

REPORTS OF THE COMMITTEES

1. Committee of the Whole – April 7, 2016

3. Rezoning Application No. 00498 for 1705 Haultain Street

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council, instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00498 for 1705 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

Carried Unanimously

4. LAND USE MATTERS

4.1.1 Rezoning Application No. 00498 for 1705 Haultain Street

Committee received a report dated March 23, 2016, regarding an application to rezone the subject property in order to subdivide the property into three small lots and construct three small lot houses.

Motion: It was moved by Councillor Lucas, seconded by Councillor Coleman, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00498 for 1705 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

Committee discussed:

- That concerns might be mitigated at the public hearing.

CARRIED UNANIMOUSLY 16/COTW



Committee of the Whole Report

For the Meeting of April 7, 2016

To: Committee of the Whole **Date:** March 23, 2016

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

Subject: Rezoning Application No. 00498 for 1705 Haultain Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00498 for 1705 Haultain Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

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.

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 1705 Haultain Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and to a new zone based on the R1-S2 Zone, Restricted Small Lot (Two Storey) District, except with a smaller minimum site area, in order to subdivide the property into three small lots and construct three small lot houses. Lots A and C would be rezoned to the R1-S2 Zone and Lot B would be the new zone.

The following points were considered in assessing this Application:

- The proposal is generally consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill in the *Official Community Plan*, 2012 (OCP).
- The proposal is generally consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy*, 2002.
- The subject property is a corner lot and is suitable location for this form of housing.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone a portion of the subject property from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) Dwelling District and the remainder from the R1-B Zone, Single Family Dwelling District, to a new zone based on the R1-S2 Zone, Restricted Small Lot (Two Storey) Dwelling District, except with a smaller minimum site area. The proposal is to create three new lots and construct three new small lot houses. Lots A and C would be rezoned to the R1-S2 Zone and Lot B would be the new zone. Variances related to the three new houses would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing Impacts

The applicant proposes the creation of three new residential units which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit with Variances Application for this property.

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 Application.

Land Use Context

The area is primarily characterized by single family dwellings with some townhouses. A duplex is located immediately to the south of the subject site and a commercial building is located on the opposite corner of Haultain Street and Shelbourne Street.

Existing Site Development and Development Potential

The site is presently two vacant lots. Under the current R1-B Zone, the property could be developed as two single family houses with secondary suites.

Data Table

The following data table compares the proposal with the R1-S2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. Lots A and C would be rezoned to the R1-S2 Zone. Lot B would be rezoned to a new zone based on the R1-S2 Zone except with a smaller minimum lot size. The remaining variances will be addressed through the concurrent Development Permit with Variances Application.

Zoning Criteria	Proposal Lot A	Proposal Lot B	Proposal Lot C	Zone Standard R1-S2
Site area (m ²) - minimum	260.10	254.30 *	260.07	260.00
Density (Floor Space Ratio) - maximum	0.48	0.51	0.52	0.60 to 1.00
Total floor area (m ²) - maximum	125.87	130.82	135.02	190.00
Lot width (m) - minimum	21.42	12.62	10.34	10.00
Height (m) - maximum	6.51	6.62	6.54	7.50
Storeys - maximum	2	2	2	2
Site coverage % - maximum	32.60	33.67	33.20	40.00
Setbacks (m) - minimum				
Front	2.03 *	5.00 *	6.00	6.00
Rear	1.50 *	4.73 *	6.04	6.00
Side (habitable)	4.91 (south)	1.83 * (east)	N/A	2.40
Side (non-habitable)	N/A	1.50 (west)	1.52 (north)	1.50
Side (habitable)	N/A	N/A	1.50 * (south)	2.40
Side-flanking street	5.09 (north)	N/A	N/A	2.40
Parking - minimum	1	1	1	1
Parking - location	Side Yard	Front Yard *	Side Yard	Not Front Yard

Relevant History

The existing house at 1705 Haultain Street was moved to 2810 Shelbourne Street. The subject site is currently two vacant lots.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the North Jubilee CALUC at a Community Meeting held on November 16, 2015. Letters from the CALUC dated December 7, 2015, and February 4, 2016, are attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 87.5% support this Application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the subject property is Traditional Residential. This proposal for small lot houses is consistent with the general OCP policy for ground-oriented residential development in the Traditional Residential Urban Place Designation.

In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential – Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The proposed Lot B would be 254.30m² and would, therefore, not meet this policy or the minimum size in the standard small lot zone (R1-S2 Zone).

The proposal does, however, meet the sensitive infill objectives of the *Small Lot House Rezoning Policy* by proposing ground-oriented housing that fits in with the existing character of the neighbourhood.

As stated in the *Small Lot House Rezoning Policy*, a small lot rezoning is not intended to facilitate the demolition of an existing house to enable additional houses to be built in the same place. The proposal is consistent with this policy because the site is currently two vacant lots.

Tree Preservation Requirements

The applicant has provided an arborist report (attached) outlining the impact mitigation measures required to retain trees as indicated. Three trees are indicated for removal as they are impacted by the driveway and house proposed on Lot B. Replacement trees will be required as per the *Tree Preservation Bylaw*.

CONCLUSIONS

The proposal to rezone the subject property to the R1-S2 Zone, Restricted Small Lot (Two Storey) District and to a new zone based on the R1-S2 Zone, Restricted Small Lot (Two Storey) District, except with a smaller minimum lot size, and construct three new small lot houses is generally consistent with the objectives in the OCP and the *Small Lot Rezoning Policy* for sensitive infill development. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

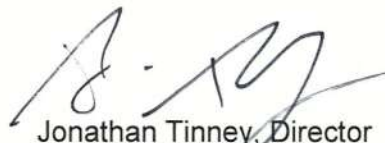
That Council decline Rezoning Application No. 00498 for the property located at 1705 Haultain Street.

