

1916 William Street – Board Minutes and Decision

Appeal Section:	573(1)(a) Appeal of Decision – <u>DP Refusal</u>
Legal Description:	Lot 6 of Blocks A & B of Block 136, District Lot 264A and Plan 1912.
Lot Size:	Lot Area = 540 sq. feet (<u>TINY LOT: 9-Feet by 60-Feet</u>)
Zone:	RT-5
Related By-Law Clause:	Sections 1.2 & 3.2.2.1 (Min. Site Area), Section 3.2.1 (Density and Floor Area) and Sections 3.2.2.4 to 3.2.2.7 (Building Form and Placement, RT-5 District Schedule).

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2022-00674 and a request to construct a three (3) storey plus cellar single-detached house on a 9-Feet by 60-Feet lot site.

Development Application No DP-2022-00674 was refused for the following reasons:

- The proposed development does not comply with section 1.2 and 3.2.2.1 – Minimum Site Area of the RT-5 District Schedule of the Zoning and Development By-law that affect this site.
- The proposed development does not comply with section 3.2.1 – Density and Floor Area of the RT-5 District Schedule of the Zoning and Development By-law that affect this site.
- The proposed development does not comply with section 3.2.2.4 to 3.2.2.7 – Building Form and Placement of the RT-5 District Schedule of the Zoning and Development By-law that affect this site.

Discussion:

Bryn Davidson was present to speak in support of the appeal.

At the request of the Chair, the appellant agreed to dispense with the reading of the submission, which had been in the Members' possession prior to the meeting.

The appellant's initial comments were that they have a long history of doing small projects, such as small offices, small laneway homes, and they're hopeful they can create a tiny home. The neighbouring building is also under a development permit.

The Director of Planning's Representative

Ms. Erichsen's initial comments were that this is an appeal to refuse the construction of a 3 storey building in a very small site. The site is very, very tiny. Dating back to 2018, the lot had been on the market, and there were many inquiries to the City in regards to what they can do with the site, and there is not a lot of options. After the property was purchased, the shed was built, and it was built without a permit. The site does not allow proper living space. There is no parking that can be provided, and the Director of Planning strongly oppose this appeal.

The Board Chair stated that the Board's site office received no (0) letter in Support and four (4) letters in opposition to this appeal.

The Chair stated that if there were any interested parties in the audience who wished to speak to this appeal, they should raise their hand to be recognized and when recognized, state their full name and address and spell their surname for the record.

There were no comments.

Final Comments:

Ms. Erichsen's final comments were that this site is well beyond what is considered minimum for the area, and given that the proposed development has a negative impact to the neighbourhood, the Director of Planning strongly opposes this appeal.

The appellant's final comments were that they can provide a parking curb, their front yard is reduced to line up with neighbouring houses. The house is comfortable and not considered a bad living space.

This appeal was heard by the Board of Variance on April 11th, 2023 and was ALLOWED in PART, thereby the Board of Variance ONLY granting a relaxation of the 'Minimum Site Area' regulation to allow development at this site (at 1916 William Street), and subject to the following conditions:

- (1) that the final design and form of development must be in compliance with ALL other Zoning regulations and shall be to the satisfaction of the Director of Planning.
- (2) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

NOTE: The Director of Planning's Rep. (Sonia Erichsen) attended and spoke to this appeal.

Board's summary and decision based on the following:

- The Board found site hardship to allow this appeal (to allow “development” on this small lot)
- Appellants are required to meet the City’s design approval and to the satisfaction of the Director of Planning
- The Board also received Opposition letters from the neighbourhood (from the Board's neighbourhood notices), therefore the Board allowed this appeal in part (to allow development at this site but did NOT allow its current form of development – as presented).
- The Owners confirmed that they will continue working with the City and obtain all the required City’s Development – Building permits to the satisfaction of the Director of Planning.



Lanefab Design/Build

8 March, 2023

Lanefab Design/Build
[REDACTED]
[REDACTED]

To: City of Vancouver
Re: 1916 William - One Family Dwelling - DP Rationale

To whom it may concern,

We are applying to build a new one family dwelling at 1916 William St.
The lot is zoned RT-5

The existing lot is extremely narrow and short, with no rear lane access.
Existing lot dimensions: 9.0' x 60.1'

Rationale:

History and Context:

The property is an odd leftover from the 1920s. For most of the last hundred years it has functioned as driveway access for the garage at 1216 Victoria drive, or as an ad hoc parking space for the adjacent lot at 1922 William St.

