



**AMENDED AGENDA  
PLANNING AND LAND USE COMMITTEE  
MEETING OF AUGUST 27, 2015, AT 9:00 A.M.  
COUNCIL CHAMBERS  
CITY HALL, 1 CENTENNIAL SQUARE**

Page

**CALL TO ORDER**

**APPROVAL OF AGENDA**

**CONSENT AGENDA**

**ADOPTION OF MINUTES**

1. Minutes from the meeting held July 23, 2015.
2. Development Permit with Variances Application No. 000382 for 2560 Quadra Street 5 - 80  
--J. Tinney, Director - Sustainable Planning and Community Development  
  
*An application to authorize the design of a four-storey, 15-unit residential building. A hearing is required prior to Council making a final decision.*  
  
*Staff Recommendation: Following the hearing, that Council consider authorizing the permit.*

**LIQUOR LICENCE APPLICATION**

3. Application for a Permanent Change to the Hours of Licensee Retail Store - Cascadia Fine Wines, Ales & Spirits - 2631 Quadra Street 81 - 88  
--R. Woodland, Director - Legislative and Regulatory Services  
  
*An application to change the hours of liquor sales from 9:00 a.m. - 10:00 p.m. to 9:00 a.m. - 11:00 p.m.*  
  
*Staff Recommendation: That Council consider approving the application.*

**COMBINED DEVELOPMENT APPLICATION REPORTS**



4. Rezoning Application No. 00444 for 1745 Rockland Avenue 89 - 297  
--J. Tinney, Director - Sustainable Planning and Community Development

*A proposal to rezone the property to allow four new houses behind a Heritage-Designated home in the Rockland neighbourhood. A Public Hearing is required prior to Council making a final decision on the application.*

Staff Recommendation: To advance the application to a Public Hearing.

**Late Item:** Correspondence

[Addenda]

5. Development Permit Application No. 000357 for 1745 Rockland Avenue 299 - 418  
--J. Tinney, Director - Sustainable Planning and Community Development

*An application to authorize the design of four new single family houses behind an existing Heritage-Designated house.*

Staff Recommendation: Following the Public Hearing for the rezoning, that Council consider authorizing the development permit.

6. Rezoning Application No. 00483 for 2550 Rock Bay Avenue 419 - 458  
--J. Tinney, Director - Sustainable Planning and Community Development

*A proposal to rezone the property to authorize a second floor office and a ground floor showroom and storage space. A Public Hearing is required prior to Council making a final decision.*

Staff Recommendation: To advance the application to a Public Hearing.

7. Development Variance Permit No. 00155 for 2550 Rock Bay Avenue 459 - 472  
--J. Tinney, Director - Sustainable Planning and Community Development

*An application to authorize the design of a second floor office and ground floor showroom.*

Staff Recommendation: Following the Public Hearing for the rezoning, that Council consider authorizing the permit.

## **DEVELOPMENT APPLICATION REPORTS**

8. Development Permit Application No. 000435 for 254 Belleville Street 473 - 490  
--J. Tinney, Director - Sustainable Planning and Community Development

*An application to authorize the location of a refrigeration unit at the Victoria Clipper Ferry Terminal.*

Staff Recommendation: That Council consider authorizing the permit.

9. Development Variance Permit No. 00153 for 239 Menzies Street 491 - 515  
--J. Tinney, Director - Sustainable Planning and Community Development
- An application to increase the number of seats in a restaurant. A hearing is required prior to Council making a final decision.*
- Staff Recommendation: That Council consider authorizing the permit.
10. Development Variance Permit Application No. 00154 for 1610 Hillside Avenue 517 - 534  
--J. Tinney, Director - Sustainable Planning and Community Development
- An application to allow the placement of a sign facing Hillside Avenue for the Canadian Tire store. A hearing is required prior to Council making a final decision.*
- Staff Recommendation: Following the hearing, that Council consider authorizing the permit.
11. Development Permit with Variances Application No. 000426 for 951 Johnson Street 535 - 607  
--J. Tinney, Director - Sustainable Planning and Community Development
- An application to authorize the design of a mixed-use building comprising two towers and a total of 209 residential units.*
- Staff Recommendation: That Council forward the application to the Advisory Design Panel.

#### **VICTORIA HOUSING FUND GRANT APPLICATION**

12. Victoria Housing Fund Application for 3211-3223 Quadra Street 609 - 622  
(Cottage Grove)  
--J. Tinney, Director - Sustainable Planning and Community Development
- An application by the Victoria Cool Aid Society for a grant from the Victoria Housing Fund in the amount of \$112,000 to assist in the development of 45 units of supportive rental housing.*
- Staff Recommendation: That Council consider authorizing the grant.

#### **ADJOURNMENT**





## Planning and Land Use Committee Report For the Meeting of August 27, 2015

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**To:** Planning and Land Use Committee                      **Date:** August 13, 2015  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Permit with Variances Application No. 000382 for 2560 Quadra Street

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000382 for 2560 Quadra Street, in accordance with:

1. Plans date stamped June 11, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements except for the following variances:
  - a. Schedule C, total number of parking stalls reduced from 21 to 9, with no provision for visitor or commercial parking.
  - b. Setback from Quadra Street reduced from 6.0m to 3.2m for the third floor (C1-QV Zone, Section 4.52).
  - c. Setback from the south side yard reduced from 3.55m to nil (C1-QV Zone, Section 4.52).
3. Review by Advisory Design Panel.
4. The applicant entering into a Car Share agreement with MODO to secure car share membership for each unit of the project.
5. Final plans to the satisfaction of the Director of Engineering and Public Works for any works within the Statutory Right-of-Way.
6. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director of Development Services.
7. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the bylaw.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2560 Quadra Street. The proposal is construct a four-storey, 15-unit residential building with ground-floor commercial. The variances are related to a reduction in the off-street vehicle parking requirements and siting requirements.

The following points were considered in assessing this Application:

- The subject property is within Development Permit Area 5, Large Urban Villages, Quadra Village. The applicable guidelines are the Quadra Village Design Guidelines. The proposal is generally consistent with these Design Guidelines.
- The *Hillside-Quadra Neighbourhood Plan* stipulates a residential component in any redevelopment and also encourages the continuity of the street front without blank walls or garage entrances. This development satisfies both these objectives.
- The Application has been modified since the previous submission. The redesign has responded to the concerns of the community with respect to the transition to the adjacent properties.
- A parking variance is required to reduce the required number of off-site parking stalls from 21 to 9 stalls. The applicant has provided a Parking Demand Study (attached) justifying the parking variance. The parking reduction is supportable based on the findings of the consultant and the applicant providing a car share membership for each residential unit.

## BACKGROUND

### Description of Proposal

The proposal is for a mixed-use building within Quadra Village. Specific details include:

- a four-storey building with a maximum height of 14.21m
- vehicular access from the lane
- vehicle parking for nine cars on the ground floor under the building, accessed from the lane
- the main building cladding material is fiber cement siding, in two colours, with a wood tone composite panel to provide a change of materials on all elevations emphasizing the fenestration
- landscaping is proposed on every level: along the Quadra Street frontage to define the commercial space on the north and south elevations to soften the visual appearance of the building and to provide greenery for each balcony.

The proposed variances are related to:

- The total number of parking stalls are reduced from 21 to 9 stalls for 15 residential units, with no provision for visitor or commercial parking.
- Setback variances from Quadra Street are reduced from 6.0m to 3.2m for the third floor.
- Setback from the south side yard are reduced from 3.55m to nil. This setback is based on a percentage of the building height (25%). The stairs are on the lot line, the elevator housing is 1.83m from the property line and the majority of the building face is 4.3m from the south property line.

