



## TOWN OF VIEW ROYAL COUNCIL REPORT

**TO:** Mayor & Council

**DATE:** June 10, 2020

**FROM:** J. Chow, Senior Planner

**MEETING DATE:** June 16, 2020

### REZONING APPLICATION 2020/03 - 107 CHELTENHAM STREET

#### RECOMMENDATION:

*That the June 10, 2020 report from the Senior Planner titled "Rezoning Application 2020/03 - 107 Cheltenham Street" be received for information;*

*AND THAT, if first and second reading of Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1053, 2020 is passed at the June 16, 2020 Council meeting, Council set a Public Hearing date for Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1053, 2020 for July 7, 2020.*

#### CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I concur with the recommendation.

A handwritten signature in black ink, appearing to be "KA".

#### DIRECTOR OF DEVELOPMENT SERVICES' COMMENTS:

I concur with the recommendation.

A handwritten signature in black ink, appearing to be "SR Jones".

#### DIRECTOR OF ENGINEERING'S COMMENTS:

I concur with the recommendation.

A handwritten signature in black ink, appearing to be "JDS".

#### DIRECTOR OF PROTECTIVE SERVICES' COMMENTS:

I concur with the recommendation.

A handwritten signature in black ink, appearing to be "M. Smith".

#### PURPOSE:

1. To introduce a proposal to rezone the subject property from *R-1B: Detached Residential (Medium Lot)* to *R-1C: Detached Residential (Small Lot)* to permit a carport in the existing dwelling to be enclosed.

2. To consider setting a Public Hearing date for Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1053, 2020 for July 19, 2020.
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### **EXECUTIVE SUMMARY:**

The applicant proposes to rezone the subject property from *R-1B: Detached Residential (Medium Lot)* to *R-1C: Detached Residential (Small Lot)*. The purpose is to increase the permitted Floor Space Ratio from 0.50:1 to 0.60:1 for an existing detached dwelling so that the existing carport can be converted into living space.

The proposal can be supported because:

1. This is a unique situation of a small lot in a neighbourhood of medium sized lots. The small lot size of 391.2m<sup>2</sup> was due to part of the original lot being incorporated into the Galloping Goose Rail right-of-way.
  2. The land use and floor space ratio of the proposed zone is consistent with the Official Community Plan "Residential" land use designation that applies to the neighbourhood.
  3. There are no streetscape impacts as the enclosure is within the building footprint.
  4. Parking will meet Zoning Bylaw requirements.
  5. If the property was to be completely redeveloped in the long term, a new building on the site would not be out of scale with adjacent properties because the building height and setback requirements of the existing and proposed zones are the same.
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### **BACKGROUND:**

The 391.2m<sup>2</sup> parcel is located on the north side of Cheltenham Street and backs on to the Galloping Goose Regional Trail. BC Assessment records show the existing two storey detached dwelling as having been constructed in 1980.

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### **PROPOSAL:**

The applicant proposes to rezone the subject property from *R-1B: Detached Residential (Medium Lot)* to *R-1C: Detached Residential (Small Lot)*. The purpose (Attachment 2) is to increase the permitted Floor Space Ratio from 0.50:1 to 0.60:1 for an existing detached dwelling so that the existing carport can be converted into living space as shown in Attachment 3. The enclosure would be within the existing footprint of the building. Figure 1 shows the subject property in relation to neighbouring properties.



Figure 1. Streetscape montage

If the carport is converted into living space, parking requirements will still be met.

The property owner has spoken with neighbours on adjoining properties and those across the street about the proposal. The property owner indicates that no concerns were expressed.

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## DISCUSSION:

The key considerations for this proposal include the following:

1. How does proposal comply with the *Official Community Plan*?
2. What are the impacts of the proposed zoning?
3. How does the proposal fit in the neighbourhood context?
4. What are the potential impacts for Town?

### 1. **Policy Considerations:**

The two relevant policies from the *Official Community Plan* are as follows:

#### **Policy LU1.5 Land Use Designations**

- Residential – predominantly detached homes and townhouses, up to 2.5 storeys with a maximum Floor Space Ratio of 0.6.

#### **Policy LU2.1 Residential Character**

Protect the rural and suburban character of established residential areas located outside of the mixed-use centres by maintaining zoning and development standards that identify detached housing as the priority use, and through the establishment and enforcement of Form and Character Development Permit Areas (*See Part 4.*).

