

MOTIONS

1. **To Set Public Hearings for the Council Meeting of Thursday, January 14, 2016 for:**
It was moved by Councillor Madoff, seconded by Councillor Coleman, that the following Public Hearings be held in Council Chambers, City Hall, on **THURSDAY, JANUARY 14, 2016, at 7 p.m.:**
2. Rezoning Application No. 00495 and Development Permit with Variances No. 00495 for 863 and 865 Villance Street

Carried Unanimously

REPORTS OF THE COMMITTEE

3. Planning and Land Use Committee – November 26, 2015

8. Rezoning Application No. 00495 for 863 / 865 Villance Street:

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00495 for 863 and 865 Villance Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Carried Unanimously

3.3 Rezoning Application No. 00495 for 863 / 865 Villance Street

Committee received a report regarding an application for 863 and 865 Villance Street. The proposal is to rezone the property in order to permit the existing legal non-conforming duplex to be strata titled and to alter and construct an addition to the building.

Action: It was moved by Councillor Alto, seconded by Councillor Coleman, that Committee recommends that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00495 for 863 and 865 Villance Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 15/PLUC287



Planning and Land Use Committee Report

For the Meeting of November 26, 2015

To: Planning and Land Use Committee **Date:** November 12, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00495 for 863 and 865 Villance Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00495 for 863 and 865 Villance Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 903(c) 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 863 and 865 Villance Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to the R-2 Zone, Two Family Dwelling District in order to permit the existing legal non-conforming duplex to be strata titled and to alter and construct an addition to the building.

The following points were considered in assessing this Application:

- the proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan (OCP) 2012*
- the property has an existing duplex on it that is considered a legal non-conforming use

BACKGROUND

Description of Proposal

The proposal is to rezone the property from the R1-B Zone, Single Family Dwelling District to the R-2 Zone, Two Family Dwelling District in order to permit the existing legal non-conforming duplex to be strata titled and to alter and construct an addition to the building. Two variances would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit with Variances Application.

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

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

Land Use Context

The area is characterized by single family dwellings with some attached housing and commercial uses.

Existing Site Development and Development Potential

The site is presently a legal non-conforming duplex. Under the current R1-B Zone, the property could be developed as a single family house with secondary suite.

Relevant History

The existing duplex was built in 1946 preceding the adoption of the R1-B Zone. The duplex is therefore considered to be a legal non-conforming use.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Hillside Quadra CALUC at a Community Meeting held on October 13, 2015. A letter from the CALUC dated October 19, 2015 is attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the subject property is Traditional Residential. The proposal is consistent with objectives of this Urban Place Designation by providing ground-oriented residential in the form of a duplex.

Regulatory Considerations

Strata Conversion of Existing Buildings

A strata conversion of the duplex would require approval of the Approving Officer as per Section 242 of the "Strata Property Act".

CONCLUSIONS

This proposal to rezone the property to allow the legal non-conforming duplex to be strata titled is consistent with OCP policy. The existing duplex use would continue however a strata conversion would allow the tenure to change from one owner to strata ownership for each of the two-dwelling units.

ALTERNATE MOTION

That Council decline Application No. 00495 for the property located at 863 and 865 Villance 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:

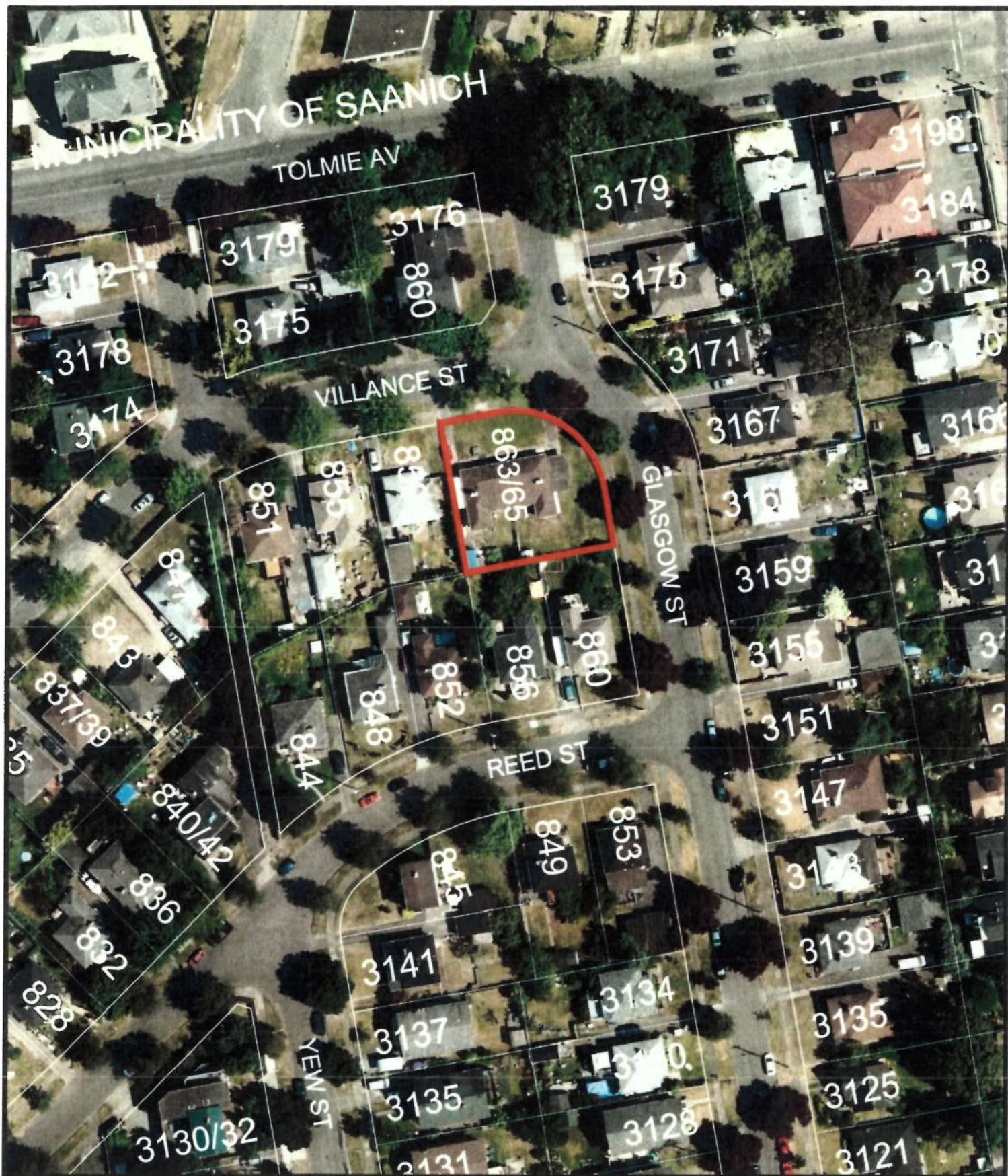


Date:

November 17, 2015

List of Attachments

- Air photo
- Zoning map
- Applicant's letter to Council dated October 20, 2015.
- Minutes of Community Meeting – Hillside Quadra Community Association dated October 19, 2015
- Submission drawings dated October 20, 2015.



863-865 Villance Street

Rezoning No. 00495

Bylaw No. ?

Rezoned from R1-B Zone, Single Family Dwelling District
to R-2 Zone, Two Family Dwelling District



MUNICIPALITY OF SAANICH

TOLMIE AV

3182

3178

3174

3179

3175

3176

860

3179

3175

993

3198

3184

3178

3170

3166

316

31

31

3

VILLANCE ST

3171

3167

3163

3159

3155

3151

3147

3143

3139

3135

3125

3121

GLASGOW ST

863/65

860

856

852

848

844

REED ST

853

849

845

3141

3137

3135

3131

3134

3130

3128

YEW ST

3130/32

847

843

837/39

840/42

836

832

828

863-865 Villance Street

Rezoning No. 00495

Bylaw No. ?