### **Sustainability Features**

As indicated in the applicant's letter dated July 23, 2015, the following sustainability features are associated with this Application:

- stormwater treatment swale for run-off from the roof and parking
- ENERGY STAR appliances
- recycling 35% of construction materials
- sourcing 35% of construction materials within 500km
- diverting 70% of construction waste from landfill
- choice of green materials (paints, carpets, glazing)
- provide infrastructure for one electric vehicle charging station
- increase bike parking (see Section on Active Transportation Impacts).

### **Active Transportation Impacts**

The Application proposes the following feature which supports active transportation:

- bike storage that exceeds Bylaw requirements (bike lockers in the parkade and additional storage accessible from the corridor on every floor)
- car share membership (MODO) for each unit. The closest MODO car is located on North Park Street and Vancouver Street.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit Application.

### **Existing Site Development and Development Potential**

The site is presently occupied by a single family dwelling that will be removed. The extent of the reuse of materials from the exiting house has not been determined at this time, and the applicant will strive for the industry standards on materials recycling at the time of demolition.

Under the current C1-QV Zone, Quadra Village District, the property could be developed for a mixed-use building (commercial-residential) with a maximum floor space ratio of 1.4:1 and a maximum height of four storeys and 15.5m.



## Data Table

The following data table compares the proposal with the Quadra Village District Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard C1-QV
Site area (m <sup>2</sup> ) - minimum	620	N/A
Total floor area (m <sup>2</sup> ) – maximum	862	868
Commercial floor area (m <sup>2</sup> )	54	Ground floor requirement
Density (Floor Space Ratio) - maximum	1.4:1	1.4:1
Number of units - maximum	15	N/A
Height (m) - maximum	14.21	15.5
Site coverage (%) – maximum	79	N/A
Open site space (%) – minimum	18	N/A
Storeys – maximum	4	4
Setbacks (m) - minimum		
Front - 1 <sup>st</sup> and 2 <sup>nd</sup> storey	3.2	3
Front - 3 <sup>rd</sup> storey	3.2*	6
Front – 4 <sup>th</sup> storey	7.4	6
Rear	0.45	N/A
Side (north)	0	0
Side (south)	0*stairs 1.83* building	3.55 (1/4 building height)
Parking: Residential – minimum	9*	21 1.4 per unit
Parking: Visitor – minimum	0*	1
Parking: Commercial – minimum	0*	1
Bicycle storage for residential units	23	15
Bicycle racks for short-term and commercial use	6 space rack provided	6 space rack required

## Relevant History

On November 24, 2011, Council approved a Development Permit for this site. The previously approved Development Permit was for 17 residential units with ground-floor commercial. The four-storey building did not require a rezoning as the density provisions of the current zoning (Quadra Village District) were not exceeded. However, this previously approved Development Permit has expired. On January 29, 2015, the Planning and Land Use Committee reviewed a new Application for this site that required a rezoning due to the increased density. Based on comments from the community and Council, the applicant has revised the proposal that now complies with the density provisions of the C1-QV Zone, and, as such only a development permit is required.

The minutes of the previous approval and of the January 29, 2015 meeting are provided in the attachments for Council's information.

The main changes from the previous proposal can be summarized as follows:

- Density reduced from 1.8:1 FSR to 1.4:1 FSR
- Total floor area reduced from 1120 m<sup>2</sup> to 863 m<sup>2</sup>
- Number of units reduced from 18 to 15
- Height reduced from 15.07 m to 14.21 m

The design implications of the changes are as follows:

- The building is more articulated on the north and south elevations.
- Increased landscaping materials include using the car deck as a structural element for trees on the north elevation.
- The staircase access to the units has been relocated from the north elevation to the south elevation, accented by a landscape screen which will provide visual interest, privacy and shade. The roof element of the walkway has been eliminated decreasing the visual mass of the building.
- The balconies have been relocated to the north elevation, and every unit has a private balcony, or shared outdoor space.

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the Development Permit was referred to the Hillside-Quadra Neighbourhood Action Group. An email summarizing the comments of NAG is attached to this report.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

### ANALYSIS

#### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA 5, Large Urban Village. The specific guidelines that apply to the area are the *Quadra Street Design Guidelines*. Council approval is required for exterior design, finish and landscaping of new developments, as the subject property is within a revitalization area.

The *Quadra Village Design Guidelines* encourage infill and continuity of street frontage. This project meets this objective by fully developing the frontage, without parking stalls or parking drive aisles, thus eliminating conflicts with pedestrian activity along Quadra Street. In addition, the Quadra Street frontage with commercial space and the entrance to the residential units will be attractive to pedestrians and provide for an active pedestrian environment. The landscaping and potential for an outdoor seating area provides a visual definition of the outdoor commercial space. The applicant has provided a drawing showing details of the street elevation.



The Guidelines encourage terracing back of upper floors. The intent is to achieve a built form that is human scale by mitigating perceived building mass at upper levels. While the building does not totally achieve this objective, as there is a setback variance required from the front lot line at the 3<sup>rd</sup> storey from 6.0m to 3.3m, the fourth storey does achieve this objective by creating a deck area on the fourth storey. As such, the perceived building mass along Quadra Street is three storeys. In addition, the change of materials and colours and variety in fenestration serve to break up the façade and create visual interest. The inclusion of balconies along the south elevation, that also overlook Quadra Street, adds to the interest to this elevation in addition to providing usable open space for the building occupants.

With respect to the comments from the community, there was concern about the prominence of the blank wall proposed on the northwest elevation adjacent to the lane. As there is a grade change, the wall is required on this property boundary as a structural element, and will be used as tree planter. The applicant has partially eliminated the retaining wall and replaced it with a glazing element. As the properties to the north are redeveloped, this retaining wall will be less evident.

### **Hillside-Quadra Neighbourhood Plan**

The *Hillside-Quadra Neighbourhood Plan* stipulates a residential component in any redevelopment and also encourages the continuity of the street front without blank walls or garage entrances. This development satisfies both these objectives.

### **Regulatory Considerations – Zoning Regulation Bylaw**

The required off-street parking for the 15 residential units and the commercial space is 22 stalls, and only 9 stalls are proposed. The magnitude of the parking variance was similar for the previous proposal and was supported as there was significant participation in the Victoria Car Share Cooperative (now MODO) including membership for all units, vehicle purchase and marketing participation.

The applicant has scaled back car share participation to providing memberships for all units, and provided a Parking Demand Study (attached) to support the parking variance. Staff have found the data supporting the parking variance acceptable, and are supportive of this variance request.

### **Other Considerations**

As a significant redevelopment within Quadra Village, it is appropriate that this Application be reviewed by the Advisory Design Panel.

### **CONCLUSIONS**

The continuous building frontage along Quadra Street will create an active pedestrian environment, with visible access to both the entrance to the residential units and the commercial component. The proposal generally complies with the directions provided in the *Quadra Street Design Guidelines*. As the applicant is proposing to provide membership for each residential unit, and has supported the request for a parking variance with a Parking Demand Study, the parking variance is recommended for Council's consideration. Staff also recommend that the design and landscaping proceed for public comment, subject to referral to the Advisory Design Panel.

## ALTERNATE MOTION

That Council decline Development Permit Application No. 000382 for the property located at 2560 Quadra Street.

Respectfully submitted,



Lucina Baryluk, Senior  
Process Planner,  
Development Services  
Division



Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

August 19, 2015

## List of Attachments

- Aerial map
- Zoning map
- Development Permit Plans submission dated June 11, 2015
- Letter from the applicant dated July 23, 2015
- Planning and Land Use minutes of January 29, 2015
- Adept Transportation Solutions, Parking Demand Study
- Comments from Hillside Quadra Neighbourhood Action Group (email).





2560 Quadra Street  
Development Permit #000382

Development Permit with Variances Application No. 000382 for...





