

REPORTS OF COMMITTEES

2. Committee of the Whole – April 13, 2017

3. Rezoning Application and Development Permit with Variances Application No. 00543 for 710 Belton Avenue

Motion:

It was moved by Councillor Alto, seconded by Councillor Isitt:

Rezoning Application No. 00543 for 710 Belton Ave (Vic West)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00543 for 710 Belton Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances No. 00543 for 710 Belton Ave (Vic West)

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00543, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00543 for 710 Belton Avenue in accordance with:

1. Plans date stamped February 28, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 1.108, Section 1.108.4(d): reduce the separation space between a garden suite and a single-family dwelling from 2.40m to 2.10m.
3. The Development Permit lapsing two year from the date of this resolution."

Carried Unanimously

3.7 Development Permit with Variances No. 00543 for 710 Belton Ave (Vic West)

Committee received a report dated March 30, 2017 from the Director of Sustainable Planning and Community Development providing information regarding the Development Variances Permit No. 00543 for 710 Belton Avenue. The applicant is proposing a reduced separation of space between the garden suite and the single-family dwelling.

Motion: It was moved by Councillor Alto, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00543, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00543 for 710 Belton Avenue in accordance with:

1. Plans date stamped February 28, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 1.108, Section 1.108.4(d): reduce the separation space between a garden suite and a single-family dwelling from 2.40m to 2.10m.
3. The Development Permit lapsing two year from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of April 13, 2017

To: Committee of the Whole **Date:** March 30, 2017

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

Subject: Development Permit with Variances Application No. 00543 for 710 Belton Avenue

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00543, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00543 for 710 Belton Avenue in accordance with:

1. Plans date stamped February 28, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 1.108, Section 1.108.4(d): reduce the separation space between a garden suite and a single-family dwelling from 2.40m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 710 Belton Avenue. The proposal is to construct a garden suite.

The following points were considered in assessing this application:

- the proposal is consistent with the objectives for sensitive infill in Development Permit Area 15E: Intensive Residential - Garden Suites of the *Official Community Plan 2012 (OCP)*

- the proposal is consistent with the policies and design specifications contained in the *Garden Suite Policy* (2011)
- the requested variance to reduce the separation space between the garden suite and the existing single-family dwelling is supportable as this slight reduction is a result of a smaller lot depth and the siting of the existing dwelling unit on the lot. The proposal still complies with the BC Building Code.

BACKGROUND

Description of Proposal

The proposal is for a garden suite; specific details include:

- one and a half storey building with a pitched roofline and gabled front entryway
- the exterior materials include stained wood shingles, fiberglass door with glazing and asphalt shingles
- permeable surface treatment for the semi-private outdoor space
- new hard and soft landscaping would be introduced.

The proposed variance is related to reducing the separation space between the garden suite and the single-family dwelling.

Sustainability Features

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

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 occupied by a single-family dwelling and an accessory building.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Victoria West CALUC at a Community Meeting held on November 15, 2016. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes a 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

The OCP identifies this property within Development Permit Area 15E: Intensive Residential - Garden Suites. The proposed design is consistent with the design guidelines contained in the *Garden Suite Policy*.

The existing accessory building would be removed and the proposed garden suite would be constructed on approximately the same footprint. The *Garden Suite Design Guidelines* encourage garden suites to relate to the principal building in terms of materials, roof form and general architectural expression. The proposed garden suite incorporates traditional architectural features similar to the principal dwelling such as a pitched roofline, gabled front entryway and wood shingles. The proposed windows are maximized on the west elevation oriented to the interior of the site. There are no windows on the east and south elevations facing the immediate neighbours. To allow for more light into the garden suite, the applicant is proposing two skylights to be installed in the roof, which does not create any privacy impacts upon adjacent neighbours.

The applicant is requesting a variance to reduce the separation space between the garden suite and the main dwelling unit from 2.4m to 2.1m. A slight reduction in the separation space is a result of a smaller lot depth and the siting of the existing dwelling unit on the lot; however, the garden suite does comply with the design guidelines with regard to siting of the dwelling unit in the rear yard, providing adequate landscaping and usable outdoor space, and minimizing shading on adjacent private open space. There are no Building Code issues associated with this reduction, and any impacts associated with this requested variance would be limited to the subject site.

CONCLUSIONS

This proposal to construct a new garden suite is consistent with Development Permit Area 15E: Intensive Residential - Garden Suites. The garden suite creates an opportunity for another form of rental housing and it will provide a liveable environment for its occupants with minimal impact on the neighbouring dwellings. Staff recommend for Council's consideration that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00543 for the property located at 710 Belton Avenue.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division

JH.



