faithful Street

RECOMMENDATIONS

1. 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 Variance Permit Application No. 00108 for 1120 Faithful Street for the existing house (duplex), subject to its Heritage Designation, and in accordance with:

1. Plans date stamped December 12, 2016.
2. Development meeting all R1-B Zone, Single Family Dwelling District requirements, except for the following variance: to reduce the rear yard setback (north) from 7.5m to 1.96m for the existing house
3. The Development Variance Permit lapsing two years from the date of this resolution."

2. At the same meeting that Development Variance Permit Application No. 00108 is considered, and if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000265 for 1120 Faithful Street for the subdivision of the panhandle lot and subsequent construction of a single-family dwelling, subject to the Heritage Designation of the existing house, and in accordance with:

1. Plans date stamped December 12, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Provision of a tree protection plan for the Bylaw protected trees that identifies the location of the tree roots, the location of proposed site services in relation to the root system, and the driveway construction methodology, to the satisfaction of City staff.
4. The Development Permit lapsing two years from the date of this resolution."

3. Subject to Council approval of the Development Permit and Development Variance Permit for 1120 Faithful Street, Council consider the following motion:

“That the applicant for 1120 Faithful Street make the required application for Heritage Designation of the existing house, and the above noted permits not be issued until the Heritage Designation is complete.”

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application and Development Variance Permit Application for the property located at 1120 Faithful Street. The proposal is to subdivide the existing lots (two legal lots) under the current R1-B Zone, Single Family Dwelling District, and Schedule H, Panhandle Lot Regulations, to create a panhandle lot and the construction of a new single-family dwelling on the panhandle lot. The existing duplex will be retained. Staff are recommending for Council's consideration that prior to the issuance of any permits, the status of this house be changed from Heritage Registered to Heritage Designated.

The following points were considered in assessing these applications:

- the panhandle lot dwelling generally complies with the Small Lot Design Guidelines in relation to the broad design objectives associated with privacy, landscaping, view and parking
- the panhandle lot complies with the regulations contained within Schedule H, Panhandle Lot Regulation, and no variances are required
- there is one variance associated with this application resulting from the creation of the interior lot line between the existing house and new panhandle lot. This rear yard setback reduction for the existing house will not impact any of the existing neighbouring houses
- the existing dwelling (duplex) is currently on the Heritage Register. In conjunction with this application, the applicant is willing to pursue Heritage Designation of the existing house
- given the proximity of the proposed panhandle dwelling to the existing heritage house, the project has been reviewed with the view of encouraging a good fit between the design and materials of the proposed house with the existing house.

BACKGROUND

Description of Proposal

The proposal is to subdivide the existing lots (two legal lots) under the current R1-B Zone, Single Family Dwelling District, and Schedule H, Panhandle Lot Regulations, to create a panhandle lot and the construction of a new single-family dwelling on the panhandle lot. The

existing duplex will be retained. Staff are recommending for Council's consideration that prior to the issuance of any permits, the status of this house be changed from Heritage Registered to Heritage Designated.

Specific details include:

- lot consolidation of the two existing lots (the existing house straddles the interior lot line) and re-subdivision to create one lot for the existing duplex and a new panhandle lot for the new single-family dwelling
- construction of a new single-storey dwelling with a basement on the panhandle lot
- the applicant wishes to designate the existing house (duplex) as Heritage Designated
- the existing garage and shed (chicken coup) located on the property will be removed
- landscaping standards are applicable to the panhandle lot, and include a new fence and plant material around the perimeter. The pavers for the driveway and walkway would be contiguous (existing asphalt driveway to be redone). Permeable pavers are proposed for the driveway and walkway which will help protect two trees on the neighbouring property to the west (1112 Faithful)
- should the approval of the panhandle lot be obtained, the existing house would retain a number of non-conformities from the R1-B Zone for siting, height and size.

The proposed variance is related to a reduction to the rear yard setback for the existing house from 7.5m to 1.96m. This variance is required due to the creation of the new lot line.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal; however, the proposal does include permeable pavers that will assist in the reduction of storm water runoff.

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 Permit Application.

Existing Site Development and Development Potential

The site is presently in the R1-B Zone, Single Family Dwelling District. The site is two separate legal lots which have not been consolidated. As such, the existing dwelling straddling the lot line is in conflict with current regulations. Should this application for a panhandle lot be approved, the lot lines would be reconfigured and the existing house would be situated on one lot; however, the siting, size and height would continue to be legal non-conforming.

The existing dwelling was constructed in 1912 and was converted to a duplex in 1928. This original construction and subsequent conversion to a duplex pre-dates the City's land use regulations. The House Conversion Regulations (Schedule G) permit the use of the existing dwelling as a duplex (two-family dwelling). Due to the size of the existing duplex, further opportunities for conversion into multiple-dwelling units exist (up to six units); however, this would be limited by other standards in the regulations, specifically the changes to the exterior

and the heritage status of the building.

Under the current R1-B Zone, if the existing house was removed, a single-family dwelling with a suite could be constructed on each lot.

Under the current R1-B Zone, with the existing land area of both lots combined, subdivision into three lots would meet the site area requirements; however, variances would be required for the lot width and perimeter requirements.

Data Table for Existing House (Lot A)

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District. A single asterisk is used to identify where the proposal is less stringent than the existing zone, a double asterisk identifies an existing non-conforming situation. One variance is related to the rear yard setback due to the creation of the new interior lot line. The application does not increase the magnitude of the legal non-conforming size, siting and height of the existing building. The use of the property for a duplex is permitted under the House Conversion Regulations.

Zoning Criteria	Proposal	Zone Standard R1-B
Site area (m ²) - minimum	735 (remainder after panhandle lot subdivided)	460
Density (Floor Space Ratio) - maximum	0.81:1	n/a
Total floor area (m ²) - maximum	593.05**	420
Lot width (m) - minimum	26	15
Height (m) - maximum	9.4**	7.6
Storeys - maximum	2.5**	2
Site coverage % - maximum	28.5	40
Open site space % - minimum	66	n/a
Setbacks (m) – minimum		
Front	7.55	7.5
Rear (north)	1.96*	7.5
Side (west)	3.5	3.04
Side (east)	4.95	3.04
Combined side yards	12.81	4.5
Parking - minimum	2	2

Data Table for Panhandle Lot (Lot B)

The following data table compares the proposal with the existing R1-B Zone and Schedule H Panhandle Regulations. There are no variances associated with this application.

Zoning Criteria	Proposal	Zone Standard R1-B Schedule H
Site area (m ²) - minimum	600	600
Density (Floor Space Ratio) - maximum	0.36:1	n/a
Total floor area (m ²) - maximum	217.17 Does not include floor area of garage	280
Lot width (m) - minimum	19.73	18
Height (m) - maximum	4.75	5
Storeys - maximum	1 plus basement	1
Site coverage % - maximum	24.4	25
Open site space % - minimum	64.3	n/a
Setbacks (m) – minimum		
Front (west)	7.5	7.5
Rear (east)	4.17 non-habitable 7.67 habitable	4 non-habitable 7 habitable
Side (north)	4.0	4.0
Side (south)	4.76 non-habitable 7.5 habitable	4.0 non-habitable 7.5 habitable
Combined side yards	8.76	n/a
Parking - minimum	1	1

Note:

Habitable room means a room in a dwelling unit other than a kitchen, storage room, toilet, sauna room, hallway or stairway.

Relevant History

Details of the history of this dwelling are provided in the section entitled Existing Site Development.

This application has been the subject of a number of revisions focussing on the design and footprint of the proposed dwelling. Particular attention has been paid to the relationship of the proposed dwelling with the existing house, which is discussed in the Analysis section of this report.

Through the process of plan revisions the number of variances have been reduced. The original proposal included a variance from the side yard for the new dwelling; this variance has now been eliminated. It is important to note when reviewing the letters from the public, that the project has changed over time and some of the comments may have been addressed.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on January 9, 2012, the application was referred for a 30-day comment period to the Planning and Zoning Committee of the Fairfield Gonzales Community Association. A letter dated July 17, 2012 is attached to this report. The delays associated with processing this application are a result of the Applicant's resubmission timelines. The most recent resubmissions of December 12, 2016 and January 27, 2017 were referred to the CALUC. Updated arborist reports were received on February 2, 2017 and March 6, 2017.

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

ANALYSIS

Development Permit Area and Design Guidelines

As the proposal is for a panhandle lot, the proposal is subject to Development Permit Area 15B – Intensive Residential – Panhandle Lot. The intent of placing panhandle lots within a development permit area is to provide consideration of the following:

- the unique sense of place, traditional lot configuration, consistent pattern of building placement oriented towards the adjoining streets and consistent pattern of building separation
- subdivision of land into panhandle lot configurations within Traditional Residential areas create a more intensive use than anticipated and a non-traditional housing pattern that may result in negative impacts to neighbourhood character and create privacy issues.

The objectives of this designation include:

- to preserve the Traditional Residential character by ensuring that panhandle lots are integrated and compatible with the immediate and wider context
- to achieve a high quality of architecture, landscape and urban design to mitigate any negative impacts of panhandle lots.

In order to achieve these objectives, the Design Guidelines for Small Lot House are applied to panhandle lots. The focus of these guidelines is to use a 'good neighbour' design approach in relation to privacy, landscaping, sunlight, view and parking. As the existing house is heritage registered, the review of the design of the new dwelling will focus on compatibility with the existing house.

Design Guidelines for Small Lot House

New small lots are normally assessed for compatibility in the immediate and larger context of the existing streetscape, and the Guidelines encourage new development to respect the existing building patterns and the rhythm of the street; however, as the new single-family dwelling will not be visible from the street, the focus of the review will be the design approach in relation to privacy, landscaping, view and parking.

With respect to privacy, the existing residence will have the closest proximity to the proposed single-family dwelling. The privacy impact of the new single-family dwelling on the existing residence will be minimal due to the height of the proposed house (one storey) and the placement of rooms, with the bedrooms on the north elevation; however, the existing residence will have some overlook potential into the proposed lot due to the placement of windows and height of the existing building.

With respect to the other neighbouring properties, the backyards of the dwellings facing Leonard Street will be somewhat screened from the visual impacts of the new dwelling by the placement of the existing garages.

The shading of the Leonard Street properties will be minimal due to the following:

- the proposed dwelling is one storey with a height of 4.75m
- the proposed dwelling is 4.0m setback from the rear lot line
- the landscaping on the neighbouring properties appears to be fairly mature.

The proposed landscaping includes a new fence to be installed along the property line which will also mitigate the visual impact. The proposed low level plantings will create further privacy between the new dwelling and adjacent dwellings. A new driveway with pavers will be installed that will provide an attractive drive aisle and a consistent surface on the two properties.

The parking for the new dwelling will be within an attached garage.

Heritage Components

As noted, the existing dwelling is on the Heritage Register. The applicant has stated they would apply for Heritage Designation after Council's consideration of the development permit and development variance permit. The process of Heritage Designation will involve a full review of the heritage features of this dwelling.

Given the proximity of the proposed panhandle dwelling and the existing heritage building, the project has been reviewed in light of the existing character-defining elements of the existing building, which are integrated into the overall design through a reference to these elements in the use of materials, window design, wood trim, fascia and the low pitched roof to increase compatibility on the site.