BLANSHARD  
SCHOOL

950

2630

2624

2618/20

2612

2608

2606

2602

970

2631

2625

C1-QV1

KINGS RD

2560

2575

2565

2536

2530

2520

MARK ST

2529

2523

941-975

2590

2572

2560

2558

2546

2540

2524

QUADRA ST

1015

2563/2571

2559

2553

2551

2549

2527

1025

2580

2570

2566

2560

2554

2550

2544

2538

2532

2526

2520

2514

2508

2502

STARS  
SCHOOL

N



2560 Quadra Street  
Development Permit #000382



CITY OF  
VICTORIA

Civic Address :2560 Quadra  
 Legal Description: LOT 161,  
 BLOCK 10, SECTION 4,  
 VICTORIA, PLAN 132  
 Folio: 09661004  
 PID: 000-472-590

#### Consultants:

**Architect**  
 Eric Barker Architect Inc.  
 Xavier Crespo (IA-AIBC)  
 727 Pandora Ave.  
 Victoria, B.C.  
 V8W 1N9  
 (250)-385-4564

**Landscape Architect**  
 Keith N Grant Landscape Architecture  
 Keith Grant BCLA  
 2274 Cranmore Rd  
 Victoria, B.C.  
 V8R 1Z3  
 (250) 598-7872



1 Key Plan  
 No Scale

#### PROJECT INFORMATION TABLE

Zoning	C1-QV
Site Area	620.24 sm
Site Coverage	78.8 % (473.51 sm)
Total floor Area	868.30 sm
Floor Space ratio	1.40
Height of Building	14.21 m
Number of Storeys	4

#### BUILDING SETBACKS

Front yard	3.20 m
Rear Yard	0.45 m
Side Yard (Indicate which side)	0
Side Yard (Indicate which side)	0
Combined Side yard	0

Open Site Space %	18.79 % (116.57 m2)
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Parking stalls (number) on site	9
Bicycle parking	
-Secured	23
-Rack	6

#### RESIDENTIAL USE DETAIL

Total number of Units	15
Unit type, e.g. 1 bedroom	5
Unit type, e.g. 2 bedroom	1
Unit type, e.g. 3 bedroom	1
Unit type, Bachelor	8
Ground-oriented units	1 Commercial
Minimum Unit Floor Area	37.7 sm
Total residential floor area	778.78 sm

#### AREA BREAKDOWN

Elec./Garbage/	
Sprinkler	29.93 m2
Elevator Shaft	6.21 m2
Commercial Suite	53.68 m2
Unit 1	63.23 m2
Unit 2	39.00 m2
Unit 3	39.01 m2
Unit 4	39.00 m2
Unit 5	37.90 m2
Unit 6	51.09 m2
Unit 7	63.06 m2
Unit 8	38.73 m2
Unit 9	38.68 m2
Unit 10	40.50 m2
Unit 11	37.70 m2
Unit 12	52.03 m2
Unit 13	62.66 m2
Unit 14	71.86 m2
Unit 15	104.33 m2

Total Floor Area 868.30 m2



1 Photomontage from South East



2 Photomontage from North East

Received  
 City of Victoria

JUN 11 2015

Planning & Development Department  
 Development Services Division

05/06/2015 4:39:20 PM

ERIC BARKER  
 ARCHITECT INC.  
 127 PANDORA AVENUE, VICTORIA, B.C.  
 V8W 1N9 (250) 385-4564 FAX (250) 385-4564

Sheet Number	Sheet Name
0000	Urban Form & Function
A-0.0	Cover Sheet
A-0.1	3D Views
A-0.2	Existing Survey
A-0.3	Shadow Study
A-1.0	Site Plan
A-1.1	Floor Plans
A-1.2	Floor Plans
A-2.0	Elevations
A-2.1	Elevations
A-3.0	Sections

NOTE:  
 Ground plane development conceptual only  
 See landscape plan for detail

No.	Date	Revision	Description
1	June 9, 2015		C:\Users\ERB\Documents\DP 000382\DP 000382.dwg

Development Permit  
 Application

Denux Group  
 2560 Quadra

Cover Sheet

Project Number	213590
Date	June 9, 2015
Drawn by	Xavier Crespo
Checked by	Checker