Respectfully submitted,



Rob Bateman
Planner
Development Services Division

JH



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

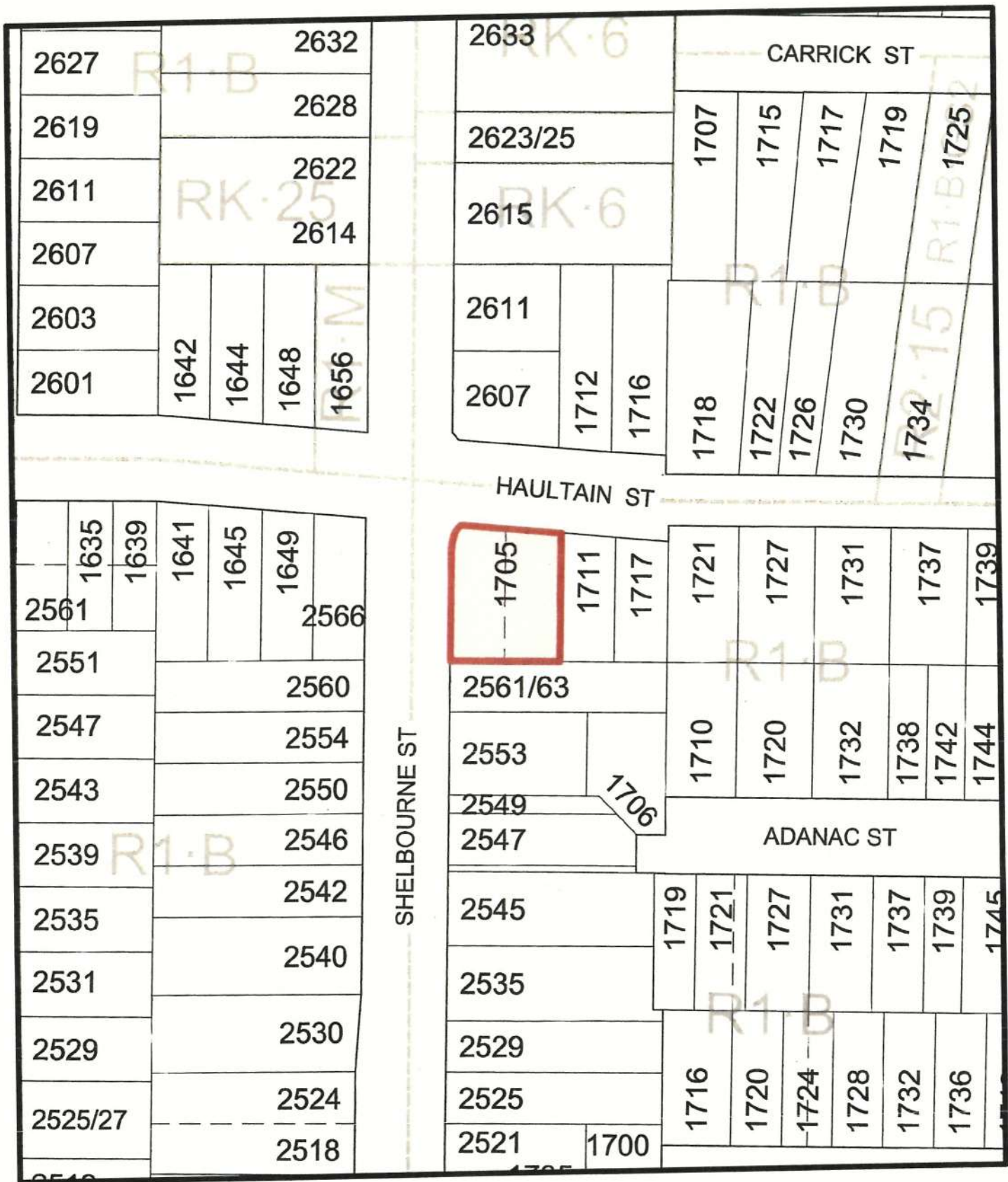


Date: March 31, 2016

List of Attachments

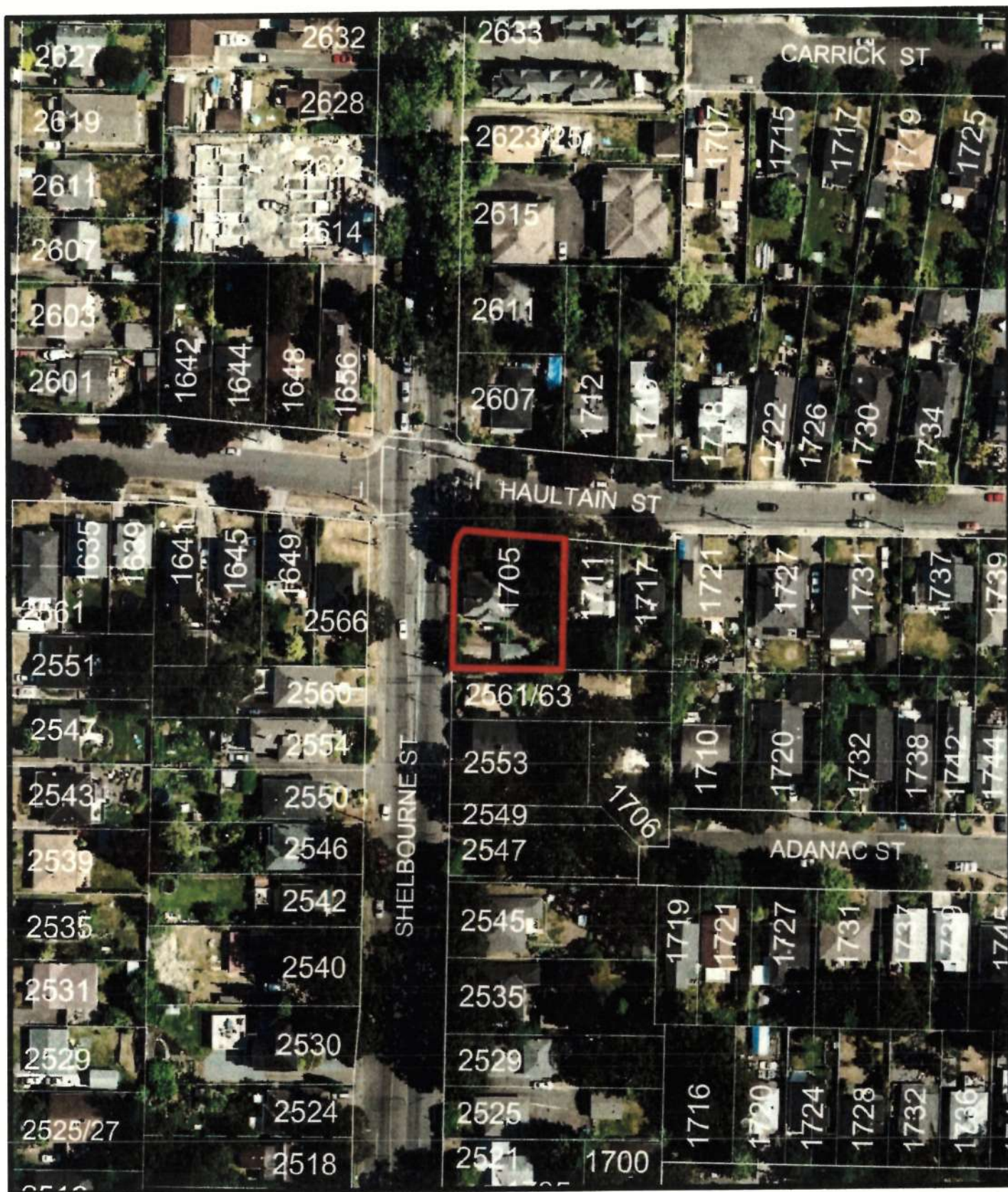
- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated January 15, 2016
- Letters from the North Jubilee Community Association Meeting (November 16, 2015)
- Arborist report dated October 5, 2015
- Small Lot Housing Rezoning Petition
- Plans dated March 15, 2016.

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1705 Haultain Street
Rezoning No. 00498
Bylaw No.





1705 Haultain Street
Rezoning No. 00498
Bylaw No.



January 15, 2016

Her Worship Mayor Lisa Helps and Councillors
Corporation of the City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6



Introduction

The proposal before you is essentially 'Chapter 2' of the development at 2810 Shelbourne approved by Council earlier this year. If you recall, Large and Co. moved the house from 1705 Haultain over to Shelbourne for redevelopment at that site. Haultain is now an empty lot waiting for an approved plan.

I have been working closely and cooperatively with the Area Planner who indicated that City policy supports either townhouses or small lots on this property. I am proposing 3 small lots. Each home would be two storeys, 3 bedrooms and approximately 1400 sqft. which suits a wide range of families. The master bedroom is on the main floor – a design that is rare and in large demand as it allows residents to age in place.

The impetus for this particular plan comes from the City's need to address housing demand pressures by maximizing the use of available land and providing a variety of housing options for Victoria residents. Along Shelbourne we see many townhouses developments. As well, Large and Co is putting the finishing touches on 5 strata units at 'Oaklands Walk' that will provide a less expensive option. This development offers yet another choice of moderate sized fee simple homes for a variety of family types. With no strata councils or fees, this is a very appealing ownership for most.

Community Consultation

Contiguous Neighbours

The Small Lot Petition shows 87.5% support. Only one immediate neighbour is opposed however they are not opposed to the subdivision, but to what they believe is 'lack of parking onsite'. This proposal meets the required number of parking stalls.

North Jubilee Community Association

My original meeting with the NJNA executive met with positive feedback. Attendees preferred the small lot fee simple home proposal over the previous 4 unit strata proposal. Main comments from the subsequent NJNA community meeting are addressed here:

1. Removal of protected trees and replacement.

There are 6 Garry Oak trees on the property. One of the oak trees is in poor condition and two others are in the building envelope. They will be removed in accordance with the Arborists Report and replacements determined as outlined by Parks in their Application Review.

The landscape plan does incorporate 6 new trees for a total of 9 for this development. One of the new trees is an Oak – in the rear yard of House #3, resulting in 4 oak trees for this development. The Parks department agreed that any more oak trees on this site is impractical.

2. Solid 6' fence along Shelbourne limits visibility

This has been modified in the updated proposal to create a more friendly pedestrian experience and inviting streetscape, while preserving privacy for the home owner with careful plantings, shown in the landscape design.

3. Parking

Parking was discussed in detail at the meeting, some indicating that 1 parking stall is 'not enough'. The proposed parking configuration of 1 stall per home has been reviewed and approved by the City's Traffic Engineer and meets the bylaw requirement.

Understandably, as we shift our focus away from the car and toward walkable communities, it is a difficult transition for most. However, this property is ideally located to transit, cycling and a Car Share within a 10 minute walk.

