

410 HEATHER STREET

CALUC PRESENTATION

REZONING AND DEVELOPMENT PERMIT

JAMES BAY NEIGHBOURHOOD ASSOCIATION
DATE: OCTOBER 12, 2022

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TORONTO & HEATHER



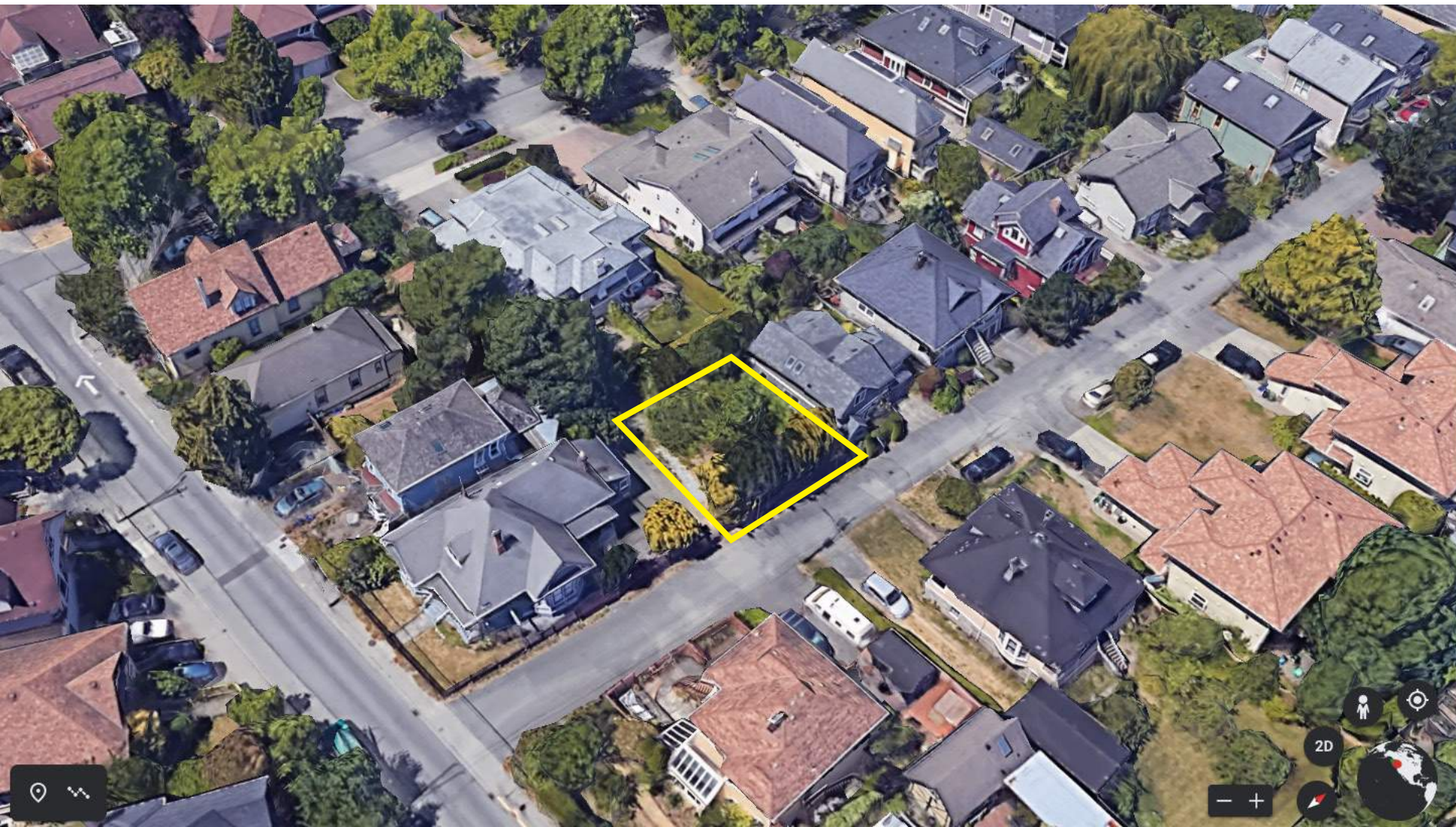
588 TORONTO ST @ HEATHER ST



410 HEATHER STREET

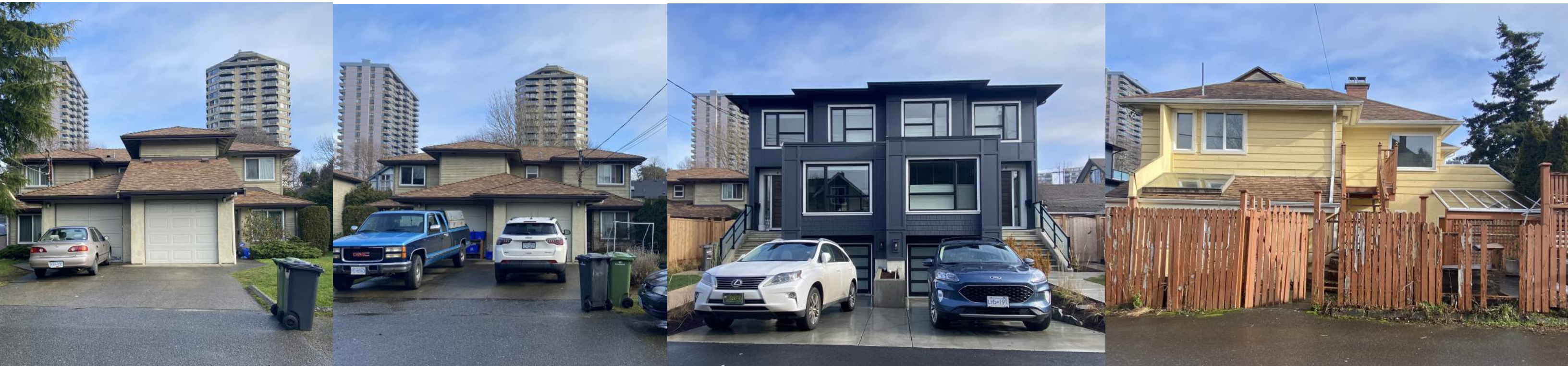


414-416 HEATHER STREET





HEATHER STREET - WEST FRONTAGE



HEATHER STREET - EAST FRONTAGE



Scale 1:100
All distances are in metres

Civic address: 410 Heather Street
Victoria, B.C.

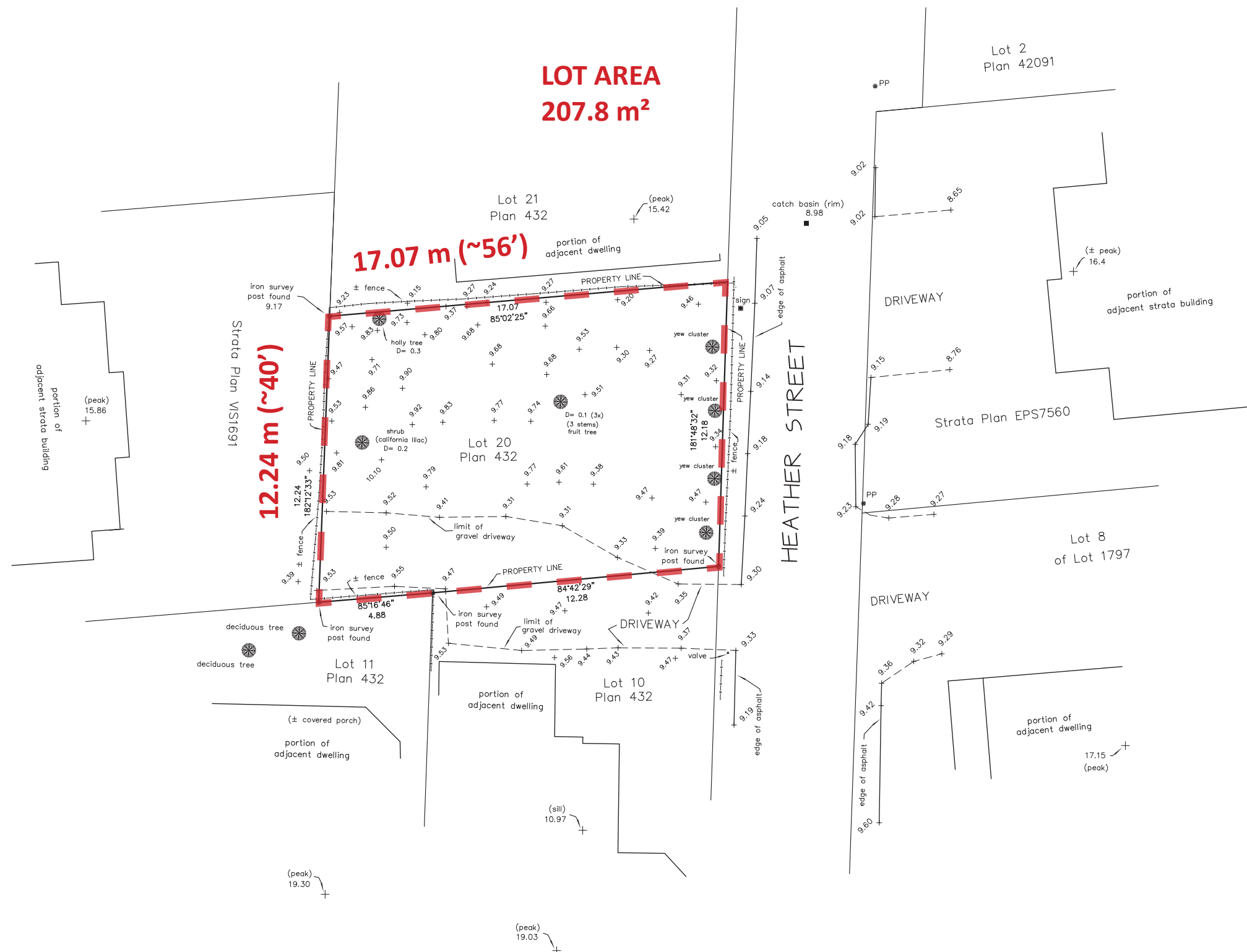
Parcel Identifier Number 009-077-774

Legend

- Denotes spot elevation + 0.00
- Denotes utility pole ● PP
- Denotes tree & species ● tree
- D denotes diameter
- (trees not plotted to scale)
- (not all trees indicated)

Elevations are derived from a Geodetic datum

site area =
207.8 square metres



Property dimensions are derived from Land Title Plans and field survey.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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email glen @ mitchellsurvey.ca

fb 300 file 22-08-9289

Certified correct this 1st day of February, 2022

Glen Mitchell
1DCZ32
Digitally signed by Glen Mitchell
1DCZ32
Date: 2022.02.01
14:24:18 -08'00'

B.C.L.S.

