

REPORTS OF COMMITTEES

1. Committee of the Whole – April 20, 2017

2. Rezoning Application No. 00523 for 1250 Dallas Road - Update on Signage (Fairfield)

Motion:

It was moved by Councillor Coleman, seconded by Councillor Young, that Council advance Rezoning Application No. 00523 to first and second reading of the Zoning Regulation Amendment Bylaw and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Housing Agreement Bylaw to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners.
 - b. Section 219 Covenant for the building design, exterior materials and landscaping.

Carried Unanimously

3. CONSENT AGENDA

3.3 Rezoning Application No. 00523 for 1250 Dallas Road - Update on Signage (Fairfield)

Committee received a report dated April 7, 2017, from the Director of Sustainable Planning and Community Development regarding an error in which the required signage was not erected on the property for an application that was previously heard by Committee of the Whole.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council advance Rezoning Application No. 00523 to first and second reading of the Zoning Regulation Amendment Bylaw and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Housing Agreement Bylaw to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners.
 - b. Section 219 Covenant for the building design, exterior materials and landscaping.

CARRIED UNANIMOUSLY 17/COTW

The following changes from the standard R1-B Zone, Single Family Dwelling District and the House Conversion regulations under Schedule G of the Zoning Bylaw are being proposed and would be accommodated in the new zone:

- limiting house conversions to multiple-dwellings of no more than five units
- reducing the minimum floor area for a five unit house conversion from 445m² to 440m²
- including a maximum combined floor area of 445m² for house conversions
- increasing the maximum number of storeys for house conversions from two to three.

However, it was later brought to Staff's attention that the applicant neglected to post the required signage as set out in the *Land Use Procedures Bylaw* (see attached letter, dated April 7, 2017, from the applicant). Signage has since been posted on the site for the required 10 days. At the time of writing this report no additional correspondence has been received; however, if new correspondence is received it will be paired with the application through the normal process.

CONCLUSIONS

By not erecting a sign on the property at 1250 Dallas Road, the application became inconsistent with the *Land Use Procedures Bylaw*. The applicants have since corrected the situation by erecting a sign 10 days prior to the April 20, 2017 Committee of the Whole meeting. Any comments received during this period have been attached to this report.

ALTERNATE MOTION

That Council decline to advance Rezoning Application No. 00523 to first and second reading of the Zoning Regulation Amendment Bylaw and a Public Hearing.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager: _____

Date: April 10, 2017

List of Attachments

- Letter from applicant, dated April 7, 2017
- Committee of the Whole Report, for the meeting of April 6, 2017

April 7, 2017

Attn: Mayor and Council

1250 Dallas Road Rezoning Signage

Due to a misunderstanding on our part, we did not have the rezoning signage up ten days prior to the Committee of the Whole meeting. We believed the signage had to be up ten days prior to the public hearing. Prior to the CALUC meeting we did a walk through our neighbourhood and knock on most doors and speak with the neighbours personally regarding our rezoning request.

Our apologies for misunderstanding our requirements regarding the signage.

Jane Leece
James Colebourn
Pacific Diamond Holdings.



Committee of the Whole Report

For the Meeting of April 6, 2017

To: Committee of the Whole **Date:** March 23, 2017

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

Subject: Rezoning Application No. 00523 for 1250 Dallas Road

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No.00523 for 1250 Dallas Road, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Housing Agreement Bylaw to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners.
 - b. Section 219 Covenant for the building design, exterior materials and landscaping.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1250 Dallas Road. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to a site specific zone in order to add an additional unit to the existing four suite house conversion and to allow the building to be strata titled.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential urban place designation contained in the *Official Community Plan, 2012* (OCP), which supports a diversity of housing types to create more home ownership options such as multi-unit residential developments
- the proposal is consistent with the OCP, which designates the property as Traditional Residential and envisions floor space ratios (FSR) up to 1.0:1
- the existing building was constructed in 1919 as a single-family dwelling, converted to a duplex in 1972, and converted to a four unit building in 1987
- a fifth unit was constructed without permits; however, the applicant has recently decommissioned the unit and removed the illegal construction.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District to a site specific zone in order to add an additional unit to the existing four-unit house conversion and to allow the building to be strata titled. Specific details include:

- remediation of the existing building
- addition of dormers to increase the habitable floor area of the upper storey
- interior alterations to create units that are more suitable for long term rental
- green building features, such as energy efficient appliance upgrades, low flow fixtures, upgraded windows, solar PV ready and an electric car charger
- provision of five Class 1 bicycle parking stalls and a six stall bicycle rack (Class 2).

The following changes from the standard R1-B Zone, Single Family Dwelling District and the House Conversion regulations under Schedule G of the Zoning Bylaw are being proposed and would be accommodated in the new zone:

- limiting house conversions to multiple-dwellings of no more than five units
- reducing the minimum floor area for a five unit house conversion from 445m² to 440m²
- including a maximum combined floor area of 445m² for house conversions
- increasing the maximum number of storeys for house conversions from two to three.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units.

Sustainability Features

As indicated in the applicant's letter dated March 7, 2016 the following sustainability features are associated with this application:

- energy efficient appliance upgrades
- low flow fixtures
- upgraded windows
- solar PV ready
- electric car charging station
- energy audit and Energuide rated home.

Active Transportation Impacts

The application proposes five Class 1 bicycle parking stalls and a six stall rack for visitors (Class 2), which supports active transportation.

Public Realm Improvements

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

Land Use Context

The area is characterized by single-family dwellings, some with secondary suites. The property immediately to the east is developed as a single-family dwelling with a garden suite. Clover Point Park is located to the south across Dallas Road.

Existing Site Development and Development Potential

The site is presently developed as a four unit house conversion. A fifth unit was constructed without permits; however, the applicant has recently decommissioned the unit and removed the illegal construction.

Under the current R-1B Zone, the site could be redeveloped as a Single Family Dwelling with a Secondary Suite.

Data Table

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District and the House Conversion Regulations under Schedule G of the Zoning Bylaw. An asterisk (*) is used to identify where the proposal is less stringent than the standard zone. A double asterisk (**) is used to identify existing legal non-conformities.