The adjacent lot to the East, 1922 William st, is currently being redeveloped as a character home + infill. To our knowledge the project has been granted a list of prior-to conditions to meet, but has not yet started construction. We do not know how they will build the project without an easement on our lot, as they were granted a relaxation on the side yard to keep the existing character home in it's current location, very close to our lot. We reached out to the architect and developer about acquiring our lot to assemble with their project but received no response.

The adjacent lot to the West, 1204 Victoria Dr., appears to be a multiple conversion dwelling with a parking lot and large hedge/tree separating it from our property.

Across the street is the Via Tevere pizza shop, and the neighbourhood is a mix of character homes and commercial buildings.

Planning / Design Context:

At Lanefab we have done a lot of work over the years with various forms of small housing, from building the city's first laneway house, to building tiny house shelter prototypes, and a small office that was assembled at the William St. property and now operates as the home for the Urbanarium on Granville Island. Over the last decade we have also collaborated extensively with the city on green building strategies supporting passive house and other efficient systems.

We see this project as a continuation of that collaborative spirit between our team and the city with the aim of showing what is possible with small lot urban infill. While there are only a few lots like this in the city, we believe that this project can be a source of learning and inspiration for all future forms of housing that might be considered in RS and RT zones across the city.

Likewise, we think this will be a memorable and unique addition to the neighbourhood, and will potentially play a character defining role in the way that the Sam Kee Building has played a similar role in Chinatown.

We understand that there will be some degree of hardship, and some loss of daylight/view for the adjacent house at 1922 William st, but would contextualize this with two points; First, we could build an as-of-right building with a 10% setback (0.9') that would be more or less the same, and - two - the developer has opted to retain the existing non-conforming setback instead of relocating the building further away from the property line. As it stands the existing windows on the proposed 1922 William project are non-conforming with regard to fire code and our project should not be penalized for their design choice.

Site / Massing:

We are proposing a 3 level single family home with front and rear yards, but no side yards. The proposed home has a basement and a roof deck.

The front yard (13', 21.6% of lot depth) aligns with the proposed front yard for 1922 William st to the East.

Proposed site coverage is 50%.
The proposed building depth is 30' (50% of lot depth) and the rear yard is 17' (28% of lot depth).

The building depth is based off of floor plan analysis in terms of what would be required to provide stairs, a bathroom and a usable bedroom, while still maintaining ~50% site coverage and a high level of site permeability.

Height / Roof Form:

The roof form is a simple flat roof with guard rail, with the front portion of the building at a height of (34.5') roughly aligning in height with the adjacent character home at 1922 William, and just slightly lower than the allowed max height allowed in RT-5 (35.1' / 10.7m).

The roof access dog house is taller, but is located toward the middle/rear of the roof. Per 10.18.1 it may exceed the max roof height by no more than 3.6m.

Requested Relaxation:

- Reduce side yard from 10% (0.9') to zero.
- Increase building depth from 21' / 35% to 30' / 50%.
- Reduce front yard to align with adjacent development at 1922 William St
- Increase allowed FSR from 0.6 FSR (324sf) to 1.71 FSR (1202sf)
- Increase allowed site coverage from 45% (243sf) to 50% (270sf)
- Relax the min site area requirement (306m²) for a single family home
- Reduce the minimum parking requirement to zero.

Bryn Davidson Co-Owner Lanefab Design Build	
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RT-5 and RT-5N Districts Schedule

<https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-rt-5.pdf>


November 22, 2022

RE 1916 WILLIAM STREET, Vancouver, BC
Development Application Number DP-2022-00674