A-0.0

Scale No Scale





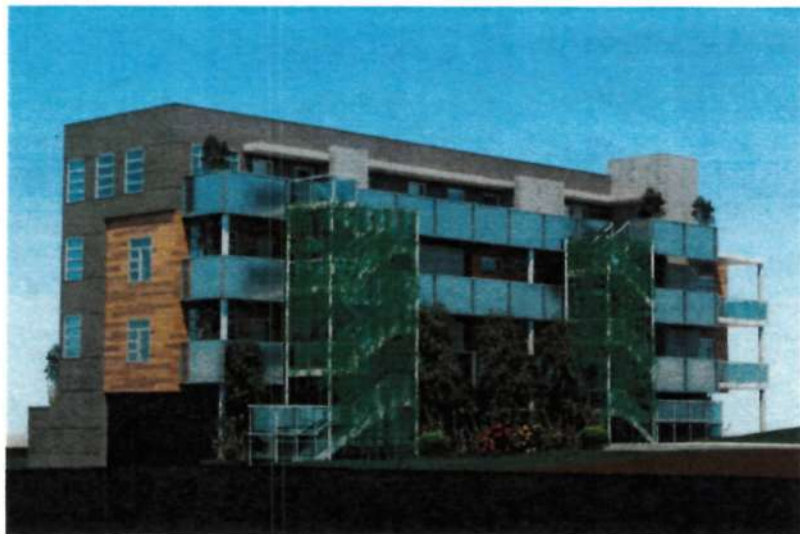
3 3D View from South East



4 3D View from North East



5 3D View from North West



6 3D View from South West

05/06/2015 4:29:32 PM  
  
**ERIC BARKER** ARCHITECT Inc.  
 737 PANCHOYA AVENUE, VICTORIA B.C.  
 (250) 355-4399 Fax: (250) 439-1100

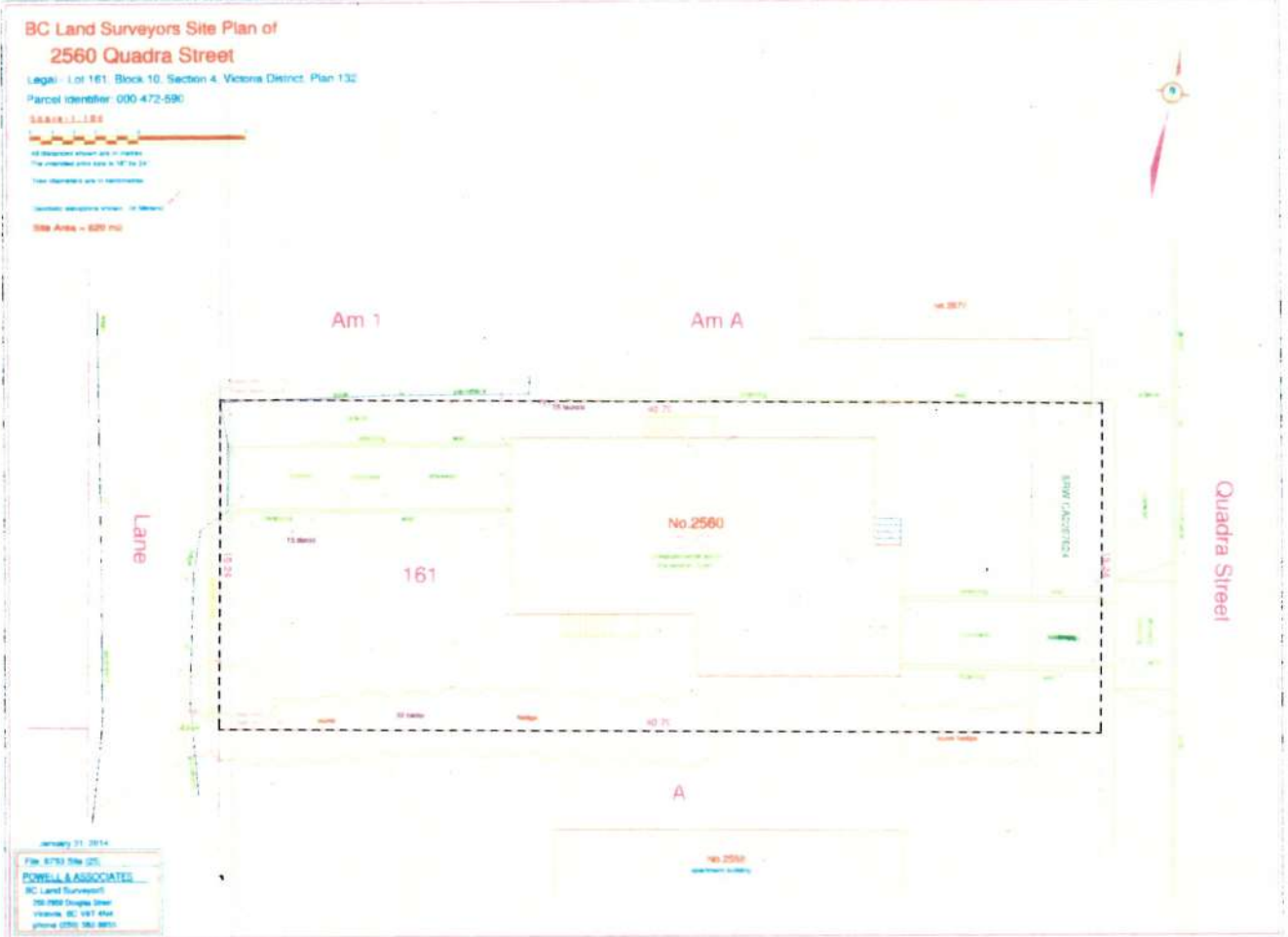
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<b>Development Permit Application</b>		
Denux Group 2560 Quadra		
3D Views		
Project number	2130190	
Date	June 9, 2015	
Drawn by	Zavier Grosse	
Checked by	Checker	
A-0.1		
Scale		

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 City of Victoria  
  
 JUN 11 2015  
 Planning & Development Department

10/06/2015 11:04:23 AM

ERIC BARKER ARCHITECT Inc.  
121 PANDORA AVENUE VICTORIA B.C.  
(250) 383-4008 Fax: (250) 408-1200

No.	Date	Description
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Development Permit Application		
Denux Group 2560 Quadra		
Existing Survey		
Project number	213010	
Date	June 9, 2015	
Drawn by	Author	
Checked by	Checker	
A-0.2		
Scale	1:100	



Survey  
1:100

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JUN 11 2015  
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Development Services Division



06/05/2015 4:39:38 PM  
  
**ERIC BARKER** ARCHITECT INC.  
 721 PANEKKA AVENUE, VICTORIA, B.C.  
 (250) 383-4008 Fax: (250) 400-4008 VIBR: 1103

No.	Date	Description
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Development Permit Application		
Denux Group 2560 Quadra		
Shadow Study		
Project number	213090	
Date	June 9, 2015	
Drawn by	Zavier Cropp	
Checked by	Checker	
A-0.3		
Scale	1:400	



③ Shadow Study Spring PM  
1:400



⑤ Shadow Study Summer PM  
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⑦ Shadow Study Winter PM  
1:400



② Shadow Study Spring Noon  
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④ Shadow Study Summer Noon  
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⑥ Shadow Study Winter Noon  
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① Shadow Study Spring AM  
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③ Shadow Study Summer AM  
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⑤ Shadow Study Winter AM  
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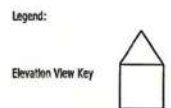
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City of Victoria

JUN 11 2015

Planning & Development Department  
City of Victoria



09/05/2015 4:39:45 PM  
  
**ERIC BARKER ARCHITECT INC.**  
 151 RANDORA AVENUE, VICTORIA, B.C.  
 (250) 383-4399 Fax: (250) 383-4398



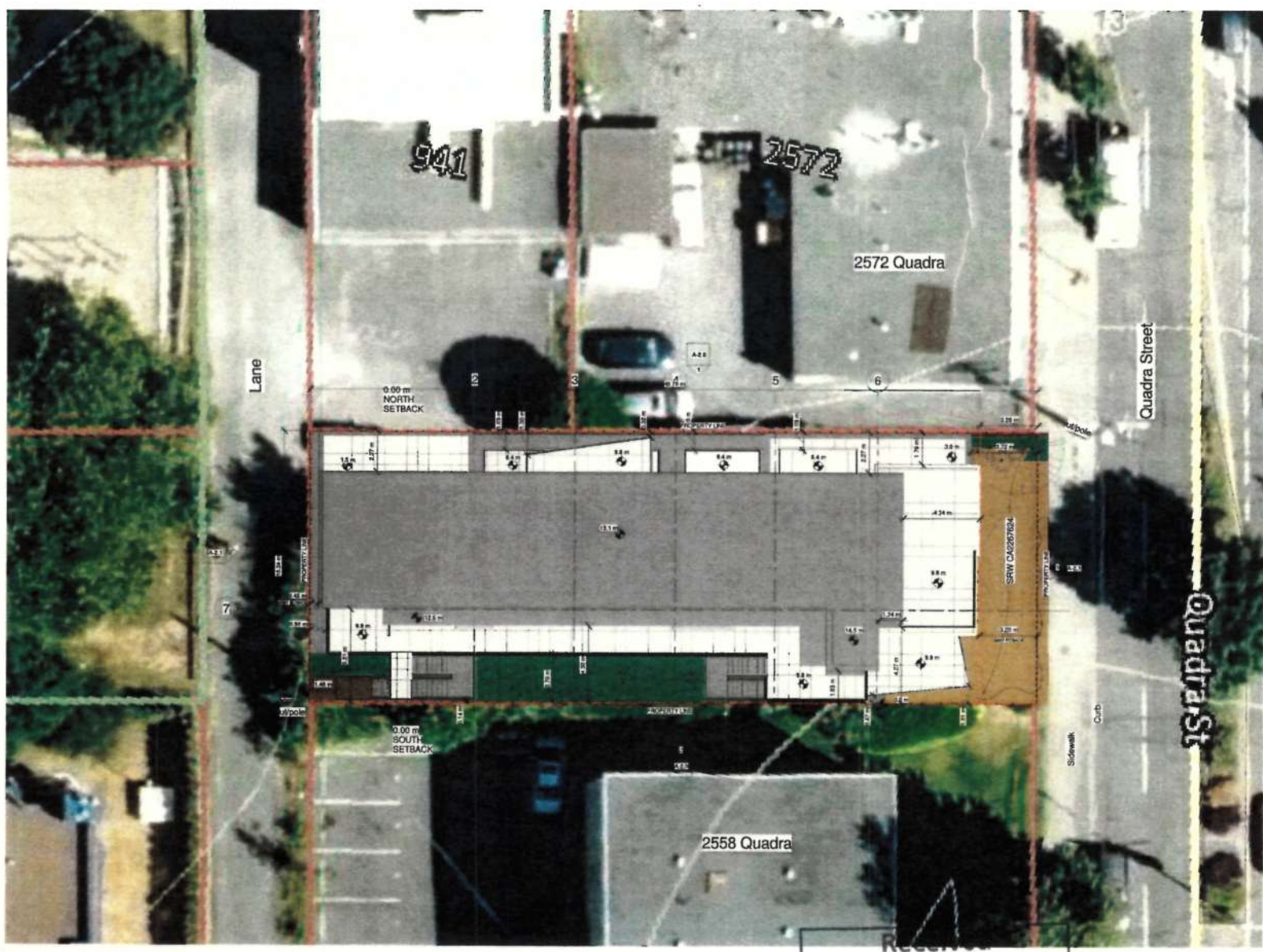
Rev	Date	Description
1	09/05/2015	Revised 1
2	09/05/2015	Revised 2