Rezone from R1-B Zone, Single Family Dwelling District
to R-2 Zone, Two Family Dwelling District



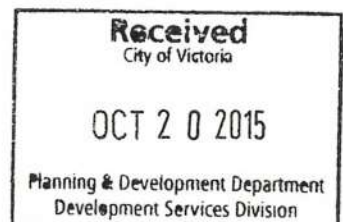
To - Mayor and Council

OCT. 20. 2015

We are proposing to rezone the
property to strata title the existing
property

Thank you

Jack chen



Rob Bateman

From: Jenny Fraser <jenfraser@islandnet.com>
Sent: Tuesday, October 20, 2015 10:11 PM
To: caluc@victoria.ca
Cc: Dan Potvin; Hillside Quadra Neighbourhood Action Group
Subject: 863-865 Villance Street Rezoning

19 October 2015

To Whom it May Concern:

Re: 863-865 Villance Street

This is to confirm that Jack Chen, the owner of the above property, met with community members on October 13th to present his proposal to rezone the property from single family to R-2. The current land use is a non-conforming duplex built in the 1970s.

Community members who attended this meeting indicated that they had no concerns about the proposed rezoning of the property.

This meeting illustrates the need for the Development Proposal Community Meeting Notice sent out by the City of Victoria to be written in plain language and to include more background. CALUC Chairs included this as a recommendation in their October 1st meeting with Mayor and Council.

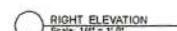
Community members who came to this meeting indicated that once they understand the proposal they had no concerns, and that they would not have come to the meeting had they understood beforehand the intent of the rezoning. This is an example of the CALUC process unnecessarily taking up the time of community volunteers – including the CALUC Chair, a note-taker, and at least eight members of the community.

Sincerely,

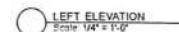
Jenny Fraser

CALUC Co-Chair, Hillside Quadra

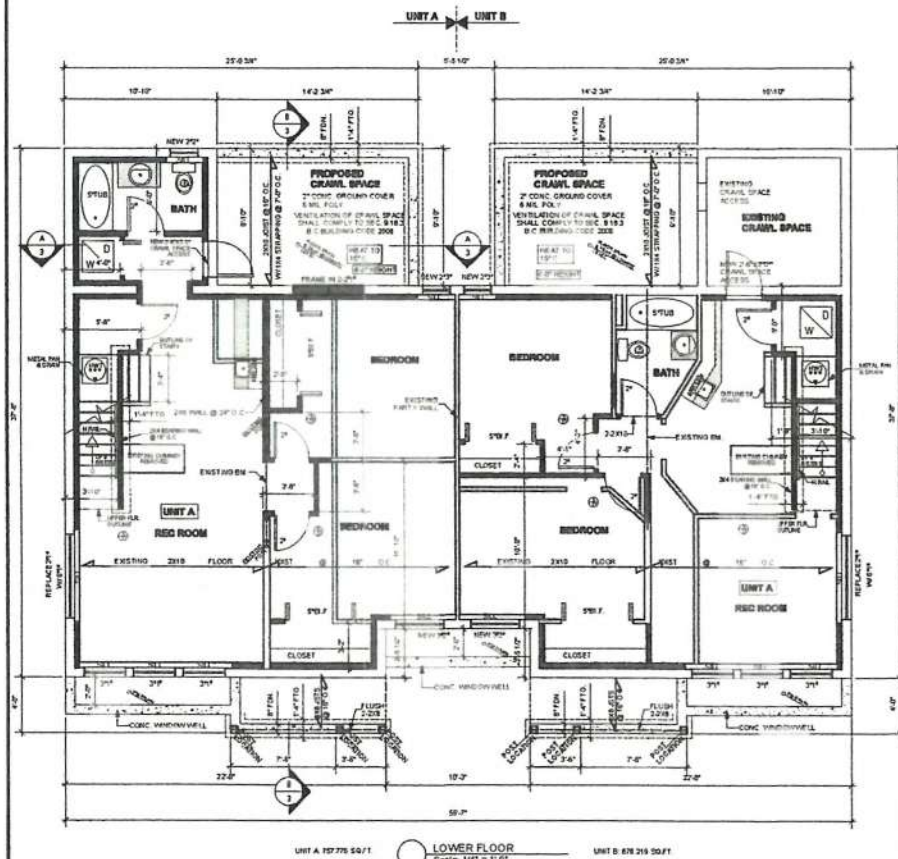
cc. Dan Potvin for Jack Chen

BRACING FOR RESISTANCE TO LATERAL LOADS
SHALL BE DESIGNED BY A P.E.