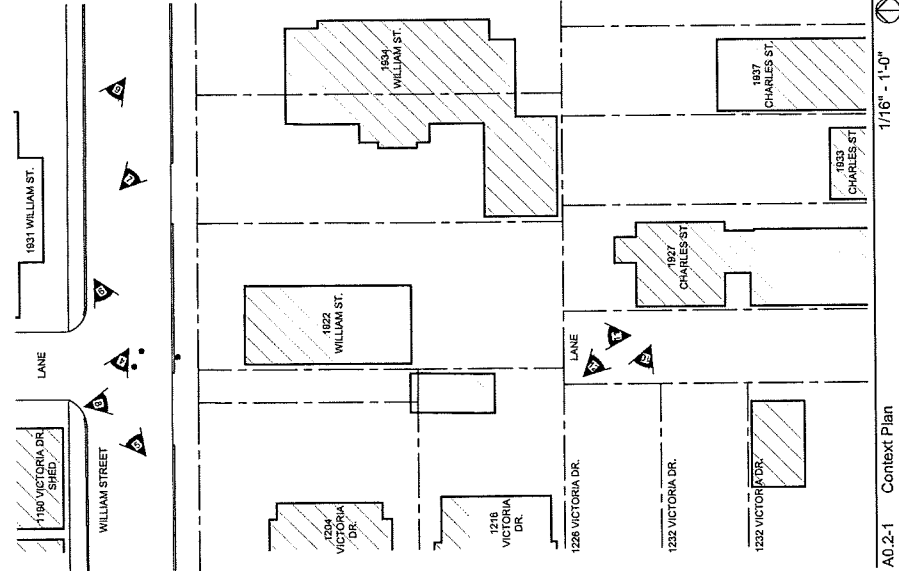
Please be advised that the Director of Planning has Refused DP-2022-00674 on November 22, 2022, for the following reason(s):

- **Refusal Reason 1** – Non-compliance – Regulations; the proposed development does not comply with section 1.2 and 3.2.2.1 – *Minimum Site Area* of the RT-5 District Schedule of the Zoning and Development By-law that affect this site;
- **Refusal Reason 2** – Non-compliance – Regulations; the proposed development does not comply with section 3.2.1 – *Density and Floor Area* of the RT-5 District Schedule of the Zoning and Development By-law that affect this site;
- **Refusal Reason 3** – Non-compliance – Regulations; the proposed development does not comply with section 3.2.2.4 to 3.2.2.7 – *Building Form and Placement* of the RT-5 District Schedule of the Zoning and Development By-law that affect this site;

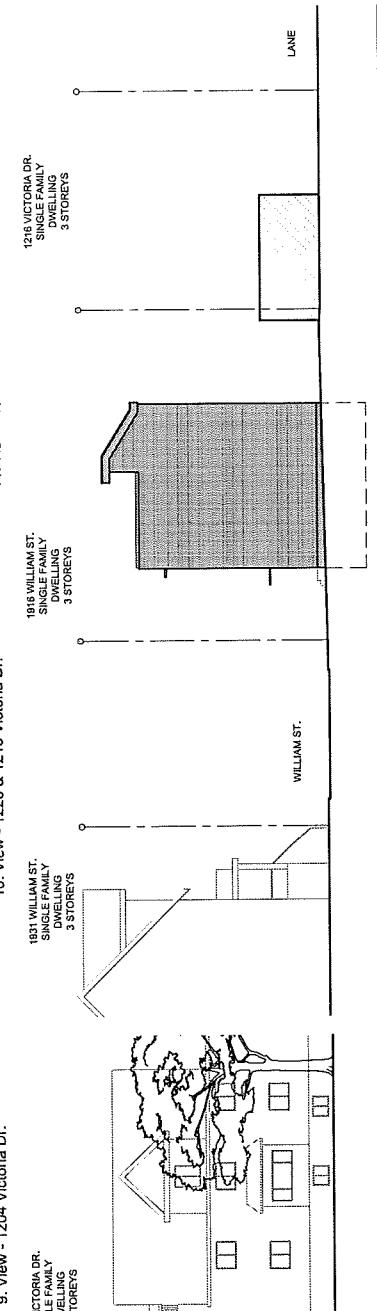
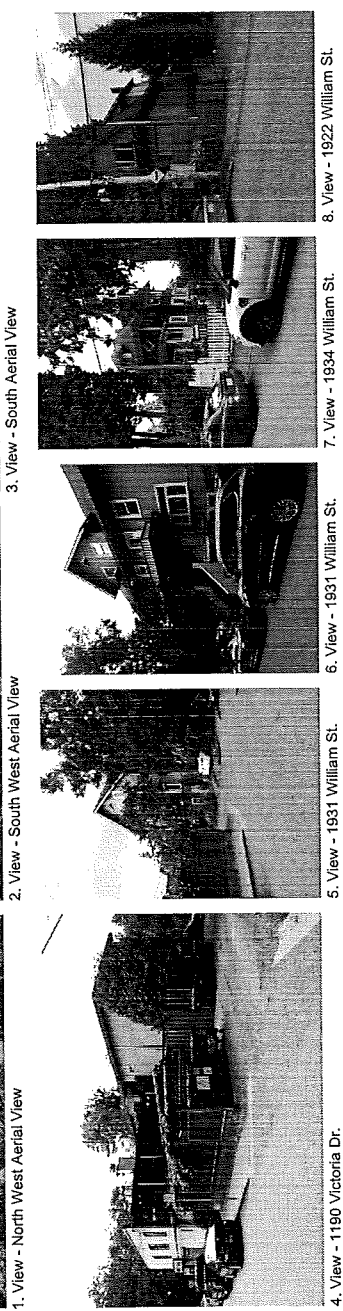
Yours truly,