Development Permit Application

Denux Group  
 2560 Quadra

Site Plan

Project number	233090
Date	June 9, 2015
Drawn by	Tanner Orsini
Checked by	Cherise
Scale	3 : 100



1:100

JUN 11 2015

Planning & Development Department  
 Development Services Division

27/08/2015 10:02:55 AM

ERIC BARKEP  
ARCHITECT Inc.  
727 HANCOCK AVENUE, VICTORIA, B.C.  
DS: 25-458 Fax: (250-451) 1100 1100

Legend:

Elevation View Key



No.	Date	Description
1	01/04/2014	Revision 1
2	01/04/2014	Revision 2
3	01/04/2014	Revision 3
4	01/04/2014	Revision 4
5	01/04/2014	Revision 5
6	01/04/2014	Revision 6
7	01/04/2014	Revision 7
8	01/04/2014	Revision 8
9	01/04/2014	Revision 9
10	01/04/2014	Revision 10
11	01/04/2014	Revision 11
12	01/04/2014	Revision 12
13	01/04/2014	Revision 13
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Development Permit  
Application

Denux Group  
2560 Quadra

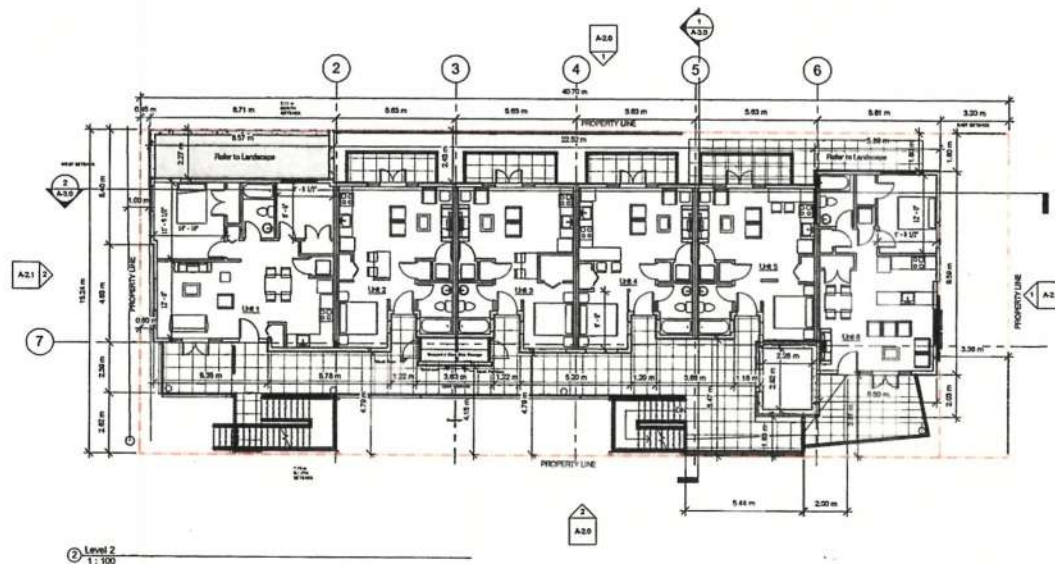
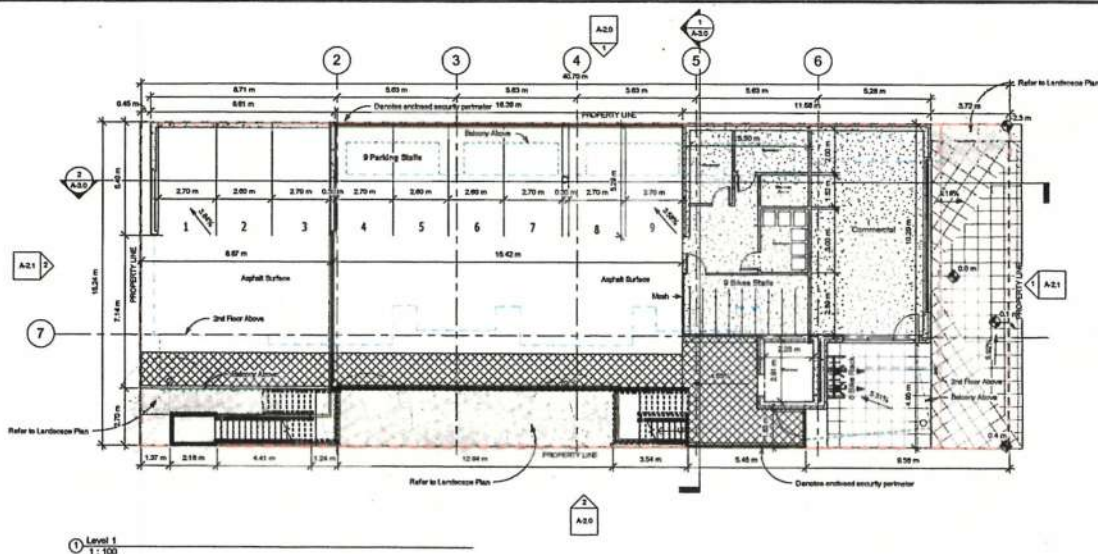
Floor Plans

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City of Victoria

JUN 11 2015

Planning & Development Department  
Development Services Division





09/06/2015 4:39:55 PM  
  
**ERIC BARKER** ARCHITECT INC.  
 121 PANAZO AVENUE VICTORIA B.C.  
 (250) 353-4333 Fax: (250) 353-4334

Legend:

Elevation View Key



No.	Date	Revision	Description
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Development Permit  
Application