Planning & Development Department
Development Services Division

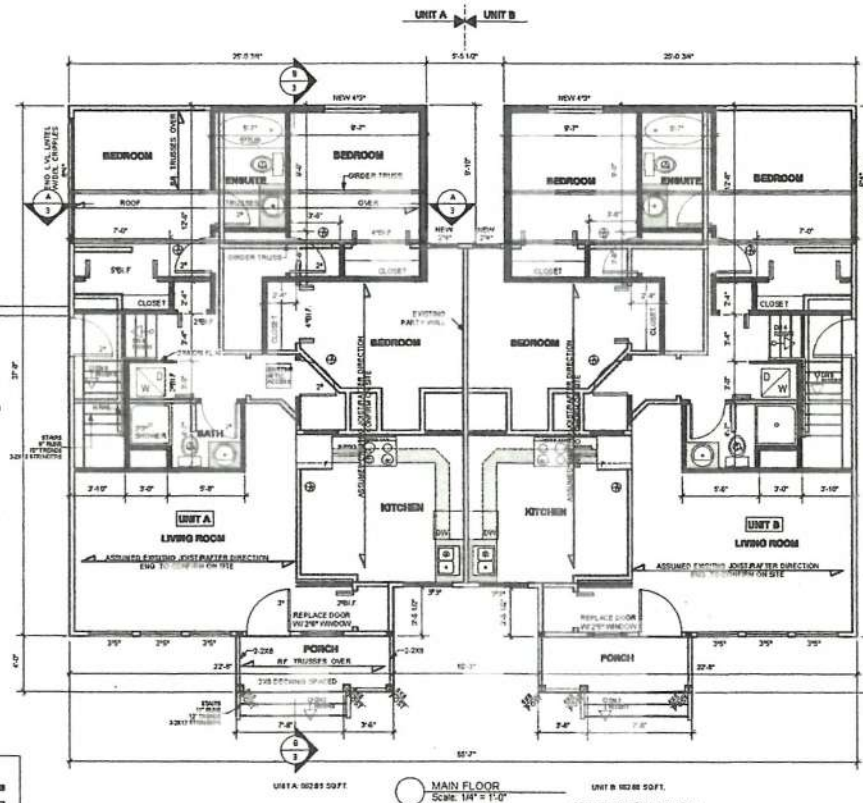


1



WALL LEGEND
 PROPOSED WALLS
 EXISTING WALLS
 REMOVED WALLS

STRUCTURAL ENG. TO PROVIDE DETAILS
 FOR PROPOSED ADDITIONS & AMENDMENTS



SEE UNIT A FOR IDENTICAL
 CONSTRUCTION MAKE-UP
 FOR UNIT B

Received
 City of Victoria

OCT 20 2015

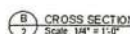
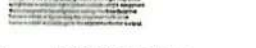
Planning & Development Department
 Development Services Division

HARTMANN'S
 DRAFTING & DESIGN
 1000 WESTERN AVENUE, SUITE 100
 VICTORIA, BC V8M 1A1

SCALE 1/4" = 1'-0"
 DATE: OCT 2015
 DRAWN BY: T.M.
 CHK BY: J.M.
 PLAN # 101

**PROPOSED ADDITION FOR
 YI TZU CHEN & YUAN HAO CHEN
 863/865 VILLAGE ST.**

2



Planning & Development Department
Development Services Division



3

RSI PRIMER: CALCULATION	
SPRUE TO ROOT	
24" BOTTOM CHAIR (DOWN)	$0.605 \times 89 = 0.758$
@ 24" O.C. (11%)	$11 \times 0.758 = 14.55$