Iman Jaaffer
iman.jaaffer@vancouver.ca
(604) 829-9834



A0.2-1 Context Plan 1/16" = 1'-0"



A0.2-2 William Street - Streetscape 3/32" = 1'-0"

A0.2-3 William Street & Lane - Streetscape 3/32" = 1'-0"



Design/Build
www.designbuild.com

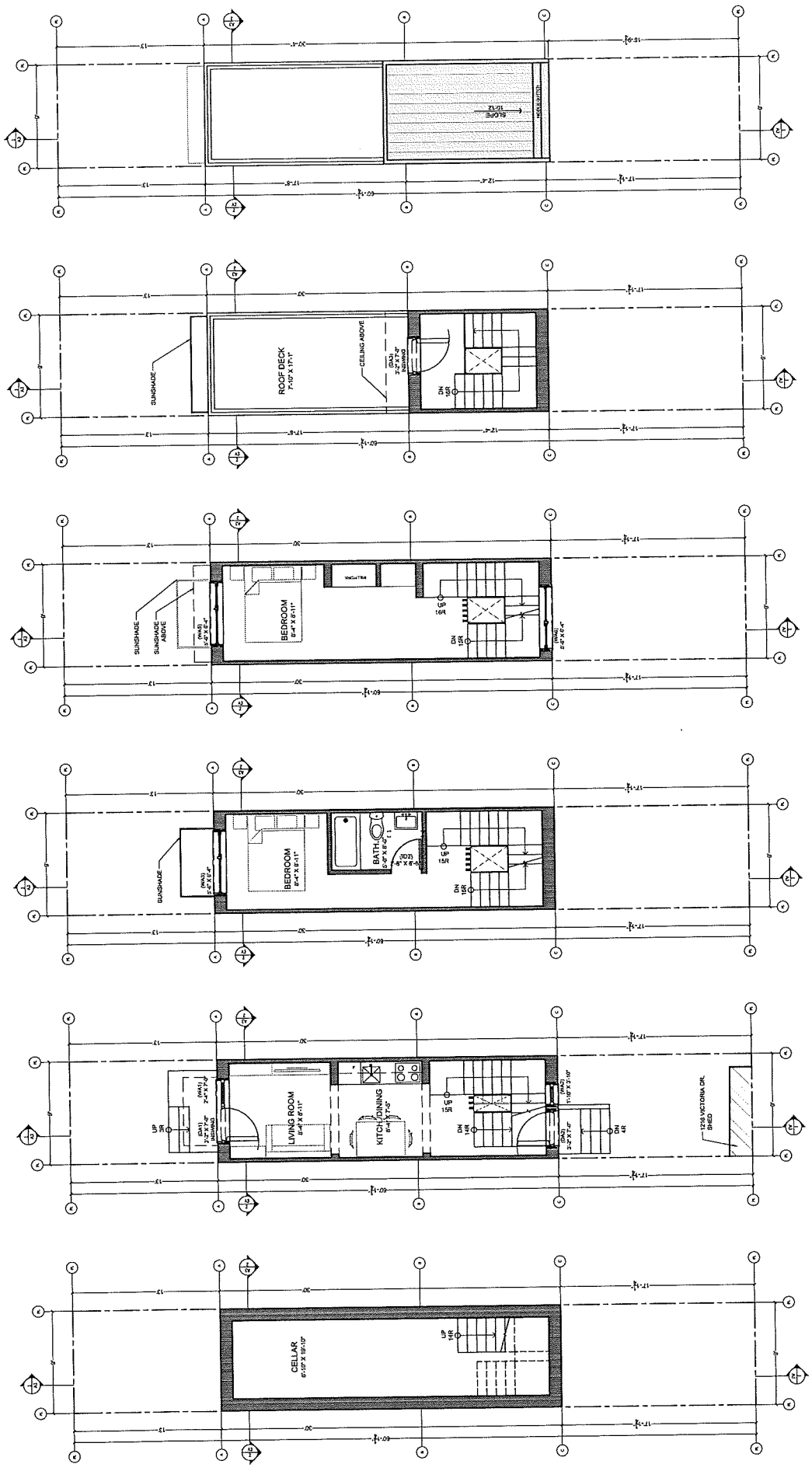
382 East 10th Avenue
Vancouver, BC V5T 1Z7
604.728.0605
bry@designbuild.com