Tree Preservation Bylaw

There are three protected trees due to their size on the neighbouring property to the west – a Plum tree, Tree of Heaven and Douglas fir. The critical root zones of all three trees extend into the subject property.

The construction and servicing of the proposed dwelling (driveway) and demolition of the existing garage will impact these trees. An arborist report has been provided that outlines the tree protection measures and construction impact mitigation measures proposed to retain the trees; although, it is expected that the health of these mature trees will be negatively affected over time. The mitigation measures include driveway design, construction method and specifying driveway surface material (permeable materials). These will be secured through a landscape security deposit. Parks will require an ISA Certified arborist be onsite for any excavation work within the critical tree root zones, and preferably exploratory work done by hand prior to construction.

Proposed Variance

One variance is being proposed to reduce the rear yard setback for the existing house from 7.5m to 1.96m. This variance results from the creation of the new lot line and is measured to the rear steps on the west side of the building, with the remainder of the setback situated at 4.51m for the rear landing and 6.29m for the building face. Although not part of the original construction, the stairs add to the character of the building and removal of them would affect the functionality of the existing residence. The reduced rear yard setback would have some impact on privacy between the existing building and the proposed panhandle single-family dwelling; however, there would be no negative impacts to adjacent neighbours. In addition, sufficient amenity space would be provided for the existing building with side and front yards.

Other Considerations

The issue of setting a precedent in the area for a similar proposal has been raised. There are four lots in the general area that are also double lots; however, two of these lots on Marlborough Street have been converted to suites. The other two lots on Linden (30 and 42 Linden) do not have sufficient site area to create a panhandle. In addition, the sitting of the houses on these lots will most likely preclude a similar redevelopment.

CONCLUSIONS

The proposed new lot is consistent with Schedule H Panhandle Regulations in the *Zoning Regulation Bylaw* and no variances are proposed for the new lot. The proposed design of the new single-family dwelling is in keeping but does not detract from the character of the heritage building, and if approved, the application would secure the Heritage Designation of the existing duplex. The rear yard setback variance for the existing building is considered supportable as this does not impact adjacent neighbours and sufficient amenity space for the duplex is provided in the side and front yards. For these reasons, staff recommend for Council's consideration that the application be supported.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000265 for the property located at 1120 Faithful Street.

Respectfully submitted,


Charlotte Wain
Senior Planner – Urban Design
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

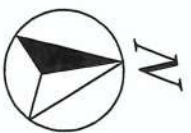
Report accepted and recommended by the City Manager:



Date: March 9, 2017

List of Attachments:

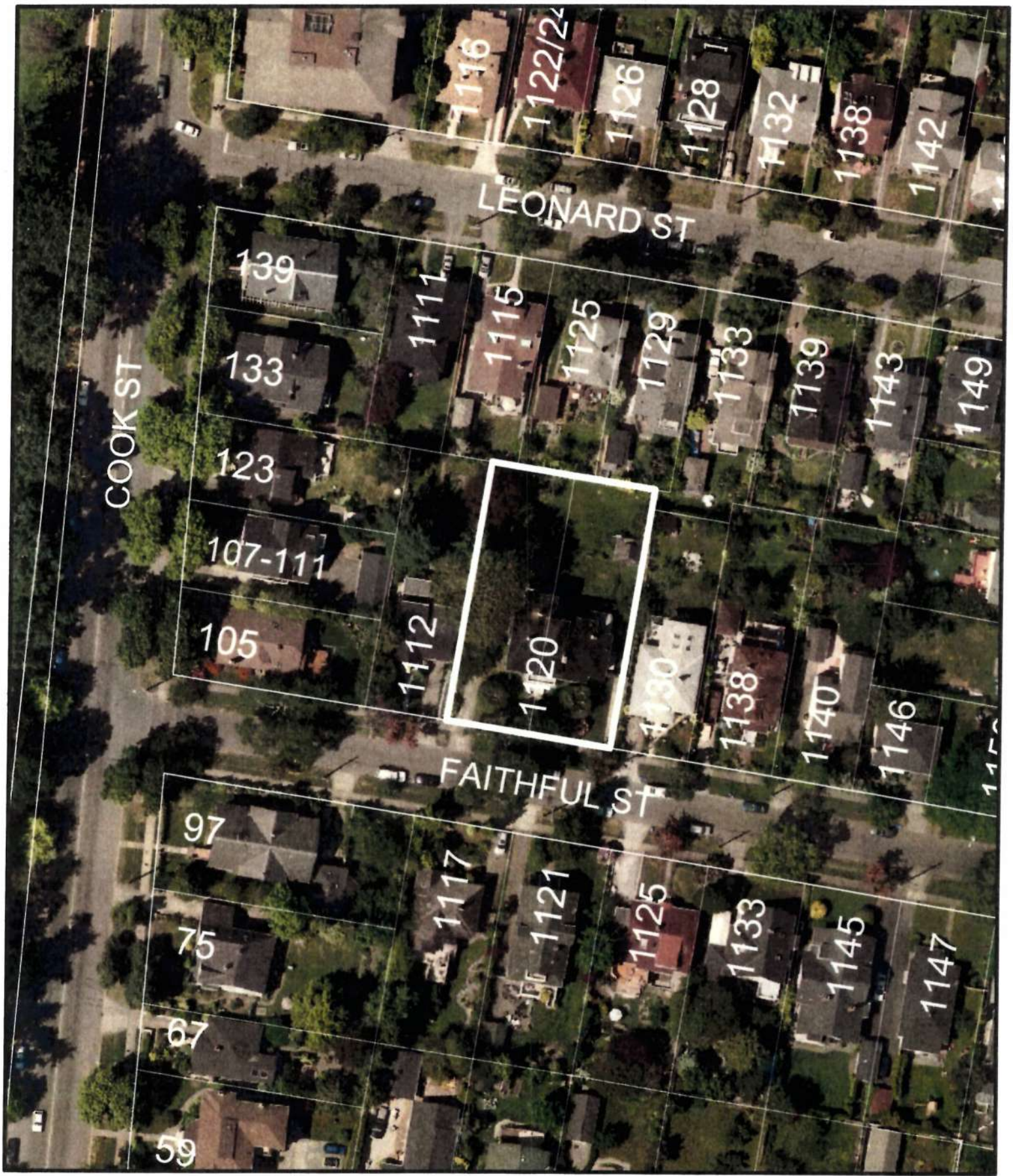
- Subject map
- Aerial map
- Letters from the applicant dated December 2, 2016 and October 7, 2016
- Plans dated December 12, 2016
- Fairfield Gonzales Community Association Letter dated July 17, 2012
- Arborist reports, dated March 5, 2017 and January 29, 2017
- Summary of Heritage Value from John Yardley Architect, dated March 2007
- Correspondence from neighbours



N

1120 Faithful Street
Development Variance Permit #000108
Development Permit No. 000265





1120 Faithful Street
Development Variance Permit #000108
Development Permit No. 000265



December, 2, 2016

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6

Mayor and Members of Council:

RE: 1120 Faithful Street - Development Permit Application – Discussions with Neighbours

Further to my application, last weekend my planning consultant and I visited all of my direct neighbours to update them on my plan to create a new lot and build a house in the rear yard of the Manor house. This included the properties immediately to the rear at 1115, 1125, 1129 and 1133 Leonard Street and 1112 and 1130 Faithful Street.

I reviewed the changes to the house and landscape plan, since the last iteration, and we discussed issues related to each property. Most of my neighbours were aware of the project, from my previous discussions with them, and either supported it outright or didn't raise any significant concern. I also let them know that the plan required a hearing for a Development Permit with one variance, in order to keep the 1920's addition at the rear of the Manor house, and that they would receive notification.

I was pleased by the level of support and committed to follow up with them prior to construction to have further discussions about landscaping.

Thank you for your consideration

Sincerely,

Kevin Jensen

October 7, 2016

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6

Mayor and Members of Council:

RE: 1120 Faithful Street - Development Permit Application

I am pleased to submit an application for a Development Permit to create a pan-handle lot in the rear of the property at 1120 Faithful Street

The existing 1912 Manor House (cited as the most impressive example of a *Georgian Revival Manor* in Victoria – see attached *Heritage and History*) straddles two separate 750m² (8073 ft²) lots. The house is in excellent condition and virtually intact. A lot of work has been done to improve it over the years and it has been brought up to today's standards and codes. The intention is to maintain its current use as a legal non-conforming duplex.

My proposal is to consolidate and re-subdivide the property to create a 727m² (7826 ft²) lot for the Manor House and a new 600m² (6459 ft²) lot, in the rear of the property, in order to build a new single family home. The proposed new house, designed to be subservient and complementary to the Manor House, will have a low profile (1 storey with a basement) and will not be visible from Faithful Street.

The subdivision maintains the Manor house's original frontage and relationship to the Street, which is not typical of other properties in the neighbourhood. In fact, the existing 750m² (8073 ft²) lots reflect the original pattern of subdivision in the immediate area. Other houses in the area represent a number of different eras and are a wide variety of styles, sizes and scales.

The proposed subdivision meets all of the City's pan-handle lot criteria with the exception of the need for a variance to relax the proposed rear yard of the Manor House to 1.96m in order to retain an addition at the rear of the building. Even though the addition was built after the original building, the Heritage Planners recommend that it be retained as part of the Manor. This will have little or no effect on the development of the property.

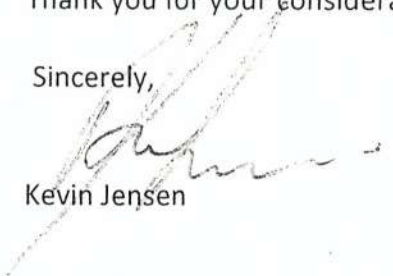
Care has been taken to design the proposed new house to be sensitive to the Manor House and neighbouring properties. Especially with regard to privacy and overlook (please see the attached comparison to the *City's Small Lot Design Guidelines*). A landscape plan has been prepared for both properties in part to enhance the privacy between adjacent properties.

As part of the proposed Development Permit and Subdivision Approval, I offer to formally designate the Manor House as part of the City's Heritage Program.

I respectfully suggest that this is an excellent opportunity to formally protect an important heritage asset, support its long-term economic stability and allow a sensitive infill housing project; all of which are supportive of the City's *Official community Plan* objectives.

Thank you for your consideration

Sincerely,



Kevin Jensen

Heritage and History - 120 Faithful Street

Known as "Yaxley Manor", the subject property was built in 1912 and is listed on the City of Victoria's Heritage Registry.

Yaxley Manor was built by Designer/Contractor D.H. Bale and influenced by the famed architect Francis Rattenbury. Rattenbury is famous for his roles in the creation of the Empress Hotel, the BC Legislature Building, the Crystal gardens, the Vancouver Art Gallery and many other influential buildings of the 1920's and 30's.

1120 Faithful Street is valued as probably the best example of the Edwardian Classical Revival style in Victoria. The style, characterized by the revival of classical details such as applied columns, prominent cornices and entablatures, was monumental and imposing and so was popular with institutions such as banks and courthouses. Its setting in mature landscaped grounds adds to the monumentality of the structure. The separate garage was constructed at the same time as the house and is also a valued asset. A scroll wire fence with matching gate reinforces the architecture of the dwelling.