RISK RATING CALCULATION	
0.04875 x 2.244 (RPM)	1.088
@ 24" O.C. (SPN)	EQ = 1.608 + 53.35

100
R20 PARALLEL = 14.56% AREA OF FRAMING + 53.35% AREA OF CMVTY

DATE: 11.11.2017	5.3579
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CALCULATING EFFECTIVE R-VALUE TYPICAL THREE POOF CEILING		
DESCRIPTION		EFFECTIVE
2X4 BOTTOM CHORD @ 24" O.C.		1.87
VW GLASS FIBRE INSUL. (24" O.C.)		
11 1/4" THICK GLASS FIBRE LOOSE FILL INSUL. (24" O.C.)		3.3079
INTERIOR AIR FILM	0.11	
5/8" GYP. BOARD	0.096	0.236
MEAN ROOF RADIATION	0.03	
OUTER ROOF AIR FILM	0.03	
TOTAL, EFFECTIVE		5.58
2008 U-VALUE @ REQ. EFFECTIVE R		0.18

ROOFING CALCULATIONS	
SAPCE (0.0065)	
2x6 STUDS (14.000)	6.000 X 14.00 = 84.00
2x4 JOIST (14.000)	20 X 14.00 = 280.00

RDI CAPACITY CALCULATION	
R20 COMPRESSOR	3.34
@ 24" O.C. (80%)	$80 \times 3.34 = 26.75$

$$\text{RSI PARALLEL} = \frac{100}{15.50\% \text{ AREA OF FR FIBRO} + 23.95\% \text{ AREA OF CAVITY}}$$

$$100 \div 40.75 = 245$$

CALCULATING EFFECTIVE R-VALUE			
THERMAL RESISTANCE		NOMINAL	EFFECTIVE
R-20 COMPOSITE INSULATION			
2X4 WOOD FR. STUDS @ 16" O.C.		3.34	2.45
INTERIOR AIR FILM	0.12		
1/2" MINIMUM BOARD	0.87		
1/4" GYPSUM BOARD	0.02		
10" R-FOAM POLYSTYRENE	5.128		
BUILDING PAPER	0.02		0.542
2" AIR SPACE	0.18		
5/8" GYPSUM BOARD	0.02		
EXTERIOR AIR FILM	0.03		
TOTAL R-VALUE			8.808
EFFECTIVE R-VALUE			0.39

CALCULATING EFFECTIVE R-VALUE WALLS ABOVE GRADE			
DESCRIPTION	NOMINAL	EFFECTIVE	
R13 INSULATION @ 2" O.C.	2.11	1.71	
INTERIOR AIR FILM	0.52		
1/2" GYPSUM BOARD		0.2	
NAIP OR INSULATION			
BUILDING PAPER	0.05		
EXTERIOR AIR FILM		0.17	
TOTAL, EFFECTIVE		2.05	
U-FACTOR = 1/EFFECTIVE R-VALUE		0.49	

CALCULATING EFFECTIVE R-VALUE FOUNDATION WALLS BELOW OR IN CONTACT WITH GRADE	
FOUNDATION R-VALUE (0.0004)	503.2 X 0.0004 = 0.0067
2 1/2" TYP. POLYSTYRENE (TYPE 3 EX. POLYSTYRENE)	63.5 X 0.03 = 1.905
INTERIOR AIR FILM	0.12
TOTAL R-VALUE	2.86
ZONE 4 MINIMUM REQ. EFFECTIVE	1.39

OWNER	JACK CHEN
ADDRESS	803885 VILLAGE STREET
ZONE	BU3888 R1-B, PROPOSED R2
LEGAL DESCRIPTION	
LOT	65
PLAN	7292
SECTION	4
DISTRICT	VICTORIA
RANGE	
SITE AREA	9216.62 SQ FT (86.25 SQ M.)
SITE COVERAGE	2354.622 (27.49%)
TOTAL FLOOR AREA	3356.172 SQ FT (312.13 SQ M.)
OPEN SITE SPACE	5860.956 SQ FT. 63.49%
REAR YARD OPEN SITE SPACE	VARIANCE
SETBACKS	
FRONT	1.58 M VARIANCE
REAR	2.88 M VARIANCE
SIDE	0.32 M
EXT. SIDE	9.63 M
BUILDING HEIGHT	10'-0" (3.05 M)

[illegible]