Zoning Criteria	Proposal	Zone Standard R1-B
Site area (m ²) - minimum	685.00	460.00
Lot width (m) - minimum	17.13	7.5
1 st & 2 nd storey floor area (m ²) - maximum	318.20**	280.00
Combined floor area (m ²) - maximum	441.80*	420.00
Height (m) - maximum	7.37	7.6
Storeys - maximum	3.00**	2.00
Setbacks (m) – minimum:		
Front (Dallas Road)	1.5**(to stairs); 3.61**(to building)	7.5
Rear	14.24	10.83
Side (east)	3.8	1.71
Side on flanking street (Howe Street)	2.15** (to building)	3.50

Zoning Criteria	Proposal	Zone Standard R1-B
Combined side yards	6.35	4.50
Site coverage (%) - maximum	31.50	40.00
Schedule G – House Conversion Regulations		
Required floor area (m ²) – minimum for 5 units	441.80*	445.00
Minimum unit size (m ²)	58.70	33.00
Exterior change	Yes*	Not permitted
Landscape – total lot (%) - minimum	53.00	30.00
Landscape – rear yard (%) – minimum	30.5**	33.00
Parking - minimum	5	4
Bicycle parking stalls (minimum)	5	N/A
Class 1	1	
Class 2 (6 space rack)		
Accessory Building		
Location	Rear yard	Rear yard
Combined Floor Area (m ²) -maximum	40.87**	37
Height (m) - maximum	4.82**	3.5
Setbacks (m) – minimum:		
Rear	5.35	0.6
Side	1.54	0.6
Separation space from principal building	2.43	2.4
Rear yard site coverage (%) – maximum	16.50	25

Notes: Exterior changes include the addition of dormers to the upper storey.

Relevant History

The approved four unit house conversion was strata titled in 1988; however, the strata units remained under one ownership.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield/Gonzales CALUC at a Community Meeting held on May 16, 2016. A letter summarizing the outcome of the meeting is attached to this report.

ANALYSIS

Official Community Plan

The addition of one unit to the existing four unit house conversion is consistent with the Traditional Residential urban place designation contained in the *Official Community Plan, 2012* (OCP), which supports a diversity of housing types to create more home ownership options such as house conversion to create multi-unit residential developments. In terms of density, the OCP suggests a maximum density of 1:1 for properties designated as Traditional Residential; the proposed changes to the building would result in a floor space ratio of 0.64:1, well within the OCP maximum.

Other Considerations

Although the subject property is within Development Permit Area 16: General Form and Character, house conversions are exempt and do not require a development permit. The applicant has agreed to register a Section 219 Covenant on title for the building design, exterior materials and landscaping to ensure the development is completed in accordance with the plans provided as part of this rezoning application. The applicant has also provided a window analysis to demonstrate that the proposed dormer windows on the east side of the building will not negatively impact the adjacent property in terms of privacy. It is the opinion of staff that the façade improvements proposed with this application help to restore the building to its original appearance and will enhance the streetscape along both Howe Street and Dallas Road.

CONCLUSIONS

The proposal to rezone the subject property from the R1-B Zone, Single Family Dwelling District to a new site specific zone to permit a five unit house conversion is consistent with the Traditional Residential urban place designation contained in the OCP. The proposed exterior changes to the building are sensitive to the existing street context and do not negatively impact on adjacent properties. Staff recommend that Council consider supporting the application.

ALTERNATE MOTION

That Council decline Rezoning Application 00523 for the property located at 1250 Dallas Road.

Respectfully submitted,


Alec Johnston, Senior Planner
Development Services Division

 
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

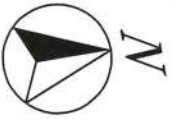
Report accepted and recommended by the City Manager:



Date: March 29, 2017

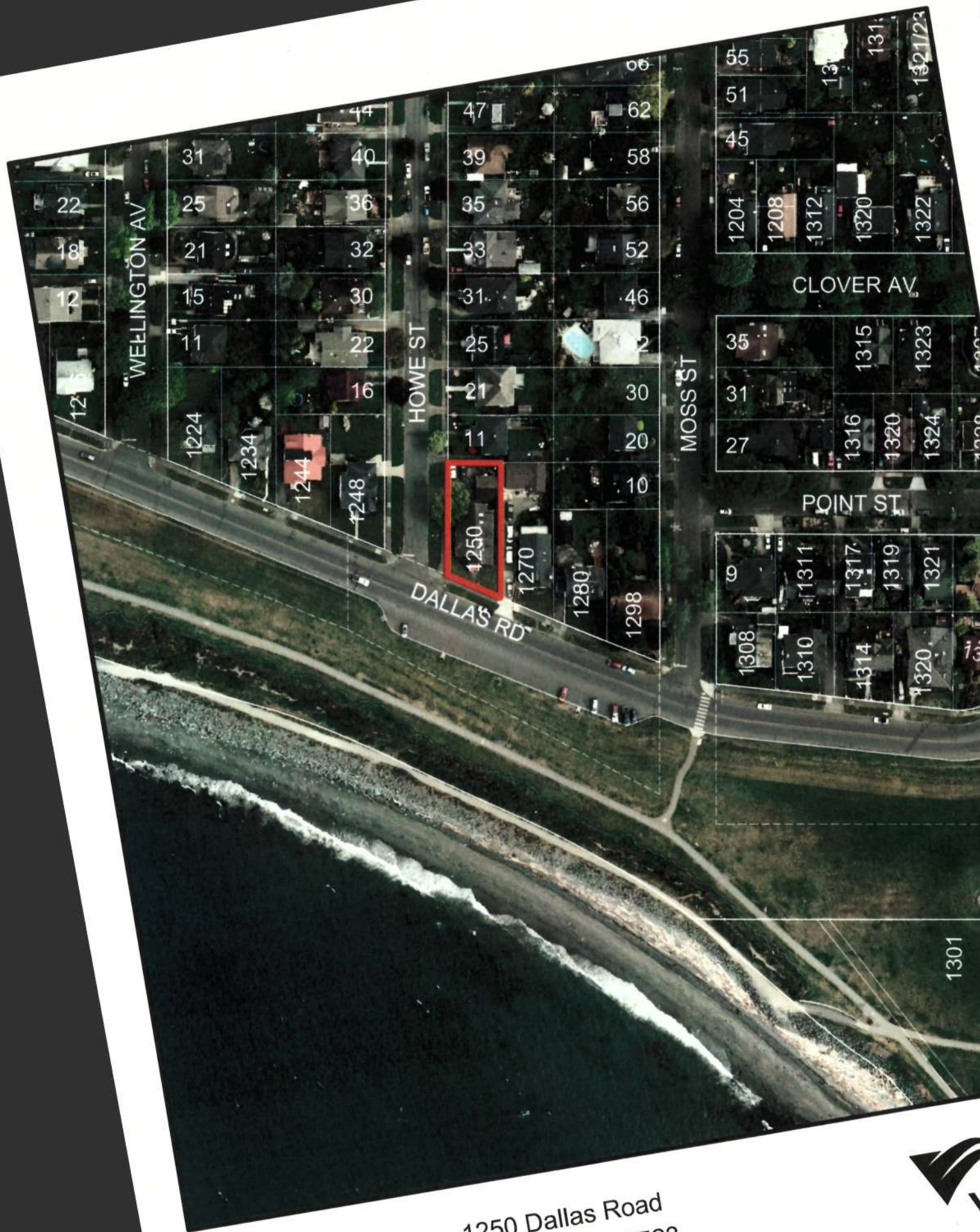
List of Attachments:

- Subject Map
- Aerial Map
- Plans date stamped December 2, 2016
- Letters from applicant to Mayor and Council dated March 7, 2017, November 30, 2016 and August 20, 2016
- Community Association Land Use Committee Comments



1250 Dallas Road
Rezoning No.00523





1250 Dallas Road
ing No.00523

5 UNIT STRATA CONVERSION

1250 Dallas Road



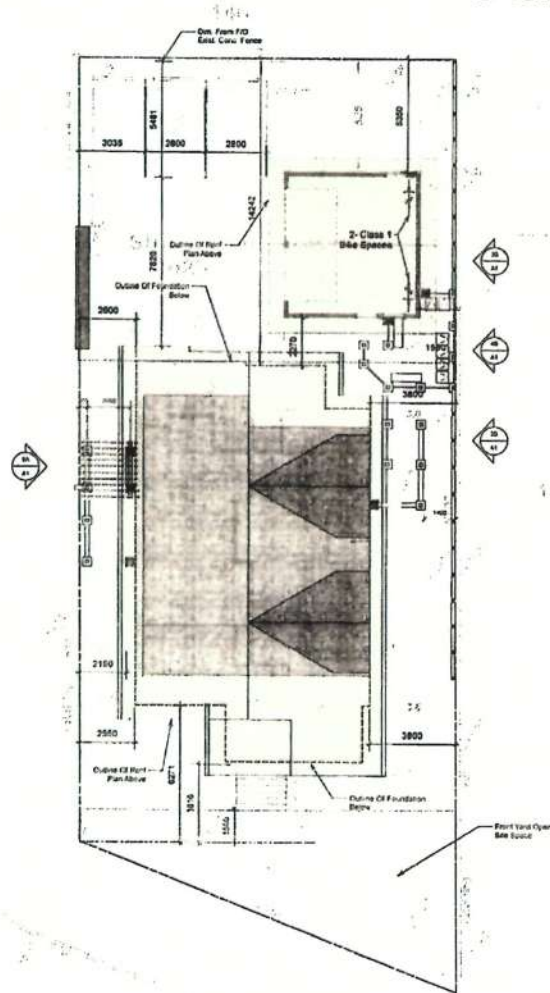
2 Location Plan
As Not To Scale



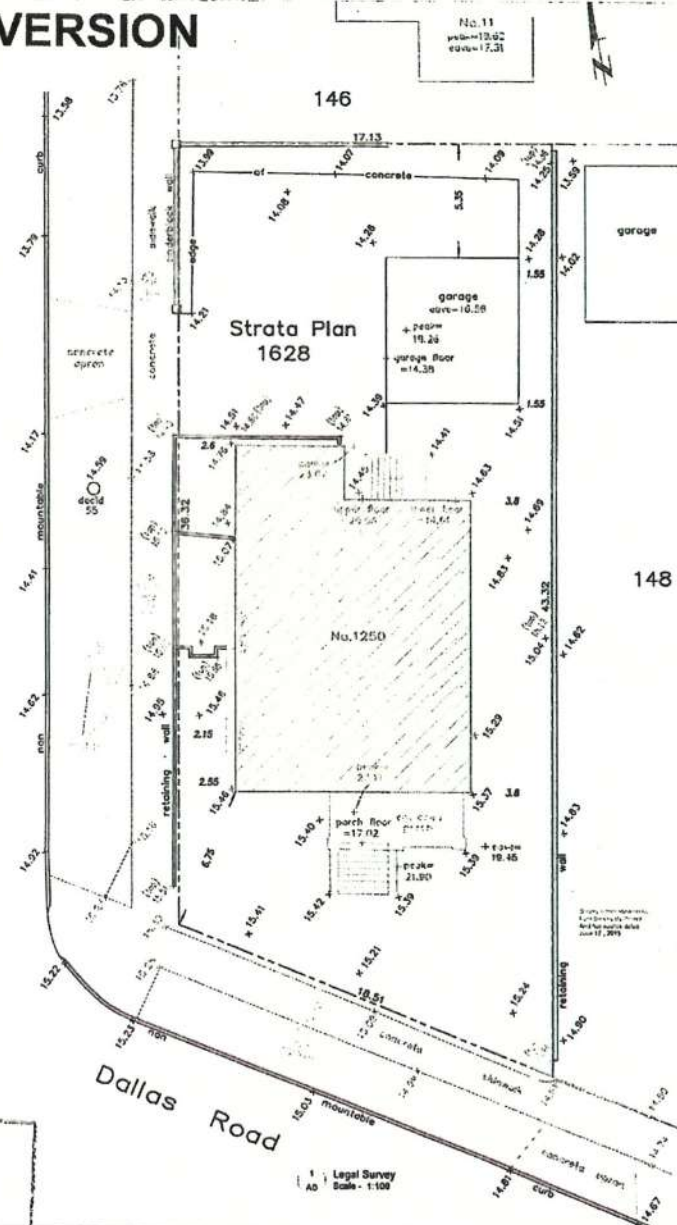
Civic Address :
1250 Dallas Road

Legal Description:
Strata Lots 1 to 4, Fairfield Farm Estate
Victoria City, Strata Plan 1628

Refer To Landscape Plan On A1
For Hard Landscaping Elements



Howe Street



Dallas Road
CITY OF VICTORIA

RECEIVED

DEEMED

JAN 31 2017

DEC 02 2016

Received
City of Victoria

JAN 31 2017

Planning & Development Department
Development Services Division

Drawn By	Shawn Shaw
Checked By	Shawn Shaw
Reviewed By	Shawn Shaw
Approved By	Shawn Shaw
Date	2016-11-22



Project:
Renovation for Pacific Diamond
Developments
1250 Dallas Road, Victoria, B.C.

