

CALUC Meeting Report: Sept 19, 2019

1005 Chamberlain St

Applicant: Kim Colpman
 Attendance: Community 21 (approx.); CALUC 4;
 Applicant 1; Owner 1



Project Summary

Double lot with existing duplex that straddles the property line. Proposed rezoning for two lots fronting Chamberlin, retaining the duplex. A 1.5 m section of property along Chamberlin would go to the City of Victoria as road dedication.

	Zoning Reg.	Zoning Reg.	Existing - Double Lot	Proposed Lot 'A' North - Existing Duplex	Proposed Lot 'B' South
	R1-G	R1-G2	R1-G	Site Specific	R1-G
	Gonzales single family	Gonzales small lot			
	single family with secondary suite or garden suite	single family	duplex with 'in-law' basement suite	duplex with 'in-law' basement suite	TBD
area	460 m2	300 m2	839 m2	338.66 m2	460 m2
width	15 m	10 m	26.84 x 31.28 m	11.37 m	15.45 m
FSR	0.5:1	0.55:1	0.56:1		
floor area	240 m2	160 m2	190 m2		No building proposed, future development would need to conform to R1-G
setbacks					
front	7.5 m	6 m	2.86 m	2.86 m	
rear	9.1 m or 30%	9.1 m	6.70 m	6.70 m	
side	1.5 m or 15%	1.5 m / 2.4 m	0.75 m (N)	0.75 m (N) 1.47 m (S)	
combined side	5.4 m	n/a		2.22 m	
coverage	30%	30%	18.08%	38.54%	

Themes

Lot 'A' with Retained Duplex is too Small

Most speakers voiced opposition to the small size of lot 'A'.

- Limited outdoor space for residents

- Requested site specific zone substantially exceeds Gonzales Small Lot R1-G2 in use, setbacks and site coverage.
- Narrow/unusable side yards
- Lot 'B' should be the Small Lot R1-G2

Retain Duplex

Many speakers indicated that retaining the duplex is important.

- Love existing home
- Any possibility of designating heritage?

Trees

Some neighbors raised the value of the Garry Oaks on the property and tree canopy in Gonzales in general.

- Garry oaks on the property should be maintained and retained.
- Gonzales has a dense and magnificent tree canopy

Suggestions

- Possibly open to removing parking in rear of duplex/lot 'A' in order to gain green space.

Further Comments & Questions

- Applicant's comparison to R1-S not applicable, lot 'A' exceeds R1-G2 on a number of criteria.
- Lot 'A' exceeds site coverage by substantial amount
- Fear subdivision could cause existing house to be torn down – apply for heritage? Covenant? A: owned house for 12 years, don't plan to sell. Moving lot line would create two small lots, so want to retain R1G
- Concern for Garry oaks that front onto Brighton, root spread. A: not building anything currently, applies to future applicant
- Desire to see care + maintenance of trees. City doesn't always prioritize trees over other considerations.
- Some tenants of duplex, neighbors didn't receive notice, or received late; indication that one tenant was busy and not able to attend.
- Current duplex additionally has basement suite? Outdoor space is important
- Would the two new lots be owned by the current owner? A: it could, or likely would be sold.