© This document is not valid unless originally signed and sealed or electronic signature is attached.

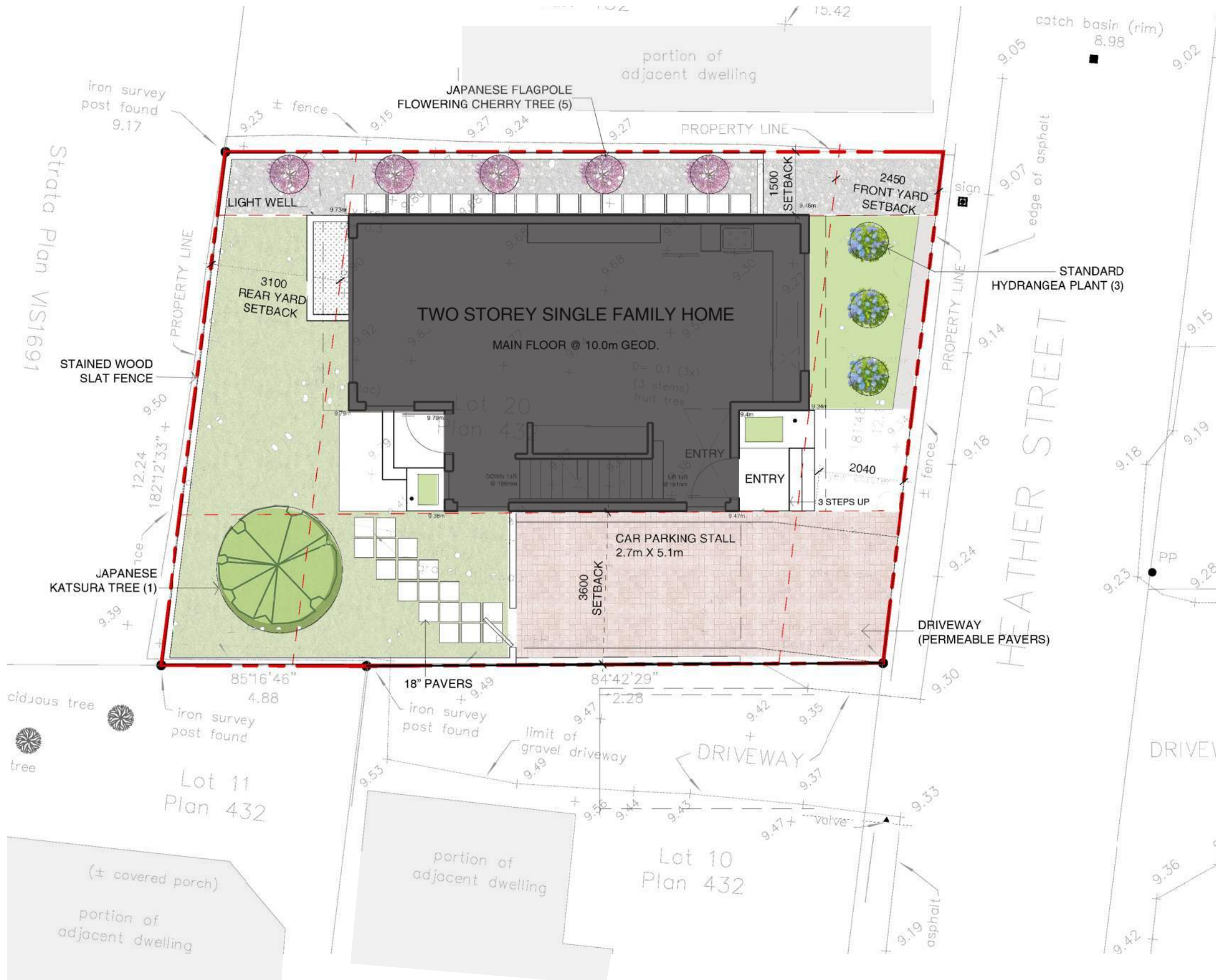
EXISTING R2 ZONE - MINIMUM LOT SIZE = 555m²
410 HEATHER LOT SIZE = 207.8m²

---> REZONE TO R1-S2 SMALL LOT ZONE

WHAT CAN WE BUILD UNDER THE SMALL LOT R1-S2 ZONE?

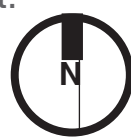


PRELIMINARY DESIGN



SITE PLAN
1:100

EXISTING ZONE	= R2 (Two Family Dwelling)
PROPOSED ZONE	= R1-S2
LOT AREA	= 207.8m² (260m² MIN)
HEIGHT	= 7.5m MAX = 6.8m
FLOOR AREA	= 124.68m ² MAX = 120.34m ²
FSR	= 0.6 MAX = 120.34/207.8 = 0.58
SITE COVERAGE	= 40% MAX = 37.6% (78.1/207.8)
OPEN SITE SPACE	= 50.4% (104.8m ² / 207.8m ²)
SETBACKS FRONT	= 6.0m MIN = 2.45m PROPOSED
REAR	= 6.0m MIN = 3.1m PROPOSED
SIDE 1	= 1.5m MIN = 1.5m PROPOSED
SIDE 2	= 2.4m MIN = 3.6m PROPOSED
PARKING	1 Surface Stall provided in side yard - 5.1m x 2.7m Parking of adjacent property to be relocated. Schedule C - 2.2.3. Parking to be minimum 1.0m away from street.