Drawings By:
Pacific Diamond Developments
Victoria, British Columbia
Phone: 250.744.7343
Email: pacificdiamond@shaw.ca

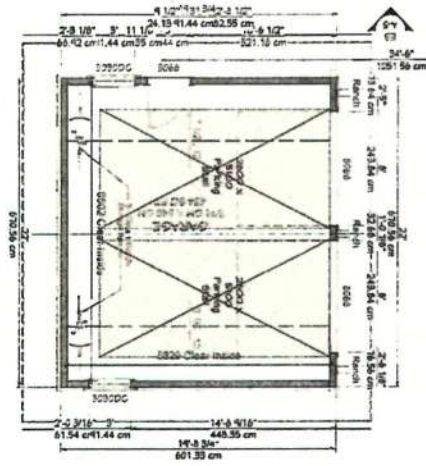
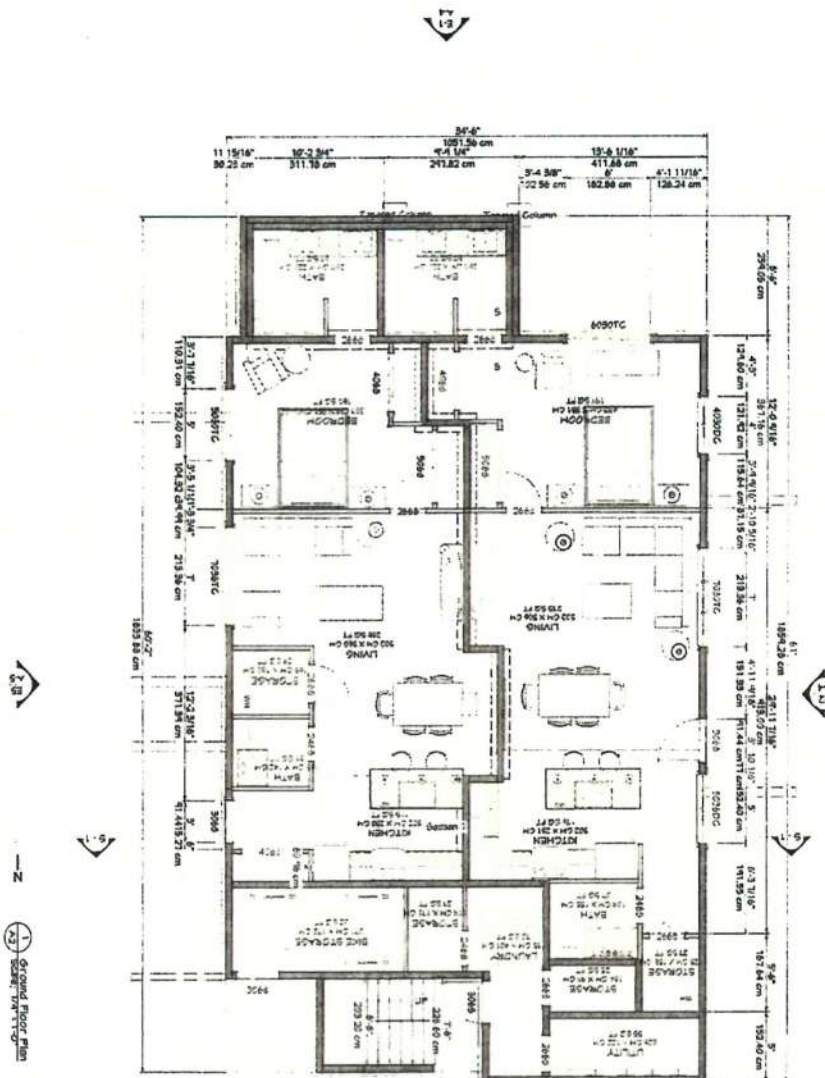
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LEGAL SURVEY
SITE PLAN