Jonathan Timney, Director
Sustainable Planning and Community
Development Department

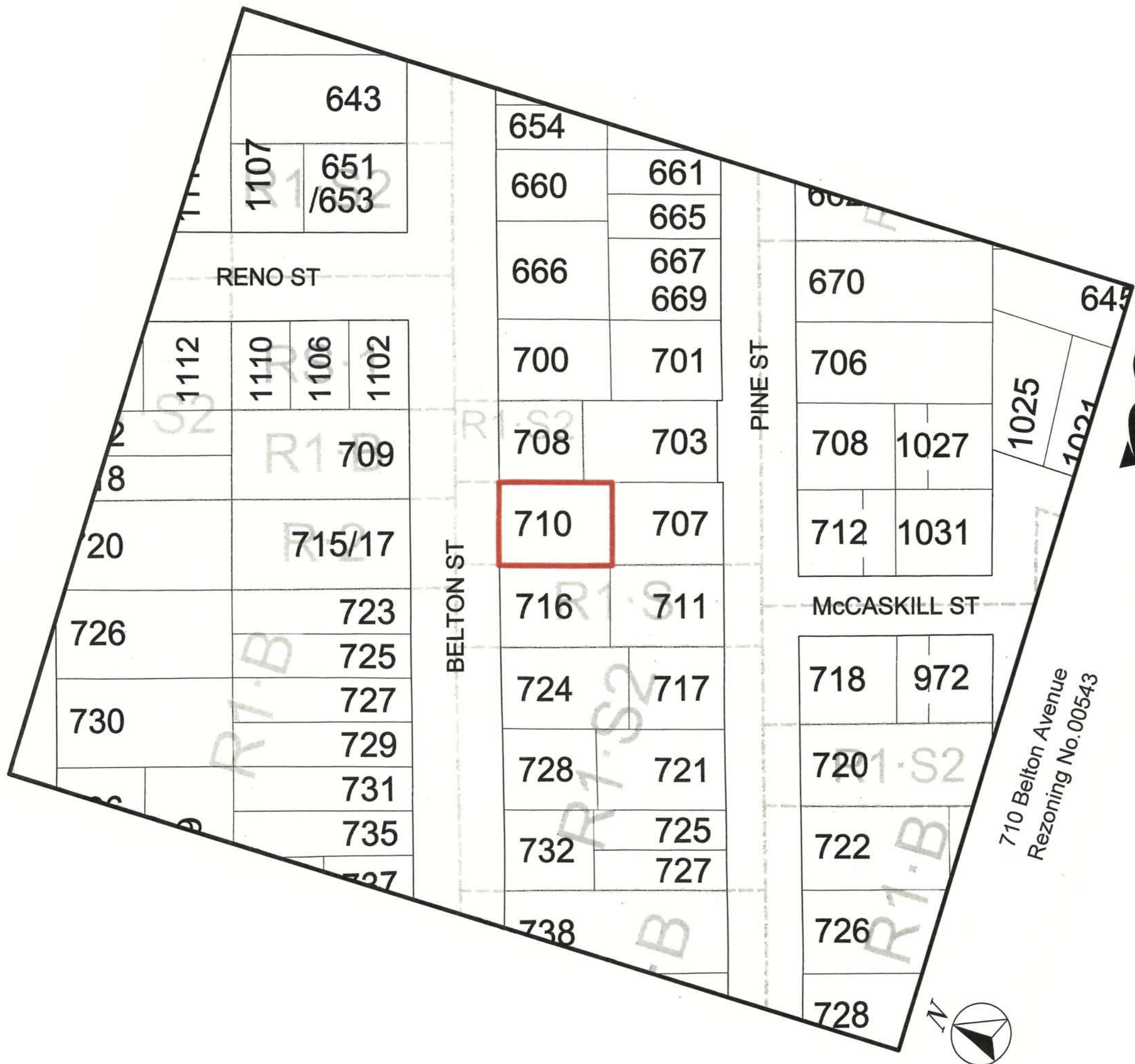
Report accepted and recommended by the City Manager:

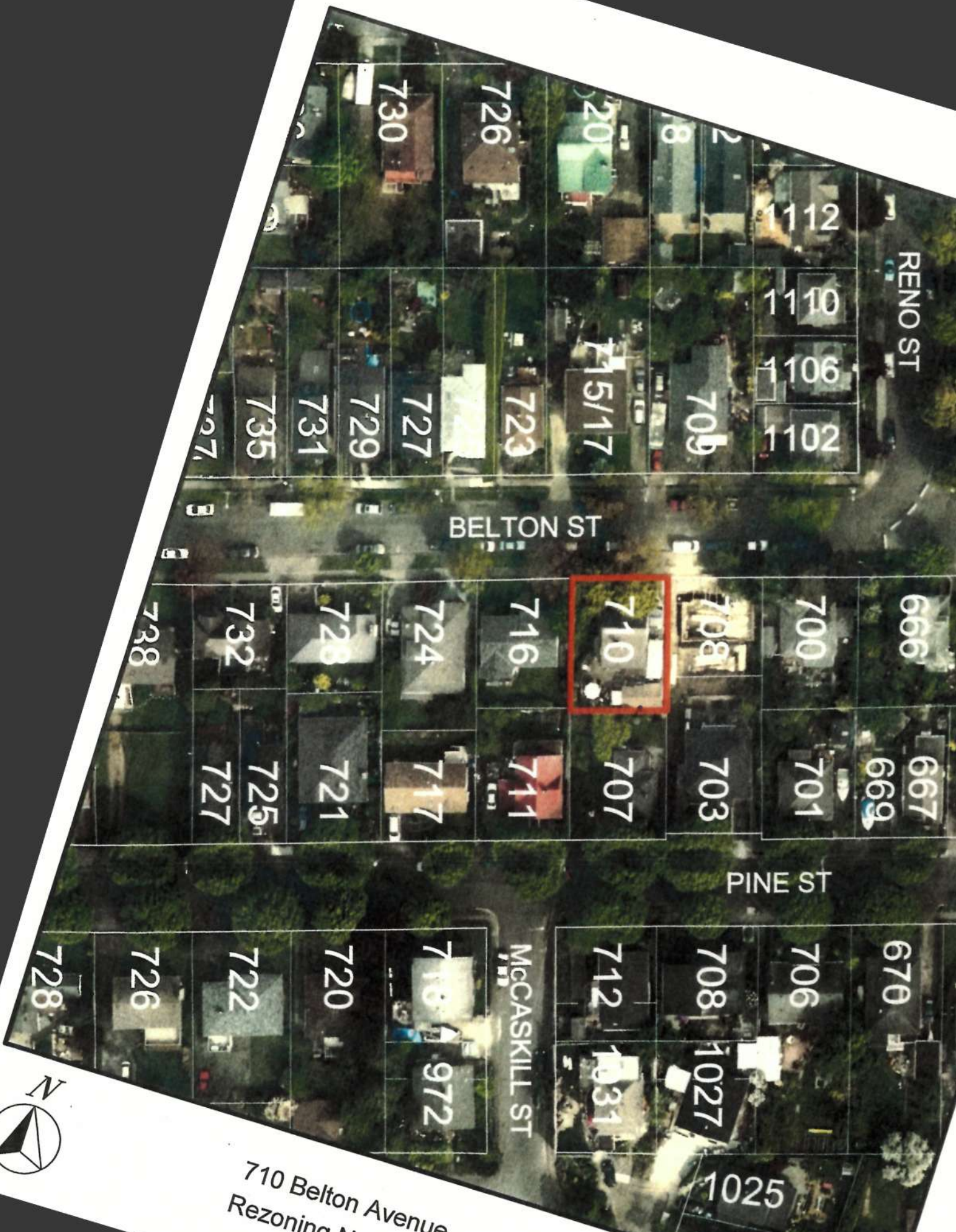
Date:

Apr 15, 2014

List of Attachments:

- Subject Map
- Aerial Map
- Plans dated February 28, 2017
- Letter from applicant to Mayor and Council dated November 28, 2016
- Neighbourhood petition prepared by the applicant received November 29, 2016
- Updated letter from applicant to Mayor and Council dated March 22, 2017
- Correspondence dated November 29, 2016.





RENO ST

1112

1110

1106

1102

709

715/17

723

727

729

731

735

737

BELTON ST

666

700

708

710

716

724

728

732

738

667

669

701

703

707

711

717

721

725

729

PINE ST

670

706

708

712

716

720

722

726

728

MCCASKILL ST

972

1025

1027

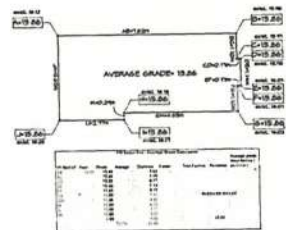
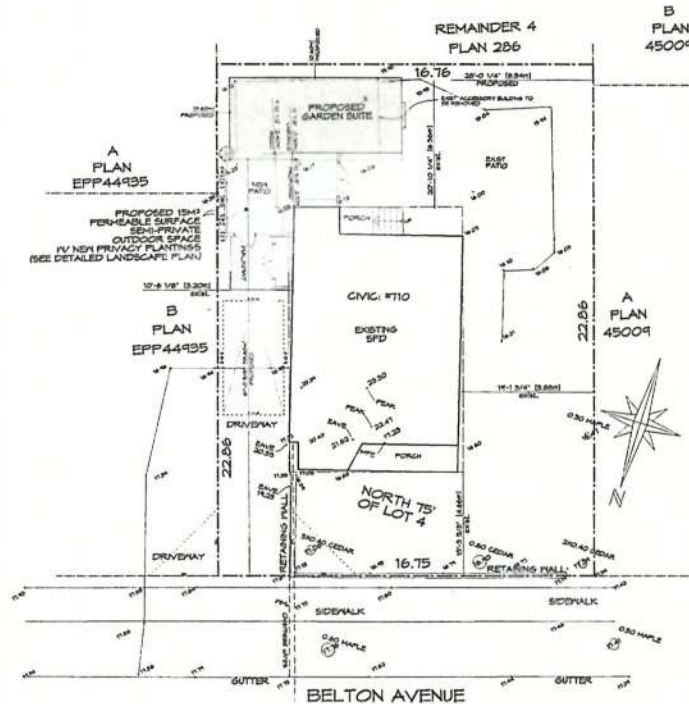
1031