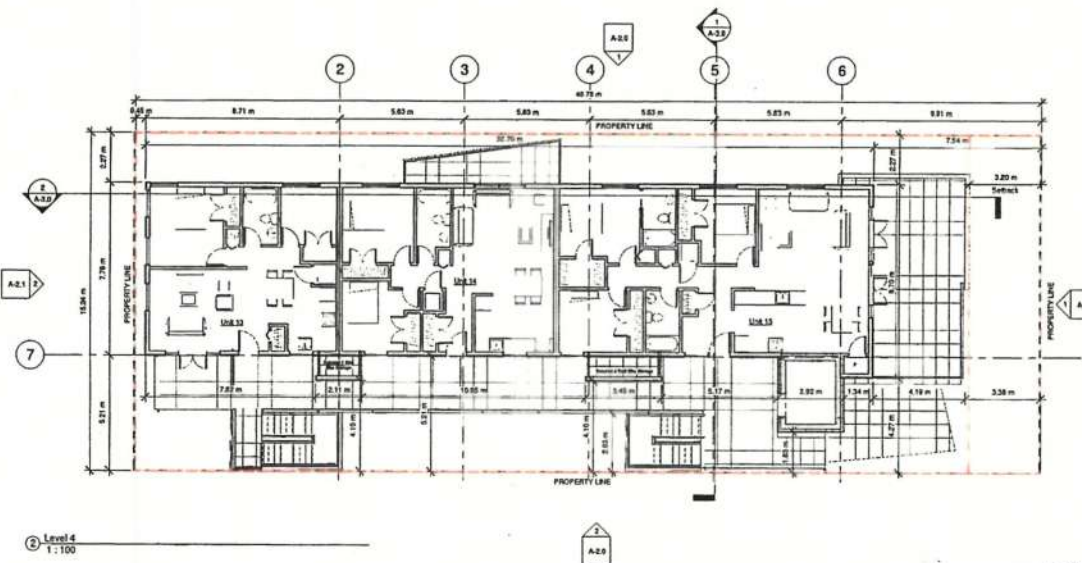
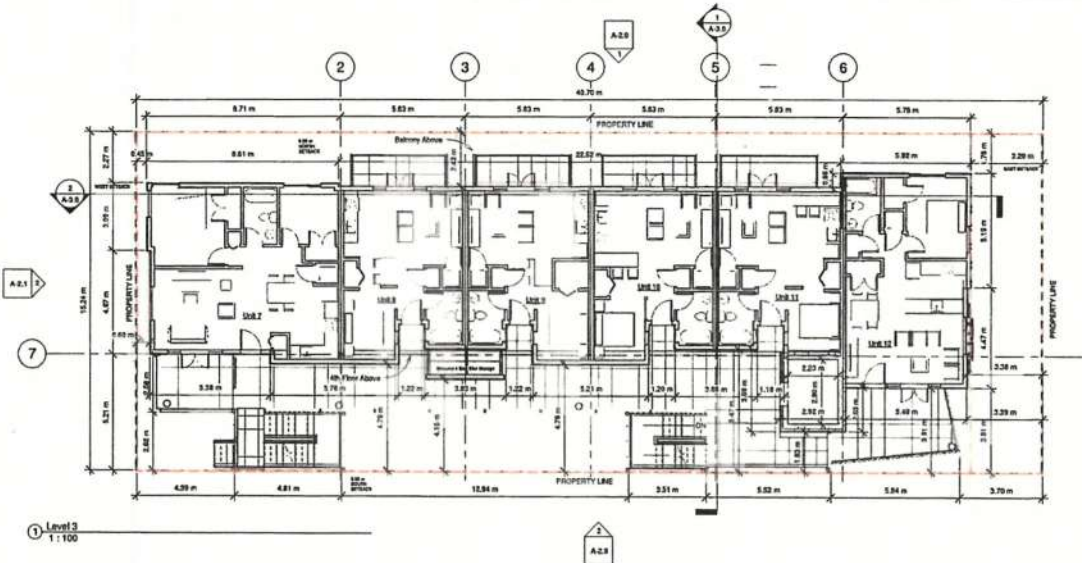
Denux Group  
2560 Quadra

Floor Plans

Project number	213090
Date	June 9, 2015
Drawn by	Author
Checked by	Checker

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JUN 11 2015

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ERIC BARKER ARCHITECT Inc.  
127 RANDOLPH AVENUE, VICTORIA, B.C.  
V8M 1A5  
250.351.4326 Fax: 250.450.1000 1201 100

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2	Metal Railing
3	Frosted Glass
4	Clear Glass
5	Vinyl Windows
6	Metal Fascia
7	Concrete Column
8	Wood Tone Composite Panel
9	Fiber Cement Color 2
10	Wire Rod for Vines

Rev.	Date	Description
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2	20/06/2015	Development Permit Application
3	20/06/2015	Development Permit Application
4	20/06/2015	Development Permit Application
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8	20/06/2015	Development Permit Application
9	20/06/2015	Development Permit Application
10	20/06/2015	Development Permit Application

Development Permit Application

Denux Group  
2560 Quadra

Elevations

Project number: 213090  
Date: June 9, 2015  
Drawn by: Xavier Crespo  
Checked by: [Signature]  
Scale: 1:100



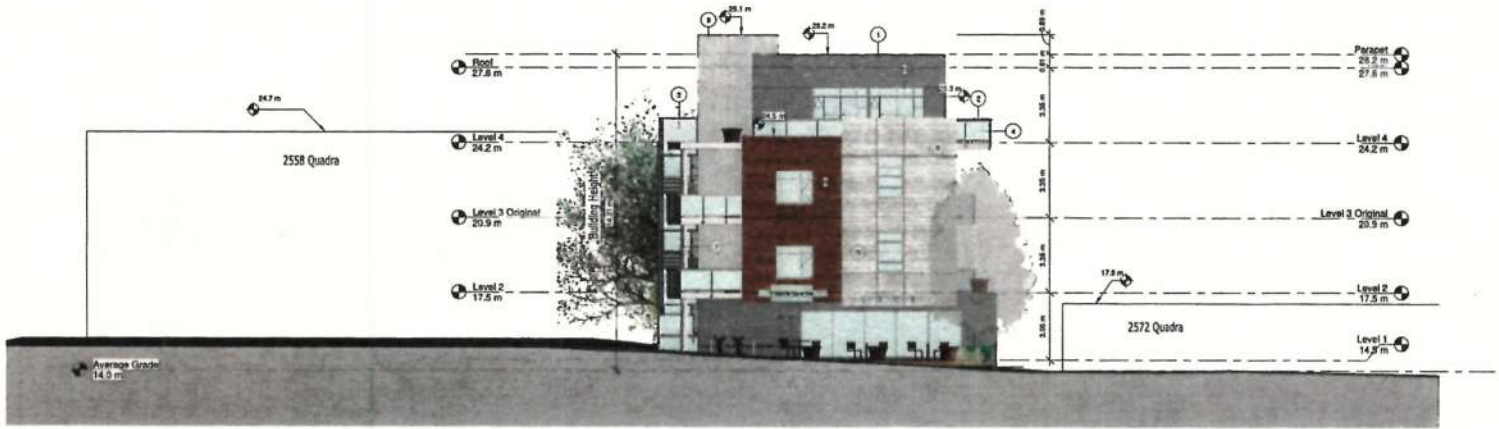
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121 PANDORA AVENUE, VICTORIA, B.C.  
2505.125.4339 Fax: 250-439-1100 100% 100%

**Keynote Legend 2**

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8	Wood Tone Composite Panel
9	Fiber Cement Color 2
10	Wire Rod for Vines

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No.	Date		Description
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Development Permit Application			
Denux Group 2560 Quadra			
Elevations			
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Date	June 9, 2015		
Drawn by	Evelyn Orrego		
Checked by	Charles		
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① East  
1:100



② West  
1:100

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JUN 11 2015  
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Development Services Division

Architectural section drawing of a building showing five levels: Level 1 (14.0 m), Level 2 (17.5 m), Level 3 Original (20.9 m), Level 4 (24.2 m), and Roof (27.5 m). The drawing includes a parapet (28.2 m) and a back lane (14.0 m). The building height is 14.0 m. The drawing also shows the building's footprint, including a parking area and a back lane. The drawing is labeled with 'Cross St.', 'Property Line', and 'Average Grade 14.0 m'.