REVISED DESIGN AFTER NEIGHBOURHOOD CONSULTATION:



Distance to neighbour has been increased by:

- moving driveway to the north (increasing setback)
- revising the floor plan to allow further separation.

EXISTING ZONE	= R2 (Two Family Dwelling)
PROPOSED ZONE	= R1-S2
LOT AREA	= 207.8m² (260m² MIN)
HEIGHT	= 7.5m MAX = 6.8m
FLOOR AREA	= 124.68m ² MAX = 116.8m ²
FSR	= 0.6 MAX = 116.8/207.8 = 0.56
SITE COVERAGE	= 40% MAX = 37.86% (78.67/207.8)
OPEN SITE SPACE	= 50.4% (104.8m ² / 207.8m ²)
SETBACKS FRONT	= 6.0m MIN = 2.45m PROPOSED
REAR	= 6.0m MIN = 3.1m PROPOSED
SIDE 1	= 1.5m MIN = 1.5m PROPOSED
SIDE 2	= 2.4m MIN = 3.6m PROPOSED
PARKING	1 Surface Stall provided in side yard - 5.1m x 2.7m Parking of adjacent property to be relocated.
Schedule C - 2.2.3.	Parking to be minimum 1.0m away from street.

SITE PLAN
1:100

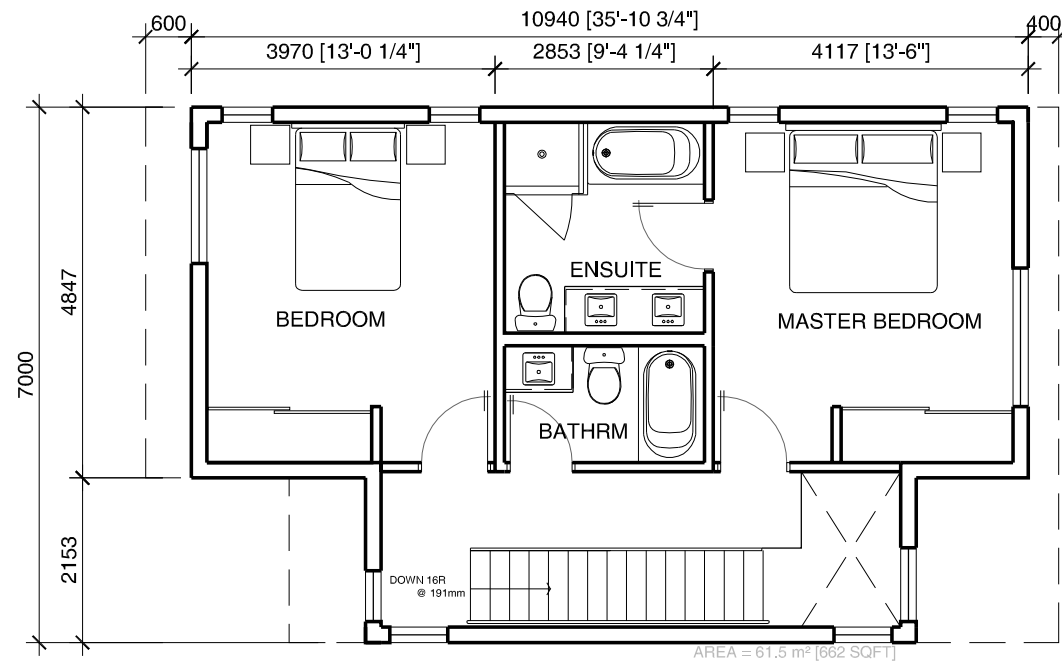