OCT 29 2015

Planning & Development Department
Development Services Division



HARTMANN'S
DRAFTING & DESIGN

SCALE 1/4" = 1'-0"
DATE OCT 2018
DRAWN BY TMAR
CHK BY KMAR
PLAN # 121

**PROPOSED ADDITION FOR
YI TZU CHEN & YUAN HAO CHEN
863/865 VILLANCE ST.**

8

4

Rezoning and Development
Permit Application
for
863 and 865 Villance Street

Aerial Photo



Subject Property (from Villance Street)



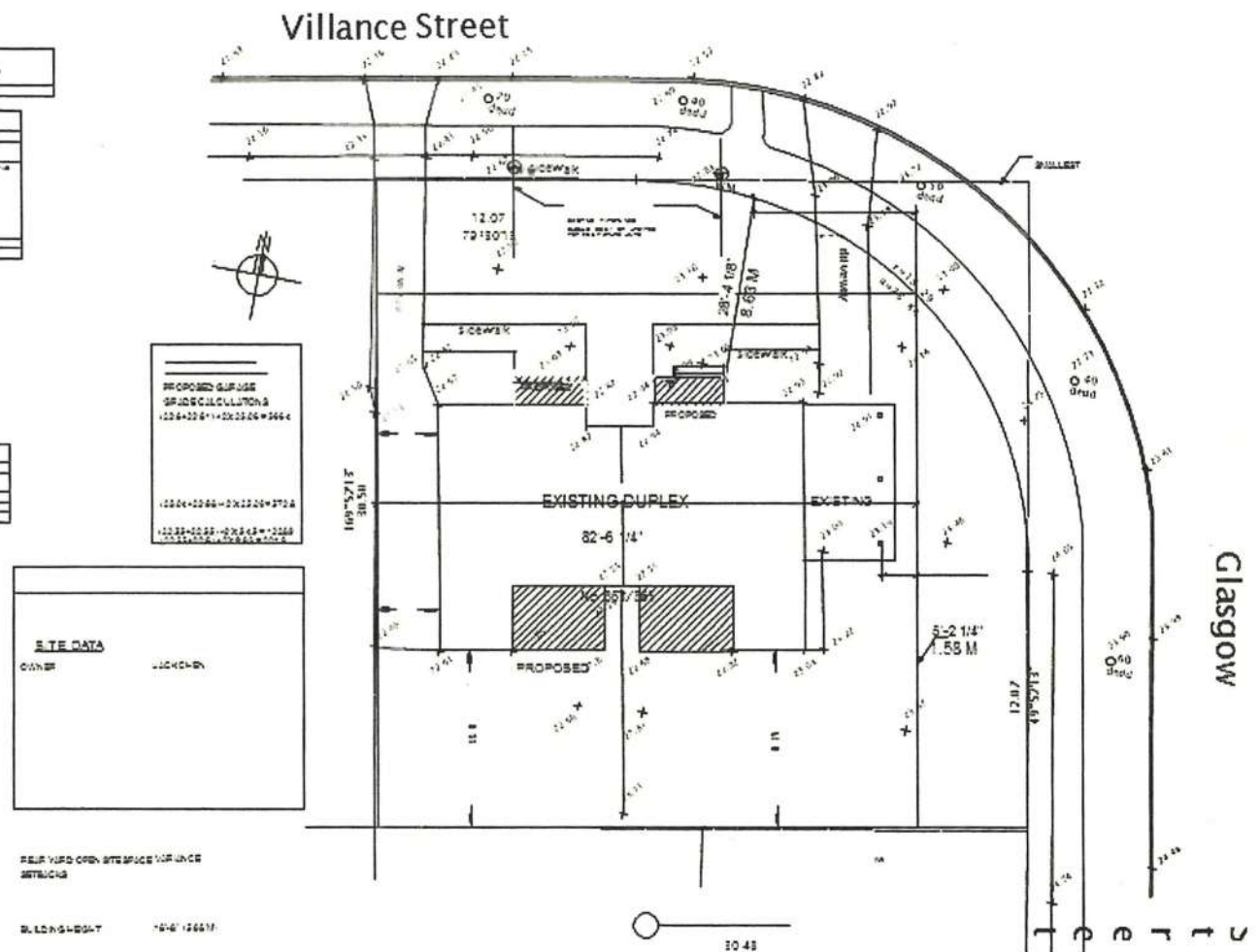
Subject Property (from Glasgow Street)



