

**CALUC Meeting Report:  
March 21, 2019**

Address: 1139 Burdett

Developer: Tim Stemp  
Architect: Tim Kindrat at Christine Lintott; Heritage Consultant Stuart Stark  
Attendance: 9 (+5 Caluc)



<b>Rezoning Re-quested</b>	<b>Current</b>	<b>Proposed</b>	
	R1B	Site specific zone	
<b>Variances</b>		Technically none as it's a site specific zone. Rear setback will be a variance but it's a new zone	
<b>OCP Amendment required?</b>	no	<b>no</b>	
<b>Number of Units</b>	1	7	market rental in perpetuity
	<b>Current Zone</b>	<b>Proposed</b>	
Site Coverage	<b>18.09%</b>	<b>33%</b>	
Number of parking stalls	2-3	7	1 for each unit. 4 in the garage and 3 surface parking spots.
Set Back East	2.13	2.69	
Set Back West	6.29	17.99	
Set Back South	18.54	20.57	
Set Back North	4.85	4.85	
	<b>Actual Building</b>	<b>Proposed Building</b>	

FSR (Floor Space Ratio)	0.367	0.534 with addition	
Height	9.35M (with a sloping roof)	Addition height 6.9M	

### Further Comments:

- Developer/owner lives 2 doors down (20+ years)
- Owner wants to restore and preserve 1892 house; likely best example of Gothic Revival Style in Victoria; unique features, i.e. large carved barge boards on gables; ornamental trim, stained glass windows, recessed porch and original woodwork
- Converting into rental stock with original house and addition at the back; plan is for sustainable model
- Meets CoV's objective for off-street parking without paving the entire backyard
- House is designated heritage by CoV Heritage Foundation
- In 1995 the inside of the house was gutted
- 7 Suites would be market rental in perpetuity
  - Existing house to have 5 suites approx 500 square feet
  - The addition (21 ft deep X 9.10 feet wide will be two suites above a four-car garage (1 suite 500 square feet, 1 suite 750 square feet; ceilings are 10')
  - Addition and house are attached below grade with an approx 7' wide space above grade, gives the idea of a carriage house; peak of addition is at floor level of the house's attic;
  - Fire escape on main house is metal; addition structure is metal framing with hardboard, fire escape/stairs wood
  - Paint colour will be the original colours of the house
- No change to the front streetscape other than driveway shifting slightly to the west. to enable access to back parking spaces
- There is a large healthy arbutus tree on the property that developer wants to preserve; neighbour's large cherry tree also to be preserved; five trees to be removed and replaced with 12 trees (9 italian cypress, 2 magnolia and 1 japanese plum) in addition to shrubbery throughout the lot
- There is no sun and shadow study as it's not required by CoV
- December 2018: developer delivered information to residents within 100 metres and has had discussions with neighbours.
- Driveway will be asphalt with small strip of brick permeable pavers by the street or possibly permeable pavers with asphalt in the middle (still TBD); back parking lot will be permeable pavers so that residents can use the space as a big patio
- Bike storage: 6 short-term bike stand on west side of house; 8 long-term secure bike storage spaces at the back of the addition, within design of the building; 4 standing bike racks and 4 hanging bike racks + room for bike gear; heated and ventilated
- all one-bedroom units; 2 on grd floor, 2 on 2nd floor; 1 on 3rd floor, 2 above garage; not wheelchair accessible due to heritage structure; @ market rents

- EV parking: Conduit will be installed to have electric charging stations both inside the garage and outside paces
- Construction timeline: estimated 6-12 months
- Construction parking: behind building initially, then in driveway

**Neighbourhood Comments Feedback on development proposal:**

- Neighbour 2 doors down: has had discussions with other neighbours and the only concern was if anything was going to change on the streetscape, which there isn't
- Admire the goals for the development
- Rockland resident: impressed with sensitivity towards the street and the detailed research
- support of neighbourhood is strong; like to see a heritage house restored and preserved while auditing the much-needed rental unit
- previous owner in attendance and commended owner for vision