The Community also raised concerns regarding on-street parking being 'full' with RJH employees and other non-residents. I have been photographing the street at different times which demonstrates availability. I can provide these to Planning for the PLUC meeting.

4. Density

Some, not all, residents thought that 3 homes are too many. My sense is this comment revolves more around their parking concerns. As noted from adjacent east neighbour (1711 Haultain) - *"I am not opposed to the subdivision of this lot however there is insufficient parking on the property."* As noted earlier, the proposal meets the parking bylaw.

To speak to the density directly, according to the Regional Growth Strategy, *the Mayfair and Hillside Town Centres, together with transit-oriented Large Urban Villages elsewhere in the city, are forecast to accommodate 40% of Victoria's population growth to 2041, or approximately 8,000 new residents.* This proposal fully supports the City's intention to utilize land more creatively and build additional housing in an area where the population is expected to grow significantly.

5. Storm Water Management

The following storm water management features are incorporated in the proposal:

1. Rock/gravel mulch for all pathways along the sides of each house for increased permeability.
2. A rectangular gravel strip down the center of each driveway to increase permeability.
3. Permeable pavers for all rear patios.
4. Nine (9) trees offering the following benefits:
 - Reduced runoff by capturing and storing rainfall in the canopy and releasing water into the atmosphere through evapotranspiration.
 - Increased infiltration since tree roots and leaf litter create soil conditions that promote the infiltration of rainwater into the soil. As well trees help slow down and temporarily store runoff, which further promotes infiltration.
 - Reduced pollutants since trees take up nutrients and other pollutants from soil and water through their roots, and transform pollutants into less harmful substances.
5. Enhanced soil for plants to thrive and optimally retain, drain and clean storm water runoff.

6. Native vegetation adapted to local climatic conditions that will thrive with reduced maintenance.

Proposal Overview

Requested Variances

'Creativity' is the key when retro-fitting a built-out city and the OCP recognizes this in one of its Land Management and Development objectives:

- *Give consideration to site-specific amendments that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context.*

The goal is to maximize the land use and remain sensitive to the SFD character of the immediate area. This has resulted in a few minor variances.

Variance	Explanation
Lot A – House #1	Street frontage is determined by the widest street. Shelbourne is the wider than Haultain by 0.0535m (2") and is therefore the 'front'. However, the best orientation for this house in terms of livability is towards Haultain. I have therefore addressed the variances with Haultain as the 'front' street .
Setback – Front Yard	
Required: 6.00m Proposed: 5.09m	Setback to building face is actually 6.0m. Setback to porch pillars is 5.09m, which is supportable in the Small Lot Design Guidelines: <i>The extension of architectural elements into the front yard requirements may add welcome variety to street facades.</i>
Setback – West Side Yard (Shelbourne)	This was the ideal placement of House #1 to respect setbacks between neighbours and provide a slightly greater setback to the east neighbour.
Required: 2.4m (Habitable) 1.5m (Non-Habitable)	The habitable window faces Shelbourne and does not create privacy issues. A reduced setback is consistent with the Small Lot Design Guidelines which states:
Proposed: 2.03m (Habitable)	<i>Relaxation of side yard requirements may be appropriate to facilitate innovative design solutions provided it does not adversely affect privacy, sunlight or views of adjacent properties.</i>
Setback – Rear Yard	House placement was ideal to:
Required: 5.28m* Proposed: 4.91m	<ul style="list-style-type: none"> ▪ Respect required 6.0m front yard setback ▪ Keep house further back from Shelbourne/Haultain intersection and still provide usable rear outdoor space. ▪ Support parking approved by the City's Traffic Engineer.

Variance	Explanation
<p><i>*Req'd rear yard setback is 25% of lot depth</i></p>	
<p>Lot B – House #2</p> <p>Lot Area</p> <p>Required: 260.00m² Proposed: 253.4m²</p> <p>Setback – Front Yard</p> <p>Required: 6.00m Proposed: 5.09m</p> <p>Setback – Rear Yard</p> <p>Required: 5.04m* Proposed: 4.73m</p> <p><i>*Req'd rear yard setback is 25% of lot depth</i></p> <p>Setback – East Side Yard (by neighbour)</p> <p>Required: 2.4m (Habitable) 1.5m (Non-Habitable)</p> <p>Proposed: 1.83m (Habitable)</p>	<p>This is the only lot that is marginally shy of the requirement and it aligns with other small lot bylaws approved by the City in support of creative infill:</p> <ul style="list-style-type: none"> ▪ R1-S21: McKenzie – Lot Area 240m² ▪ R1-S22: Grant – Lot Area 215m² ▪ R1-S25: Pembroke – Lot Area 219.5m² <p>House placement was done to:</p> <ul style="list-style-type: none"> ▪ Align with House #1 and create a more pleasing streetscape. ▪ Pull the east window forward for greater privacy between neighbour's. ▪ Provide a reasonable, useable rear yard space. <p>Rationale same as above.</p> <p>The policies state: <i>Relaxation of side yard requirements may be appropriate to facilitate innovative design solutions provided it does not adversely affect privacy, sunlight or views of adjacent properties.</i></p> <p>House placement, fencing and landscaping assure privacy, sunlight and views are not adversely affected.</p>
<p>Lot C – House #3</p> <p>Setback – North Side Yard</p> <p>Required: 2.4m (Habitable) 1.5m (Non-Habitable)</p> <p>Proposed: 1.5m (Habitable)</p>	<p>Again, policy supports this variance. There are no privacy issues. The only habitable window is an obscured bathroom. As well there is a 6' fence enhancing privacy.</p>

Government Policies

This section explores the various government policies and highlights how my proposal supports their goals and objectives.

Regional Growth Strategy

The City of Victoria supports the policies and initiatives of the CRD's Regional Growth Strategy (RGS). There are 2 main objectives of this strategy that are reflected in my proposal.

- **Keep Urban Settlements Compact** - *The Mayfair and Hillside Town Centres, together with transit-oriented Large Urban Villages elsewhere in the city, are forecast to accommodate 40% of Victoria's population growth to 2041, or approximately 8,000 new residents.*
- **Build Complete Communities** - *Establish policies to facilitate urban development that contributes to greater community completeness, in particular by supporting: new housing within a ten-minute walk of existing business and community services and facilities; and locate new growth within 400 metres of transit routes.*

Official Community Plan

The Official Community Plan (OCP) has established **Land Management and Development** objectives to address housing demand pressures the City will be/is facing, which are supported by my proposal. These include:

- *Compact development patterns that use land efficiently.*
- *Additional housing needed to satisfy widespread demand.*
- *Urban development to focus on building coherent, livable places of character, where the goods and services people need are close to home.*
- *Consider new development infill and redevelopment in areas designated Traditional Residential.*

Specifically, with respect to **Small Lot** developments our proposal supports the OCP's intention to:

- *Accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts.*
- *Integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.*
- *Achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.*
- *Integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.*

Jubilee Neighbourhood Plan

The Jubilee Neighbourhood Plan highlights support for this type of development by *permitting sensitive, small scale in-fill development*. It asks that we ensure *new residential development fits into the character of the existing neighbourhood and street through a design that respects the scale and form of housing*. Our proposal supports both these initiatives.

Design Guidelines

Building

Design elements are incorporated that are sensitive to the siting, massing and visual character of these small lot homes. The building design meets the following Small Lot House Design Guidelines:

- *A streetscape that relates to the visual character and scale of the neighbourhood.*
- *Design that responds on both the front and flanking streets of the development without adversely affecting adjoining properties.*
- *Extension of architectural elements into front yard setback to add welcome street façade.*
- *A shelter/shed for garden tools, bikes and so on be provided in the absence of a garage.*
- *A principal entry that is emphasized and made visible from the street.*
- *Colour schemes that are compatible with the neighbourhood.*
- *Repetition of similar finishes and materials for visual continuity.*

Landscape

The landscape design retains 3 Oak trees and adds 6 trees to the property – 1 Oak, 1 Vine Maple, 2 Kousa Dogwood, 2 Japanese Maple, for a total of 9 trees. Plant selection is environmentally appropriate for climate and zone, and takes into consideration sun, shade, size, shape, colour and seasonal interest. It also considers where screening requirements and where low planting for visibility is necessary.