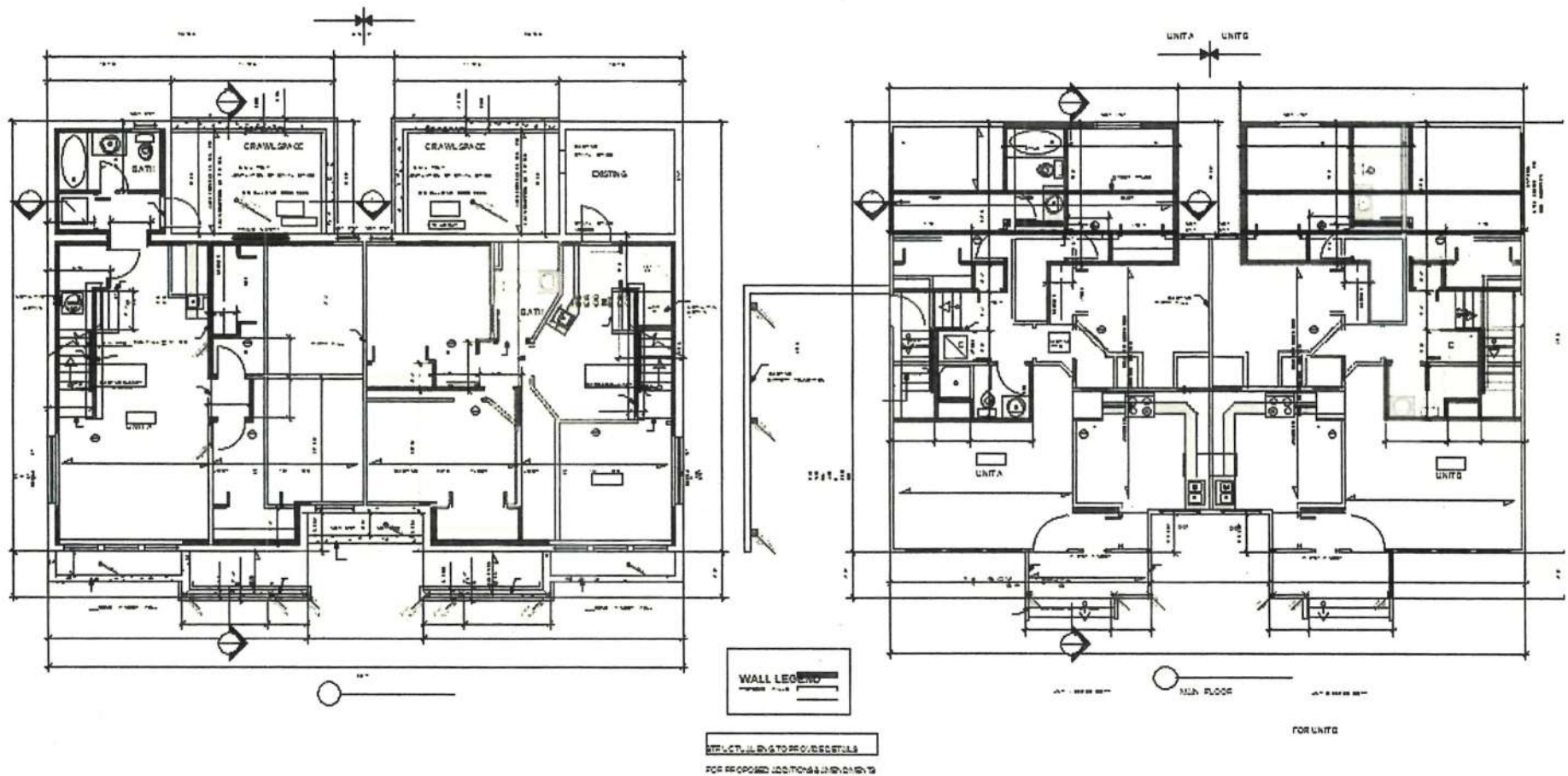
Adjacent House on Villance Street



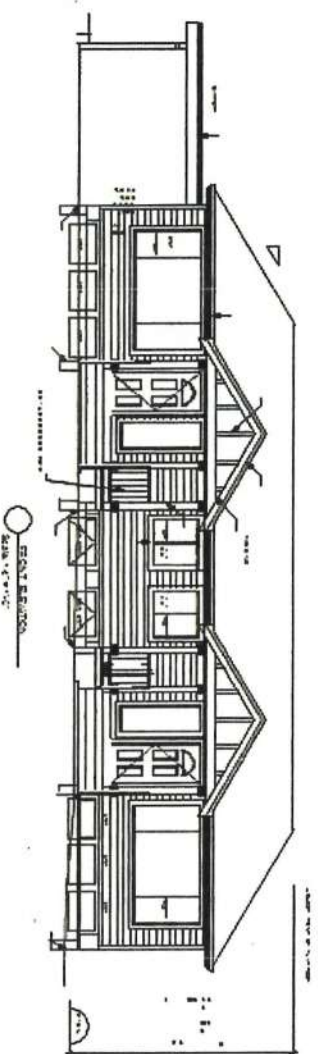
Figure 1 shows 12 hand-drawn diagrams of various table layouts, labeled 1 through 12. The diagrams illustrate different ways to structure tables with multiple rows and columns, including nested tables and varying column widths. Diagrams 1-4 show simple rectangular