10/06/2015 10:25:02 AM



**ERIC BARKER** *owner*  
**ARCHITECT Inc.**  
731 PANDORA AVENUE, VICTORIA, B.C.  
(250) 361-4888 Fax: (250) 456-1141 VISA MC

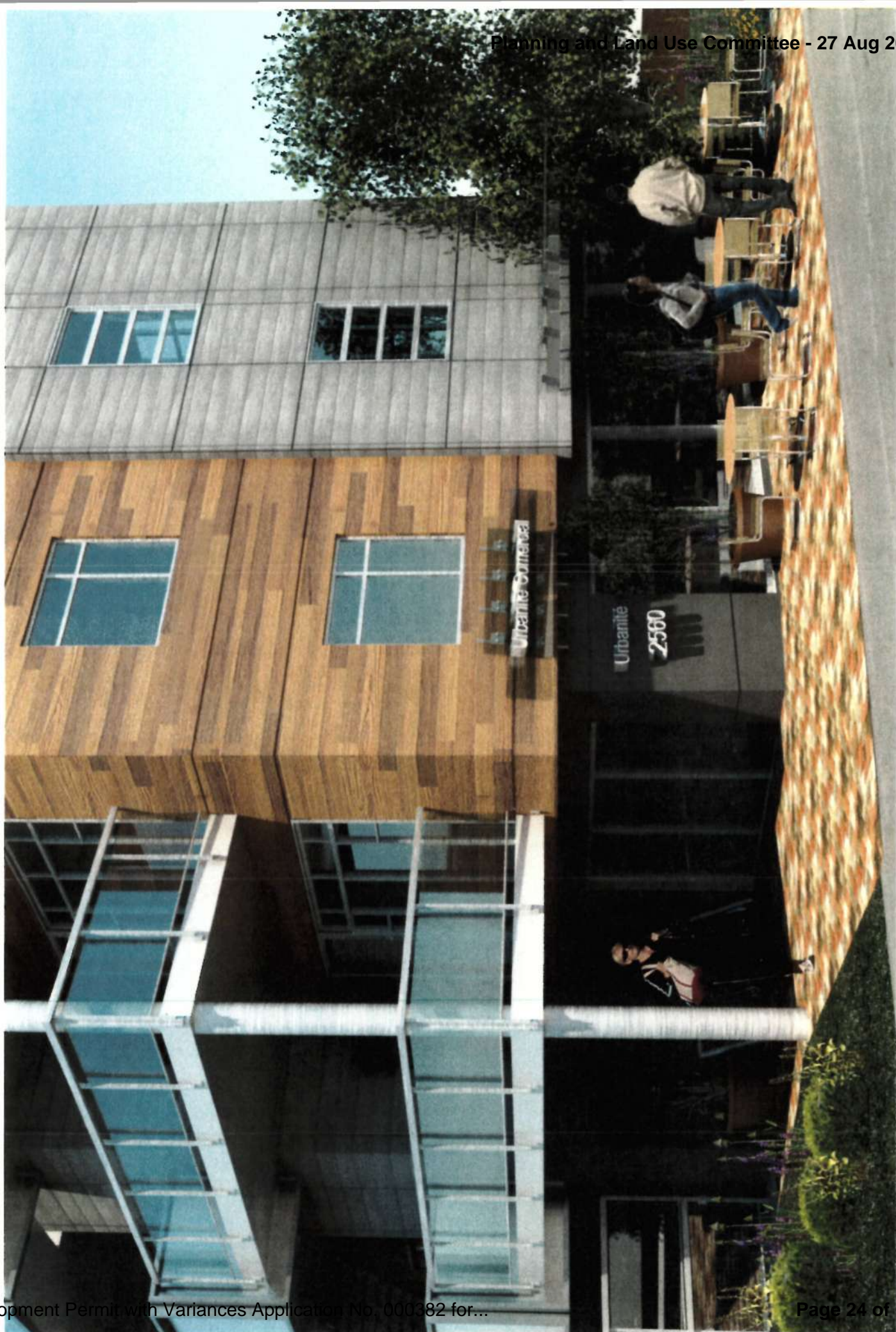
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Denux Group 2560 Quadra			
Sections			
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**Received**  
City of Victoria

JUN 11 2015

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Development Services Division







July 23 , 2015

Mayor and Council ,  
City of Victoria ,  
1 Centennial Square ,  
Victoria , BC , V8w 1P6



**Re: 2560 Quadra**

Dear Mayor and Council

The site in question is located at the south end of Quadra Village acting as a gateway to the commercial area. The OCP describes the need to develop Quadra Village as a complete Urban Village with increased residential and commercial density . This is an opportunity to intensify use in an important Urban Village in the City of Victoria to take advantage of a strong local commercial base supported by good public transportation close to Victoria's downtown.

My client is a developer of a different type – building property to rent and hold for the long term . Their experience as a property management firm informs them that a MIXTURE of small bachelor units combined with larger two and three bedroom units works better in the long term attracting a more stable mix of tenants .

In the spring of last year , we had submitted a rezoning application to increase the density from the 1.4 allowed by the zone to 1.8 . After consulting with the community , we have decided to withdraw the application to re-zone the site. The feeling of the community was that the existing zone was more appropriate as a framework for re-development . We are now applying for approval of a new development variance permit based on a project that fits the existing C1-QV zone or the

The basic concept and organization of the current proposal is the same as the re-zoning application but reduced in size . On the ground floor there is commercial space fronting on Quadra reinforcing the commercial character of the Village . The parking is provided on grade behind the commercial accessed off the public lane behind thereby not disturbing the streetscape with a driveway . The parking is screened from the neighbouring residential property to the south by a landscaped area between the open stairs and to the commercial property to the north by a metal architectural fencing with vines .

**ERIC BARKER ARCHITECT INC.**   
727 Pandora Avenue Victoria BC V8W 1N9 | eba@ericbarkerarchitect.ca | 250-385-4565  
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A concern expressed by the community was that the original proposal abutted the property line in too many locations not leaving enough open space on site . The area of the suites on the largest typical floor has reduced by 20 % in the new proposal . The site coverage of the new proposal is only slightly smaller than the original because we have increased the width of the open walkways to create seating opportunities and space for social interaction . In the original proposal the rear of the building filled the end of the site on the lane touching both property lines to the north and south . That has been eliminated and more landscaping added around the perimeter both on the ground and on a planter platform covering the parking .

While the organization of the key elements is largely the same, we have essentially “ flipped “the plan to now enter the residential building on the south side by the existing apartment building with the parking now adjacent the north property line . We felt this to be more appropriate as we could orient a significant landscape area to screen the residential use to the south . The parking along the north property line made sense as the adjacent use is commercial with parking and storage in the adjacent rear yard .

The number of units have reduced from 18 to 15 but the object of providing a mix of larger and smaller units hasn't changed –8 of the units are bachelor/ one bedroom in the 400 sf range , 2 units are one bedroom units at 550 sf , three are 2 bedroom at 680 sf and one is a three bedroom at 1120 sf. This unit mix will serve a diverse cross section of the community .

There are 9 parking stalls for 15 units on site which is a 60 % parking ratio versus the original application which had 10 parking stalls for 18 units which is a 55 % ratio. To mitigate the parking variance, we exceed the bicycle parking standard by 50% and it is located both in lockers on level one and on the open walkways providing access to the units .

There are three areas of variance . The first is that the zone requires the third and fourth floors on the Quadra face step back 3M from the lower floors . Our fourth floor steps back 4.4M but the third floor does not . We argue that the scaling intent of this measure has been met and impacts , if any , are only to the street . Item 6 in the zone requires that the building be 3.5M - 25% of the height of the building- from a property line abutting a residential building . Our building is 3.81M but the width of the elevator shaft and the open stairs and walkways are closer .As we are on the north side of the adjacent property there is no daylight or sun intrusion . The interior space of the building meets the by-law requirement and only a short blank wall and open stairs are within the setback . We provide a significant landscape screen on the south face screening the walkways and the stairs . Lastly we have a parking variance which is the subject of a traffic study and mitigation measures – MODO membership and additional bicycle parking .

We have amended the appearance of the building by eliminating the roof element over the walkway to reduce the apparent mass of the building . Landscaping is integrated with the open stairs and walkway . The parking has been screened from the neighboring property by a combination of a metal architectural panels and by grounding the rear of the building with a planter platform . The exterior of the building has been simplified and a wood element added to create warmth .

The building will have the following ' green features '

1. Drain parking area and roof into treatment swale in landscaped area
2. Energy Star appliances
3. 35 % of all construction material will be re-cycled
4. 35 % of all construction material will be produced within 500 k
5. 70 % of all construction waste will be diverted from the landfill
6. Low VOC paints / green label carpets / formaldehyde free products
7. Wire one parking stall for rapid charging EV
8. Reduced car parking and increased bicycle parking
9. Low E glazing

In summary our proposal is worthy of support as it builds on a previously approved application with a very similar scheme , maintaining the same density of area fitting the zone , reduces the number of units , provides a mixture of small and large units , and enlarges the affordable pool of rental housing in an important urban village.