See Storm Water Management discussed earlier for more information about Landscape.

Green Building Features

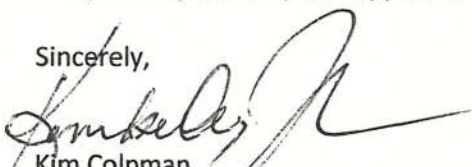
Retained existing home	30 year roof warranty	Permeable patio surfaces
Increase in overall trees on site	Drought tolerant plantings	Energy Star Windows
Energy Star Appliances	Fibreglass Exterior Doors	Natural Hardi Exterior Siding
Low flow faucets and shower valves	Programmable Energy Star thermostat	Toilets CSA approved, low flush
Energy Star ventilation fans		

Summary

Land opportunities like this in the City are rare. We cannot afford to underutilize its potential. The addition of 3 homes in an area where the population is expected to grow significantly clearly supports the City's intention to provide more housing options and do so by utilizing land creatively and responsibly. The few variances I am requesting are supportable through the goals outlined in the OCP and Regional Growth Strategy.

I respectfully ask for your support of this proposal and the opportunity to present at a Public Hearing.

Sincerely,



Kim Colpman
Large & Co. Developers



North Jubilee Neighbourhood Association

1766 Haultain Street

Victoria, B.C., V8R2L2

February 4, 2016

Mayor Lisa Helps and City Councillors

Corporation of the City of Victoria

1 Centennial Square

Victoria, B.C., V8W 1P6

Re: Rezoning Application #00498 for 1705 Haultain Street

Dear Mayor Helps and City Councillors:

Further to the North Jubilee Neighbourhood Association's December 7, 2015 letter which outlined comments from the November 16, 2015 community meeting, the North Jubilee's Land Use Committee is replying to the Sustainable Planning and Community Development Department's November 27, 2015 letter in connection with this proposed rezoning with further comments.

Livability: This proposal is for three 1400sq.ft. homes to replace one family home. It is situated in a neighbourhood that is concerned about retaining as much green space as possible and a proposed park is one of the OCP's strategic directions. Our neighbourhood does not have a local school which could provide indoor and outdoor space for community activities. For a family oriented development there is inadequate open space and play area for housing which is situated on a major transportation corridor. The corner of Shelbourne and Haultain Streets is an extremely busy corner and thus there are concerns about the safety in the use of the driveways on both streets. There will be a lack of visibility if backing in or backing out and there is not any turnaround provided on the properties.

This proposed development does not relate to the scale of the smaller, nearby homes and thus does not result in gradual housing growth. Photos or illustrations of adjacent properties were not available at the CALUC meeting.

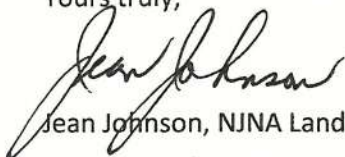
Walkable Neighbourhood/Parking: Walkability of this neighbourhood, especially in the area South of Bay Street, is curtailed as residents do not have any alternate North/South route except by using either Richmond Road or Shelbourne Street, as our residential streets are one block in length. Optional, pleasant walkable routes are thus restricted.

There is always a serious concern regarding parking as the "vision" of the OCP does not fit the reality of our neighbourhood. Many residents have two or more vehicles and thus one parking spot does not meet parking requirements and at times, residential green space is converted to provide extra space. There is concern that this type of conversion could possibly take place on these sites. There are two auto sections that appear weekly in our daily newspaper plus daily ads and car lots occupy large spaces in Victoria. As there is not any type of rapid transit system, commuting other than by car is a long term goal. Victoria is a favourite location for people to retire and alternate transportation is often not feasible for the elderly.

In the applicant's November 24, 2015 letter to Mayor and Councillors, it was advised that this proposal is 'Chapter 2' of the development at 2810 Shelbourne Street where the house from 1705 Haultain Street was moved to Shelbourne. Originally, there had been a rezoning proposal for the Haultain Street property which was declined in 2012. The residence was rented/leased until it was moved and unfortunately, not well maintained. It was also "stripped" prior to the move which was a more favourable option than being scraped, but still resulted in a volume of demolition debris.

Current rezoning applications are complex projects for volunteers at any time, but particularly at present, as North Jubilee does not have an updated local neighbourhood plan and it is difficult to balance this lack with the directions in the OCP as we consider the rezoning proposals in our area.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jean Johnson', written over a horizontal line.

Jean Johnson, NJNA Land Use Chair on behalf of LUC members

Pat May, Sheena Bellingham, Wilma Peters, Janice Stewart and Heather Fox

Cc: Lucina Baryluk, Senior Process Planner, Sustainable Planning and Community Development

Rob Bateman, Planner, Sustainable Planning and Community Development



North Jubilee
Neighbourhood
Association

1766 Haultain Street
Victoria, B.C., V8R2L2
December 7, 2015

Mayor Lisa Helps and City Councillors

1 Centennial Square

Victoria, B.C., V8W1P6

Re: Rezoning Application #00498 for 1705 Haultain Street

Dear Mayor Helps and City Councillors:

On November 16, 2015 the North Jubilee Neighbourhood Association Land Use Committee hosted a community meeting regarding the development proposal for 1705 Haultain Street. This proposal was presented to 18 (+) residents by applicant Kim Colpman for Large & Co.

This proposal would result in 3- two storey homes each of approximately 1400 sq.ft. and was formerly the location for a single family home which was totally stripped and then moved from its Haultain Street location to a development at 2810 Shelbourne Street. (Rezoning application No. 03370..."relocate a house from 1705 Haultain Street onto this lot and renovating it to create a duplex".) Under this application 3 fee simple small lots (complete ownership, no strata fees) are proposed with one house on each lot. They would be two-story, 3 bedroom, plus flex room, homes.

There are six protected Garry Oak trees on this property plus one Arbutus on City property. The applicant advised that 3 Garry Oaks would remain on the site. Since the CALUC meeting the applicant has forwarded a copy of the arborist's report to our LUC. One Garry oak will be removed for the driveway and two for one of the houses. Due to the lack of green space in our neighbourhood, the committee is concerned that three protected trees are recommended for removal. Preference would be for the siting of the proposed development to allow for more of the trees to be protected.

However, we are aware that the applicant is required to plant two replacement trees for every protected tree removed. Sizes shown on the landscape plan are three @20 pots; two #15 pots and one 4 cm cal. These descriptions do not indicate the height or maturity of the replacement trees.

Recorded comments, concerns, questions from the meeting:

Fencing: There is concern that a solid, wooden 6 foot fence along Shelbourne Street would be dangerous as it would limit a driver's ability to see approaching vehicles, cyclists and pedestrians at the corner of Shelbourne and Haultain Streets. This is a busy corner not only due to the Shelbourne corridor, but Haultain Street has become a popular bike route. Another comment was that this type of fence would attract graffiti.

Environmental features including permeable driveways; collection of rain water on site, etc. should receive preference.

Storage: There was a question re the storage space for two garbage bins and recycle boxes. These could be kept at the side of the houses on the rock/gravel mulch beds.

Density: Some residents commented that 3 single family homes (1400 sq. ft.) were too large for this property and suggested planning only for two or considering other options. In today's market these proposed homes would be priced at \$475,000 to \$500,000 and the target markets would be families, seniors and people wanting to own their own homes (not strata).

Parking: Always a major concern with only 1 parking stall for each home. There is not any parking permitted in front of these proposed homes and this would increase parking on Haultain Street for any of the new homes with more than one vehicle. With three bedrooms plus a flex room, it is a reasonable assumption that there will be more than one car per resident.

Construction: There are concerns re future construction congestion at this well-travelled corner. Where will workers park?

General comments: This proposal would provide single family dwellings for buyers. Why not build a strata with one driveway? However, another comment was that single family dwellings without strata was a good idea. Design was well thought out.

NJNA Land Use Committee comments and concerns:

The vehicles for these three homes will either have to back in or back out which will require close attention at this well-travelled corner.

Sheds are indicated on the landscape plan, but not the dimensions. Our understanding is that these will be utility-type garden sheds and question if these will provide adequate storage for bicycles; outdoor toys; garden equipment, etc.

A materials board was not available at the CALUC meeting although paint chips were provided for all three homes. The colours provided are neutral in tone, but without materials or finishes it is difficult to envision how compatible they will be with existing homes.