710 Belton Avenue
Rezoning

- DRAWING LIST:**
- DPO.1 SITE PLAN, DATA, & AVG. GRADE KEY
 - DPO.2 FLOOR PLANS & ELEVATIONS
 - DPO.3 STREET SCAPES
 - DPO.4 LANDSCAPE PLAN

SITE DATA - 710 Belton Avenue			
LEGAL DESCRIPTION - LOT 4, SECTION 10, ESQUIMALT DISTRICT, PLAN 286			
EXISTING ZONING - R1-B PROPOSED ZONING - R1-B,65			
LOT AREA	REQUIRED 480.00 M ²	EXISTING 365.00 M ² (4122.54 FT ²) ^{NOT CONFORMING}	PROPOSED 365.00 M ² (4122.54 FT ²) ^{NOT CONFORMING}
LOT WIDTH	15.00 M	16.76 M (54.97')	16.76 M (54.97')
LOT DEPTH (AVG.)		22.86 M (75.00')	22.86 M (75.00')
FRONT YARD AREA		75.00 M ² (814.51 FT ²)	75.00 M ² (814.51 FT ²)
REAR YARD AREA		106.51 M ² (1146.46 FT ²)	106.51 M ² (1146.46 FT ²)
SETBACKS			
FRONT	7.50 M	4.86 M (15.94')	4.86 M (15.94')
REAR	7.50 M	6.36 M (20.87')	6.36 M (20.87')
SIDE EAST	1.68 M 10% OF WIDTH	3.20 M (10.50')	3.20 M (10.50')
SIDE WEST	3.00 M	5.83 M (19.13')	5.83 M (19.13')
SIDE (COMBINED)	4.68 M	4.03 M (13.23')	4.03 M (13.23')
STOREYS	2 STOREYS	2 STOREYS	2 STOREYS
SITE COVERAGE	40.00 %	27.77 % INCLUDING ACCESSORY BLDG	26.46 % INCLUDING ACCESSORY BLDG
ACCESSORY BLDG			
SETBACKS			
TO HOUSE	2.40 M	2.10 M (6.89') VARIANCE	
REAR	0.60 M	0.60 M (1.97')	
SIDE EAST	0.60 M	0.60 M (1.97')	
SIDE WEST	0.60 M	8.54 M (28.02')	
AVG. GRADE		15.86 M (52.03')	
BUILDING HEIGHT	3.50 M	3.48 M (11.42')	
FLOOR AREA	31.00 M ²	24.65 M ² (265.14 FT ²)	
SITE COVERAGE	25.00 % OF REAR YARD	24.46 % OF REAR YARD	
VARIANCES			
SETBACK TO HOUSE (GARDEN SUITE)	REQUIRED 2.40 M	PROPOSED 2.10 M (6.89')	VARIANCE 0.30 M (0.98')



○ Average Grade Key
Scale: 1/8" = 1'-0"

○ Site Plan
Scale: 1:100

CITY OF VICTORIA
RECEIVED **DEEMED**
MAR 24 2017 **FEB 28 2017**

REV. NO.	DESCRIPTION	DATE
1	PERMISSIBLE SURFACE NOTED PER CITY. PRIVATE PROPERTY, GATE 1 FENCE ADDED PER DETAILED LANDSCAPE PLAN. IN SITE "HOUSE ACCESS" ENTRY ACCESSORY BUILDING IS BE PROPOSED. PROPOSED GARDEN SUITE TO BE BUILT (SITE DATA PROVIDED) DESIGNING ROOMS TO HELP ALLEVIATE CONGESTION CONFORMING SETBACK TO MAIN SPD	JAN 12/17
1.1	REAR PARKING STALL ADDED AND OVERLOOKED. SITE TENSILE REVEALED TO SIT ON PRIVATE PROPERTY	MAR 23/17

RE-ISSUED FOR REZONING JAN. 12, 2017

ZEBRADESIGN

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

Drawn By: C. COLLINS
 Date: NOV. 24, 2016
 Scale: AS NOTED

Project:
 PROPOSED GARDEN SUITE @ 710 BELTON AVE.