ALL DIMENSIONS IN METERS AND FEET
UNLESS OTHERWISE NOTED
DATE: 05/23/2022
DRAWN BY: J. B. COLE
CHECKED BY: J. B. COLE
PROJECT NO.: 2022-001

LOT C BLOCK 6 PLAN VAP1912
DISTRICT LOT 264 A
NEW WESTMINSTER
ZONE RT-5

MR/WH
1916 William Street - Vancouver BC
Proposed Plans

A1.0
Date: 06/2022



A1-1 Cellar 1/4" = 1'-0"
A1-2 Level 1 Plan 1/4" = 1'-0"
A1-3 Level 2 Plan 1/4" = 1'-0"
A1-4 Level 3 Plan 1/4" = 1'-0"
A1-5 Level 4 Plan 1/4" = 1'-0"
A1-6 Roof 1/4" = 1'-0"



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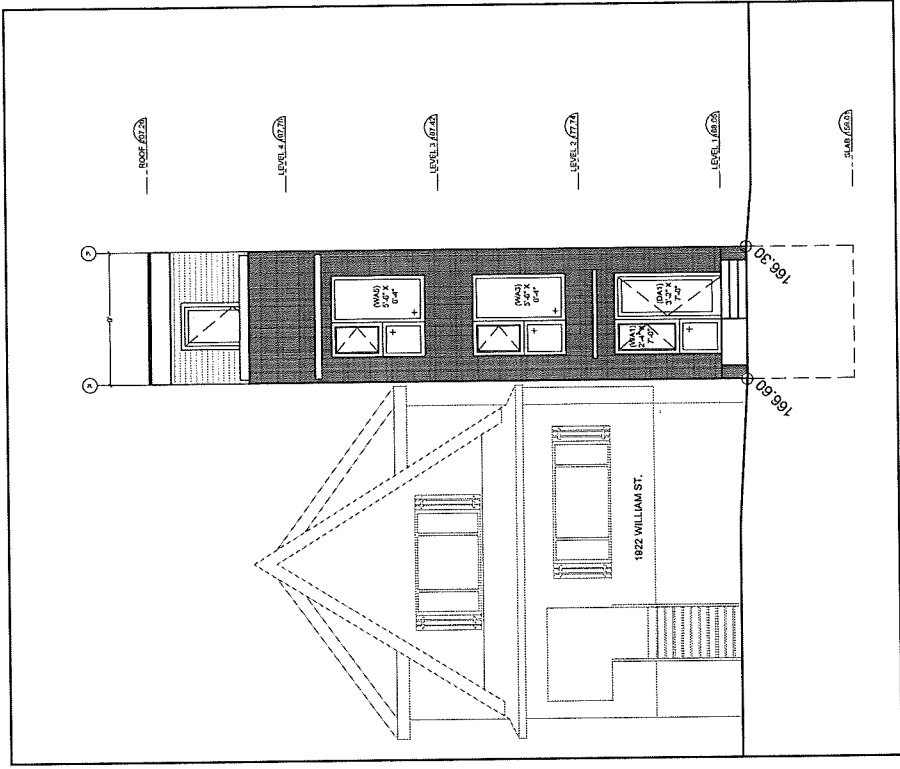
322 East 10th Avenue,
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ALL DIMENSIONS IN METERS UNLESS
SPECIFICALLY NOTED
LANDSCAPE ARCHITECTURE
KARIN SERRAVALLO
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VANCOUVER, BC
R1C 4V4