DATE:
2016-11-22

SCALE:
As Noted

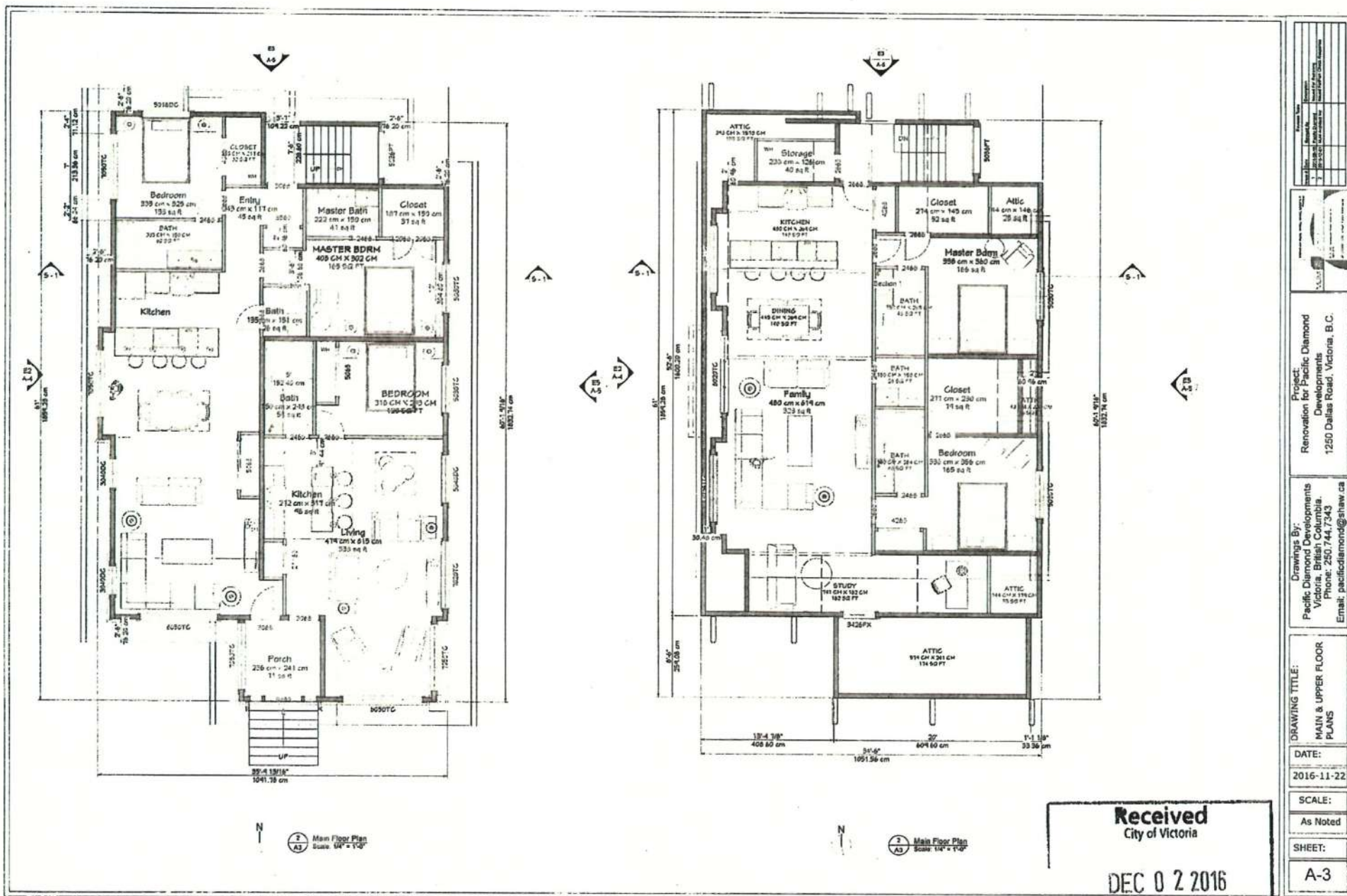
SHEET:
A-0

CITY OF VICTORIA
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 DEEMED
 JAN 3 1 2017
 DEC 0 2 2016



Received
 City of Victoria
 JAN 3 1 2017
 Planning & Development Department
 Development Services Division

A-2	SHEET:	SCALE: As Noted	DATE: 2016-11-22	DRAWING TITLE: GROUND FLOOR PLAN	Drawings By: Pacific Diamond Developments Victoria, British Columbia. Phone: 250.744.7343 Email: pacificdiamond@shaw.ca	Project: Renovation for Pacific Diamond Developments 1250 Dallas Road, Victoria, B.C.	
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MATERIAL LEGEND	
	Hardwood Siding
	Hardwood Shakes 4 x 12 Poles
	Stone
	Brick
	Concrete
	Asphalt
	Gravel
	Sand
	Water
	Fencing

Project Name	10000 100th Street
Project Address	10000 100th Street
Project City	Victoria
Project State	BC
Project Zip	V8V 1A1
Project Date	2016 11 22
Project Status	Final



Project Name: 10000 100th Street
Project Address: 10000 100th Street
Project City: Victoria
Project State: BC
Project Zip: V8V 1A1
Project Date: 2016 11 22
Project Status: Final

Project Name: 10000 100th Street
Project Address: 10000 100th Street
Project City: Victoria
Project State: BC
Project Zip: V8V 1A1
Project Date: 2016 11 22
Project Status: Final

Project Name: 10000 100th Street
Project Address: 10000 100th Street
Project City: Victoria
Project State: BC
Project Zip: V8V 1A1
Project Date: 2016 11 22
Project Status: Final

Project Name: 10000 100th Street
Project Address: 10000 100th Street
Project City: Victoria
Project State: BC
Project Zip: V8V 1A1
Project Date: 2016 11 22
Project Status: Final

Project Name: 10000 100th Street
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Project City: Victoria
Project State: BC
Project Zip: V8V 1A1
Project Date: 2016 11 22
Project Status: Final

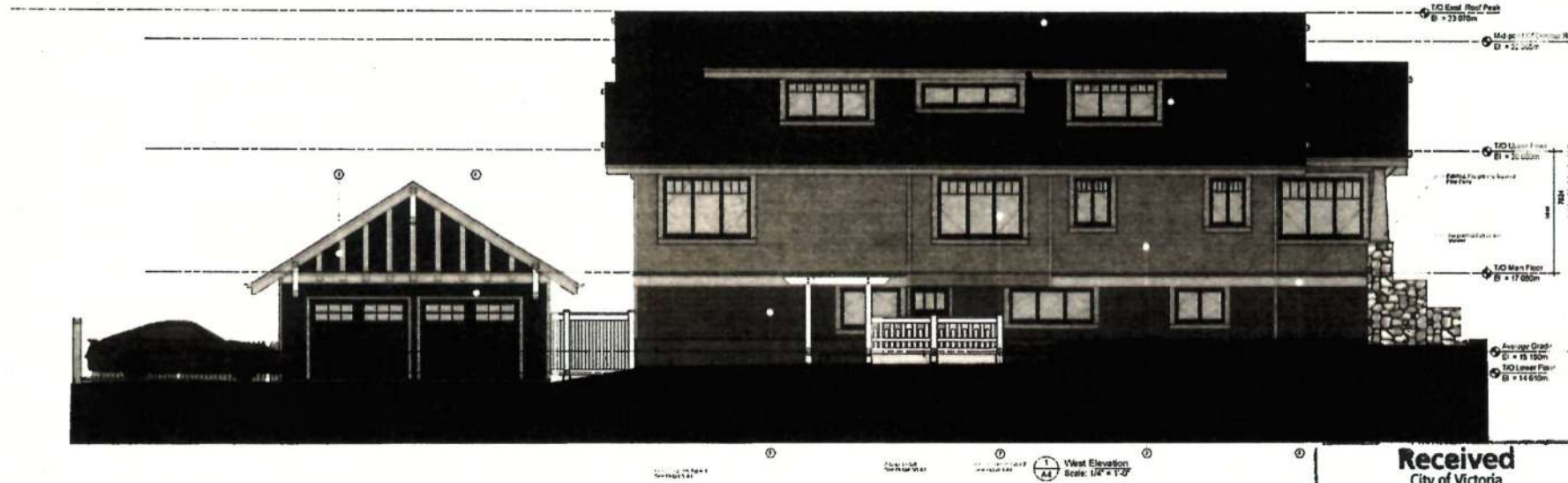
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Project Address: 10000 100th Street
Project City: Victoria
Project State: BC
Project Zip: V8V 1A1
Project Date: 2016 11 22
Project Status: Final