Title:
 SITE PLAN & GENERAL NOTES

Revision: Sheet:
 15" Revision NOV 24/16
 REV JAN 12/17
 REV MAR 23/17

DP 0.1

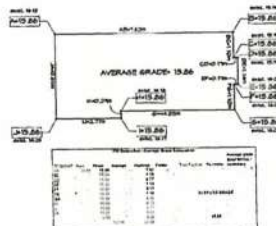
Proj No. TBD


LEGAL DESCRIPTION - LOT 4, SECTION 10, ESQUIMALT DISTRICT, PLAN 286
EXISTING ZONING - R1-B **PROPOSED ZONING** - R1-B-65

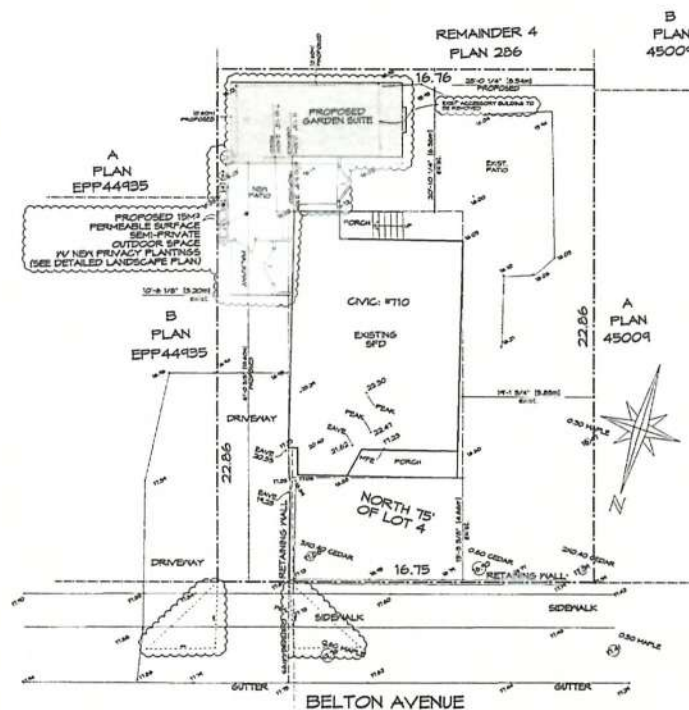
	REQUIRED	EXISTING	PROPOSED
<u>LOT AREA</u>	460.00 M ²	388.00 M ² (1122.54 FT) ² <small>NET COVERAGES</small>	388.00 M ² (1122.54 FT) ² <small>NET COVERAGES</small>
<u>LOT WIDTH</u>	15.00 M	16.76 M (54.97')	16.76 M (54.97')
<u>LOT DEPTH (AVG.)</u>		22.86 M (75.00')	22.86 M (75.00')
<u>FRONT YARD AREA</u>		78.00 M ² (834.51 FT ²)	78.00 M ² (834.51 FT ²)
<u>REAR YARD AREA</u>		106.51 M ² (1146.46 FT ²)	106.51 M ² (1146.46 FT ²)
<u>SETBACKS</u>			
FRONT	7.50 M	4.66 M (15.24')	4.66 M (15.24')
REAR	7.50 M	6.36 M (20.87')	6.36 M (20.87')
SIDE EAST	1.66 M 10% OF WIDTH	3.20 M (10.50')	3.20 M (10.50')
SIDE WEST	3.00 M	5.83 M (19.13')	5.83 M (19.13')
SIDE (COMBINED)	4.66 M	4.09 M (13.43')	4.09 M (13.43')
<u>STOREYS</u>			
2 STOREYS	40.00 %	2 STOREYS	2 STOREYS
<u>SITE COVERAGE</u>			
	21.71 %	INCLUDING ACCESSORY BLDG	20.46 % INCLUDING ACCESSORY BLDG

<u>ACCESSORY BLDG</u>	<u>EXISTING</u>	<u>PROPOSED</u>
<u>SETBACKS</u>		
TO HOUSE	2.40 M	2.10 M (6.89' "MINIMUM")
REAR	0.60 M	0.60 M (1.97')
SIDE EAST	0.60 M	0.60 M (1.97')
SIDE WEST	0.60 M	0.54 M (20.02')
<u>AVG. GRADE</u>		15.86 M (52.03')
<u>BUILDING HEIGHT</u>	3.50 M	3.45 M (11.42')
<u>FLOOR AREA</u>	57.00 M ²	24.65 M ² (311.14 FT ²)
<u>SITE COVERAGE</u>	25.00 % OF REAR YARD	24.46 % OF REAR YARD

<u>VARIANCES</u>	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
SETBACK TO HOUSE (GARDEN SUITE)	2.40 M	2.10 M (6.89')	0.30 M (0.98')



 **Average Grade Key**
Scale: 1/8" = 1'-0"



Site Plan
Scale: 1:100

DPO.1	SITE PLAN, DATA, & AVG. GRADE KEY
DPO.2	FLOOR PLANS & ELEVATIONS
DPO.3	STREET SCAPE
DPO.4	LANDSCAPE PLAN

RE-ISSUED FOR
REZONING
JAN. 12, 2017

ZEBRADESIGN

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

Drawn By: C. COLLINS

Date: NOV. 29, 2016

Scale: AS NOTED

Project:
PROPOSED
GARDEN SUITE @
710 BELTON AVE.

Title:
SITE PLAN &
GENERAL NOTES

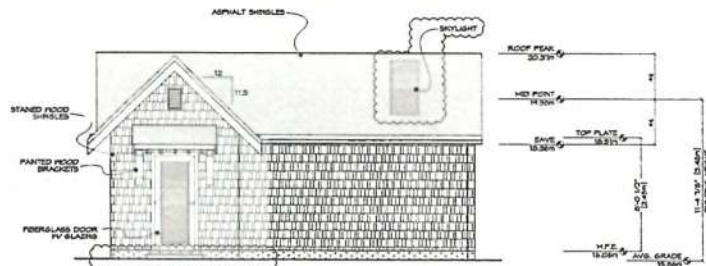
REV. NO.	DESCRIPTION	DATE
1	PERMEABLE SURFACE NOTED WITH PRIVATE PLANTING; GATE 1 FENCE ADDED (SEE DETAILED LANDSCAPE PLAN); 24 SETS TRIMMED; 100% DIST. ACCESSORY BUILDING TO BE REMOVED; PROPOSED BARKING BITE TO THE NEW BUILD (SEE DATA PROVIDED); NEW REVISION TO HELP ALLOW SITE NOT CONFORMING SETBACK TO MAIN SET	JAN 12/17

