

# REPORT TO COUNCIL



**Date:** January 23, 2018

**RIM No.** 0940-60

**To:** City Manager

**From:** Community Planning Department (TB)

**Application:** HAP17-0010      **Owner:** James Gerald Theriault  
Sheila Theresa Roth

**Address:** 1888 Abbott Street      **Applicant:** James G Theriault

**Subject:** Heritage Alteration Permit

Existing OCP Designation: S2RES – Single / Two Unit Residential

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: RU1c – Large Lot Housing with Carriage House

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## 1.0 Recommendation

THAT final adoption of Rezoning Bylaw No. 11511 be considered by Council;

THAT Council authorizes the issuance of Heritage Alteration Permit No. HAP17-0010 for Lot 1 District Lot 14 ODYD Plan 3916 located at 1888 Abbott Street subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted as shown on Schedule "C":

**Section 9.5b.1(f): Carriage House Development Regulations**

To vary the maximum upper storey floor area to be greater than 75% of the carriage house footprint area;

**Section 9.5b.1(i): Carriage House Development Regulations**

To vary the minimum side yard setback from 1.5m required to 1.2m proposed;

AND FURTHER THAT this Heritage Alteration Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## **2.0 Purpose**

To consider issuing a Heritage Alteration Permit for the form and character of a carriage house with variances to the upper floor area and side yard setback.

## **3.0 Community Planning**

Community Planning supports the Heritage Alteration Permit for the form and character of a carriage house along with the proposed variances to the floor area of the upper level and the side yard setback. The carriage house meets the majority of the OCP Design Guidelines for the Heritage Conservation area. It is designed to complement the existing dwelling, exterior colours keep with the traditional style, and the door-to-window ratio is consistent with the building's architectural style. The carriage house will be created by constructing an upper habitable level on an existing garage.

One carriage house regulation in the Zoning Bylaw is that the upper floor area of a carriage house must not be greater than 75% of the footprint. In this proposal, the upper level extends out over a carport and therefore exceeds the 75% rule. Community Planning Staff support this proposed variance as it creates a more permeable lane-scape with the use of a carport rather than an enclosed garage. The second variance to the side yard setback is due to the existing location of the garage at 1.2m (existing) when 1.5m is required.

## **4.0 Proposal**

### **4.1 Background**

The subject property features a house that was renovated both inside and outside in 2016. A double car garage was also constructed at that time. The proposed rezoning would convert the existing garage into a carriage house through the addition of a suite above.

### **4.2 Project Description**

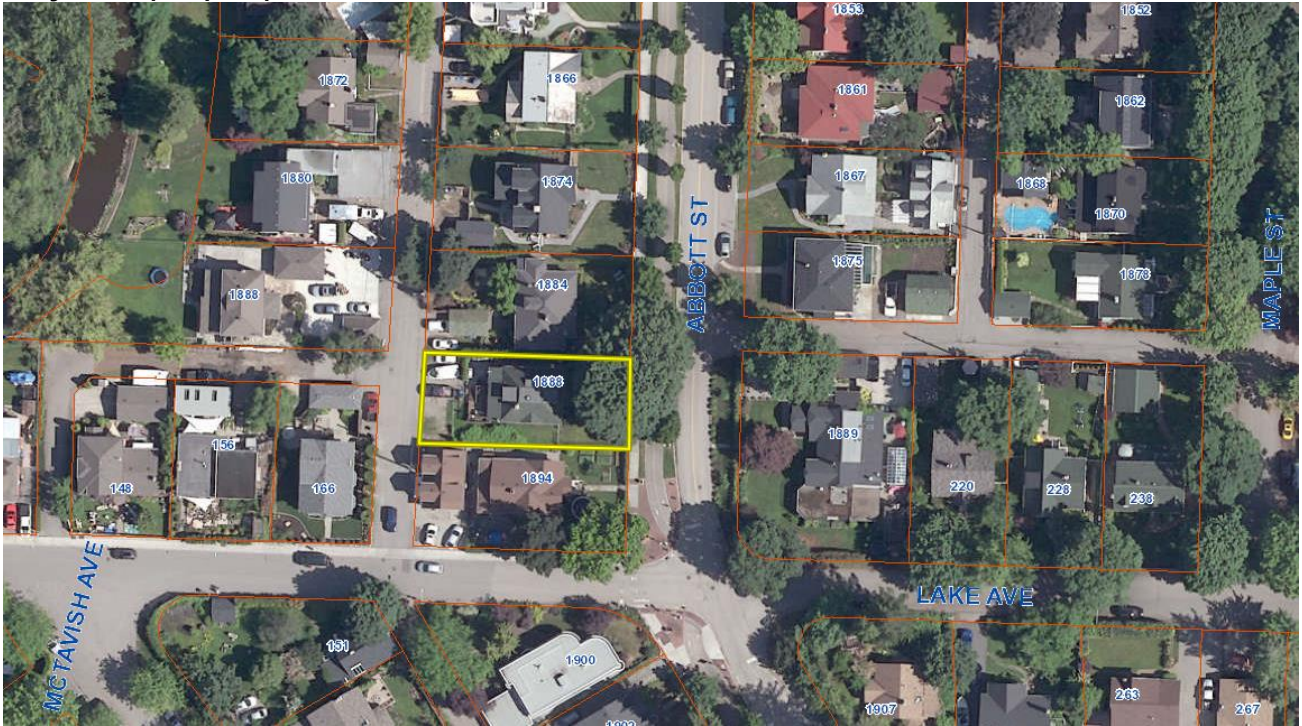
The following OCP objectives in the Heritage Conservation Area are met with the proposed carriage house:

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the 'sense-of-place' for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

### **4.3 Site Context**

The subject property is located on the west side of Abbott Street in the Heritage Conservation Area. This area is seeing a modest increase in density as there are several other RU1c properties in the area. The neighbourhood is within walking distance to several beach accesses, City Park, and the Downtown Core. Alternate transportation methods are easily accessible with a BC Transit stop on Pandosy, and the Abbott Street Recreation Corridor.

**Subject Property Map: 1888 Abbott Street**



**5.0 Application Chronology**

Date of Application Received: July 5, 2017  
Date Public Consultation Completed: September 6, 2017  
Date of Public Hearing: November 21, 2017

**Report prepared by:** Trisa Brandt, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager

**Attachments:**

- Draft Heritage Alteration Permit HAP17-0010
- Schedule "A": Site Plan
- Schedule "B": Elevations and Colour Board
- Schedule "C": Variances