Yaxley Manor was built in 1912 for Mr. Robert Lettice; a prevalent figure in the merchant class of his day. Robert Lettice (1831-1917) came to Victoria by way of Toronto, after making his fortune in the goldfields of California. Mr. Lettice was the principal of Lettice and sears, a firm that was known for decorating the interiors of many important buildings in its day. Bale was later contracted, in 1928, by Robert's son (William Henry Lettice, 1869-1943), to convert the house into a duplex to house his family on one side and his sisters on the other. Robert Lettice had six known children one son and five daughters, one being Miss Maude Lettice (1878-1976) who studied under Emily Carr and painted with the Victoria Sketch Club. Several of Miss Lettice's paintings are held by the Victoria Art Gallery, the rest are proudly displayed in the home. In 2008, the home was purchased from Ms. Evelyn Lettice who had lived a modest life. Eve, as she was known to her friends, was an avid golfer and member of the Victoria Golf Club. She passed away in 2012 at the age of 98. Her legacy lives on in the home, along with many furnishings, old maps, crates, real estate signs and the original drafts of the home. The house has been brought up to today's standards and codes, walls have been refinished and painted, but the home remains intact and honours its heritage to this day.

Comparison to the Small Lot Design Guidelines

The existing dwelling is a "Manor" and thus designing a small guesthouse style dwelling in the rear of property is conducive to the flow, scale and massing of the current property. The "Manor" is a dominate part of the current streetscape. The proposed single family dwelling is located at the rear of the property and is not visible from the street. The proposed new house is designed to be complementary yet subservient to the manor house. Care will be taken that the landscaping features add to the existing neighborhood esthetic, particularly in the rear yard as this is where the property would be most affected.

Elements of Design

Siting/Location/Topography	<ul style="list-style-type: none">· The existing lot is flat, therefore a low lying one-storey plus basement "bungalow" style home is proposed.· The new house complies with panhandle lot setbacks.· One variance is required for new rear yard to the existing Manor in order to keep an addition. This has no impact on the livability of either property.· Window location and outdoor living space for the new house have been designed to maintain privacy for the neighbours. This will be enhanced by landscape privacy screening.
Parking	<ul style="list-style-type: none">· 2 tandem stalls along side of existing Manor house· 1 stall for proposed single family dwelling, 1 located in garage· Turn-around provided to avoid vehicles backing onto street.
Driveway	<ul style="list-style-type: none">· Common driveway for the 2 properties to be paved using permeable pavers.

Architectural Envelope

Roofs	<ul style="list-style-type: none">Proposed roof is a low profile hip roof designed to match existing ManorRoof design reduces shadow effect to surrounding neighbors by sloping all roofs to allow for sunlight to the center.
Massing	<ul style="list-style-type: none">Proposed one-storey, bungalow style home has a low profile and minimal massing with little or no shadowing or other effects on neighbouring properties.Allows southern exposure to be maintained over the existing manor to the north neighbor.
Openings/Garage Doors	<ul style="list-style-type: none">New "traditional" front entry is in keeping with the manor house without copying it.Traditional paneled wood overhead garage door in keeping with design period and style of proposed home.
Windows	<ul style="list-style-type: none">Simple casement windows with trim that again gives reference to a heritage style without trying to copy the manor house.

Finishing and Material	<ul style="list-style-type: none">Existing homes in the neighborhood have a variety of finishes and textures of varying styles.The proposed single family dwelling to be a simple 1 story residence with strict symmetry and balancePaneled doors.Narrow profile concrete fibre siding with paint grade fir corner boards, fascia and trim boards.
Ornamentation	<ul style="list-style-type: none">Dentil moulding, soffit brackets, decorative bracing and decorative trim to be used.
Roof Detail	<ul style="list-style-type: none">A low pitched hip roof is proposed similar to the existing Manor roof.Soffit brackets will be used to match existing Manor house on prominent roofs of proposed homeBlack asphalt shingles will be used, again to match existing Manor roof
Color	<ul style="list-style-type: none">Exterior color will match existing Manor.Gray siding with white trim and black painted accents
Landscaping	<ul style="list-style-type: none">Landscape design complements the Manor house and enhances the privacy to neighbouring properties especially around outdoor living areas.



FRONT OF SUBJECT PROPERTY - 1120 FAITHFUL STREET



REAR YARD OF SUBJECT PROPERTY - 1120 FAITHFUL STREET



REAR YARD OF SUBJECT PROPERTY - 1120 FAITHFUL STREET



HOUSE TO WEST OF SUBJECT PROPERTY - 1112 FAITHFUL STREET



HOUSE TO EAST OF SUBJECT PROPERTY - 1130 FAITHFUL STREET

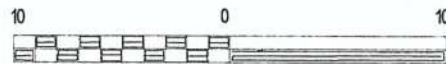


Gerry Troesch Residential Design	
Drawn By: G. TROESCH	
Date: OCTOBER 4, 2016	
Scale: AS SHOWN	
Project: Proposed Addition 1120 Faithful Street Victoria, BC	
Drawing 101	
Sheet	1 of 5

Proposed Site Plan

Lot 5 & 6, Fairfield Farm Estate, Victoria, Plan 1095

SCALE = 1:100



All distances are in metres, unless otherwise indicated.

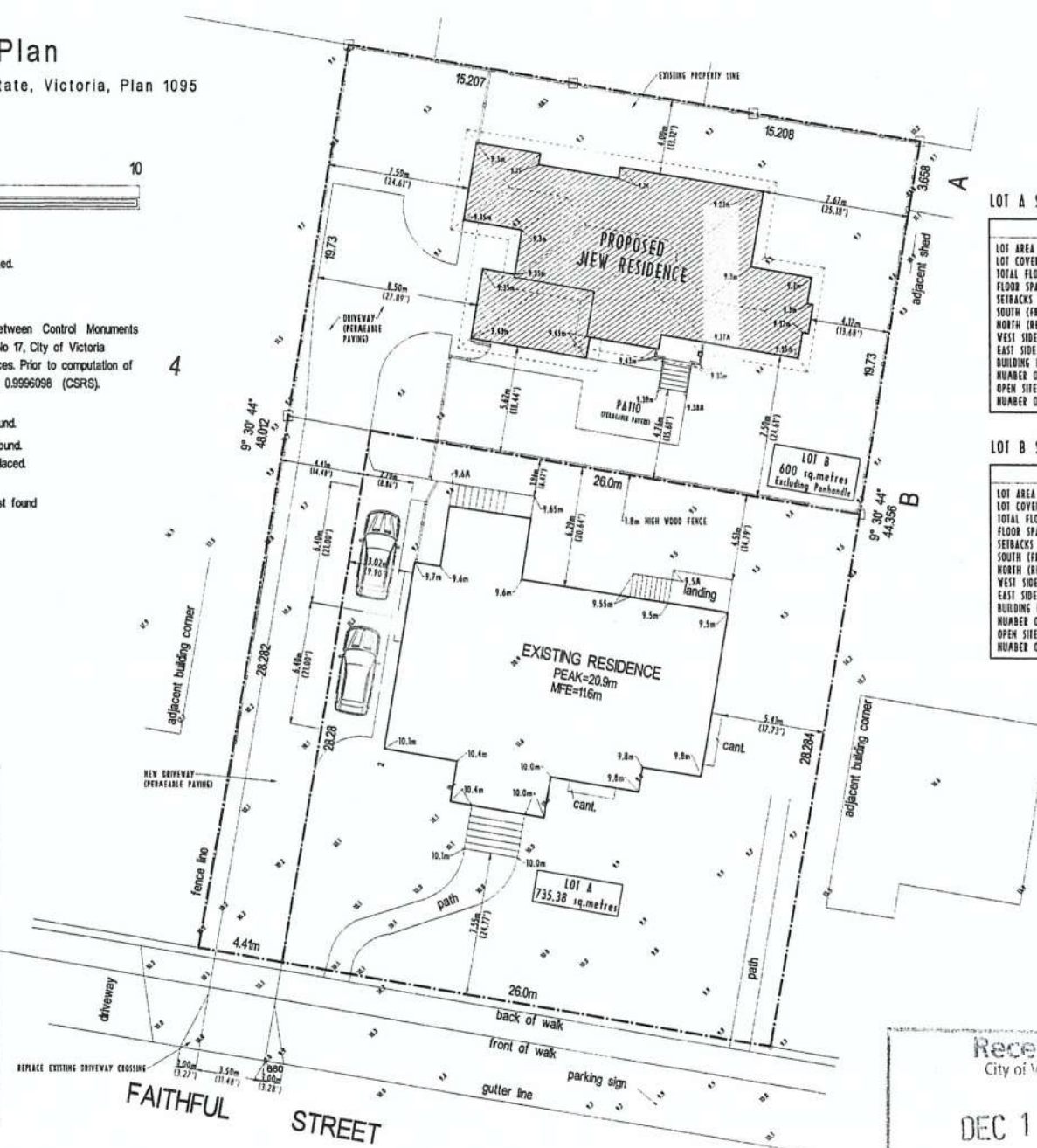
LEGEND

Grid Bearings are derived from observations between Control Monuments 4 - 35 and 4 - 36 Integrated Survey Area No 17, City of Victoria
This Plan shows Ground Level Measured Distances. Prior to computation of U.T.M. Co-ordinates, multiply by Combined Factor 0.9996098 (CSRS).

- △ - denotes - Control Monument found.
- - denotes - Standard Iron Post found.
- - denotes - Standard Iron Post placed.
- - denotes - lead plug found
- - denotes - non-standard iron post found



SYNTHETIC POINTS OF ADJACENT CORNERS									
Station	Angle	Distance	Station	Angle	Distance	Station	Angle	Distance	Station
101	104	2	895	108.70	1.1	931	2	411	19.10
104	104	2	217	22.58	1.1	135	1.1	855	28.80
104	104	2	131	91.96	1.1	931	2	411	19.10
104	101	2	275	21.87	1.1	931	2	411	19.10
101	10	2	24	28.14	1.1	931	2	411	19.10
10	10	2	228	22.5	1.1	931	2	411	19.10
10	10	2	102	102.7	1.1	931	2	411	19.10
10	10	2	238	21.4	1.1	931	2	411	19.10
10	10	2	447	40.14	1.1	931	2	411	19.10
99	18	2	131	23.68	1.1	931	2	411	19.10
99	32	2	21	20.16	1.1	931	2	411	19.10
FAITHFUL CORNER									
99	15	2	818	81.70	1.1	931	2	411	19.10
99	15	2	178	17.20	1.1	931	2	411	19.10
99	15	2	17	18.35	1.1	931	2	411	19.10
SYNTHETIC POINTS OF ADJACENT CORNERS									
95	15	2	44	40.8	1.1	931	2	411	19.10
95	15	2	552	47.8	1.1	931	2	411	19.10
95	15	2	221	19.20	1.1	931	2	411	19.10
95	15	2	122	11.05	1.1	931	2	411	19.10
95	15	2	176	15.12	1.1	931	2	411	19.10
95	15	2	442	42.02	1.1	931	2	411	19.10
95	15	2	428	43.15	1.1	931	2	411	19.10
ADJACENT CORNER									
95	15	2	418	42.14	1.1	931	2	411	19.10
97	17	2	131	13.05	1.1	931	2	411	19.10
97	17	2	958	97.84	1.1	931	2	411	19.10
ADJACENT CORNER									
95	15	2	418	42.14	1.1	931	2	411	19.10
97	17	2	131	13.05	1.1	931	2	411	19.10
97	17	2	958	97.84	1.1	931	2	411	19.10