Revision:	Sheet:
1ST SUBMISSION	DP
NOV 29/16	O.1
REV 1	
JAN 13/17	
	Proj No. TBD

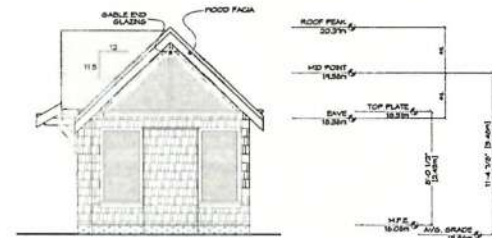
Received
City of Victoria

FEB 28 2017

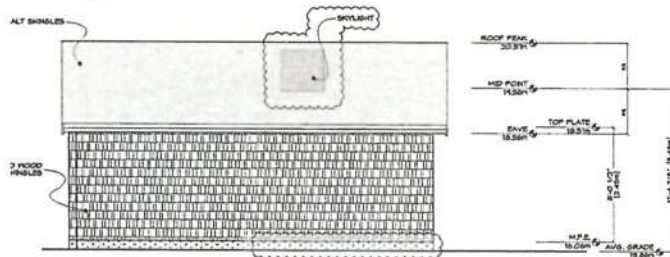
**Planning & Development Department
Development Services Division**



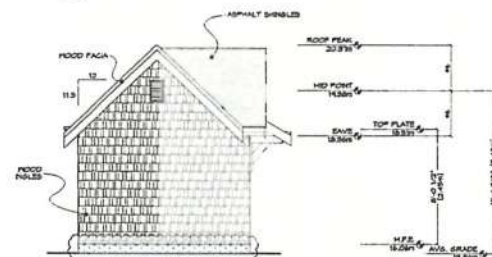
Front Elevation (North)
Scale: 1/4" = 1'-0"



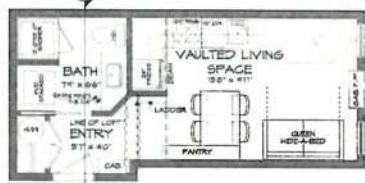
Side Elevation (West)
Scale: 1/4" = 1'-0"



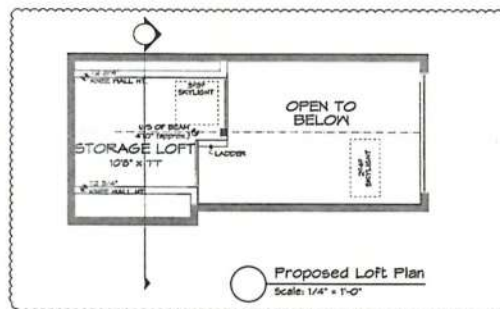
Rear Elevation (South)
Scale: 1/4" = 1'-0"



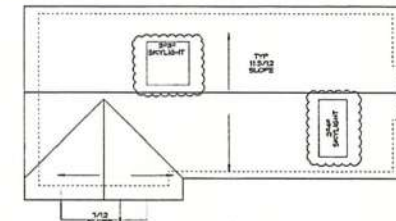
Side Elevation (East)
Scale: 1/4" = 1'-0"



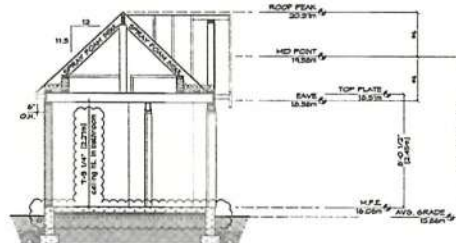
Proposed Main Floor Plan
Scale: 1/4" = 1'-0"



Proposed Loft Plan
Scale: 1/4" = 1'-0"



Proposed Roof Plan
Scale: 1/4" = 1'-0"



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

RE-ISSUED FOR
REZONING
JAN. 12, 2017

ZEBRADESIGN

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

Drawn By: C. COLLINS

Date: NOV. 24, 2016

Scale: AS NOTED

Project:
PROPOSED
GARDEN SUITE @
710 BELTON AVE.

Title:
SITE PLAN &
GENERAL NOTES

REV. NO.	DESCRIPTION	DATE
1	REMOVE SLEEPING LOFT AND REPLACE WITH GARDEN SUITE LEVELLED OUT (IF STEP REMOVED)	JAN 12/17

Revision: Sheet:
NOV 24 2016
REV 1
JAN 12/17
DP
0.2
Proj No. TBD

Received
City of Victoria

FEB 28 2017

Planning & Development Department
Development Services Division



RE-ISSUED FOR
REZONING
JAN. 12, 2017

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E5
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: C. COLLINS

Date: NOV. 24, 2016

Scale: AS NOTED

Project:
PROPOSED
GARDEN SUITE @
710 BELTON AVE.