Concrete driveways and concrete paver patios are shown on the site plan. The community's preference would be permeable alternatives. In view of our neighbourhood's proximity to Bowker Creek we support its protection in land use planning.

Biketoria is currently involving all neighbourhoods. The two cycle networks proposed for North Jubilee involve Shelbourne Street and Haultain Street. As the NJNA has not yet been given a date for the review of their local neighbourhood plan, it is difficult to provide informed feedback. However, this projected, increased cycle traffic needs to be taken into consideration when considering the increased density for this corner.

The North Jubilee section of Haultain Street is only one block long and does not have a boulevard. Residents volunteered many hours several years ago to have the block-long streets in our area closed to through traffic. It resulted in Haultain residents once again being able to chat with each other and enjoy

4.

observing the increase in bicycle and pedestrian use due to the decrease in cut-through traffic, often over the speed limit. Three of the closest streets to this Haultain block are dead-ends...Carrick, Adanac and Emerson which added to the former heavy traffic. Similar to many Victoria areas, our block has several legal and illegal suites which often result in additional parking on the street. Also added factors are the location of a day care plus RJH hospital staff parking on this block as well as overflow from both Richmond Road and Shelbourne Street residences (no street parking on Richmond and very limited parking on Shelbourne near Haultain.).

The Association has now received the City's November 27th letter with copies of the Rezoning Application, applicant's letter and plans. Further comments may follow at a later date in reply to same.

Yours truly,

A handwritten signature in cursive script, appearing to read "Jean Johnson".

Jean Johnson, NJNA Land Use Chair

On behalf of Committee members Pat May, Janice Stewart, Heather Fox, Wilma Peters and Sheena Bellingham.

Cc: Rob Bateman, Planner, Sustainable Planning and Community Development

Kim Colpman, Large & Co.

Pamela Martin

From: Smith, Gary (Victoria) [REDACTED]
Sent: Tuesday, December 01, 2015 9:13 AM
To: caluc@victoria.ca
Subject: Proposed Rezoning...1705 Haultain Street

Good Morning,

I am the owner and resident of 1717 Haultain Street. Having reviewed the above proposal, I support the initiative for a few reasons:

- Higher density should be expected along shelbourne, and I am happy it will be owner occupied SFDs rather than an apartment building or commercial enterprise
- Smaller houses on smaller lots = greater affordability in this very pricy town
- It's too bad about the loss of some oak, but new planting will replace the greenery

Perhaps some onsite Rain water disposal is a good green option to request.

Thanks
gary

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Laura Wilson

From: [REDACTED] on behalf of NJNA <community@njna.ca>
Sent: Monday, Nov 23, 2015 12:35 PM
To: caluc@victoria.ca
Subject: Fwd: Large and Co. Proposed Development at 1705 Haultain St.

Mayor and City Councillors...forwarded by North Jubilee Neighbourhood Association Land Use Chair.

----- Forwarded message -----

From: J Drew [REDACTED]
Date: Mon, Nov 16, 2015 at 10:01 PM
Subject: Large and Co. Proposed Development at 1705 Haultain St.
To: Jean Johnson [REDACTED]
Cc: J Drew [REDACTED]

Jean,

Here is my letter to the city regarding Large and Co.'s development proposal at 1705 Haultain St.

Could you please forward it to city council for me as I do not have an email address.

Thanks,

Janet

November 16, 2015

Hello,

I am writing this letter in response to the meeting held by Large and Co. with the NJNA in room 150 at RJH earlier this evening regarding a proposed development at 1705 Haultain St.

I have several concerns following this meeting and they are as follows:

1. The single family lot at 1705 Haultain St. is far too small for three 1400 sq. ft. houses. The yards (green space) would be non existent and the houses are too close together as well as too close to the street. Most of the trees have to be cut down.
2. I do not support any variance to allow for only one off street parking spot for each of the three houses proposed on the site at 1705 Haultain St. There is no on street parking around the entire perimeter of this property either on Shelbourne St. or Haultain St. This means parking in front of other peoples' houses which in turn causes a trickle down effect all the way down the block. We already deal with parking from the dentist office on Shelbourne St., hospital parking from Royal Jubilee Hospital and parking from the existing houses on Shelbourne St. and Richmond Rd. because there is

not enough parking on Shelbourne St. or any parking on Richmond Rd. for guests to those houses that already exist.

3. Our neighbourhood consists of one single long block flanked by Shelbourne St. at one end and Richmond Rd. at the other. We have tried very hard, and been quite successful in maintaining a feeling of "neighbourhood" on our block, and developments such as the above mentioned are not consistent with the feeling of "neighbourhood". The spokesperson for Large and Co. stated that the city approves the increased density of the Shelbourne corridor, but this development densifies our Haultain St. neighbourhood as much of the increased traffic and pretty much all of the parking will be on Haultain St. There have been many efforts by the neighbourhood and the city to calm this problem, and this kind of development in my estimation just defeats those efforts.

4. There is a 6 foot fence proposed along the side of the house right at the corner of Shelbourne and Haultain St. that would not only attract graffiti, but would more importantly obscure the much needed view of traffic at this corner to make it safe for vehicle, bicycle and pedestrian traffic to manoeuvre safely.

5. Two houses of this size (1400 sq. ft.) would be far more appropriate for this lot and would afford the parking and set backs that are required by the city instead of asking for several variances on three small lots. Two houses would already from what I understand, need permission to be small lots as this is at present a RB1 lot. An allowance for two 1400Sq. ft. houses would be densifying this lot as there was only one single family dwelling there before, without the need for a third house. The houses on either side of this proposed development are both single storey buildings, and would be very much overshadowed by three two storey houses built close to the property lines on a single lot.

Thank-you for listening,

Janet Drew
1740 Haultian St.
Victoria BC
V8R 2L2

Laura Wilson

From: NJNA Community [REDACTED]
Sent: Wednesday, Jan 6, 2016 6:23 PM
To: caluc@victoria.ca
Subject: Fwd: Feedback re Development Proposal for 1705 Haultain Street (Rezoning Application # 00498)

Mayor Helps and City Councillors:

North Jubilee resident Bonita Bray provided the NJNA with her permission via e-mail to have her comments forwarded to you for inclusion in the record for this proposed rezoning.

Jean Johnson, NJNA Land Use Chair

----- Forwarded message -----

From: Bonita Bray [REDACTED]
Date: Mon, Nov 16, 2015 at 5:09 PM
Subject: Feedback re Development Proposal for 1705 Haultain Street
To: [REDACTED]

Hi Jean:

It was great to chat with you this morning. As promised, here are my three concerns about the development application currently proposed for 1705 Haultain.

PARKING:

I'm concerned that the permit only anticipates one parking spot per house. Given that the houses are 3 or more bedrooms, I think this approach means significant amounts of on street parking. Yes, the neighbourhood is well served by transit and is very walkable, but as we all know, people like (and need) their cars.

So, I don't think its an exaggeration to think that, that, given the type of residence the developer wants to build, we could see each house having 3 cars. With no parking on Shelbourne, this could mean that 6 vehicles will be wanting to park as close to the corner as possible.

Given that scenarios, accidents are inevitable and the congestion caused by the parking could even be an issue for emergency vehicles trying to access homes on Haultain. Haultain is very narrow at this point. This is a bad idea to grant that parking variance.

DENSITY:

While I understand that the City has planned to density the Shelbourne corridor, it seems to me that jamming three fairly large detached homes onto two lots is not an appropriate way to go. Why not density by going to three townhouses – they wouldn't look jammed together and could probably have space to provide adequate parking as well.

TREES:

I'm concerned that putting that many homes on such a small parcel of land will result in the loss of those beautiful oak trees. As I remember, a couple of them are near the lot line and, if the developer were not trying to put so much square footage of house on the two lots, the trees could be saved. I'm hoping that they can still be saved given this proposal.

Thank you for helping pull together all the thoughts of the concerned residents. I hope you get a good turn out for the meeting tonight.

Cheers

Bonita Bray
owner: 1716 Haultain Street
[REDACTED]

Parking and Vehicle Impact

There is no available street parking around the property. The proposal responds to a market niche for homeowners that rely on other modes of transportation beside cars. Providing parking for only one vehicle on each property, anticipates single vehicle owners who might also make use of nearby public transit, walking and cycling routes.