LOT A SITE DATA

	PROPOSED
LOT AREA	735.38 sq.m (7915.5 sq.ft.)
LOT COVERAGE	28.5%
TOTAL FLOOR AREA (ALL LEVELS)	593.05 sq.m (6402.29 sq.ft.)
FLOOR SPACE RATIO	.81
SETBACKS	
SOUTH (FRONT) (EXISTING)	7.55m (24.77')
NORTH (REAR)	1.96m (6.42')
WEST SIDE	3.02m (9.9')
EAST SIDE (EXISTING)	5.41m (17.73')
BUILDING HEIGHT (EXISTING)	9.4m (30.84')
NUMBER OF STOREYS (EXISTING)	4
OPEN SITE SPACE	66.3%
NUMBER OF PARKING STALLS	2

LOT B SITE DATA

	PROPOSED
LOT AREA	600 sq.m (6459.23 sq.ft.)
LOT COVERAGE	24.4%
TOTAL FLOOR AREA (ALL LEVELS)	217.17 sq.m (2337.58 sq.ft.)
FLOOR SPACE RATIO	.36
SETBACKS	
SOUTH (FRONT) (TO STAIRS)	4.76m (15.61')
NORTH (REAR)	4.0m (13.12')
WEST SIDE	7.5m (24.61')
EAST SIDE	4.17m (13.68')
BUILDING HEIGHT	4.75m (15.57')
NUMBER OF STOREYS	1
OPEN SITE SPACE	64.3%
NUMBER OF PARKING STALLS	1 (in garage)

REVISED December 1, 2016

Gerry Troesch
Residential Design

4744 Maple Road, Suite 100, Victoria, BC V8N 4M6
Phone: 250-383-1111 Fax: 250-383-1112

Drawn By: L. TROESCH

Revised: NOVEMBER 4, 2016

Scale: AS SHOWN

Project:

Prepared Submitter:

1234 5678 Street

Victoria, BC

Drawing

Site Plan

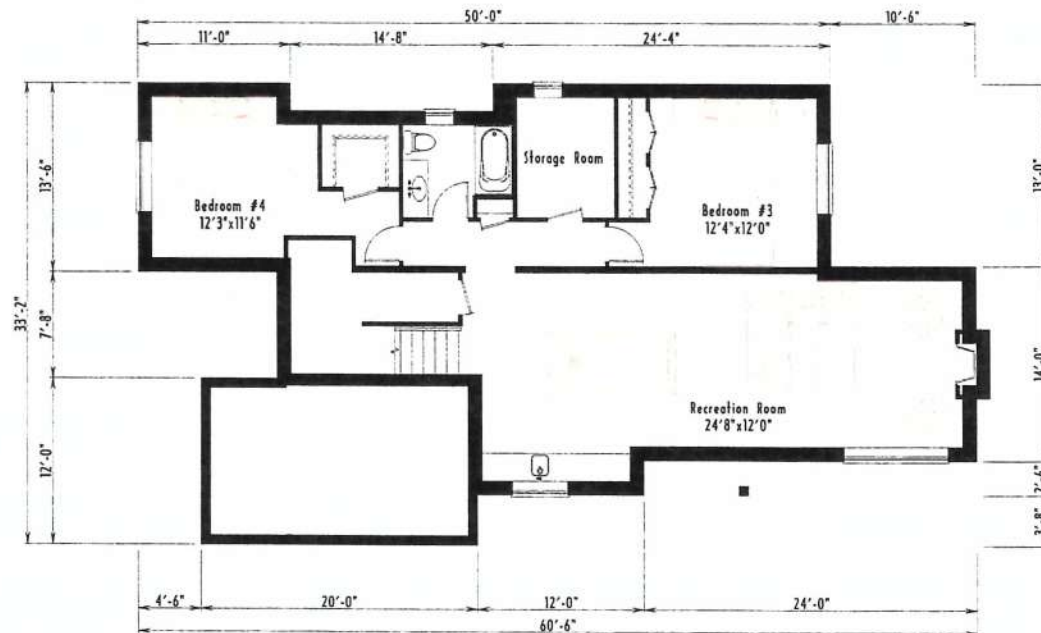
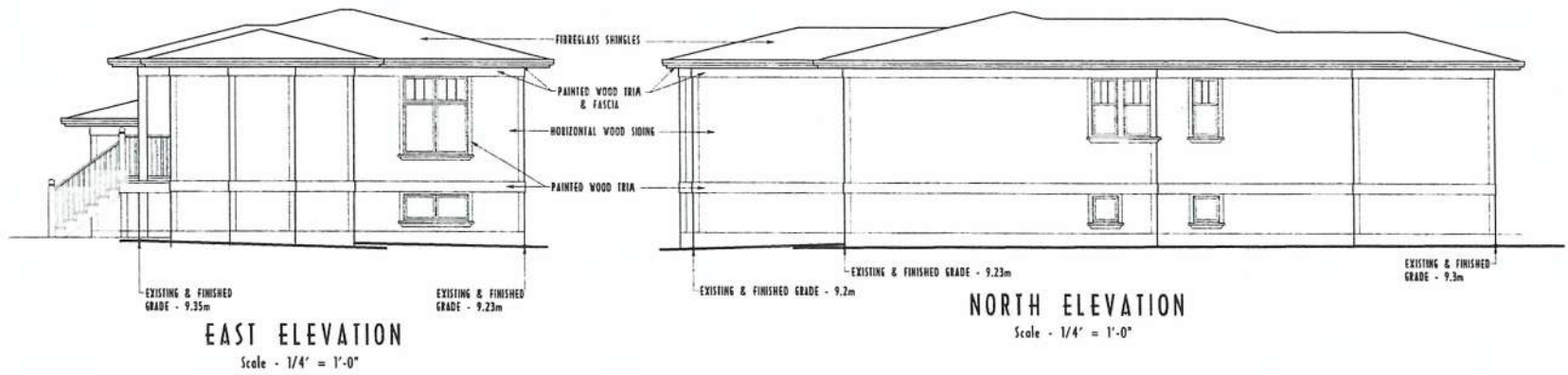
Sheet:

2 of 5

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City of Victoria

DEC 12 2016

Planning & Development Department
Development Services Division



RT100 - December 1, 2016

Gerry Troesch
Residential Design

2714 Maple Road, Suite 100, Victoria, BC V8N 4M1
Phone: 250-383-1000

Drawn by: G. TROESCH

Date: OCTOBER 4, 2016

Scale: AS SHOWN

Project:
Provincial Subsidies
1020 SULLIVAN STREET
VICTORIA, BC

Drawing:
Basement Floor Plan
Plan, Elev. & Section

Sheet: 4 of 5

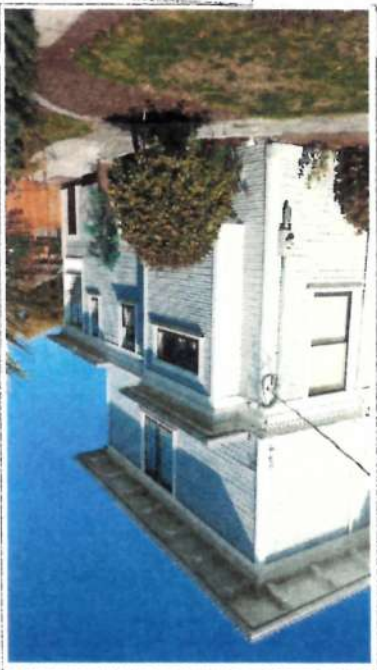
Received
City of Victoria

DEC 12 2016

Planning & Development Department
Development Services Division

Sheet	5	of	5
Project	Gerry Troesch Residential Design		
Client	Mr. & Mrs. L. Troesch		
Address	1234 Main St., N. York, N.Y.		
Architect	Gerry Troesch		
Date	DEC 12 2016		

Planning & Development Department
 Development Services Division
 DEC 12 2016
 City of Victoria
 RECEIVED