The proposed R-1C zone has a maximum Floor Space Ratio of 0.60:1 which is consistent with the “Residential” land use designation that applies to the neighbourhood.

The Community Amenity Contribution Policy does not apply to this proposal as there is no proposed increase in the number of residential units.

## 2. Zoning Impacts

The following table compares existing and proposed zones, and the existing and proposed dwelling:

	Existing R-1B Zone	Proposed R-1C Zone	Existing Dwelling	Proposed Dwelling
<b>Lot Size</b>				
<i>Lot Size</i> , minimum	600m <sup>2</sup>	360m <sup>2</sup>	391.2m <sup>2</sup>	n/c
<i>Lot Width</i> , minimum	15m	12m	13.83m	n/c
<b>Lot Density</b>				
<i>Principal Buildings per lot</i> , max	1	1	1	n/c
<i>Secondary Suites per lot</i> , maximum	1	1	0	n/c
<i>Building Floor Area</i> , maximum	325m <sup>2</sup>	278m <sup>2</sup>	<b>193.7m<sup>2</sup></b>	<b>221.2m<sup>2</sup></b>
<i>Floor Space Ratio</i>	0.42	0.60	<b>0.50</b>	<b>0.57</b>
<i>Lot Coverage</i> , maximum	40%	40%	35%	n/c
<i>Impermeable Surface Coverage</i> , max	60%	60%	35%	n/c
<b>Building Size</b>				
<i>Building Height</i> , maximum	7.5m	7.5m	5.5m	n/c
<i>Building Width</i> , minimum	6m	6m	8.4m	n/c
<b>Siting of Principal Use Buildings and Other Structures</b>				
<i>Front Lot Line Setback</i> , minimum	7.5m	7.5m	7.8m	n/c
<i>Rear Lot Line Setback</i> , minimum	6m	6m	3.1m	n/c
<i>Side Lot Line Setback</i> , minimum	1.5m	1.5m	1.6m	n/c
<i>Flanking Lot Line Setback</i> , min	4.5m	4.5m	n/a	n/c

The Zoning Bylaw has changed over time, which is why the existing lot width and floor space ratio is nonconforming. The Zoning Bylaw does not permit secondary suites within a detached residential dwelling if the parcel is less than 600m<sup>2</sup>.

## 3. Neighbourhood Context

This is a unique situation of a small lot in a neighbourhood of medium sized lots due to part of the original lot being incorporated into the Galloping Goose Rail right-of-way as shown in Figure 2.