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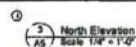
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Project Address: 10000 100th Street
Project City: Victoria
Project State: BC
Project Zip: V8V 1A1
Project Date: 2016 11 22
Project Status: Final



Received
City of Victoria

DEC 02 2016

Planning & Development Department
Development Services Division



INTERNAL LEGEND	
	① Non-Regulated Site Area
	② Activity Area: Residential (P) (R) (H) (I) (C) (S) (D) (E) (F) (G) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)
	③ Other Land Use: (C) (H) (I) (C) (S) (D) (E) (F) (G) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)
	④ Other Land Use: (C) (H) (I) (C) (S) (D) (E) (F) (G) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)
	⑤ Other Land Use: (C) (H) (I) (C) (S) (D) (E) (F) (G) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)
	⑥ Other Land Use: (C) (H) (I) (C) (S) (D) (E) (F) (G) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)
	⑦ Other Land Use: (C) (H) (I) (C) (S) (D) (E) (F) (G) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z)

Form 1041		Estimated Tax	
Year	2008	Amount Due	\$0.00
Month	12	Amount Due	\$0.00
Day	31	Amount Due	\$0.00
Hour	12:00	Amount Due	\$0.00
Minute	00	Amount Due	\$0.00
Second	00	Amount Due	\$0.00
Millisecond	00	Amount Due	\$0.00
Microsecond	00	Amount Due	\$0.00
Nanosecond	00	Amount Due	\$0.00
Picosecond	00	Amount Due	\$0.00
Femtosecond	00	Amount Due	\$0.00
Attosecond	00	Amount Due	\$0.00
Zeptosecond	00	Amount Due	\$0.00
Yoctosecond	00	Amount Due	\$0.00
Xenon	00	Amount Due	\$0.00
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Barium	00	Amount Due	\$0.00
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Praseodymium	00	Amount Due	\$0.00
Neodymium	00	Amount Due	\$0.00
Europium	00	Amount Due	\$0.00
Gadolinium	00	Amount Due	\$0.00
Terbium	00	Amount Due	\$0.00
Dysprosium	00	Amount Due	\$0.00
Ytterbium	00	Amount Due	\$0.00
Lutetium	00	Amount Due	\$0.00
Hafnium	00	Amount Due	\$0.00
Tantalum	00	Amount Due	\$0.00
Tungsten	00	Amount Due	\$0.00
Rhenium	00	Amount Due	\$0.00
Osmium	00	Amount Due	\$0.00
Iridium	00	Amount Due	\$0.00
Platinum	00	Amount Due	\$0.00
Gold	00	Amount Due	\$0.00
Silver	00	Amount Due	\$0.00
Copper	00	Amount Due	\$0.00
Nickel	00	Amount Due	\$0.00
Cobalt	00	Amount Due	\$0.00
Iron	00	Amount Due	\$0.00
Ruthenium	00	Amount Due	\$0.00
Rhodium	00	Amount Due	\$0.00
Palladium	00	Amount Due	\$0.00
Silver	00	Amount Due	\$0.00
Cadmium	00	Amount Due	\$0.00
Indium	00	Amount Due	\$0.00
Thallium	00	Amount Due	\$0.00
Lead	00	Amount Due	\$0.00
Bismuth	00	Amount Due	\$0.00
Polonium	00	Amount Due	\$0.00
Astatine	00	Amount Due	\$0.00
Tellurium	00	Amount Due	\$0.00
Selenium	00	Amount Due	\$0.00
Sulfur	00	Amount Due	\$0.00
Chlorine	00	Amount Due	\$0.00
Argon	00	Amount Due	\$0.00
Potassium	00	Amount Due	\$0.00
Calcium	00	Amount Due	\$0.00
Scandium	00	Amount Due	\$0.00
Titanium	00	Amount Due	\$0.00
Vanadium	00	Amount Due	\$0.00
Chromium	00	Amount Due	\$0.00
Manganese	00	Amount Due	\$0.00
Iron	00	Amount Due	\$0.00
Cobalt	00	Amount Due	\$0.00
Nickel	00	Amount Due	\$0.00
Copper	00	Amount Due	\$0.00
Zinc	00	Amount Due	\$0.00
Gallium	00	Amount Due	\$0.00
Germanium	00	Amount Due	\$0.00
Arsenic	00	Amount Due	\$0.00
Selenium	00	Amount Due	\$0.00
Bromine	00	Amount Due	\$0.00
Krypton	00	Amount Due	\$0.00
Rubidium	00	Amount Due	\$0.00
Strontium	00	Amount Due	\$0.00
Yttrium	00	Amount Due	\$0.00
Zirconium	00	Amount Due	\$0.00
Niobium	00	Amount Due	\$0.00
Molybdenum	00	Amount Due	\$0.00
Technetium	00	Amount Due	\$0.00
Ruthenium	00	Amount Due	\$0.00
Rhodium	00	Amount Due	\$0.00
Palladium	00	Amount Due	\$0.00
Silver	00	Amount Due	\$0.00
Cadmium	00	Amount Due	\$0.00
Indium	00	Amount Due	\$0.00
Thallium	00	Amount Due	\$0.00
Lead	00	Amount Due	\$0.00
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Astatine	00	Amount Due	\$0.00
Tellurium	00	Amount Due	\$0.00
Selenium	00	Amount Due	\$0.00
Sulfur	00	Amount Due	\$0.00
Chlorine	00	Amount Due	\$0.00
Argon	00	Amount Due	\$0.00
Potassium	00	Amount Due	\$0.00
Calcium			

THE UNIVERSITY OF CHICAGO

Drawings By:
Pacific Diamond Development
Vancouver, British Columbia.
Phone: 250.744.7343

TRAILING TITLE:
NORTH & EAST
ELEVATIONS

DATE: 2016-11-2

SCALE:
As Notes


SOLE:

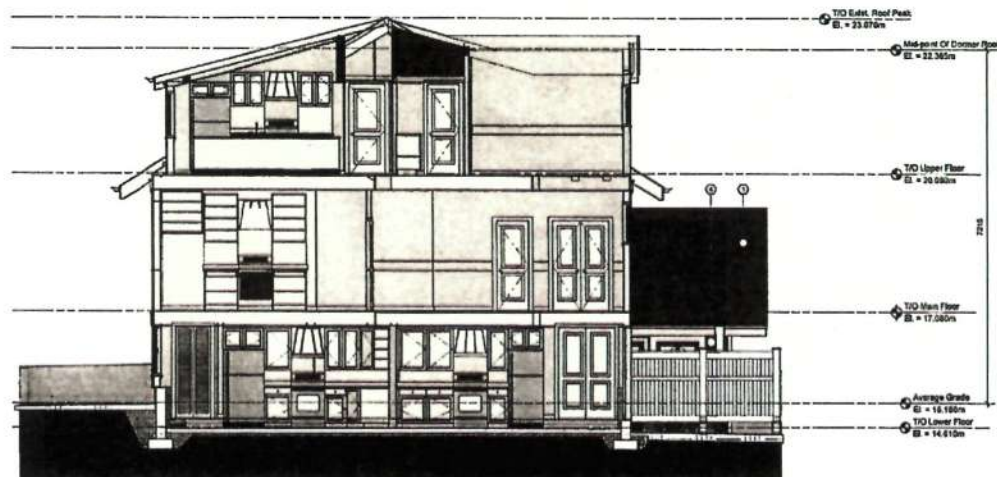
A-5

Received
City of Victoria

DEC 02 2016

**Planning & Development Department
Development Services Division**

MATERIAL LEGEND	
	1 Red Asphalt Shingles
	2 Medium-Density Fibreboard (MDF)
	3 Solid Hardwood Siding
	4 Gypsum Board - 1/2" Type X Glass-Fibre Reinforced Gypsum Board
	5 Gypsum Board - 1/2" Type X Glass-Fibre Reinforced Gypsum Board
	6 Air-Gap Free Insulation & Sheathing
	7 Dry-Stack, Tuck-and-Lock, Hardwood Siding



1 EAV Section
Scale: 1/4" = 1'-0"

Received
City of Victoria

DEC 02 2016

Planning & Development Department
Development Services Division

Project Name	
Client Name	
Project Address	
Project Description	
Project Status	
Project Manager	
Project Engineer	
Project Architect	
Project Designer	
Project Draftsman	
Project Checker	
Project Approver	



Project:
Renovation for Pacific Diamond
Developments
1250 Dallas Road, Victoria, B.C.

Drawings By:
Pacific Diamond Developments
Victoria, British Columbia
Phone: 250.744.7343
Email: pacificdiamond@shaw.ca

DRAWING TITLE:
BUILDING
SECTION

DATE:
2016-11-22

SCALE:
As Noted

SHEET:
S-1

Pacific Diamond Holdings Ltd
#3 – 1250 Dallas Road
Victoria, BC
V8V 1C4

March 7, 2016

To Mayor and Council,

Subject – 1250 Dallas Road Units 1,2,3 and 4 – This is a four unit strata conversion which contained one non conforming fifth unit for the past 30 years. This unit has now been decommissioned and the illegal construction removed.

Presently RB-1 zoned we are requesting to rezone to a five unit strata conversion, adding dormers to increase the habitable sq metres on the upper floor – this will increase the total building sq metres to 441.8. The building presently consists of one – three bedroom unit, and three – one bedroom units. We are requesting a change to two – two bedroom units and three – one bedroom units. The strata will allow rental of all units in perpetuity. The site includes five existing parking spaces.

The changes to 1250 Dallas Road will allow us to retain the building which will maintain and enhance the established residential character and most importantly the streetscape. The home, as is sits, is in dire need of remediation, the building envelope is compromised, as it has been leaking for many years. The building, known as the Sea Rose Bed and Breakfast, is structured for short term rentals with many hallways, staircases, in-building entrances and small suites with smaller kitchens. The proposed changes decrease the common areas and increase suite sq metres and upgrade suites for long term rentals.

The unit on the east side of the property would have some impact on the neighbour. Addressing the neighbours concerns, we have moved the entrance of this unit closer to the rear of the building. This will decrease foot traffic down the side of the property. We have also placed a privacy screen and plantings to decrease impact. The dormers are designed to house bedrooms on the east side of the home, we have also reduced the window sizes to respect the neighbours privacy.

Green build features – the builder is a NRGuide registered builder. We will retain the building, reuse original stained glass as a feature in the home, include some dual flush toilets, low flow showers, above code insulation, install double pane low e argon windows, pre plumb for solar PV, provide electric car charger and bicycle parking Class 1 & 2.

We thank you for the opportunity to bring this home back to the character home it once was.

Sincerely,

James Colebourn
Jane Leece
Pacific Diamond Holdings Ltd.

Pacific Diamond Holdings Ltd
#3 – 1250 Dallas Road
Victoria, BC
V8V 1C4

November 30, 2016

To Mayor and Council,

Subject – 1250 Dallas Road Units 1,2,3 and 4 – This is a four unit strata conversion which contains one non conforming unit which has existed for the past 30 years. We are currently in the process of fulfilling the Clean Hands Policy required by the City of Victoria.

Presently RB1 zoned requesting to rezone to a five unit strata conversion adding dormers to increase the habitable sq metres on the upper floor – thus increasing the total building sq metres to 441.8. This building presently consists of one – two bedroom unit – three – one bedroom unit and one bachelor unit. We are requesting a change to two – two bedroom units and three – one bedroom units. The strata will allow rental of all units in perpetuity. The site includes five existing parking spaces.

These changes will allow us to retain the building which will maintain and enhance the established residential character and most importantly the streetscape. The home, as it sits, is in dire need of remediation, the building envelope is extremely compromised, as it has been leaking for years. This building, known as the Sea Rose Bed and Breakfast, is structured for short term rentals with many hallways, staircases, in-building entrances and small suites with smaller kitchens. The proposed changes decrease common areas and increase suite sq metres and upgrade suites to better suit long term rentals.

The unit on the east side of the property would have some impact on the neighbour. Addressing the neighbours concerns we have moved the entrance of this unit closer to the rear of the building. This will decrease foot traffic down the side of the property. We have also placed a privacy screen and plantings to decrease impact. The dormers are designed to house bedrooms on the east side of the home, we have reduced the window sizes, to respect the neighbours privacy.

Green build features – the builder is an NRGuide registered builder. We will retain the building, reuse in the building some stained glass, include some dual flush toilets, low flow showers and faucets, above code insulation, perform an energy audit and obtain Energuide label, install double pane low e argon windows, no net loss of trees, pre plumb for solar PV, provide electric car charger, and bicycle parking Class 1 & 2.

We thank you for the opportunity to bring this home back to the character home it once was.