Traffic generated by vehicles from three homes of this size and proposed onsite parking for one car each will be acceptable.

Tree Replacement

The developer representative explained professional arborist studies were made of the existing trees on the property. Three Garry Oak trees are planned to be removed. Six trees will be planted – for a gain of three trees. I am pleased to see the arbutus and some of the oaks remain.

The mature Garry Oak trees on the property are representative of a remnant ecosystem that is being lost incrementally to urban development. The value of these mature trees for visual appeal, shade, natural habitat, rainwater uptake, soil health, and diffusion of Shelbourne Street traffic noise will not be soon replaced.

Are there amenities the developer and the City might offer in exchange for the loss of mature Garry Oaks? Will the developer consider partnering with the City of Victoria to build rainwater infiltration, curb cuts, bioswales or raingardens in the boulevard on Haultain?

Rainwater Management and Stormwater Utility

The plans and elevation drawings showed some consideration for permeable surfaces: paving stone patio areas, lawn, small front, back and side yards with gravel landscaping.

Will the development take advantage of the City of Victoria's Rainwater Rewards Program to install rainwater management features, giving the homeowners a 10% discount on the stormwater utility?

1. Consider the roof areas, gutters and downspouts direct rainwater into either a common cistern, rainbarrels for re-use; and infiltration into raingardens or bioswales, with high water flow into the storm drain.
2. Will the driveways be permeable for rainwater infiltration, allowing the new homeowner the immediate benefit of 10% discount on the stormwater utility.

Mayor and Council
City of Victoria
Development Services Division
caluc@victoria.ca

re: Proposed Rezoning and Subdivision at 1705 Haultain Street

A proposed rezoning and subdivision for 1705 Haultain Street was presented at the North Jubilee Neighbourhood Association – Land Use Committee Meeting, on Monday, November 16th, 2015, in Room 150 at the Patient Care Centre, Royal Jubilee Hospital.

Here are my comments on the proposal:

Subdivision into Small Lots

The current proposal is a marked improvement over the developer's previous proposal for eight units in July of 2012. The proposal to subdivide into three lots meets a market trend for smaller, more affordable, compact housing. The proposed houses and lots are in scale with the homes directly to the south and to the east of the property. I understand the significance between the Regional Growth Strategy and the Official Community Plan for more intensive development on urban residential lots. I believe this corner property is suitable for the amount of densification proposed.

Note: My principal household on Haultain Street is 1400 square feet on a half lot with a 5'10" height basement. We have always been a single car family, preferring to park on our driveway, rather than on the street. We bike and walk, and make use of public transit.

Market Positioning

I expect there is a healthy market for this location, size, scale of homes; although the yards do not offer much space for gardening.

These homes could be better positioned for motivated ethical buyers by adding green building standards for energy-efficiency, low-impact development for rainwater infiltration and rainwater re-use; and marketed as environmentally-responsible homes that are economical to heat and cool.

Design Considerations

The variations in design, architectural detail, finish and colours fit in with the neighbourhood.

A pattern of 'outdoor rooms' is provided in the form of paved backyard decks from the rear entrances of the homes; with screened privacy provided by trees, fencing and landscaping.

Consider making the storage sheds for bicycles and tools, solid and secure wood structures on concrete foundations a form-making feature of the yards, and in a style sympathetic to the homes.

Consider the six-foot side fence on Shelbourne Street to be brought down to three feet from the house and around corner on Haultain. Wrapping a 3-ft picket fence – or other open style of fence around the corner and along the front property line will allow light, air, and – more importantly – sight lines to traffic along Shelbourne. This corner is a busy pedestrian crossing – anything that can be done to the landscape design and fencing to make this area safe and comfortable for pedestrians will be greatly appreciated.

A long expanse of six-foot fence is an inviting canvas for 'taggers.' In this case – a hedge on the property line with a fence on the inside, will prevent tagging, keep children and pets on the property, provide privacy and a softer landscaped screen against Shelbourne traffic noise.

I altogether approve of the proposal.

Best regards,



Soren Henrich,
North Jubilee Neighbour
Haultain Street Resident



D. Clark Arboriculture
2741 The Rise Victoria B.C. V8T-3T4
(250)474-1552 (250)208-1568
clarkarbor@gmail.com
www.dclarkarboriculture.com
Certified Arborist PN-6523A
ISA Tree Risk Assessor CTRA 459

October 5, 2015
1705 Haultain St.
For Large & Co. Developments
607 Vancouver St
Victoria BC, V8V-3T9
Re: 1705 Haultain St. - Proposed Development



Scope of Work

The site at 1705 Haultain St. is a bare lot ready for development, save for a few protected trees. This report addresses the proposed development and the retention/removal of the remaining trees, and provides guidelines for tree protection during construction.

There are six trees that are protected on the property. All are Garry oaks. There is one city owned Arbutus located at the sidewalk which is on city property.

Tag#	Tree Species	DBH	Height (approx.)	Condition	Recommendation
774	<i>Quercus garryana</i>	55cm	14m	Fair	Retain with pruning
775	<i>Quercus garryana</i>	74cm	18m	Fair	Retain with pruning
776	<i>Quercus garryana</i>	51cm	18m	Poor	Remove for driveway
777	<i>Arbutus menziesii</i>	31.6cm	10m	Good	Retain
778	<i>Quercus garryana</i>	51cm	18m	Fair	Retain
779	<i>Quercus garryana</i>	51.5cm	18m	Fair	Remove for house
780	<i>Quercus garryana</i>	67.5cm	18m	Fair	Remove for house

Additional comments

#774- Crown raise to 6m. Hydro primary clearance minimum 3m.

#775- Crown raise to 8m for driveway and house clearance. Pruning cuts 5cm or less.

Tree protection fencing to be 9m from the property line (just north of the excavation of the previous foundation) on Haultain St. as per the site plan attached.

An Airspade or hydrovac excavation will be required on the east side of #775 to expose any conflict the driveway might have with the structural roots of this tree.

An Airspade or hydrovac excavation will be required on the west side of #775 to expose any conflict the new water line might have with the structural roots of this tree. The additional water and meter connections for the easterly property on Haultain need to be confirmed.

It is currently understood that sewer and storm service for all 3 properties will connect at the Shelbourne Ave. side.

Tree Protection Plan

Tree protection fencing will be erected and approved by the project arborist prior to the beginning of the project. This includes any pre-staging of materials and equipment (See attached TPP site plan). Tree protection fencing must be anchored in the ground and made of 2x4 or similar material frame, paneled with securely affixed orange snow fence or plywood and clearly marked as TREE PROTECTION AREA- NO ENTRY (See appendix B for an example). The area inside the fence will be free of all traffic and storage of materials.

Areas outside the tree protection fence but still within the protected root zone (PRZ) may be left open for construction access. These areas will be protected by vehicle traffic with either 3/4" plywood or a minimum 20cm of coarse wood chips. Tree protection measures will not be amended in any way without approval from the project arborist.

Any excavation within or adjacent to the PRZ at any depth for any reason must be supervised by the project arborist. This includes excavation for all underground services, driveways and sidewalks, and structural foundations and the removal of any stumps in the PRZ by an excavator or similar machine.

Any required pruning to accommodate any services or construction beyond the scope of what is set out in this report must be approved by the project arborist.

The developer is required to plant two replacement trees for every protected tree removed. The trees tagged as #779 and #780 are likely two stems emerging from a common root system. In consideration of this it is suggested that they be considered as one tree, requiring replacement of 2 rather than 4 replacement trees. The project arborist will oversee the selection, placement and planting of replacement trees.

Thank you for the opportunity to comment on this development.

Should any issues arise from this report, I am available to discuss them by phone, email or in person.
Regards,

Darryl Clark

Certified Arborist PN-6523A
ISA Tree Risk Assessor CTRA 459

Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.
- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.