EAST SIDE VIEW OF HOUSE



WEST SIDE VIEW OF HOUSE

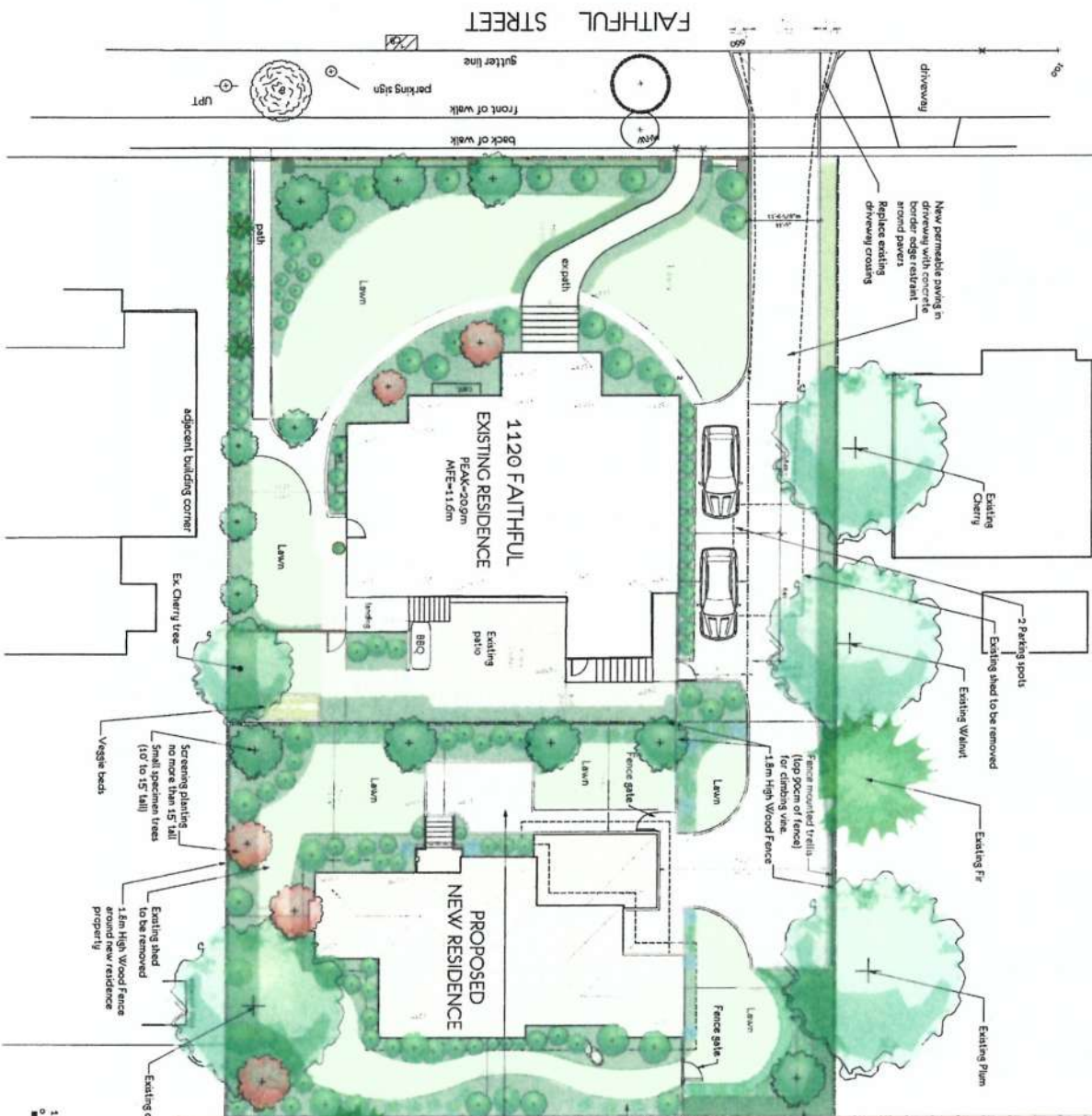


REAR VIEW OF HOUSE



FRONT VIEW OF HOUSE



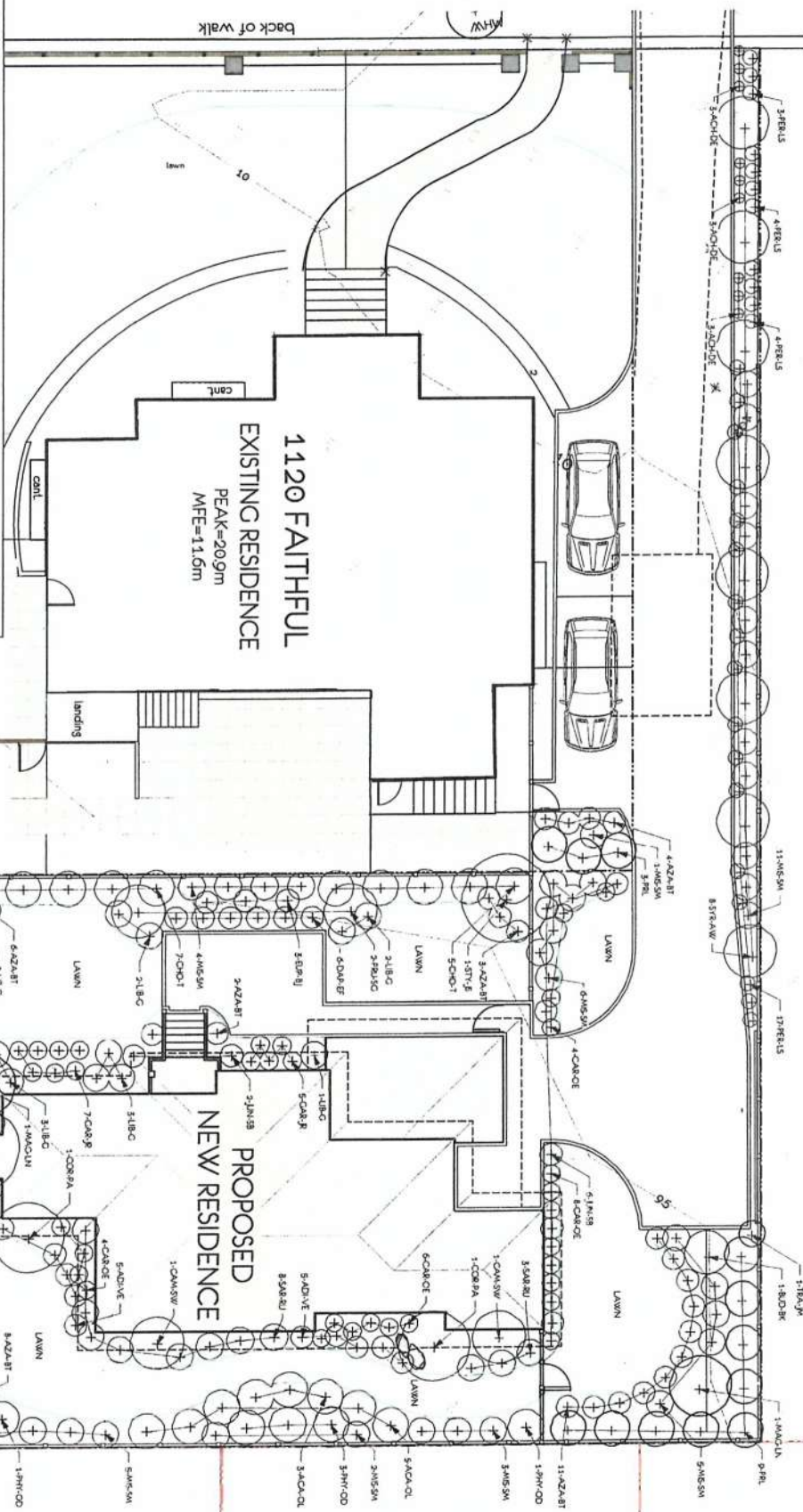


Refer to associated Arton's report for details on protected trees on neighbouring properties.



ID	Latin Name	Common Name	Scheduled Size
AD-01	Acacia melanocorypha	Black Wattle	2.5m
AD-02	Acacia saligna	Black Wattle	2.5m
AD-03	Acacia saligna	Black Wattle	2.5m
AD-04	Acacia saligna	Black Wattle	2.5m
AD-05	Acacia saligna	Black Wattle	2.5m
AD-06	Acacia saligna	Black Wattle	2.5m
AD-07	Acacia saligna	Black Wattle	2.5m
AD-08	Acacia saligna	Black Wattle	2.5m
AD-09	Acacia saligna	Black Wattle	2.5m
AD-10	Acacia saligna	Black Wattle	2.5m
AD-11	Acacia saligna	Black Wattle	2.5m
AD-12	Acacia saligna	Black Wattle	2.5m
AD-13	Acacia saligna	Black Wattle	2.5m
AD-14	Acacia saligna	Black Wattle	2.5m
AD-15	Acacia saligna	Black Wattle	2.5m
AD-16	Acacia saligna	Black Wattle	2.5m
AD-17	Acacia saligna	Black Wattle	2.5m
AD-18	Acacia saligna	Black Wattle	2.5m
AD-19	Acacia saligna	Black Wattle	2.5m
AD-20	Acacia saligna	Black Wattle	2.5m
AD-21	Acacia saligna	Black Wattle	2.5m
AD-22	Acacia saligna	Black Wattle	2.5m
AD-23	Acacia saligna	Black Wattle	2.5m
AD-24	Acacia saligna	Black Wattle	2.5m
AD-25	Acacia saligna	Black Wattle	2.5m
AD-26	Acacia saligna	Black Wattle	2.5m
AD-27	Acacia saligna	Black Wattle	2.5m
AD-28	Acacia saligna	Black Wattle	2.5m
AD-29	Acacia saligna	Black Wattle	2.5m
AD-30	Acacia saligna	Black Wattle	2.5m
AD-31	Acacia saligna	Black Wattle	2.5m
AD-32	Acacia saligna	Black Wattle	2.5m
AD-33	Acacia saligna	Black Wattle	2.5m
AD-34	Acacia saligna	Black Wattle	2.5m
AD-35	Acacia saligna	Black Wattle	2.5m
AD-36	Acacia saligna	Black Wattle	2.5m
AD-37	Acacia saligna	Black Wattle	2.5m
AD-38	Acacia saligna	Black Wattle	2.5m
AD-39	Acacia saligna	Black Wattle	2.5m
AD-40	Acacia saligna	Black Wattle	2.5m
AD-41	Acacia saligna	Black Wattle	2.5m
AD-42	Acacia saligna	Black Wattle	2.5m
AD-43	Acacia saligna	Black Wattle	2.5m
AD-44	Acacia saligna	Black Wattle	2.5m
AD-45	Acacia saligna	Black Wattle	2.5m
AD-46	Acacia saligna	Black Wattle	2.5m
AD-47	Acacia saligna	Black Wattle	2.5m
AD-48	Acacia saligna	Black Wattle	2.5m
AD-49	Acacia saligna	Black Wattle	2.5m
AD-50	Acacia saligna	Black Wattle	2.5m
AD-51	Acacia saligna	Black Wattle	2.5m
AD-52	Acacia saligna	Black Wattle	2.5m
AD-53	Acacia saligna	Black Wattle	2.5m
AD-54	Acacia saligna	Black Wattle	2.5m
AD-55	Acacia saligna	Black Wattle	2.5m
AD-56	Acacia saligna	Black Wattle	2.5m
AD-57	Acacia saligna	Black Wattle	2.5m
AD-58	Acacia saligna	Black Wattle	2.5m
AD-59	Acacia saligna	Black Wattle	2.5m
AD-60	Acacia saligna	Black Wattle	2.5m
AD-61	Acacia saligna	Black Wattle	2.5m
AD-62	Acacia saligna	Black Wattle	2.5m
AD-63	Acacia saligna	Black Wattle	2.5m
AD-64	Acacia saligna	Black Wattle	2.5m
AD-65	Acacia saligna	Black Wattle	2.5m
AD-66	Acacia saligna	Black Wattle	2.5m
AD-67	Acacia saligna	Black Wattle	2.5m
AD-68	Acacia saligna	Black Wattle	2.5m
AD-69	Acacia saligna	Black Wattle	2.5m
AD-70	Acacia saligna	Black Wattle	2.5m
AD-71	Acacia saligna	Black Wattle	2.5m
AD-72	Acacia saligna	Black Wattle	2.5m
AD-73	Acacia saligna	Black Wattle	2.5m
AD-74	Acacia saligna	Black Wattle	2.5m
AD-75	Acacia saligna	Black Wattle	2.5m
AD-76	Acacia saligna	Black Wattle	2.5m
AD-77	Acacia saligna	Black Wattle	2.5m
AD-78	Acacia saligna	Black Wattle	2.5m
AD-79	Acacia saligna	Black Wattle	2.5m
AD-80	Acacia saligna	Black Wattle	2.5m
AD-81	Acacia saligna	Black Wattle	2.5m
AD-82	Acacia saligna	Black Wattle	2.5m
AD-83	Acacia saligna	Black Wattle	2.5m
AD-84	Acacia saligna	Black Wattle	2.5m
AD-85	Acacia saligna	Black Wattle	2.5m
AD-86	Acacia saligna	Black Wattle	2.5m
AD-87	Acacia saligna	Black Wattle	2.5m
AD-88	Acacia saligna	Black Wattle	2.5m
AD-89	Acacia saligna	Black Wattle	2.5m
AD-90	Acacia saligna	Black Wattle	2.5m
AD-91	Acacia saligna	Black Wattle	2.5m
AD-92	Acacia saligna	Black Wattle	2.5m
AD-93	Acacia saligna	Black Wattle	2.5m
AD-94	Acacia saligna	Black Wattle	2.5m
AD-95	Acacia saligna	Black Wattle	2.5m
AD-96	Acacia saligna	Black Wattle	2.5m
AD-97	Acacia saligna	Black Wattle	2.5m
AD-98	Acacia saligna	Black Wattle	2.5m
AD-99	Acacia saligna	Black Wattle	2.5m
AD-100	Acacia saligna	Black Wattle	2.5m