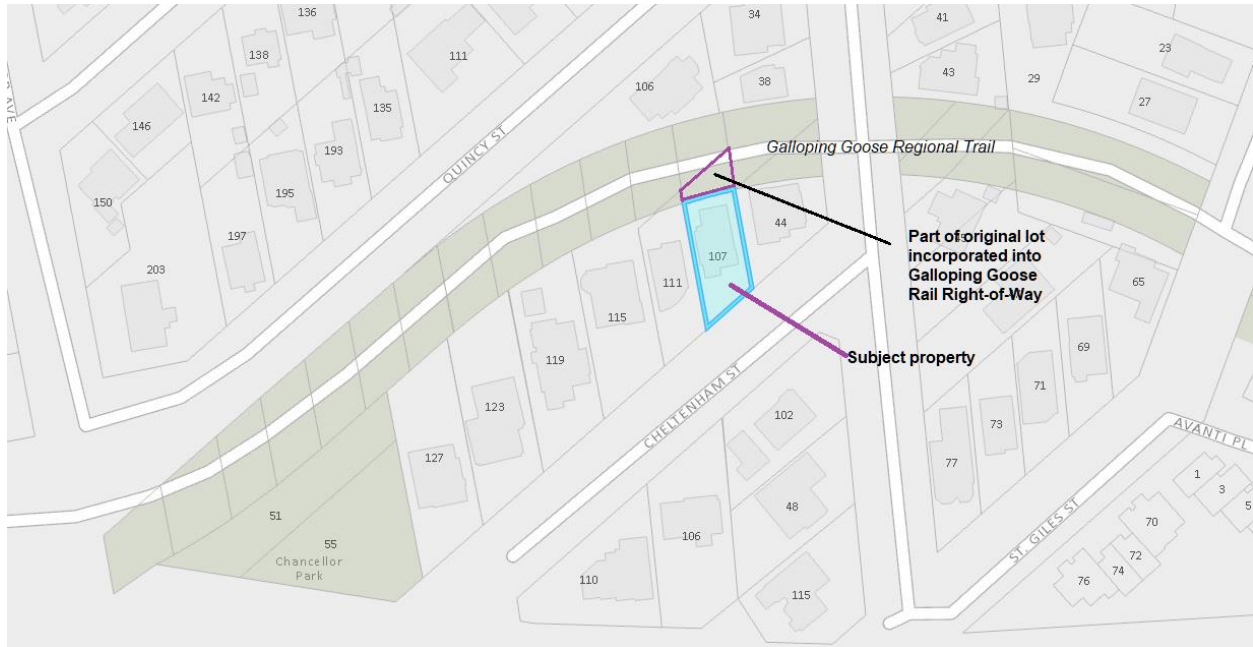


Figure 2. Original lot configuration

Enclosing the carport would not result in a building that would be out of scale with the neighbouring properties as shown in Figure 1 and the table below:

Address	107 Cheltenham	44 Camden	107 Cheltenham	
			Existing	Proposed
Lot size	455 m <sup>2</sup>	445 m <sup>2</sup>	391.2 m <sup>2</sup>	391.2 m <sup>2</sup>
Floor Space (incl. garage)	200.8 m <sup>2</sup>	223.8 m <sup>2</sup>	193.7 m <sup>2</sup>	221.2 m <sup>2</sup>
Floor Space Ratio	0.45:1	0.51:1	0.50:1	0.57:1

The proposal would be in keeping with the neighbourhood context as shown in Figure 1 because:

1. There are no streetscape impacts as the carport enclosure would be within the existing building footprint.
2. There is enough area for two required parking spaces in the front yard.
3. If the property was to be completely redeveloped in the long term, a new building on the site would continue to be in scale with adjacent properties with a maximum permitted floor area of 234.7m<sup>2</sup> including any garage.

#### 4. Potential impacts for the Town

There are no offsite servicing impacts as the property has an existing water service, sanitary sewer service and a roadside swale for storm water conveyance. The Protective Services Department has no emergency safety concerns about the proposal.

**ALTERNATE RECOMMENDATION:**

If Council deems that additional information is necessary to consider the application, the following motion can be passed:

*THAT the June 10, 2020 report from the Senior Planner titled "Rezoning Application 2020/03 - 107 Cheltenham Street" be received;*

*AND THAT the information requested at June 16, 2020 Council meeting regarding the application be provided.*


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**RECOMMENDATION:**

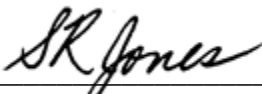
*THAT the June 10, 2020 report from the Senior Planner titled "Rezoning Application 2020/03 - 107 Cheltenham Street" be received for information;*

*AND THAT, if first and second reading of Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1053, 2020 is passed at the June 16, 2020 Council meeting, Council set a Public Hearing date for Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1053, 2020 for July 7, 2020.*