R1-S2 SMALL LOT ZONE

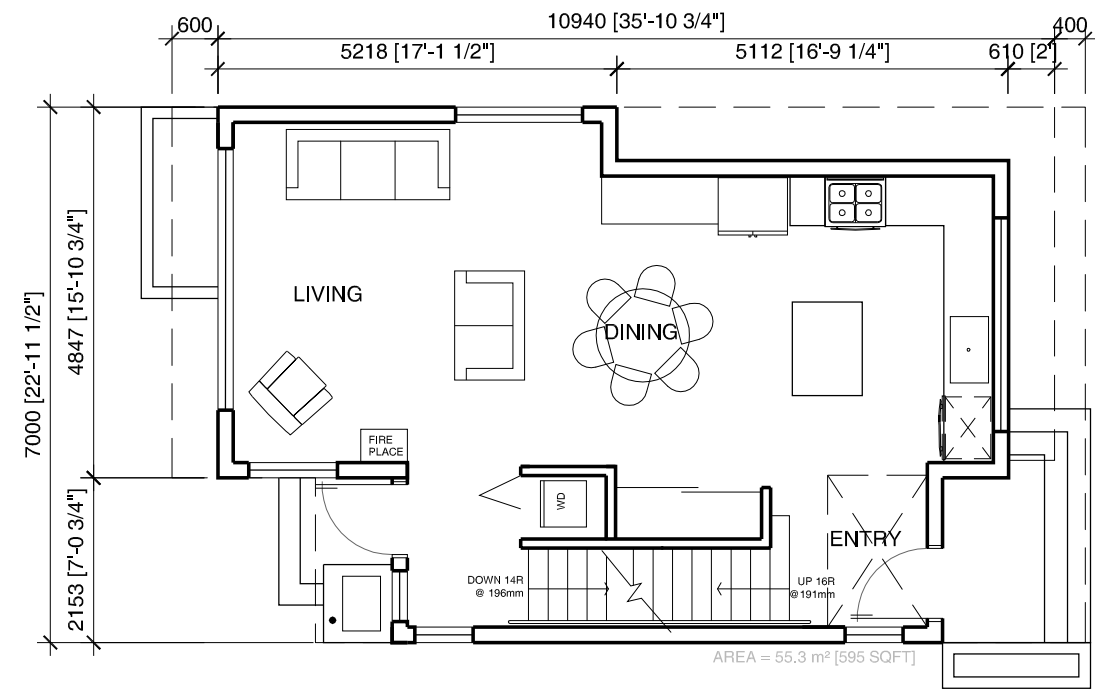


OUR PROPOSAL



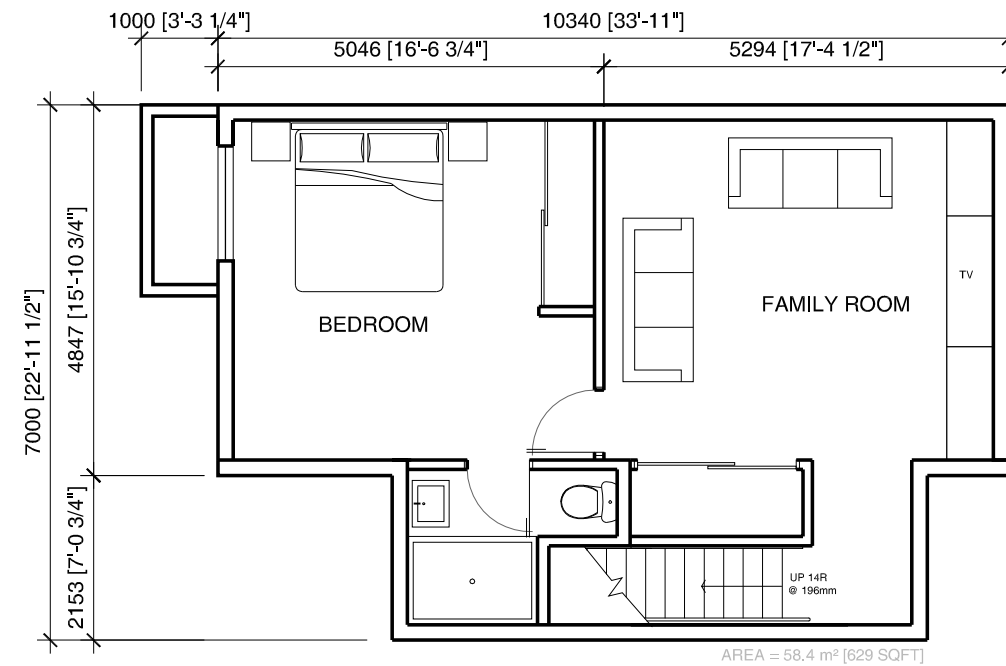


level 2 floor plan
1:100



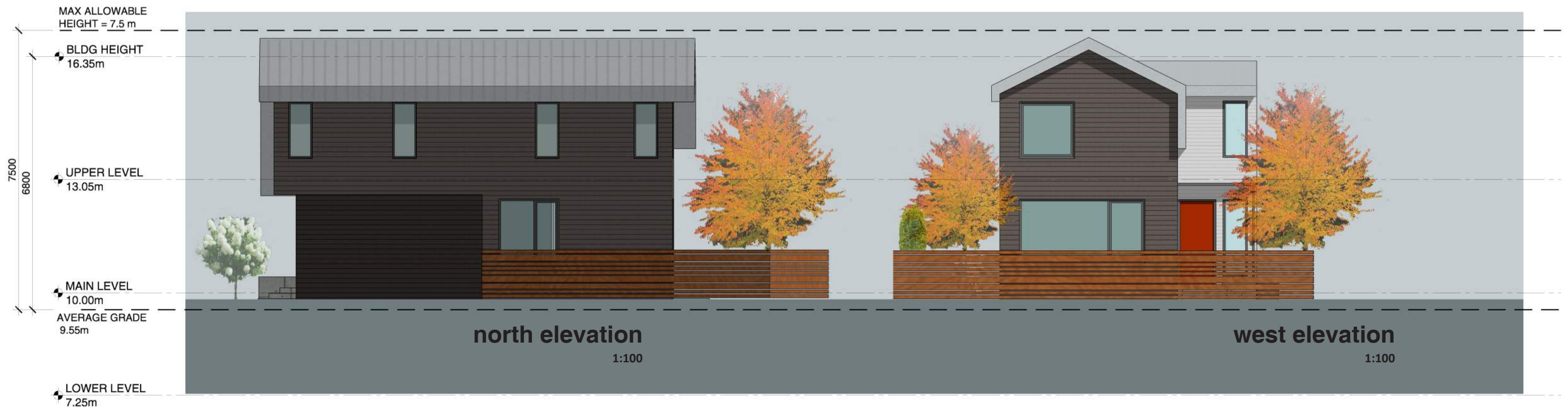
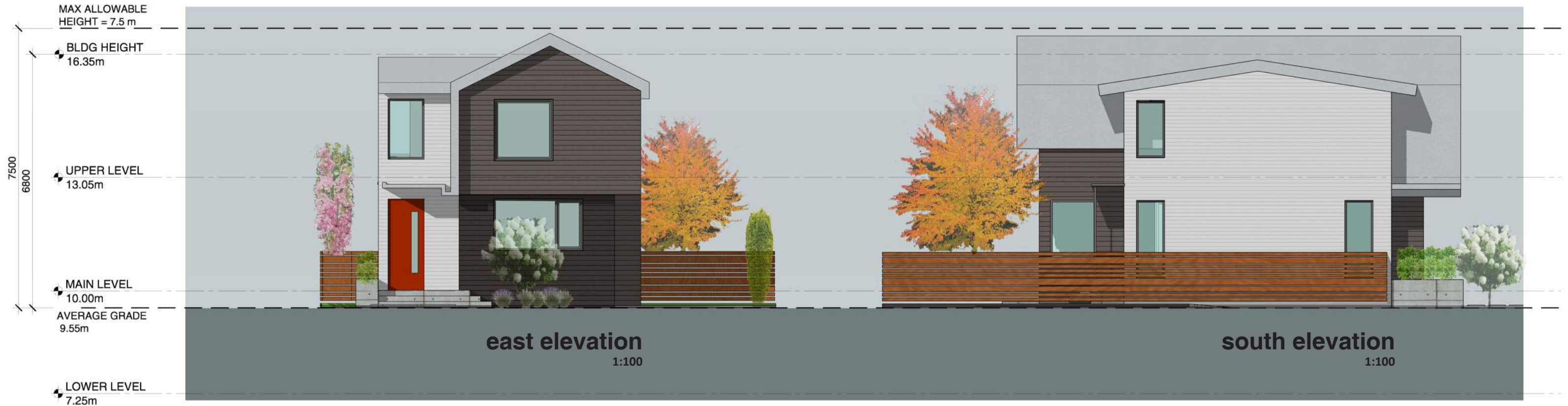
level 1 floor plan
1:100

LEVEL 1 FLOOR AREA = 55.3 m² (595 SQ FT)
LEVEL 2 FLOOR AREA = 61.5 m² (662 SQ FT)
BASEMENT FLOOR AREA = 58.4 m² (629 SQ FT)
TOTAL FLOOR AREA PER ZONING = 116.8 m² (1257 SQ FT)