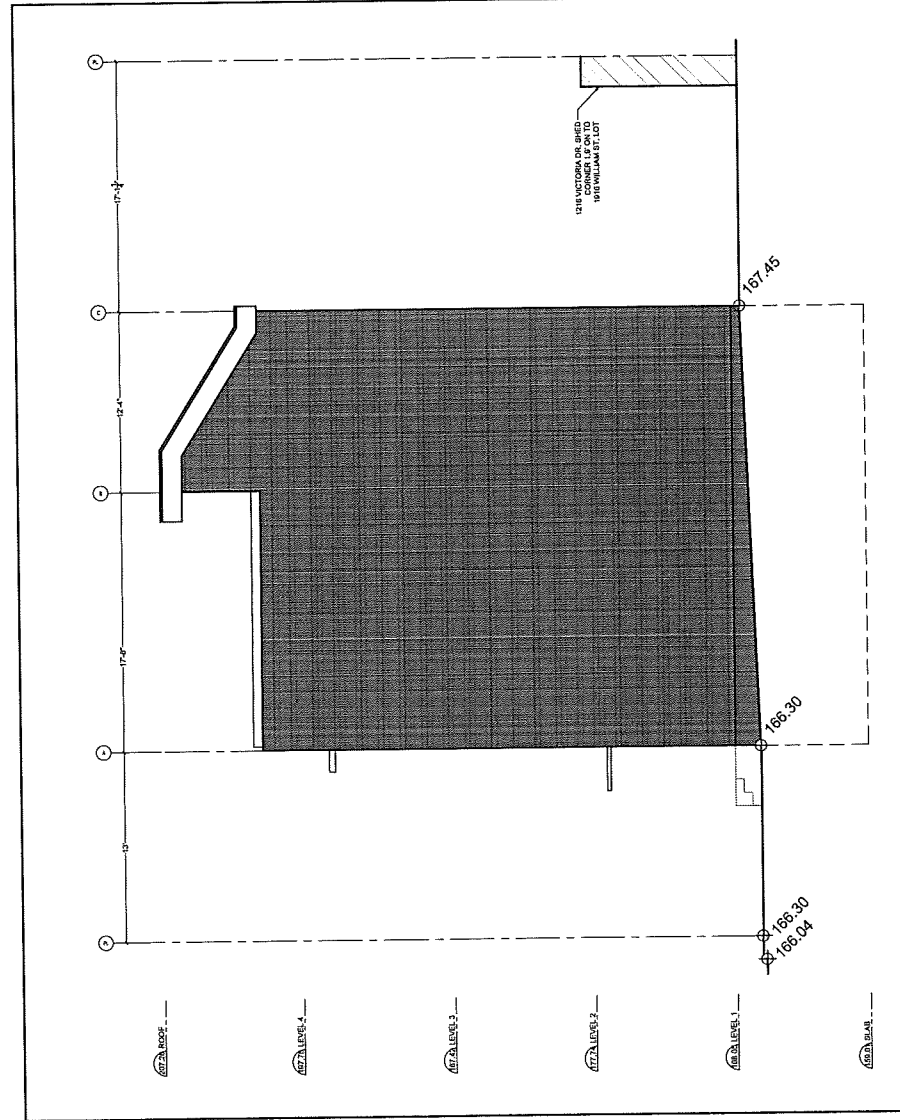
LOT C BLOCK 6 PLAN VAP 1912
DISTRICT LOT 264 A
NEW WESTMINSTER
ZONE R1-5

MALVIN
1916 William Street - Vancouver BC
Proposed Elevations

Date
May, 06, 2022
A2.0



A2-1 North Elevation 1/4" = 1'-0"



A2-1 West Elevation 1/4" = 1'-0"