Title:
SITE PLAN &
GENERAL NOTES

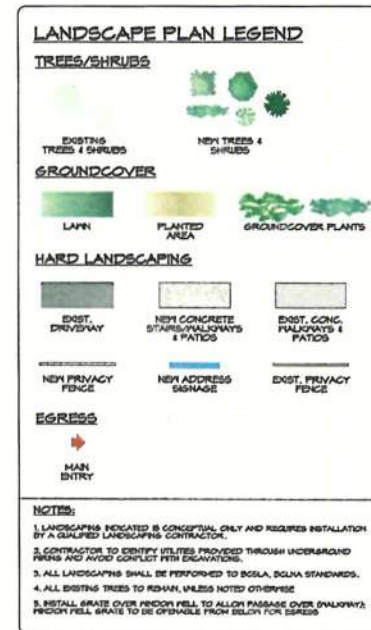
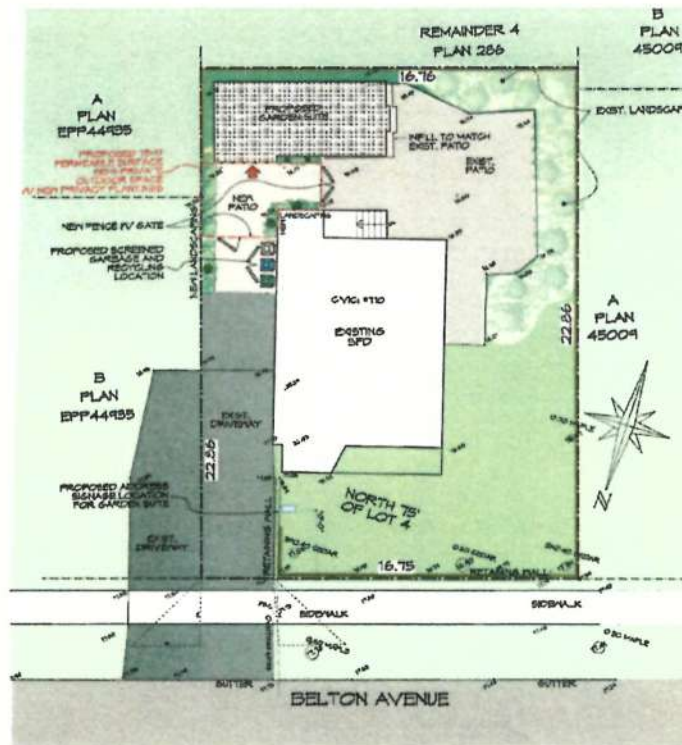
REV. NO.	DESCRIPTION	DATE
1	GARDEN SUITE MOVED TO DADY SETBACK	JAN 12/17

Revision: Sheet:
13th SUBMISSION NOV 24/16
REV 1 JAN 12/17
DP
0.3
Proj NO. TBD

Received
City of Victoria

FEB 28 2017

Planning & Development Department
Development Services Division



RE-ISSUED FOR
REZONING
JAN. 12, 2011

ZEBRADESIGN



1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2119

Drawn By: C. COLLINS

Date: NOV. 24, 2016

Scale: AS NOTED

Project:
PROPOSED
GARDEN SUITE @
110 BELTON AVE.

Title:
SITE PLAN &
GENERAL NOTES

REV. NO.	DESCRIPTION	DATE
1	ADDED DETAILED LANDSCAPE PLAN	JAN 12/11

Revision:	Sheet:
REV 1 JAN 12/11	DP 0.4
	Proj No. TBD

Received
City of Victoria
FEB 28 2017
Planning & Development Department
Development Services Division



November 28, 2016

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

Re: 710 Belton Avenue - Rezoning to allow new Garden Suite

Dear Mayor and Council,

On behalf of our client Scott Birley, we are applying to rezone the property at 710 Belton Avenue, to allow conversion of an existing accessory building into a Garden Suite.

The existing small workshop would have its roof removed and replaced, with a sleeping loft added and building renovated and finished as a living space. Although the floor area of the existing and proposed is small, we have been in consultation with the City's Planning and Zoning Departments since the outset of design work, with their support.

Mr. Birley has also canvassed up and down his street and surrounding homes, with great support from his neighbours, as documented by the enclosed signatures. At the Vic West neighbourhood meeting in November, the project also encountered no opposition.

We have designed a traditional gabled roof with a steep pitch on the main portion of the space with a second gable on one side; a shed roof detail with painted knee brackets and exposed rafter tails over the entry itself; stained wooden shingles; wooden trim, fascia and a frieze band.

Please see the project drawings for additional information and details, and we look forward to your feedback.

Sincerely,

Rus Collins
Zebra Design & Interiors Group Inc.

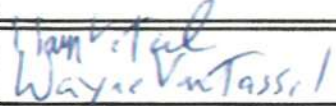

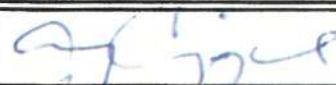

August 2016

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6



Re: 710 Belton Avenue, Victoria B. C.