basement floor plan
1:100



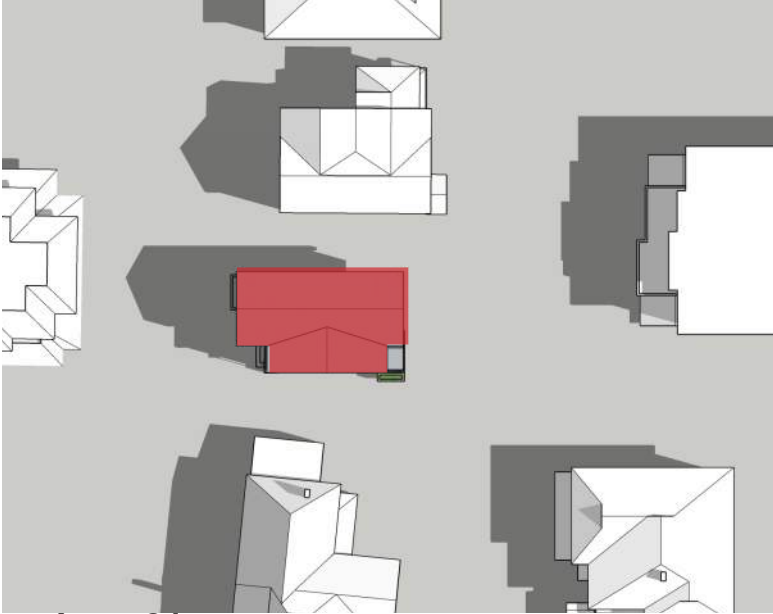




HEATHER STREET ELEVATION



HEATHER STREET - IMMEDIATE NEIGHBOURS - ELEVATION

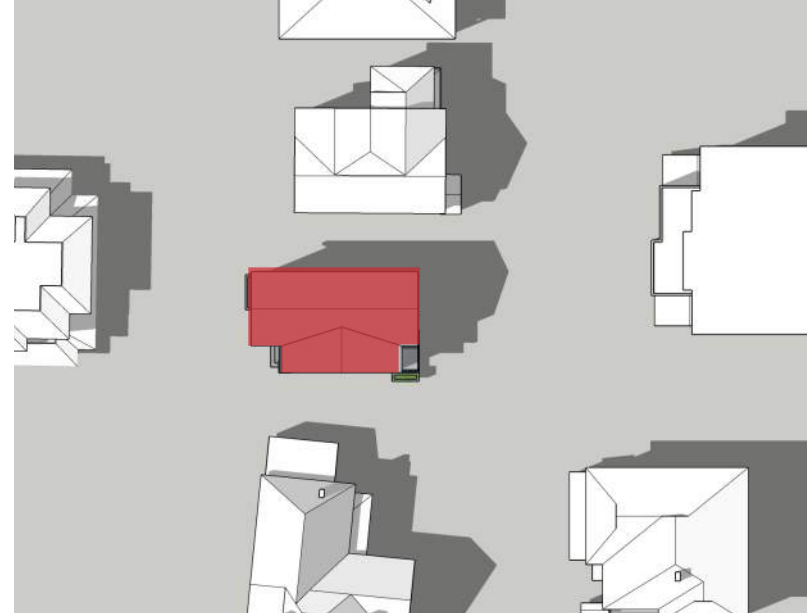


June 21

9am



12pm



3pm



6pm



March / Sept 21

9am



12pm



3pm

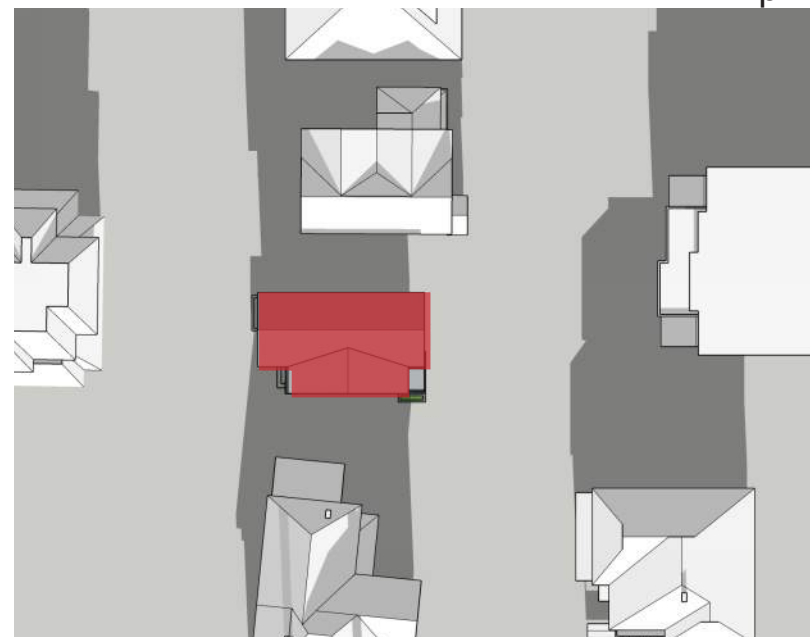


6pm



December 21

9am



12pm



3pm



PART 2.1 - R-2 ZONE, TWO FAMILY DWELLING DISTRICT

2.1.1 Permitted Uses

- a. Two family dwelling subject to the regulations in this Part
- b. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- c. Home occupation subject to the regulations in Schedule "D"
- d. Accessory buildings subject to the regulations in Schedule "F"
- e. Public building
- f. Garage sales limited to no more than 2 in any year
- g. Commercial exhibits existing prior to January 1, 2011
- h. notwithstanding paragraphs a. through g., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs b., c. (subject to the regulations in Schedule "D"), d. and f., which uses are subject to the regulations in Schedule "H"
- i. notwithstanding paragraphs a. through h., the only use permitted on a lot with a site area less than 230m² or with an average lot width less than 7.5m is a private garage

2.1.2 Site Area, Lot Width

- | | |
|---|--|
| a. <u>Site area</u> (minimum) | 555m ² |
| b. <u>Site area</u> for each <u>dwelling unit</u> (minimum) | 277.5m ² |
| c. <u>Lot width</u> (minimum average) | 15m |
| d. <u>Panhandle lot</u> | Subject to the regulations in Schedule "H" |

2.1.3 Floor Area of the Principal Building

- | | |
|--|-------------------|
| a. <u>Floor space ratio</u> (maximum) | 0.5 to 1 |
| b. Floor <u>area</u> per <u>dwelling unit</u> (minimum) | 46m ² |
| c. Floor <u>area</u> , for the first and second storeys combined (maximum) | 280m ² |
| d. Floor <u>area</u> , of all floor levels combined (maximum) | 380m ² |
| e. <u>Public buildings</u> | Not applicable |

(Amended Bylaw 15-001 adopted March 26, 2015) and (Amended Bylaw 17-050 adopted June 8, 2017)

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

PART 2.1 - R-2 ZONE, TWO FAMILY DWELLING DISTRICT

2.1.4 Height, Storeys, Roof Decks

- | | |
|--|--|
| a. <u>Two family dwelling building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> if the <u>building</u> does not have a <u>basement</u> |
| | 7.6m in <u>height</u> and 1½ <u>storeys</u> if the <u>building</u> has a <u>basement</u> |
| b. <u>Public building</u> (maximum) | 11m in <u>height</u> or the <u>width</u> of the <u>lot</u> whichever is lesser and 2½ <u>storeys</u> |
| c. <u>Roof deck</u> | Not permitted |