#115

#774

#777

#778

Non-Mountable Curb

Concrete Sidewalk 183 wide

RIVEWAY CROSSING

STRATA PLAN VIS4758

PROTECTED ROOT ZONE RADIUS = TRUNK DIAMETER x 12

#774 = 6.6 m RADIUS
#775 = 8.8m RADIUS
#777 = 3.6 m RADIUS
#778 = 6.1 m RADIUS

ORANGE LINE DENOTES SUGGESTED TREE PROTECTION FENCING
BLUE CIRCLE DENOTES WATER METER
RED CIRCLE DENOTES TREE BEING REMOVED

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, Kim Colman (applicant), have petitioned the adjacent neighbours* in compliance with Charge 60 Developers the *Small Lot House Rezoning Policies* for a small lot house to be located at 1705 Haultain (location of proposed house) and the petitions submitted are those collected by Nov 24, 2015 (date) ******

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
2560 Shelbourne (owner)	✓		
2560 Shelbourne (renter)	✓		
2566 Shelbourne	✓		
2561 Shelbourne			✓ owner ✓ renter
2563 Shelbourne	✓		
1656 Haultain	✓		
2607 Shelbourne	✓		
1712 Haultain	✓		
1711 Haultain		✓	

SUMMARY	Number	%
IN FAVOUR	7	87.5%
OPPOSED	1	12.5%
TOTAL RESPONSES	8	100%

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

Neighbourhood Map for 1705 Haultain Rezoning Application



SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Don Peterson; am conducting the petition requirements for the
(print name) property located at 1705 Haultain to the
following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Don Peterson (see note above)

ADDRESS: 2560 Shelbourne

Are you the registered owner?

☒ Yes

☐ No

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Properties along Shelbourne
between Bay and Haultain are due to
be redeveloped

Nov. 17th, 2015

[Signature]

Date

Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Coleman (Large: C), am conducting the petition requirements for the
(print name)

property located at 1705 Haultain

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Julian Smarzyński (see note above)

ADDRESS: 2560 Shellburne St.

Are you the registered owner? Yes ☐ No ☒

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

30/10/15

Date



Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Colman (Charge: C), am conducting the petition requirements for the
(print name)

property located at 1705 Humboldt

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) JOHN M^C CORMICK (see note above)

ADDRESS: 2563 SHELBOURNE ST.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

NOVEMBER 11, 2015
Date

John M^C Cormick
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Coleman (Large: Co.), am conducting the petition requirements for the
(print name)

property located at 1705 Hamlet

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Ryan Kelly (see note above)

ADDRESS: 2816 Shelbourne St.

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Oct 30/15
Date

Ryan Kelly
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Wolman (Chang, Co), am conducting the petition requirements for the
(print name)

property located at 1705 Hamletuin

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) WALTER DEFAVETTE (see note above)

ADDRESS: 2607 SHELBOURNE ST

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Good Luck!

OCT 31, 2011
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I,

Kim Colpman (Large Co), am conducting the petition requirements for the
(print name)

property located at 1705 Haultain

to the following Small Lot Zone: R1-S2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MICHAEL BINGHAM (see note above)

ADDRESS: 1656 HAULTAIN ST VICTORIA BC

Are you the registered owner? Yes ☒ No ☐

I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

I THINK THIS IS WELL DESIGNED PROPERTIES
THAT WILL ADD TO THE NEIGHBOURHOOD

12/10/15
Date

LB
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I, **Kim Colpman, Large & Co.**

Developers, am conducting the petition requirements for the (print name) property located at **1705**

Haultain to the following Small Lot Zone: **R1-S2 (3 lots)**

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print)

Allan Koszyniuk & Jessica Belle (see note above)

ADDRESS:

1711 Haultain St

Are you the registered owner?

☒ Yes

☐ No

I have reviewed the plans of the applicant and have the following comments:

☐ I support the application.

☒ I am opposed to the application.

Comments:

(*) I am not opposed to the subdivision of
this lot. However, as currently planned there is
insufficient parking on property, & on-street
parking is not available on the perimeter of
this property. Subdivision into two lots likely more

Nov 17/2015

Date

Signature

Appropriate



Kimberley Colpman [REDACTED]

Letter

2 messages

Dan Hagel <danhagel@shaw.ca>
To: kim@largeandco.com

Thu, Nov 19, 2015 at 2:19 PM

Hi Kim,

Attached is the letter approving the development.

Dan
[REDACTED]

Letter to Large & Co..pdf
27K

Kimberley Colpman <kcolpman@gmail.com>
To: Dan Hagel <danhagel@shaw.ca>

Thu, Nov 19, 2015 at 10:03 PM

Thank you!

[Quoted text hidden]

Kim Colpman
Director of Development

www.largeandco.com



507 - 2nd Ave. E.
Victoria, B.C. V8B 1P9

November 19, 2015

To Whom it May Concern,

On behalf of the owner, Colin Davidson of 1712 Haultain St., he has no opposition to the development across the street as he feels new homes will only improve the neighbourhood.

This letter was written with the owner's consent by the owner's listing Realtor, Dan Hagel.

Sincerely,

Dan Hagel
Re/Max Camosun – Oak Bay

Proposed Subdivision & Rezoning - 1705 Haultain Street



HAULTAIN STREETScape
SCALE - 1/4" = 1'-0"



SHELBOURNE STREETScape
SCALE - 1/4" = 1'-0"

Proposed Subdivision & Rezoning - 1705 Haultain Street



807 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2884
Fax - 250-480-2885

Revised - January 8, 2016

Streetscapes

Date - October 26, 2015

Sheet 2 of 6

Gerry Troesch
Residential Design
3718 Ridge Road Drive, Victoria BC V8C 6A6
Phone - 250-480-6002 Email - gtroesch@large.co



Haultain Street (North) Elevation
Scale - 1/4" = 1'-0"



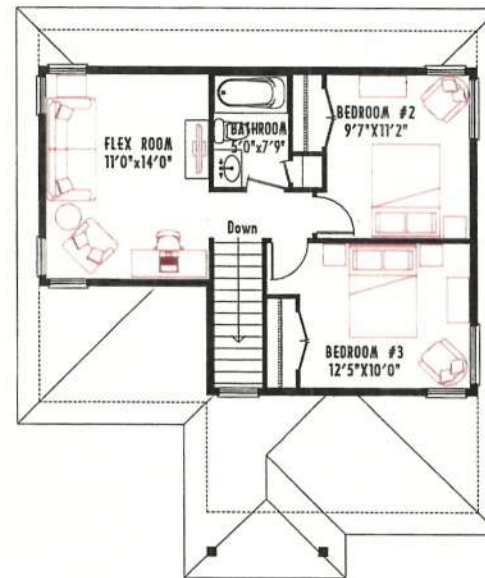
Shelbourne Street (West) Elevation
Scale - 1/8" = 1'-0"



South Elevation
Scale - 1/8" = 1'-0"

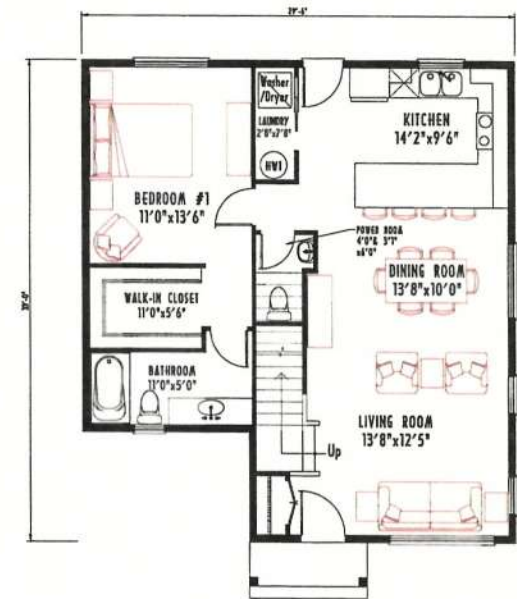


East Side Elevation
Scale - 1/8" = 1'-0"



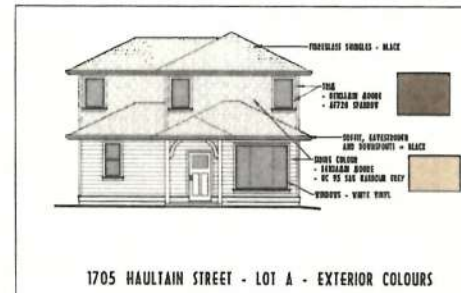
SECOND STOREY FLOOR PLAN

Floor Area - 49.03 sq.metres (527.75 sq.ft.)
Scale - 1/8" = 1'-0"



FIRST STOREY FLOOR PLAN

Floor Area - 76.83 sq.metres (827.0 sq.ft.)
Scale - 1/8" = 1'-0"