ID	Latin Name	Common Name	Scheduled Size	Quantity
ACA-OL	Acanthus mollis 'Oak Leaf'	Crested Pattern Plant	4" pots	8
ACH-DE	Adiantum millefolium 'Desert Eve'	Desert Eve Fern	1 gal	9
AD-VE	Adiantum venustum	Himalayan Maidenhair Fern	3 gal	10
AZA-BT	Azalea Bloom-A-Thon White	Bloom-A-Thon White Reblooming Azalea	3 gal	40
BUD-BK	Buddleja davidii Black Knight	Black Knight Butterfly Bush	3 gal	1
CAL-SP	Calliergia bodinieri var. 'Gratia Profusion'	Beesberry	3 gal	4
CAM-SW	Camellia japonica Silver Waves	Silver Waves Camellia	5 gal	2
CAR-CE	Carex oedermonis 'Evergold'	Evergold Sedge	1 gal	22
CER-CC	Cercis canadensis 'Crested'	Burgundy Forest Penny	3 gal	3
CHO-T	Choisya ternata	Mexican Orange Blossom	3 gal	12
COR-PA	Coronopsis paeudiflora	Buttercup Winterhazel	5 gal	2
DAP-ET	Daphne transatlantica 'Eternal Fragrance'	Eternal Fragrance Daphne	2 gal	18
ELP-BJ	Eupatorium purpureum 'Babji Joe'	Babji Joe Pine Weed	1 gal	3
CAR-B	Cordana jamaicensis 'Fascinate'	Minature Cordana	1 gal	12
JUN-SB	Juncus scopulorum 'Blue Arrow'	Blue Arrow Juniper	3 gal	8
LIB-C	Libertia grandiflora	New Zealand Latin Flower	3 gal	14
MAC-LN	Magnolia liliflora 'Nigra'	Purple Lily Magnolia	3 gal	2
MUS-SM	Mechanitis sinensis 'Morning Light'	Morning Light Japanese Maiden Grass	3 gal	2
PER-LS	Perezia sinensis 'Little Spire'	Little Spire Maiden Grass	3 gal	28
PHI-OD	Physocarpus opulifolius 'Diable'	Diablo Ninebark	3 gal	5
PHI-SC	Prunus Snow Cocoon on Thibetian graft	Portugal Laurel	7 gal	12
SAR-RU	Sarcococca nudirola	Flowering Cherry	2 gal	2
STY-JS	Styrax japonica 'Snowcone'	Fragrant Sweet Box	2 gal	21
SYR-AW	Syringa x hiemathiflora 'Angel White'	Japanese Snowbell Tree	10 B&B	2
TRA-JM	Tacheloperium jamaicensis 'Madison'	Madison Star Jasmine	3 gal	8
				1



L2

PLANTING
PLAN
January 2017



SAGE SPIRIT
GARDEN DESIGN

1171 Kings Road - Victoria BC
PHONE (250) 589-0614

All drawings copyrighted by Sage Spirit Garden Design (c) 2016 REVISIONS

PROJECT:
Proposed Subdivision
1120 Faithful Street
Victoria BC

Fairfield Gonzales Community Association

July 17, 2012

Mayor and Council

City of Victoria

Centennial Square

Victoria, BC

Re: Community Meeting for variance application at 1120 Faithful street on June 18, 2012

Approximately 25 members of the community were present at the meeting.

The owners of the above mentioned property delivered the presentation. The presentation focused on the fact that the property was already zoned to accommodate the building of another house and that they were only there to discuss a minor variance that was required.

Rather than discussing the variance application to any extent, the primary focuses of the presentation was on the landscaping that would be put in place to shield the neighbours from the proposed over 2900 square foot home that the owners want to build on the property and how the building would enhance the neighbourhood.

The owners also stated that the city wants them to apply for a permit application for a panhandle development and that the existing large manor home was zoned as a non-conforming duplex and that there were two lots on the site already. They also stated that the proposed new home would mirror the design of the existing home to a certain extent.

The existing house is almost 7000 square feet and it is probably the largest home of it's vintage in Fairfield. The owners stated that the view from the street would not change so there shouldn't be any concerns from that perspective.

There were very few questions from the citizens that were in attendance but the questions that were asked focused on the distance that the proposed new home would be from the property line and other related questions about infringement on privacy .

There were also some concerns about the proposed size of the new home.

On a couple of occasions, I asked the citizens in attendance if they had any additional concerns and none were raised.

However, it is important to note that after the formal meeting attended, five individuals approached me and voiced their concern about the development. They were all quite opposed to the development as they were of the opinion that it was totally out of character for the neighbourhood and that given the stature of the existing home in the neighbourhood, the proposed development would do nothing to enhance the quality of the neighbourhood and they simply did not want to see the proposed development approved. They also felt that because there were two legal lots on the property, there was very little that they could do to stop the construction of the proposed new home. They also raised concerns that perhaps sometime in the future (once the existing owners made their money) they would move on and new owners would submit a proposal to the city to convert the existing home into condo's.

I informed them that it was highly unlikely that would happen due to the existing zoning and that all of them could attend the public meeting when it is announced.

When I asked them why they didn't voice their concerns during the meeting, they stated that they were intimidated by the owners of the property as well as by the process and they simply did not feel comfortable voicing their concerns during the meeting.

All of the individuals that approached me were somewhat elderly and their properties were either directly adjacent to 1120 Faithful or, in very close proximity.

Michael Masson

Chair

P&Z Committee

Fairfield Gonzales Community Association.

NewGrowth Tree Services
Robert Kirby
ISA Certification#PR-4646A

932 Easter Rd, Victoria, BC, V8X 2Z8
250.857.6394 | tree_tops@mac.com

Date : March 5, 2017
Revisited site March 5, 2017

To: Danee Jensen

Location: 1120 Faithful, Victoria, BC

Summary: Propose removal of three trees within building envelope of new construction, and outline steps to preserve the other trees on the lot and on adjacent property to the west.

Robert Kirby ISA Certification#PR-4646A
932 Easter Rd, Victoria, BC, V8X 2Z8 | 250.857.6394 | tree_tops@mac.com

Tree Inventory : Locations are detailed on accompanying site plan

Tree No.	Species	DBH (cm)	Condition Summary	Location	Action
1	Tree Of Heaven <i>Ailanthus altissima</i>	96	<p>Fair-Good: Tree has a full crown and vigorous new twig and leaf growth. Has co-dominant main stems, which divide approximately 2 m from ground, with strong bark ridge, no included bark, and a small cavity in the center. Tree has been trimmed extensively. Much of the lower spreading growth has been removed, with 3 very large diameter cuts (up to 45 cm) at the main stem. Upper canopy has also been extensively trimmed. However, pruning cuts have been properly done, and many are callused over. The tree has good structure and balance. The species is both vigorous and short-lived (50 years typical). Ability to tolerate disturbance is good.</p> <p>Note that there was a major branch failure in June 2012, involving a branch of approximately 15 cm in diameter.</p>	On neighbor's property to the west, within 50 mm of fenceline	<p>Retain and Protect</p> <p>Tree is protected by tree bylaw.</p>
2	Doug fir <i>Pseudotsuga menziesii</i>	63	<p>Fair: Tree has adequate new growth, but has poor structure, likely due to canopy crowding with neighboring deciduous trees. Does not appear to have been topped, but does not have the symmetry typical of an open grown tree. Extensive shedding of branches in the upper canopy</p>	On neighbor's property 1.5 m from fenceline	<p>Retain and Protect</p> <p>Tree is protected by tree bylaw.</p>
3	Ornamental Plum <i>Prunus cerasifera</i>	81	<p>Fair-Good: Tree is multi stemmed with good structure and is showing a healthy number of new buds. Minimal dieback in the canopy with some old wounds from pruning cuts. Fungal conks growing on the base of the trunk.</p>	On neighbor's property touching fenceline	<p>Retain and Protect</p> <p>Tree is protected by tree bylaw.</p>

Robert Kirby ISA Certification#PR-4646A

932 Easter Rd, Victoria, BC, V8X 2Z8 | 250.857.6394 | tree_tops@mac.com

Discussion of Protected Trees on Neighboring Property

Three trees located near the boundary on the neighboring property to the west are of sufficient size to be protected by Victoria's tree protection bylaw. The proposed construction will require activity within the critical root zone of each tree.

Although the trees are protected and are to be retained, a plan to mitigate effects of the construction on the trees must factor into consideration the general condition and characteristics of the trees.

Tree #1 is a Tree of Heaven, an extremely fast growing tree with an expected lifespan of only 50 years. This particular tree is of fully mature height, approximately 17 – 20 m. We do not know the age of the tree, but due to current height and limits of lifespan, we know it is likely 30 years age minimum and 50 years maximum. Maximum longevity for this tree is likely to be 20 years. As noted in the chart above, the tree has been extensively trimmed, with several large cuts evident in the lower reaches of the canopy. Although the tree is vigorous, with apparently stable structure, the large pruning wounds are likely to invite eventual decay. We have also attached photos showing the site of a failure of a branch of 15 cm diameter, which occurred in June 2012. The species tends toward shallow and widely spreading roots, mostly within the top 18" of the soil surface. It has good tolerance to disturbance.

Tree #2 is a Douglas fir, of fair structure. It has suffered a pattern of shedding branches in the upper portion of the canopy, and has growth patterns which suggest light deprivation in lower areas of the canopy. This tree has a number of elongated branches extending over the proposed work site, pruning to remove the end weight of these branches to create a safe work environment below is recommended. Though the tree is not at risk of collapse, it is likely to continue to shed branches, and is unlikely to achieve a symmetry typical of a healthy open grown Douglas fir.

Tree#3 is a multi stemmed, mature, ornamental Plum, of good structure. The Canopy has an open and natural growth pattern showing very few old pruning wounds. Fungal conks are present on the base of the trunk and though the tree appears to be healthy from the outside, this can be an indication of internal decay.

Because of the condition of the trees, I suggest mitigation techniques involving principles of reasonable care, but which will incur only moderate, controlled expense.

Site Constraints

The site poses limits on mitigation efforts due to the placement of the current buildings on the property, and because of the location of the driveway, which will necessarily serve as a path to move equipment and materials to and from the site. The distance between the base of Tree#1 and the existing house is 7.5 m.

Another difficulty is that a small garage demolition will be required to undertake the project. The garage is less than 3 m from the base of Tree #1.

A commonly used estimate of the ideal tree protection zone is 1.2 feet of radius for each 1" of tree diameter. Converted to meters, this suggests a tree protection zone of 13.83 m for Tree #1. Similarly, an ideal tree protection zone for Tree #2 is approximately 9 m, and Tree #3 has an ideal tree protection

Robert Kirby ISA Certification#PR-4646A

932 Easter Rd, Victoria, BC, V8X 2Z8 | 250.857.6394 | tree_tops@mac.com

zone of approximately 11.66 meters.

The contrast between ideal and practical dimensions for a tree protection zone demand compromise. I suggest a tree protection corridor of 6 m, with half of it to be fenced, as outlined below.