**SUBMITTED BY:**

  
\_\_\_\_\_  
Jeff Chow, MCIP, RPP, Senior Planner

**REVIEWED BY:**

  
\_\_\_\_\_  
Lindsay Chase, MCIP, RPP, Director of Development Services

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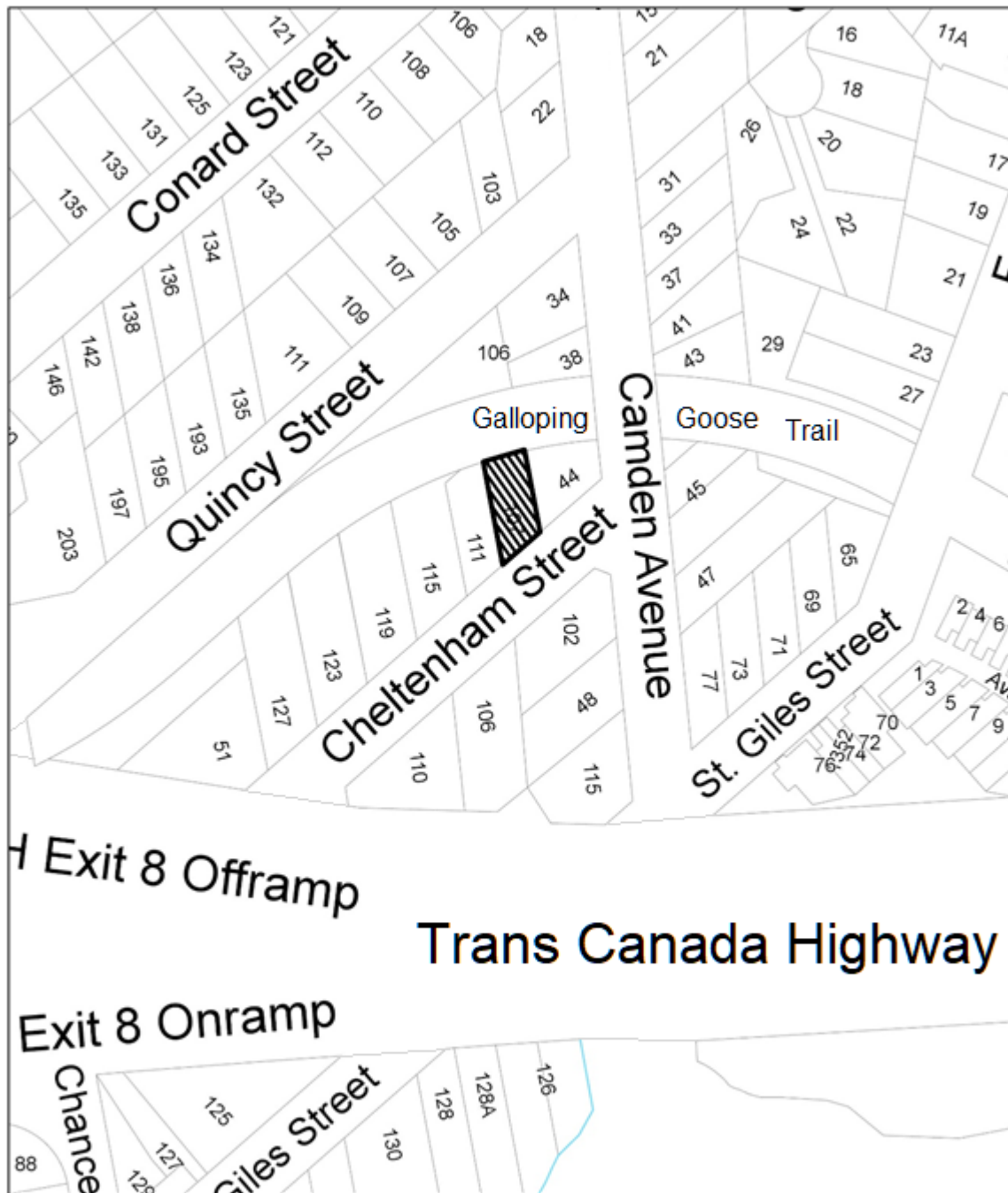
**ATTACHMENTS:**

1. Property Location Map
2. Letter from applicant, April 8, 2020 (3 pages)
3. Java Designs, April 6, 2020 (3 pages)

**Attachment 1.**

**Subject Property Map**

**107 Cheltenham St**



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April 8<sup>th</sup>, 2020

Mayor and Council  
Town of View Royal  
45 View Royal Avenue  
Victoria B.C. V9B 1A6

**RE: 107 Cheltenham Street Rezone from R-1B to R-1C**

Dear Mayor and Council,

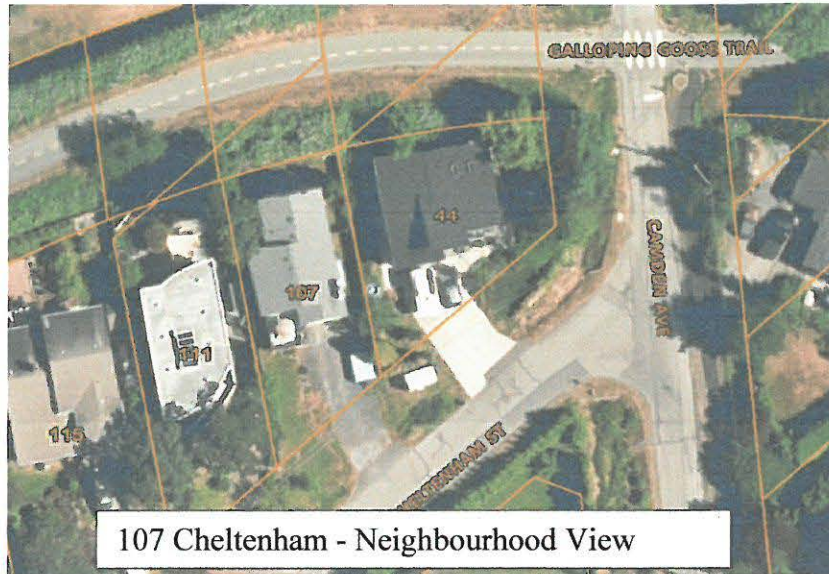
Please accept this application to rezone property at 107 Cheltenham Street from R-1B to the R1C zone, to accommodate an addition to the existing home.