1705 HAULTAIN STREET - LOT A - EXTERIOR COLOURS

LOT A HOUSE



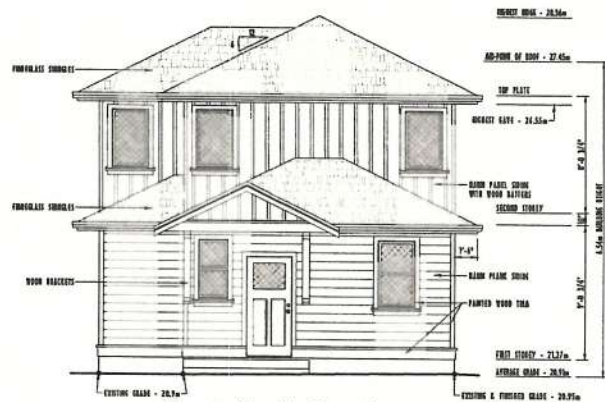
807 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2804
Fax - 250-480-2805

Revised - January 8, 2016

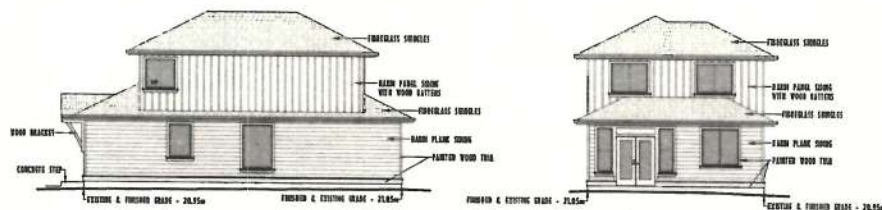
Lot #1 - Plans & Elevations
Date - October 26, 2015
Sheet 3 of 6

Gerry Troesch
Residential Design
8700 Ridge Road Drive, Victoria BC V8V 4G6
Phone - 250-480-6400 Email - gtroesch@telus.net

Proposed Subdivision & Rezoning - 1705 Haultain Street



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

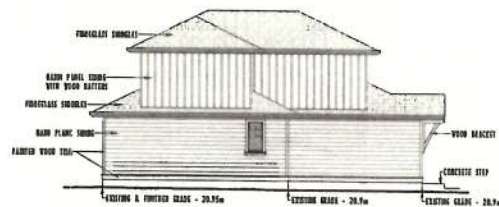


South Side Elevation
Scale - 1/8" = 1'-0"

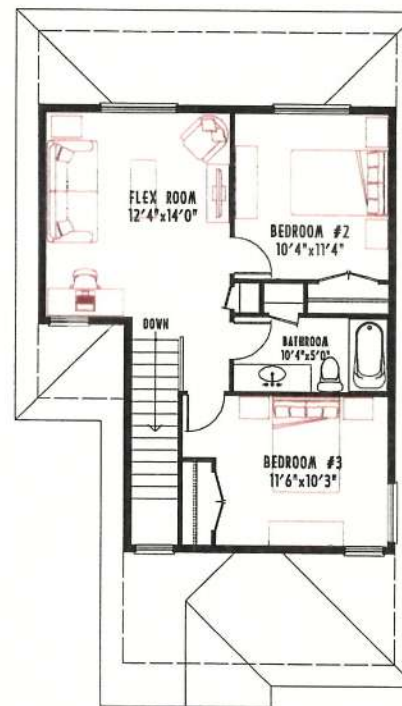
UNPROTECTED OPENING CALCULATION
EXISTING BUILDING FLOOR
LOADING DISTANCE
ALLOWABLE UNPROTECTED OPENING
PROPOSED UNPROTECTED OPENING

65.8 sq.meters
1.5m
65 m 5.2 sq.meters
7.6m m 4.37 sq.meters

Rear (East) Elevation
Scale - 1/8" = 1'-0"



North Side Elevation
Scale - 1/8" = 1'-0"



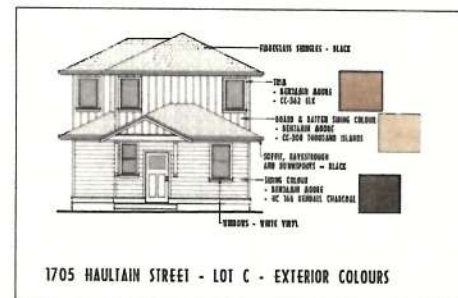
SECOND STOREY FLOOR PLAN

Floor Area - 54.81 sq.meters (590.0 sq.ft.)
Scale - 1/8" = 1'-0"



FIRST STOREY FLOOR PLAN

Floor Area - 80.2 sq.meters (863.25 sq.ft.)
Scale - 1/8" = 1'-0"



LOT C HOUSE



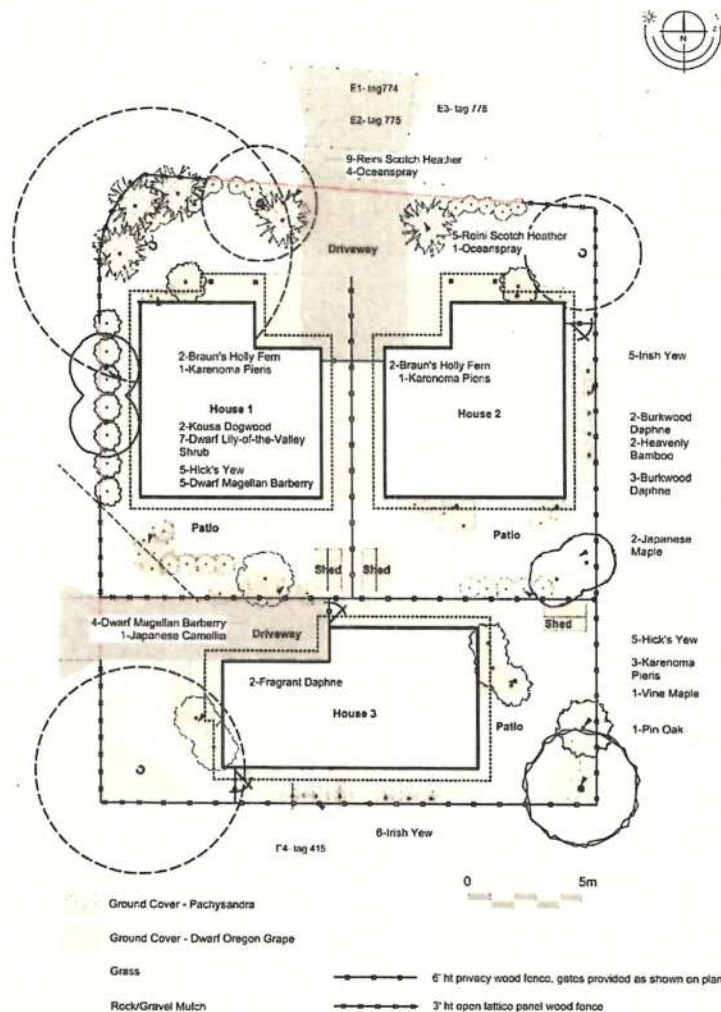
807 Vancouver Street
Victoria, BC V8V 3T9
Phone - 250-480-2894
Fax - 250-480-2898

Revised - January 8, 2016

Lot #3 - Plans & Elevations
Date - October 26, 2015
Sheet 5 of 6

Gerry Troesch
Residential Design
3710 Ridge Road Drive, Victoria BC V8C 1G8
Phone - 250-655-8522 Email - gtroesch@shaw.ca

Proposed Subdivision & Rezoning - 1705 Haultain Street



1705 Haultain Street | Planting Design



LADR

25-495 Quadra Rd
Phone (250) 595-0105

Victoria B.C. V8Z 1B8
Fax (250) 411-0036

Drawing Rev. 3 - Dec. 31, 2015
Drawing Rev. 2 - Dec. 30, 2015
Drawing Rev. 1 - Nov. 24, 2015



607 Vancouver Street
Victoria, BC V8V 3T0
Phone - 250-480-2894
Fax - 250-480-2895

Revised - January 8, 2016
Landscape Plan (Not to Scale)
Date - October 26, 2015
Sheet 6 of 6

Gerry Troesch
Residential Design
3718 Ridge Road Drive, Victoria B.C. V8V 4K6
Phone - 250-480-4102 Email - gtroesch@largeco.ca

Proposed Subdivision & Rezoning - 1705 Haultain Street