2.1.5 Setbacks and Projections

- | | |
|--|--|
| a. <u>Front yard setback</u> (minimum) except for the following maximum projections into the <u>setback</u> : <ul style="list-style-type: none">• steps and <u>porch</u> (maximum)• bay windows (maximum) | The lesser of 7.5m and the average of the actual <u>setbacks</u> of the <u>buildings</u> on the <u>lots</u> abutting the sides of the <u>lot</u>
3.5m
0.6m |
| b. <u>Rear yard setback</u> (minimum) | 10.7m or 35% of <u>lot depth</u> whichever is greater |
| c. <u>Side yard setbacks</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot width</u> whichever is greater
3.0m for one <u>side yard</u> when the lot is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. <u>Side yard setbacks</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum) | 3.5m or 10% of the <u>lot width</u> whichever is greater |
| f. Eave projections into <u>setbacks</u> (maximum) | 0.75m |

2.1.6 Site Coverage, Open Site Space, Parking

- | | |
|-------------------------------------|--|
| a. <u>Site coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 30% of the <u>area</u> of the <u>lot</u> and 33% of the <u>rear yard</u> |
| c. Parking | Subject to the regulations in Schedule "C" |

2.1.7 Outdoor Features

- a. The setbacks set out in section 1.1.5 apply to outdoor features, as though they are buildings
- b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

(Amended Bylaw 15-001 adopted March 26, 2015) and (Amended Bylaw 17-050 adopted June 8, 2017)

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw



PART 1.23 - R1-S2 ZONE, RESTRICTED SMALL LOT (TWO STOREY) DISTRICT

Uses	1	The following uses are the only uses permitted in this zone: (a) <u>single family dwelling</u> ; (b) <u>accessory uses</u> to a <u>single family dwelling</u> ; (c) <u>home occupation</u> ; (a) <u>buildings</u> accessory to a permitted use; (b) a maximum of two <u>garage sales</u> in any calendar year.	
Lot area	2	The minimum <u>site area</u> must be 260 m ² .	207.8 m²
	3	The minimum frontage of a <u>lot</u> on a <u>street</u> must be 10 m.	12.183 m
Height, Roof Deck	4	(a) The maximum <u>height</u> of a <u>single family dwelling</u> must not exceed 7.5 m nor two <u>storeys</u> , for which purpose any <u>basement</u> floor <u>area</u> that is more than 1.2 m above <u>grade</u> is deemed to be the first <u>storey</u> . (b) <u>Roof Deck</u> – not permitted.	7.5 m max
Floor Area	5	The maximum <u>total floor area</u> for the dwelling must be 190m ² .	124.68m² max area to meet 0.6 FSR
Floor space ratio	6	The maximum <u>floor space ratio</u> must be 0.6 to 1.	0.6 to 1
Site coverage	7	The maximum <u>site coverage</u> must be 40%.	83.12m² max [77.44/207.8 = 37.3%]
Setback(s)	8	Except as required by s. 14, the minimum <u>setbacks</u> of the main structure must be in compliance with the following: (a) <u>front yard</u> of 6.0 m (i) an entrance porch and <u>steps</u> may project from the main <u>building</u> face by a maximum of 2.5 m with a maximum <u>height</u> of 1.7 m, including any vertical enclosures to the porch and <u>steps</u> , and (ii) any roof to the porch and <u>steps</u> must have a maximum projection from the front main <u>building</u> face of 1.6 m and must be unsupported by vertical supports; (b) <u>rear yard</u> of 6.0 m;	2.45 m 3.1 m

		(c) <u>side yard</u> interior of 1.5 m or 2.4 m for any portion of a dwelling used for habitable space and which has a window; (d) <u>side yard</u> on a flanking street of 2.4 m.	3.6 m 1.5 m
Accessory Buildings	9	All <u>accessory buildings</u> must be located in a <u>rear yard</u> .	n/a
	10	The maximum <u>rear yard site coverage</u> by an <u>accessory building</u> must be 30%.	
	11	A minimum separation distance of 2.4 m must be provided between a <u>single family dwelling</u> and an <u>accessory building</u> .	n/a
Height	12	The maximum <u>height</u> of any <u>accessory building</u> must not exceed 4.0 m.	n/a
Accessory Building Setbacks	13	The minimum <u>setbacks</u> of detached <u>accessory buildings</u> must be in compliance with the following: (a) <u>front yard</u> of 18 m; (b) <u>rear yard</u> of 1.5 m when facing a lane; (c) <u>side yard</u> on a corner <u>lot</u> , no <u>accessory building</u> may be located closer to the flanking <u>street</u> than the minimum <u>setback</u> required for the principal <u>building</u> on the adjoining <u>lot</u> of such flanking <u>street</u> .	n/a
Thurlow Street Setbacks	14	The minimum <u>setbacks</u> for any <u>building</u> on Thurlow Street must be: (a) <u>front yard</u> of 6.7 m; (b) <u>rear yard</u> of 14 m.	n/a
Parking	15	Parking must comply with Schedule C.	noted
Outdoor Features	16	(a) The setbacks set out in sections 8 and 14 apply to outdoor features attached to the main building as though they are buildings (b) Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower	noted

Adopted May 8, 2003
Amending Bylaw 12-023 in process
Amending Bylaw 16-004 adopted January 28, 2016
Amending Bylaw 19-001 adopted March 14, 2019