The property owner, Lisa Woods, wishes to build a home office in the carport area of her home. The existing lot is a non-conforming size for the existing zone and therefore the allowable floor space ratio with the enclosed carport would be exceeded.





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Staff recommended a change in the zone to allow the desired floor space ratio to permit the carport enclosure to create more useable space. The existing lot area would be in compliance with the R-1C zone as well. The table below illustrates the existing and proposed conditions.

PROJECT DATA TABLE - REZONING - SINGLE FAMILY DWELLING				
Address	#107 Cheltenham Street, View Royal			
	EXISTING		PROPOSED	
Zoning	R-1B (Medium Lot)		R-1C (Small Lot)	
	Existing	Allowed	Proposed	Allowed
Lot Size (Minimum)	391.191m <sup>2</sup> *	600m <sup>2</sup>	391.191m <sup>2</sup>	360m <sup>2</sup>
Lot Width (Minimum)	13.83M	15m	13.83m	12m
Lot Size	391.191m <sup>2</sup>		391.191m <sup>2</sup>	
Area of garage	-	45.00m <sup>2</sup>	-	45.00m <sup>2</sup>
Building Floor Area	193.70m <sup>2</sup>	325.00m <sup>2</sup>	221.11m <sup>2</sup>	278.00m <sup>2</sup>
Floor space ratio	0.5* (193.70m <sup>2</sup> )	0.42 (164.30m <sup>2</sup> )	0.57 (221.11m <sup>2</sup> )	0.60 (234.71m <sup>2</sup> )
Lot coverage (total)	34.93% (136.64m <sup>2</sup> )	40.00% (156.48m <sup>2</sup> )	34.93% (136.64m <sup>2</sup> )	40.00% (156.48m <sup>2</sup> )
Impermeable Surface Coverage	34.62% (135.43m <sup>2</sup> )	60% (234.71m <sup>2</sup> )	34.62% (135.43m <sup>2</sup> )	60% (234.71m <sup>2</sup> )

The property is in an older established neighbourhood with homes of various architectural styles. The intended infill will match the form and character of the existing house and does not create the need for more on-site parking.

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The table illustrates that there no increase in lot coverage and impermeable surface as a result of this addition, as the area is already covered by the second floor of the house.

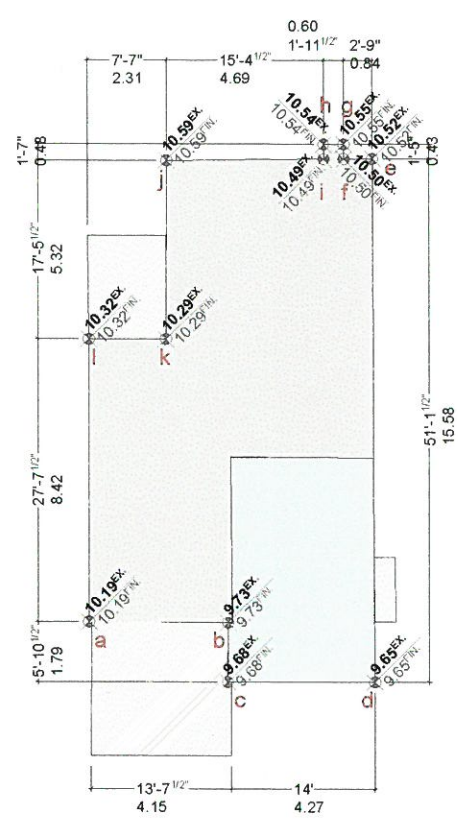
The house is serviced by municipal sewer and water.