Suggested Steps to Preserve Protected Trees

- 1) The first need will be demolition of the existing garage. In regard to impact on tree health, reasonable steps will be:
 - a. Construction of a protective fence, to specifications outlined in the attached sheet entitled "Tree Protection Fencing" The fence should run parallel and within 1 foot of the rear wall of the garage to 5 m within the property boundary. All demolition activity should take place to the south of this fence line.
 - b. The owner has assured us that demolition of the current garage will be done by hand as a means of salvaging material for recycling, without the use of excavators or other automated tools. Great care will be taken to assure that no damage results to the trunk of protected Tree #1.
 - c. The current slab underlying the garage should be left in place until the driveway paving phase of the project. Leaving this slab, along with providing protective fencing, will adequately assure that there is no damage in the root zone due to garage demolition.
 - d. On completion of the demolition phase, a permanent TPZ fence will be constructed, to be left in place for the duration of construction, as outlined below.
- 2) A Tree Protection Zone (TPZ) will be established, to be enforced for the duration of the construction (with the exception of the driveway paving phase). The zone will be comprised of a 6 m corridor along the west edge of the property, from 6 m south of the base of Tree #1 to the rear of the property. Of this strip, a protective fence will extend parallel and 3 m within the west boundary to the rear of the property. No construction activity, no parking of vehicles or storage of materials, or disposal of chemicals will occur inside the boundary defined by this fence. The fence will be clearly labeled as a protected zone, and may not be moved without the approval of the consulting arborist. An additional 3 m corridor, also extending to the rear of the property, will be mulched to a depth of 10", and refreshed to maintain the 10" depth as necessary for the duration of the project.
- 3) Service lines should be routed as far as practical from the west boundary of the property. Their exact placement can be determined in consultation with the excavation contractor, but for the purpose of bidding on the job, contractors should be aware that non-routine excavation or tunneling methods may be required within the root zones of the protected trees. This might include hand digging and/or tunneling to avoid damage to major roots within the critical root zones of the protected trees. Any roots exposed must be covered with damp burlap until dirt is replaced.
- 4) As noted on plans prepared by Step One Design, dated April 30, 2012, the driveways will feature permeable paving. Preparation for paving should minimize compaction, as possible. Driveway

Robert Kirby ISA Certification#PR-4646A

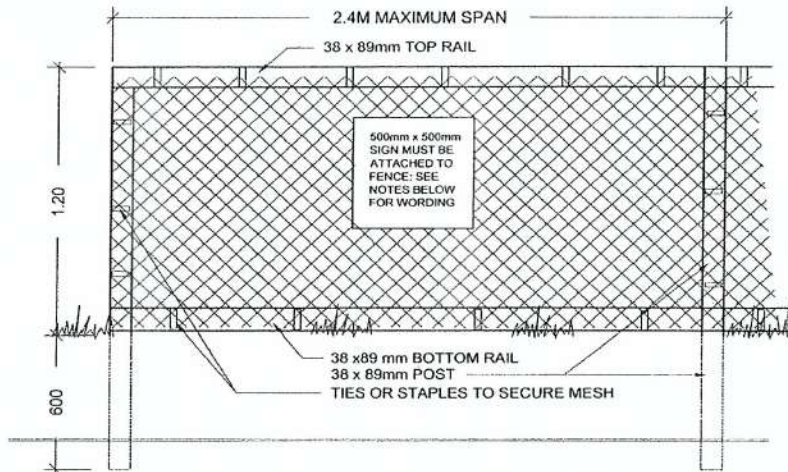
932 Easter Rd, Victoria, BC, V8X 2Z8 | 250.857.6394 | tree_tops@mac.com

paving will require the removal of TPZ fencing. All work within 3 m of the base of the protected trees should be supervised by an on site consulting arborist. Any roots must be covered with damp burlap for the duration they are exposed to air.

Provided that the steps outlined here are implemented as described, it is my opinion that the protected trees #1 and #2 can be successfully retained.

- 6 -

DPR00452



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME:

TREE PROTECTION FENCING

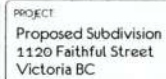
DATE: March08
DRAWN: DM
APP'D: RR
SCALE: N.T.S.

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NewGrowth Tree Services

Robert Kirby

ISA Certification#PR-4646A

712 Miller Ave, Victoria, BC, V8Z3C8

250.857.6394 | tree_tops@mac.com

Date : January 29, 2017

Revisited site in January, 2017

To: Danee Jensen

Location: 1120 Faithful, Victoria, BC

Summary: Propose removal of three trees within building envelope of new construction, and outline steps to preserve the other trees on the lot and on adjacent property to the west.

Tree Inventory : Locations are detailed on accompanying site plan

Tree No.	Species	DBH (cm)	Condition Summary	Location	Action
1	Tree Of Heaven <i>Alseodaphne</i> <i>altissima</i>	96	Fair-Good: Tree has a full crown and vigorous new twig and leaf growth. Has co-dominant main stems, which divide approximately 2 m from ground, with strong bark ridge, no included bark, and a small cavity in the center. Tree has been trimmed extensively. Much of the lower spreading growth has been removed, with 3 very large diameter cuts (up to 45 cm) at the main stem. Upper canopy has also been extensively trimmed. However, pruning cuts have been properly done, and many are callused over. The tree has good structure and balance. The species is both vigorous and short-lived (50 years typical). Ability to tolerate disturbance is good. Note that there was a major branch failure in June 2012, involving a branch of approximately 15 cm in diameter.	On neighbor's property to the west, within 50 mm of fenceline	Retain and Protect Tree is protected by tree bylaw.
2	Doug fir <i>Pseudotsuga</i> <i>menziesii</i>	63	Fair: Tree has adequate new growth, but has poor structure, likely due to canopy crowding with neighboring deciduous trees. Does not appear to have been topped, but does not have the symmetry typical of an open grown tree. Extensive shedding of branches in the upper canopy	On neighbor's property 1.5 m from fenceline	Retain and Protect Tree is protected by tree bylaw.

Discussion of Protected Trees on Neighboring Property

Two trees located near the boundary on the neighboring property to the west are of sufficient size to be protected by Victoria's tree protection bylaw. The proposed construction will require activity within the critical root zone of each tree.

Although the trees are protected and are to be retained, a plan to mitigate effects of the construction on the trees must factor into consideration the general condition and characteristics of the trees.

Tree #1 is a Tree of Heaven, an extremely fast growing tree with an expected lifespan of only 50 years. This particular tree is of fully mature height, approximately 17 – 20 m. We do not know the age of the tree, but due to current height and limits of lifespan, we know it is likely 30 years age minimum and 50 years maximum. Maximum longevity for this tree is likely to be 20 years. As noted in the chart above, the tree has been extensively trimmed, with several large cuts evident in the lower reaches of the canopy. Although the tree is vigorous, with apparently stable structure, the large pruning wounds are likely to invite eventual decay. We have also attached photos showing the site of a failure of a branch of 15 cm diameter, which occurred in June 2012. The species tends toward shallow and widely spreading roots, mostly within the top 18" of the soil surface. It has good tolerance to disturbance.

Tree #2 is a Douglas fir, of fair structure. It has suffered a pattern of shedding branches in the upper portion of the canopy, and has growth patterns which suggest light deprivation in lower areas of the canopy. This tree has a number of elongated branches extending over the proposed work site, pruning to remove the end weight of these branches to create a safe work environment below is recommended. Though the tree is not at risk of collapse, it is likely to continue to shed branches, and is unlikely to achieve a symmetry typical of a healthy open grown Douglas fir.

Because of the condition of the trees, I suggest mitigation techniques involving principles of reasonable care, but which will incur only moderate, controlled expense.

Site Constraints

The site poses limits on mitigation efforts due to the placement of the current buildings on the property, and because of the location of the driveway, which will necessarily serve as a path to move equipment and materials to and from the site. The distance between the base of Tree#1 and the existing house is 7.5 m.

Another difficulty is that a small garage demolition will be required to undertake the project. The garage is less than 3 m from the base of Tree #1.

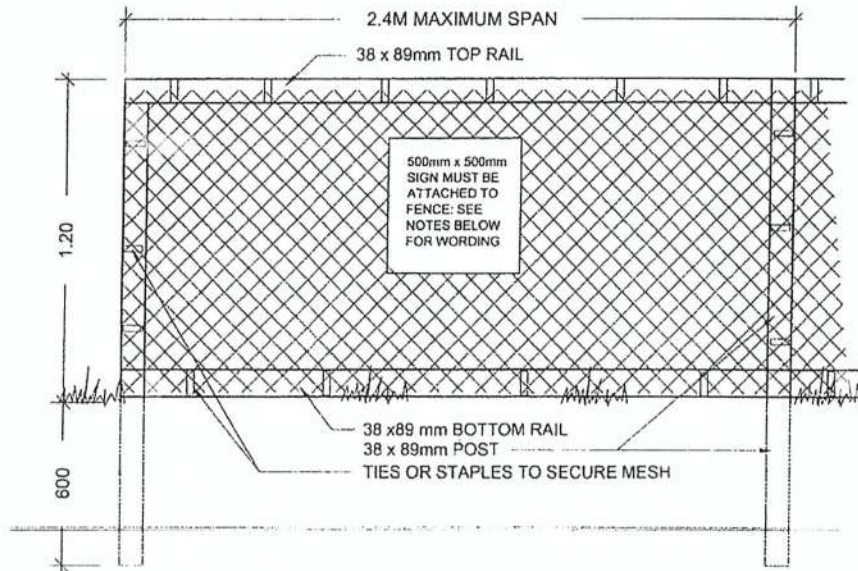
A commonly used estimate of the ideal tree protection zone is 1.2 feet of radius for each 1" of tree diameter. Converted to meters, this suggests a tree protection zone of 13.83 m for Tree #1. Similarly, an ideal tree protection zone for Tree #2 is approximately 9 m.

The contrast between ideal and practical dimensions for a tree protection zone demand compromise. I suggest a tree protection corridor of 6 m, with half of it to be fenced, as outlined below.

Suggested Steps to Preserve Protected Trees

- 1) The first need will be demolition of the existing garage. In regard to impact on tree health, reasonable steps will be:
 - a. Construction of a protective fence, to specifications outlined in the attached sheet entitled "Tree Protection Fencing" The fence should run parallel and within 1 foot of the rear wall of the garage to 5 m within the property boundary. All demolition activity should take place to the south of this fence line.
 - b. The owner has assured us that demolition of the current garage will be done by hand as a means of salvaging material for recycling, without the use of excavators or other automated tools. Great care will be taken to assure that no damage results to the trunk of protected Tree #1.
 - c. The current slab underlying the garage should be left in place until the driveway paving phase of the project. Leaving this slab, along with providing protective fencing, will adequately assure that there is no damage in the root zone due to garage demolition.
 - d. On completion of the demolition phase, a permanent TPZ fence will be constructed, to be left in place for the duration of construction, as outlined below.
- 2) A Tree Protection Zone (TPZ) will be established, to be enforced for the duration of the construction (with the exception of the driveway paving phase). The zone will be comprised of a 6 m corridor along the west edge of the property, from 6 m south of the base of Tree #1 to the rear of the property. Of this strip, a protective fence will extend parallel and 3 m within the west boundary to the rear of the property. No construction activity, no parking of vehicles or storage of materials, or disposal of chemicals will occur inside the boundary defined by this fence. The fence will be clearly labeled as a protected zone, and may not be moved without the approval of the consulting arborist. An additional 3 m corridor, also extending to the rear of the property, will be mulched to a depth of 10", and refreshed to maintain the 10" depth as necessary for the duration of the project.
- 3) Service lines should be routed as far as practical from the west boundary of the property. Their exact placement can be determined in consultation with the excavation contractor, but for the purpose of bidding on the job, contractors should be aware that non-routine excavation or tunneling methods may be required within the root zones of the protected trees. This might include hand digging and/or tunneling to avoid damage to major roots within the critical root zones of the protected trees. Any roots exposed must be covered with damp burlap until dirt is replaced.
- 4) As noted on plans prepared by Step One Design, dated April 30, 2012, the driveways will feature permeable paving. Preparation for paving should minimize compaction, as possible. Driveway paving will require the removal of TPZ fencing. All work within 3 m of the base of the protected trees should be supervised by an on site consulting arborist. Any roots must be covered with damp burlap for the duration they are exposed to air.