Sincerely,

James Colebourn
Jane Leece
Pacific Diamond Holdings Ltd.

Pacific Diamond Holdings Ltd
#3 – 1250 Dallas Road
Victoria, BC
V8V 1C4

August 20, 2016

To Mayor and Council,

Subject – 1250 Dallas Road Units 1,2,3 and 4 – This is a four unit strata conversion which contains one *non conforming unit which has existed for the past 30 years.*

Presently RB1 zoned requesting to rezone to a five unit strata conversion adding dormers to increase the habitable sq metres on the upper floor – thus increasing the total building sq metres to 459.58. This building presently consists of one – two bedroom unit – three – one bedroom unit and one bachelor unit. We are requesting a change to two – two bedroom units and three – one bedroom units. The strata will allow rental of all units in perpetuity. The site includes five existing parking spaces, one more than required.


These changes will allow us to retain the building which will maintain and enhance the established residential character and most importantly the streetscape. The home, as it sits, is in dire need of remediation, as the building envelope is extremely compromised, as it has been leaking for years. This building, known as the Sea Rose Bed and Breakfast, is structured for short term rentals with many hallways, staircases, in-building entrances and small suites with smaller kitchens. The proposed changes decrease common areas and increase suite sq metres and upgrade suites to better suit long term rentals.

The unit on the east side of the property would have some impact on the neighbour. Addressing the neighbours concerns we have moved the entrance of this unit closer to the rear of the building to respect the neighbours privacy. This will decrease foot traffic down the side of the property. We have also placed a privacy screen and plantings to decrease impact. The dormers are designed to house bedrooms on the east side of the home, we have reduced the window sizes, this also respects the neighbours privacy.

Green build features – the builder is an NRGuide registered builder. We will retain the building, include dual flush toilets, low flow showers and faucets, above code insulation, perform an energy audit and obtain Energuide label, install double pane low e argon windows, no net loss of trees, pre plumb for solar PV, provide electric car charger, and bicycle parking Class 1 & 2.

We thank you for the opportunity to bring this home back to the character home it once was.

Sincerely,


James Colebourn
Jane Leece

Pacific Diamond Holdings Ltd.

Fairfield Gonzales CALUC Meeting 16 May 2016

Report of the Community Meeting concerning the development proposal for 1250 Dallas Road.

Members of the CALUC Committee present: Ken Roueche (Chair), Wayne Hollohan, Ted Relph, Robin Jones.

Twenty-eight members of the community attended, about 18 were neighbours interested in 1250 Dallas..

Ken Roueche opened the meeting by explaining the CALUC process, and ways in which community members would be able to have further input at meetings of the Planning and Land Use Committee of the City. He invited the proponent of the proposal, James and Jane Colebourne, to present details of the proposed redevelopment for 1250 Dallas Road and redefinition of the zoning from R1-B to R1-B modified.

Developer's Presentation.

The proponent's architect provided an account of the proposal, which is to renovate an existing house in rather poor physical condition and which currently has five rental properties, one of them non-conforming under existing zoning, into a five unit rental.

He noted that the application will include a request for a hardship variance because the lot is irregularly shaped and a corner of the building does not comply with the required setback from Dallas Road, and because a change in the way stories are defined has redefined the building as having three stories.

The renovation will include remodeling of interior spaces, and enlarging the top story by adding dormer windows. The presentation included plans and renderings of the interior and exterior of 1250 Dallas, including before and after illustrations.

Questions

From CALUC members:

Q. Is the porch being enclosed to add living space on the main level?

A. No. It is being enclosed with a screen door to create a protected entrance.

Q. What is the square footage of each floor?

A. 1425 for basement/lower level; 1665 for main level; about 800 for top level but there is no exact measurement for this.

Q. 420 square meters are permitted under R1-B. How much is the proposal above this? How much is being added by the dormers?

A. The proponent could not provide a precise answer, but it was suggested that the current area is about 450 sq feet and the proposed development will have about 900 sq feet.

Q. Where is the added space?

A. Under the porch, under the back stairs, in portions of the currently unused attic.

Q. What number of units is permitted under R1-B?

A. It depends on the particular building, but for 1250 Dallas it is 4 units.

Q. Will the proposed development mean the loss of long-term rental units?

A. No. There is no intention to stop rentals.

Comments from CALUC:

The proposal exceeds the number of units, and the floor space permitted by R1-B, though extent of floor space is unclear.

The Committee has no issue with existing variances because these are hardship variances.

Questions from the Floor (aggregated by address and to reduce duplication):

Q: 1270 Dallas Road (neighbour on east side). Asked about the distance to the adjacent property line on the east side, possible parking problems on Dallas Road, and the height and width of the proposed dormers which will compromise privacy of his house next door.

A: Property line is four feet from the stair well on the east side. The parking situation should not change from the present because there are currently five units in the building, and there is sufficient on site parking. The peak of the dormers is the same as the peak of the existing roof. The proponent was uncertain about the width of the proposed dormers, but indicated that the size of them could be reconsidered. They will also examine options for moving the side entrance to the rear of the building, or having both entrances for basement apartments on the Howe St side, though these options may pose design difficulties..

Q: 89 Howe: how is the height of building measured?

A: There is a standard approach for measuring height and that was used. The existing height of the ridge line will not change.

Q: 89 Howe: Is the garage needed? If it is removed that will create more space for parking or green space.

A: The owners do intend to live in one of the units in this building, and the garage will be useful for the electric car they drive.

Q: 89 Howe: how much of the site will be covered and impermeable?

A: The proponent is trying to create as much green area as possible, and will consider adding mesh pavers to the driveway to improve permeability.

Q: 89 Howe expressed a concern about the loss of rental accommodation. What will happen to the existing renters?

A: The renovation will take at least a year so the existing renters will be displaced, but the renovated units will be offered to existing tenants.

Comment: 11 Howe (neighbour on north side): Expressed a concern about parking and whether it is sufficient for five units and suggested that the number of units be reduced to four

Comment : 1555 (street name inaudible): expressed a concern about loss of affordable rentals) The proponent indicated that this building was once a B and B with lots of hallways, suitable for short term rentals. The renovation will convert the building to long term rentals.

The final comment was from an individual who had lived next door to a house Jamie Colebourne had renovated elsewhere who said that he had done a great job in his neighbourhood.

Chair Ken Roueche thanked the proponents for their presentation and members of the public for their questions and comments.