The immediate neighbours have been consulted by the homeowner and have no objection to this proposal. No additional traffic, noise or impacts to privacy are anticipated.

We look forward to working with staff and Council throughout the rezoning process. Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Rachael Sansom". The signature is fluid and cursive, with a large loop at the end of the last name.

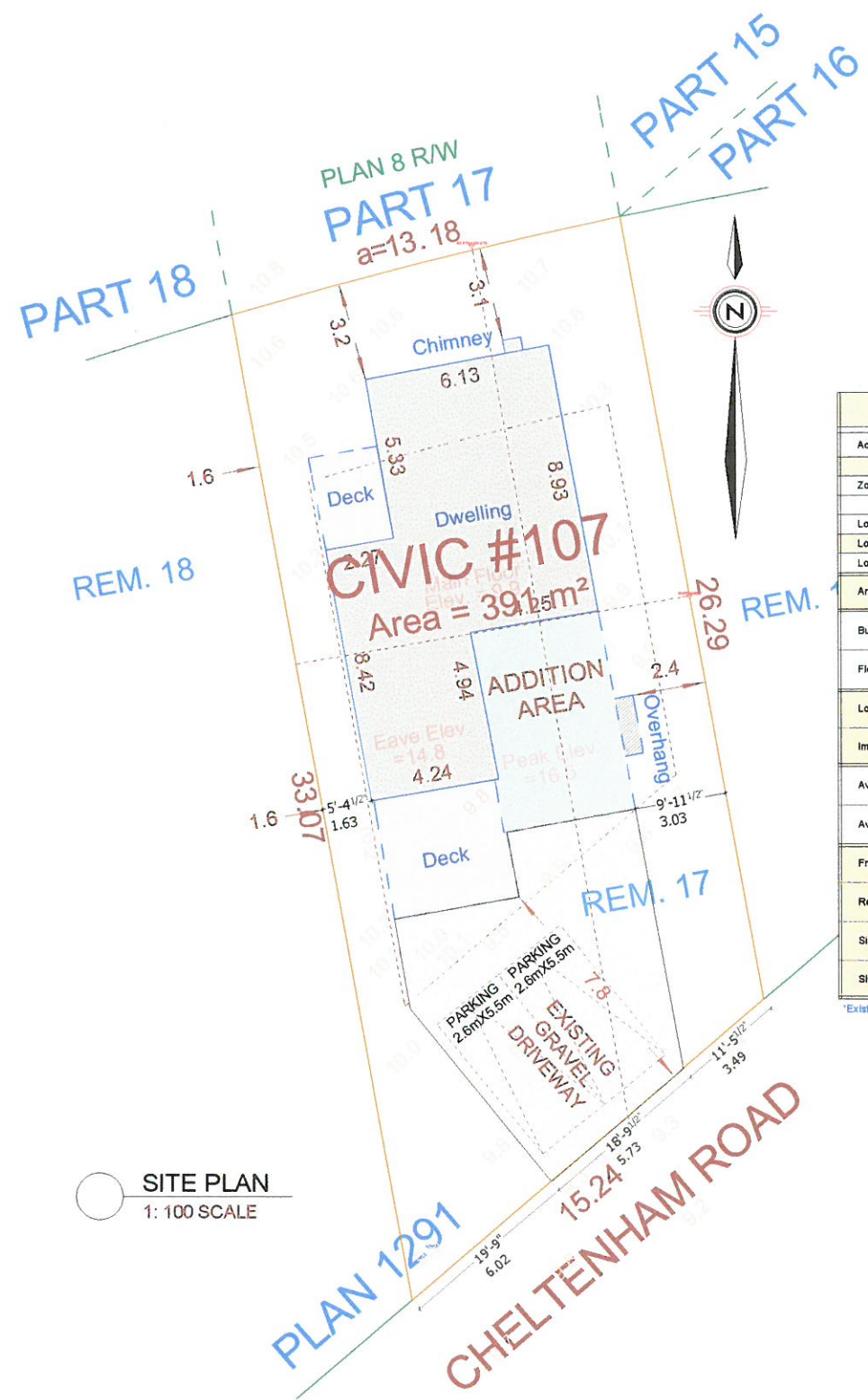
Rachael Sansom A.Sc.T, agent for Lisa Woods.