After reviewing the plans and elevations for the proposed garden suite and rezoning at 710 Belton Avenue, we the undersigned have no objections.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
 Wayne VanTassel	1102 Reno Street Victoria, BC V8A 4B6	August 26, 2016
Amy Donald	703 Pine St Victoria BC. V8A 2Z9	Aug. 27/16
Sean Jeffrey	723 Belton Ave Victoria V8A 2Z7	Sept 17 /16
Jana Schottz	711 Pine St. V8A 2Z9 VICTORIA BC	SEPT 17/16
 MATT REED	707 PINE ST VICTORIA BC V8A 2Z9	Sept 19/16
 Jeff Jones		
 Lisa Milled	723 Belton V8A 2Z7	Sept 18/16

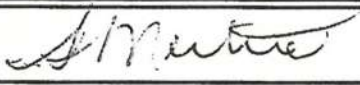

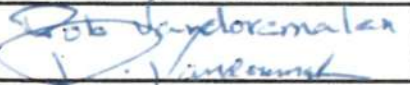

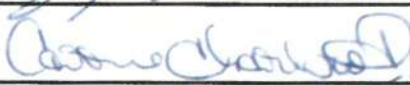


August 2016

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6



Re: 710 Belton Avenue, Victoria B. C.

After reviewing the plans and elevations for the proposed garden suite and rezoning at 710 Belton Avenue, we the undersigned have no objections.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
 Sharon Mevlino	715 Belton Ave Victoria V9A 2Z7	Aug 14, 2016
 Robin Lam	716 Belton Ave Victoria V9A 2Z6	Aug 16/16
 Rob Angeloromalen	708 Belton Victoria, BC V9A 2Z6	Aug 20/16
 Loring Graybrook		
 Carrie Charlesworth	709 Belton Victoria BC V9A 2Z7	Aug 20/16
 Mark Johnson	700 Belton Ave Victoria, BC V9A 2Z6	Aug 21/16
 JOANNE WYLD	717 BELTON AVE VICTORIA BC V9A 2Z7	Aug 24/16



March 22, 2017

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

Re: 710 Belton Ave Rezoning for new Garden Suite – Development Variance Permit

Dear Honourable Mayor and Council,

On behalf of our client Scott Birley, and in response to the Zoning Plan Check, we provide the following information to clarify aspects of the application.

An existing accessory building structure has been in place on this property for a great many years since before Mr. Birley purchased the lot over 20 years ago, but was built without a permit. Mr. Birley hired us last year to help him make an application to convert the existing workshop into a garden suite, which we did. While the City Planning and Zoning Departments were willing to allow the conversion of the current building to a suite, certain conditions would have been non-compliant (setback between buildings; lot area) and the clean hands policy would also have been brought into effect for bringing the building up to code.

It was suggested by the City at the time of the Application Review Summary that perhaps a better option would be to take the existing structure down, and rebuild with wholly new construction the garden suite that we had designed as a conversion, in a slightly revised location. In this manner the building could be made fully compliant with the building code, and the revised location could decrease the variance requirement for setback between house and garden suite. The relaxation previously requested was 0.51 M (from required 2.4M to proposed 1.89M); current request would be 0.3 M relaxation (from required 2.4M to proposed 2.1M). The site remains existing non-conforming for lot area at 383.0 SM, requiring a relaxation of 77 SM.

The current drawings reflect these changes, and also have addressed the request in the zoning plan check to dimension and mark the parking space for the suite.

We thank you for your time in consideration of the proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rus", written over a light blue horizontal line.

Rus Collins
Zebra Design & Interiors Group Inc.

November 29, 2016

Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6



Dear Mayor & Council:

I attended the community meeting on November 15, 2016 at the Vic West Community Centre. The topic of interest was the development proposal of 710 Belton Avenue, Victoria BC. The homeowner and his design group are interested in rezoning from R1-B to R1-B_GS. I live just down from this property and have some concerns regarding this development.

My main issue is the separation space between the existing building, the proposed garden suite, and the single family dwelling. The distance is below the minimum. I think it is a fire hazard especially with the older houses. How was the existing building allowed to be built without following the accessory building regulations? It was stated at the meeting that the proposed garden suite must be visible from the street. Currently this site line is blocked by several recreational vehicles in the driveway and one can only see the rooftop. Will these be moved to allow clear access and view from the street? The access is important not only for the occupant but also for any emergency responders that may need access to the garden suite. My last concern is the site coverage percentage of the buildings on the lot as it appears from the street that the site coverage for both buildings is over the maximum.

Although off-street parking is not required for the garden suite please note that parking in the area is congested. There are several large apartment buildings on Dominion St and many of the guests/residents park up on Belton. Many houses do not have driveways. Some houses have more than one vehicle trying to park in front of their homes, which at times is impossible.

Please take my concerns into consideration when reviewing the change in zoning application as I do not think this rezoning should be allowed.

Regards,

Jayne Hawkins

CC: Zoning Department