tables. Diagrams 5-8 show tables with varying column widths and row counts. Diagrams 9-12 show more complex layouts, including tables with multiple columns and rows, and tables with varying column widths and row counts.



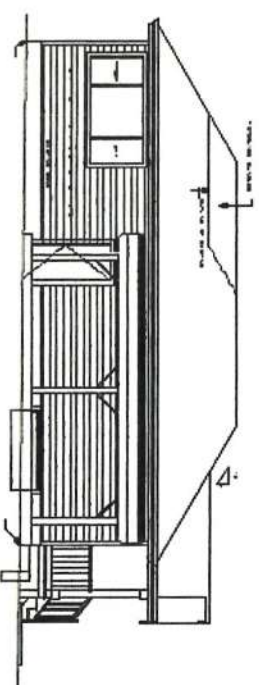
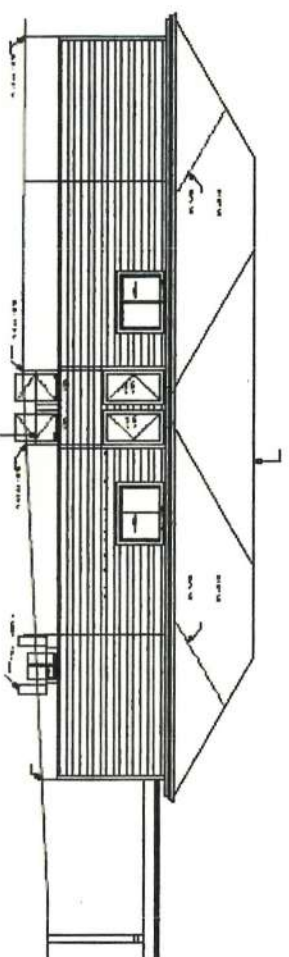
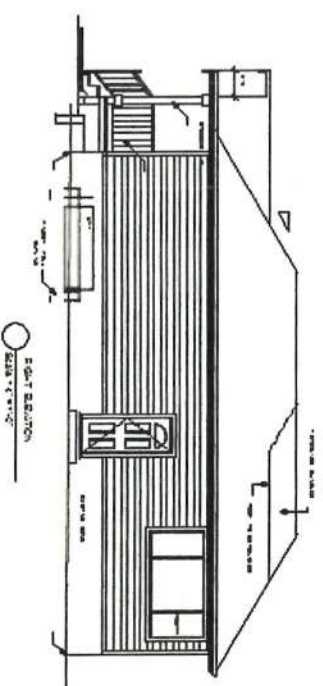
Floor Plans



Elevations



1. 1/2\"/>



Sections