**GRADE PLAN**  
NOT TO SCALE

Grade Points	Avg. Of Points	Distance Between	Total
10.10	9.73	2=9.86	4.15
10.12	9.73	2=9.86	1.76
10.14	9.66	2=9.67	4.27
10.16	9.66	2=10.09	15.29
10.18	10.52	2=10.51	0.94
10.20	10.50	2=10.53	0.43
10.22	10.55	2=10.55	0.60
10.24	10.54	2=10.55	0.40
10.26	10.54	2=10.54	4.69
10.28	10.26	2=10.44	5.32
10.30	10.32	2=10.35	2.31
10.32	10.32	2=10.26	8.42
Total Perimeter			697.12
AVG. GRADE =			10.17
ALLOWED HEIGHT (7.50m)			17.67m
(10.17 + 7.50m)			

**SITE PLAN**  
1: 100 SCALE

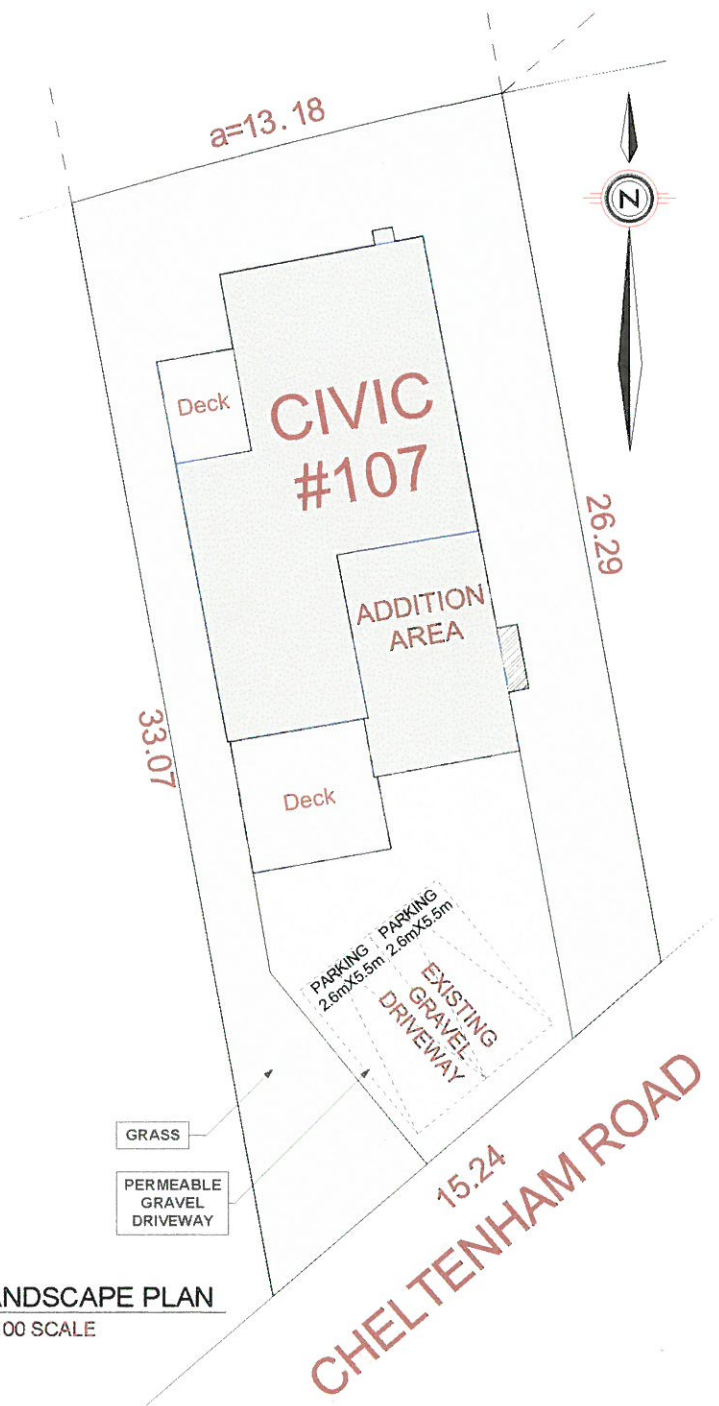


**PROJECT DATA TABLE - REZONING - SINGLE FAMILY DWELLING**

Address	#107 Cheltenham Street, View Royal			
	EXISTING		PROPOSED	
Zoning	R-1B (Medium Lot)	Allowed	Proposed	Allowed
Lot Size (Minimum)	391.191m <sup>2</sup>	600m <sup>2</sup>	391.191m <sup>2</sup>	360m <sup>2</sup>
Lot Width (Minimum)	13.83m	15m	13.83m	12m
Lot Size	391.191m <sup>2</sup>		391.191m <sup>2</sup>	
Area of garage	-	45.00m <sup>2</sup>	-	45.00m <sup>2</sup>
Building Floor Area	193.70m <sup>2</sup>	325.00m <sup>2</sup>	221.11m <sup>2</sup>	278.00m <sup>2</sup>
Floor space ratio	0.5 (193.70m <sup>2</sup> )	0.42 (164.30m <sup>2</sup> )	0.57 (221.11m <sup>2</sup> )	0.60 (234.71m <sup>2</sup> )
Lot coverage (total)	34.93% (136.64m <sup>2</sup> )	40.00% (156.48m <sup>2</sup> )	34.93% (136.64m <sup>2</sup> )	40.00% (156.48m <sup>2</sup> )
Impervious Surface Coverage	34.62% (135.43m <sup>2</sup> )	60% (234.71m <sup>2</sup> )	34.62% (135.43m <sup>2</sup> )	60% (234.71m <sup>2</sup> )
Average grade	10.17m Geo.		10.17m Geo.	
Average building height	5.48m	7.50m	5.48m	7.50m
Front Setback	7.80m	7.50m	7.80m	7.50m
Rear Setback	3.1m	6.00m	3.1m	6.00m
Side Setback (interior)	1.63m / 2.40m	1.50m	1.63m / 2.40m	1.50m
Side Setback (exterior)	-	4.50m	-	4.50m

Existing Non-Conforming

**LANDSCAPE PLAN**  
1: 100 SCALE



**NAFS REQUIREMENTS:**  
Performance Grade of 30  
Water Test Pressure of 260 Pa

**GENERAL NOTES:**  
ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.  
ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.  
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.  
SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR.

**SITE PLAN:**  
ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR. ALL SETBACKS SHOULD BE CONFIRMED BY THE OWNER/BUILDER. ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MODIFICATIONS ARE TO BE MADE ON-SITE.  
CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.  
**CONCRETE AND FOUNDATIONS:**  
ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION.

**IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.**  
GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 52 MPa.  
FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2800 psi (19.3 MPa) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN 3483.  
ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.  
ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.  
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

**LUMBER, FRAMING AND BEAMS:**  
BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENERS SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12mm DIAM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.  
ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.  
ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

**TRUSSES:**  
TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURERS' SPECIFICATIONS, INCLUDING ALL BRACING.  
**ROOFING:**  
ALL ROOFING SHALL BE APPLIED TO MANUFACTURERS' SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILDUP.  
**PLUMBING & ELECTRICAL:**  
ANY ELECTRICAL SHOW IN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

**FLASHINGS:**  
ALL ROOF OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING. ALL ROOFING SHALL INCORPORATE STEP FLASHING.  
ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.  
DOORS - ROUGH OPENING SIZES:  
FRAME OPENING 1 1/4" WIDER THAN DOOR  
FRAME HEIGHT 1/2" FOR EXTERIOR DOORS AND 3/4" FOR INTERIOR DOORS  
FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81 1/2"  
**SMC:**  
CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CSA 618.

NEITHER JAVA DESIGNS LLC NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:  
INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE  
COMPLETENESS OF PLANS TO SITE  
ERRORS AND OMISSIONS  
ANY HOUSE BUILT FROM THESE PLANS

**JAVA DESIGNS**  
WHERE LINES ON PAPER BECOME WALLS ON SITE  
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

**SHEET NUMBER**  
A1

**CUSTOMER:** KEVIN WOODS  
**ADDRESS:** 107 CHELTENHAM STREET, VIEW ROYAL  
**DRAWING NAME:** SITE PLAN, DATA TABLE, GRADING PLAN AND LANDSCAPE PLAN  
**DRAWING SCALE:** SEE DRAWINGS  
**ISSUE DATE:** APRIL 06, 2020  
**DRAWN BY:** S.M.  
**CHECKED BY:** KYLE LEGGETT