Provided that the steps outlined here are implemented as described, it is my opinion that the protected trees #1 and #2 can be successfully retained.



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"x4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
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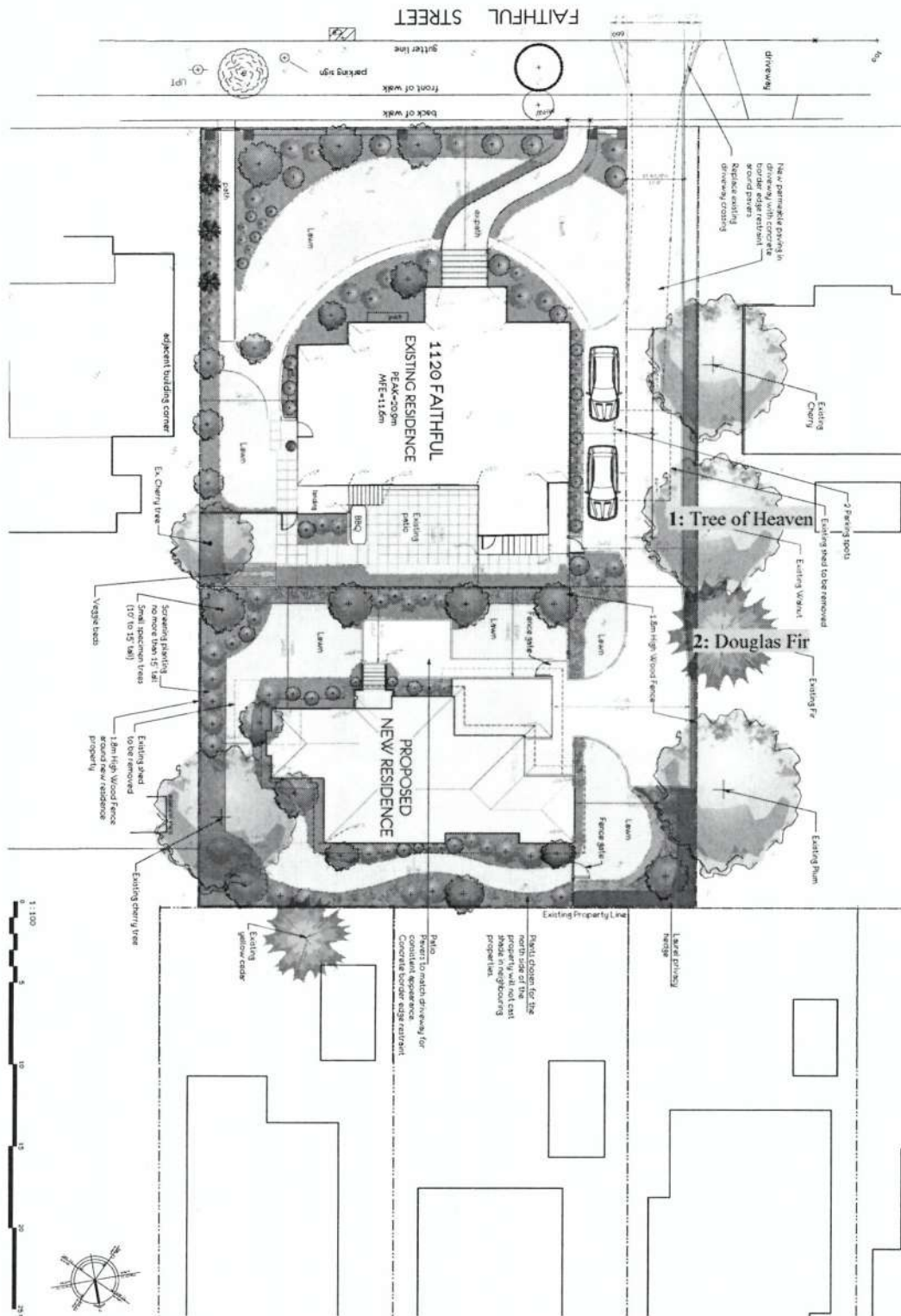
* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME:

TREE PROTECTION FENCING

DATE: March/08
DRAWN: DM
APPROVED: RR
SCALE: N.T.S.



L1
LANDSCAPE
CONCEPT
September 2016

SAGE SPIRIT
GARDEN DESIGN

1171 Kings Road - Victoria BC
PHONE: (250) 589-0614

Dec 7 - Updates to proposed
building footprint
REVISIONS

PROJECT
Proposed Subdivision
1120 Faithful Street
Victoria BC

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Address: 1120 Faithful Street

Description of historic place:

1120 Faithful Street is a wood frame two-storey “severely” symmetrical Georgian Revival residence located in the southwestern quadrant of Victoria’s Fairfield neighbourhood. The interior is also designated.

Heritage value:

The historic place, built in 1912, is valued for its architecture, its architect, its original owner, and what it says about housing for the growing merchant class during the building boom in pre-World War I Victoria.

1120 Faithful Street is valued as probably the best example of the Edwardian Classical Revival style in Victoria. The style, characterized by the revival of classical details such as applied columns, prominent cornices and entablatures, was monumental and imposing and so was popular with institutions such as banks and courthouses. Its setting in mature landscaped grounds adds to the monumentality of the structure. The separate garage was constructed at the same time as the house and is also a valued asset. A scroll wire fence with matching gate reinforces the architecture of the dwelling.

There is heritage value in the architect Francis Mawson Rattenbury. Rattenbury was born in 1867 in Leeds, England, he arrived in Vancouver in 1891. He secured the commission for Legislative Buildings in Victoria soon after his arrival and also worked for the Canadian Pacific Railway as their Western Division Architect. His most well-known work for the CPR was the Empress, a Chateau-style hotel built in 1904-1908 in Victoria, with two wings added in 1909-1914. The architect, however, fell out with the CPR and went to work for their competition, the Grand Trunk Pacific Railroad. He designed many hotels and stations for the G. T. P., but they were never completed due to the death of the owner, Charles Melville Hays, in the sinking of the R. M. S. Titanic and the company’s subsequent bankruptcy. The CPR allowed him to return, however, and he built the second CPR Steamship Terminal in Victoria in 1923-1924 in association with another architect, Percy James. Rattenbury and James also collaborated in the design of the Crystal Garden at the same time, although they later had a public conflict over Rattenbury’s refusal to give James credit and payment for his work on the Garden. Given Rattenbury’s emphasis on commercial and institutional commissions, his residential work is rare and is thus highly valued.

The home was built for Robert Lettice, a principal of Lettice and Sears, a painting and decorating firm. Together with his partner, Joseph Sears, Lettice designed and executed the interiors of many well known Victoria buildings, including Metropolitan United Church on Pandora Avenue, the Weiler Building on Government Street, and Victoria’s City Hall. The partnership later became the Melrose Paint Company. The home continues in the ownership of the Lettice family.

Character-defining elements:

The heritage character of 1120 Faithful Street is defined by the following elements:

- characteristics of the Edwardian Classical style including classical portico entrance, narrow siding, ballustraded canopy, bracketed eaves with dentils, central dormer, hipped roof, leaded casement windows on the upper level,
- centered on lot
- set back from street
- garage
- scroll wire fence and gate



1120 Faithful Street, south elevation, 2007

1120 Faithful Street
Letters from residents

Opposition and comments regarding the development plans
for 1120 Faithful Street.

June 19th 2012



For the public record:

We, at 1125 Leonard Street, who share the largest portion of the back fenceline directly affected by the development would like to voice our disapproval of this project.

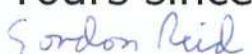

We realise that there has been much work done in an attempt to appeal to the various neighbours, to try to satisfy concerns of privacy, traffic, noise etc. However, we are the ones who will be looking at a large wall and roof just beyond our fence. No amount of landscaping, shrubbery or fencing will change this fact. So for this reason we are not in support of this development.

We bought this property 14 years ago. Our South-facing garden was one of primary features for our purchase. Though the height of the new house may be within legal limits, the close proximity will reduce the sense of openness. It is hard for us to imagine if or to what extent it will limit the

sunlight. Our once quiet refuge is at risk and certainly our enjoyment of our space will be compromised.

Another reason to oppose this development is the prospect of increased noise, dust and loss of privacy during construction. (We have endured significant renovations on either side of us in recent years; it is never as brief or free from disruption as first described).

Finally, we would add, the value and selling features of our property will be negatively affected. It will be harder to sell our home before the new building is visible (buyers will fear the worst), and, after construction, the open aspect from the back of our home will be lost, filled with the sidewall of a new home. It will, I think, feel too closed in, for us and the area.

Yours sincerely,
 
Gordon Reid and Cathy de Pont

1125 Leonard Street.

Ian Scott

From: Laura Marriott [lamarriott@gmail.com]
Sent: Friday, Jun 29, 2012 8:40 PM
To: Ian Scott; Mayor (Dean Fortin); Chris Coleman (Councillor); Lisa Helps; Ben Isitt; Pam Madoff (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Marianne Alto; Keith Ashton; Cathy de Pont
Cc: Laura Marriott
Subject: Re: opposition to development at 1120 Faithful Street.
Attachments: Comments re 1120 Faithful Street.docx

Delivered via email

June 25, 2012

Re: Comments on the development plans for 1120 Faithful Street

For the public record,

The proposed development at 1120 Faithful Street has come to my attention. I live at 1115 Leonard Street and will border this new development – by approximately 15 feet along the backyard of my property (from the proposed plans for 1120 Faithful Street, the driveway for the proposed development will be situated directly at the back corner of my fence line). I would like to voice my strong opposition to this development project, which I have shared with the owners of 1120 Faithful Street since they first raised the idea well over a year ago.

While the owners have done much to try to 'sell' the neighbourhood on their plans, I did not purchase my house in 2008, to look at another house so close to my backyard fence. Nor, did I buy this house to gaze upon a driveway and headlights, which is what is being proposed that will border the back fence of my property. I did not buy the house to have vehicles directly against my backyard! No amount of landscaping, shrubbery or fencing will change this fact. For these reasons I am opposed to this development.

Lots in Fairfield are already smaller, with the neighbours close on each side. Please do not close our properties in from all sides!

My south facing private backyard was one of the primary reasons for purchasing my property. I like that I look back at other backyards across my back fence. I like the greenery. I like the privacy. And, I like the tranquility that the open space also allows. A driveway, "traffic", and a house will create additional noise, lights, pollution and change the entire dynamic of my backyard oasis.

I also have significant concern that the value and selling features of my property will be negatively affected. It will be harder to sell my home before the new building is visible (buyers will fear the worst), and, after construction, my backyard oasis will be hampered by a driveway

07/26/2012

and the new house construction. This was a million dollar investment for me and not one I took lightly.

If the owners are adamant about subdividing their property, subdivide along the front of the property where both houses would be equal distance from the street and our backyard oasis, a prime reason to purchase property in the Fairfield area, can be preserved.

I appreciate your attention to this matter and hope a solution can be found that placates not only the current owners of 1120 Faithful but all of those in the neighbourhood who relish the openness and green space. I have spent a higher than average housing price, for Victoria, to have a house in this part of Fairfield, please do not jeopardize my investment or my right to peace and privacy. And please do not set a precedent for others to follow.

Thank you for allowing my opinion to be heard. I hope a decision can be reached that works in the interests of all in the neighbourhood.

Regards,

Laura Marriott
1115 Leonard Street

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Laura Marriott