Regards



Eric Barker Architect AIBC / LEED AP

#### 5.4 Rezoning Application # 00459 for 2560 Quadra Street

Committee received a report regarding Rezoning Application # 00459 for 2560 Quadra Street. The proposal is to permit the construction of a four-storey, 18-unit residential building with ground floor commercial within Quadra Village.

Committee discussed:

- Concerns regarding the north side staircase and if it is included in the calculated FSR.
- This is a site specific zone for the area defined as Quadra Village. If the development proposal is approved the property to the north would not have a reduced setback on its south boundary.

**Action:**

It was moved by Councillor Isitt, seconded by Councillor Madoff that Rezoning Application # 00459 for 2560 Quadra Street be referred back to staff to allow for additional discussion with the applicant and adjacent property owners with particular attention to the setbacks and siting in relation to the adjacent property.

CARRIED UNANIMOUSLY 15/PLUC0016





**Adept Transportation Solutions**  
PLANNING AND ENGINEERING

**2560 Quadra Street, Victoria, BC**

**PROPOSED RENTAL APARTMENT  
COMPLEX**

**Parking Demand Study In Support of  
Parking Variance Application**

**FINAL REPORT**

---

Prepared for:  
Carmague Properties Inc.

Date:  
August 28, 2014

Prepared by:  
Adept Transportation Solutions

W. Wayne Gibson, CTech, Principal  
Senior Transportation Technician



## BACKGROUND

Camargue Properties Inc. engaged Adept Transportation Solutions (Adept) to undertake an analysis of off-street parking demand for the proposed redevelopment of 2560 Quadra Street, in the City of Victoria, BC. The intent of the study was to determine an appropriate off-street parking supply for the proposed rental apartment component of the building.

In 2011, under a similar application, the existing single-family home site was granted a rezoning for a Strata Residential building with 17 units consisting of - 9 bachelors @ 360 ft<sup>2</sup> / 3 - 1 Br. @ 650 ft<sup>2</sup> and 5 - 2 Br. @ 750 ft<sup>2</sup> with commercial uses on the ground floor. The permit was approved by the City with 11 surface stalls for the residential component under the building (a rate of 0.65 stalls per unit) and involvement of the Car Share Co Op along with other TDM measures; however, the project was not constructed.

At this time, the application at 2560 Quadra Street proposes a four-storey building with commercial space on the main floor and 18 rental apartment units above. It will include a mix of 9 - bachelor units under 450 ft<sup>2</sup> and 9 - 2 bedroom units above 750 ft<sup>2</sup>. The commercial space is approx. 655ft<sup>2</sup>. It is proposed that 10 off-street parking spaces be provided as shown on the attached Site Plan.

To advance the project at this time, a new development permit is being sought along with a revised parking variance.

The site location is depicted in the following Area Plan illustrated in Exhibit 1.

**Exhibit 1: Area Plan with Site Location**



In order to assess the actual parking demand for this specific land use, Adept Transportation Solutions carried out research related to parking demand for adjacent rental apartments and has analyzed the infrastructure available to support alternative mode of travel. Our findings are described in the following sections.



3





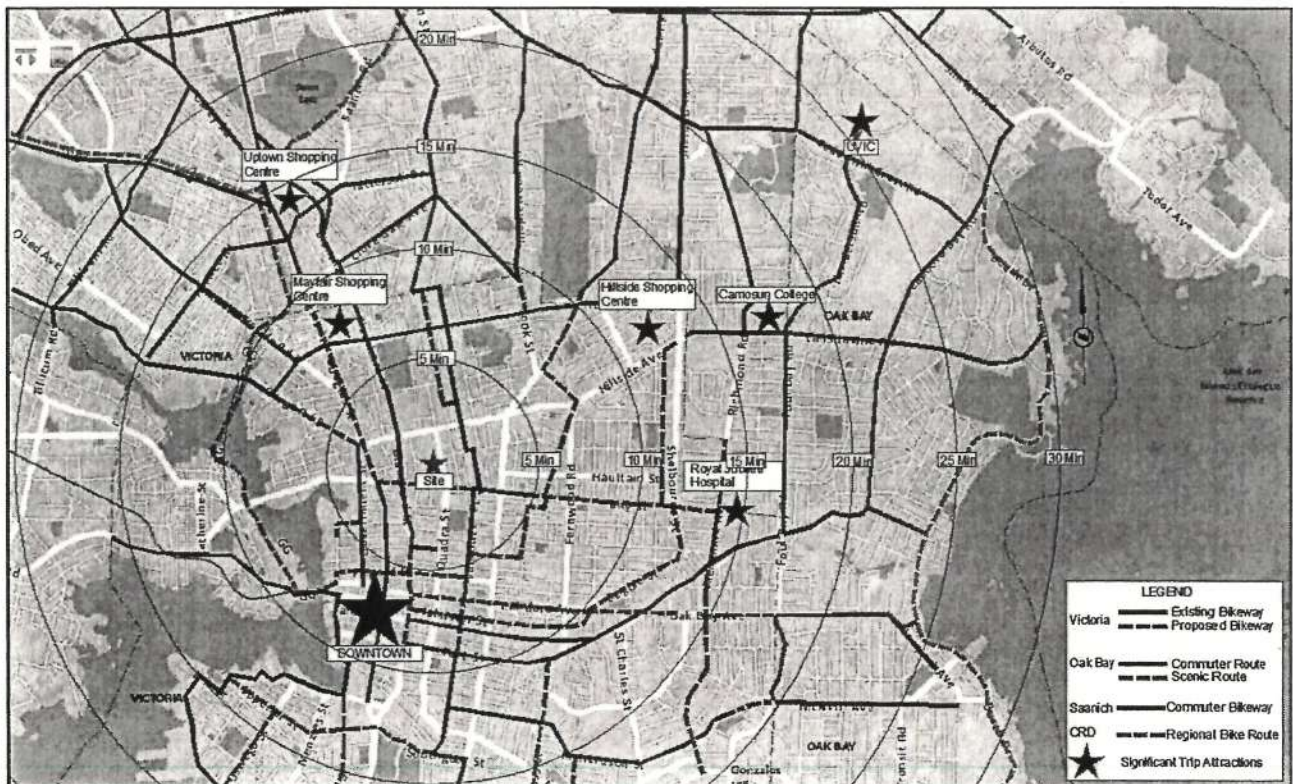
## CYCLING:

Victoria, the "Cycling Capital of Canada" has a mild climate most of the year, moderate topography, and most of the population in the region is located within 6 km of the downtown, which is an ideal range for attracting cyclists.

Cycling is one of the most sustainable modes of transportation and displacement of auto trips by cycling helps to reduce traffic congestion and reduces noxious emissions. The main market segment for journey-to-work trips by bicycle as the primary mode of transportation are less than 8km in length. Cycling can be combined with other travel modes, such as transit.

The following Exhibit 3 - Victoria, Oak Bay & Saanich Cycling Network illustrates the City of Victoria, District of Oak Bay and connecting District of Saanich bikeway networks. The proposed development is located a short distance between two major existing north / south bikeway routes (Blanshard Street and Vancouver Street) and the proposed east / west Bay Street route and is approximately 1 kilometre from the downtown core.

**Exhibit 3: Victoria, Oak Bay & Saanich Cycling Networks**



Bicycle travel distance estimates from the subject development site are shown. These are estimates based on a 10km/h bicycle travel speed and are for illustrative purposes only as there can be a large variation in cyclist travel speed based on trip purpose and rider ability.





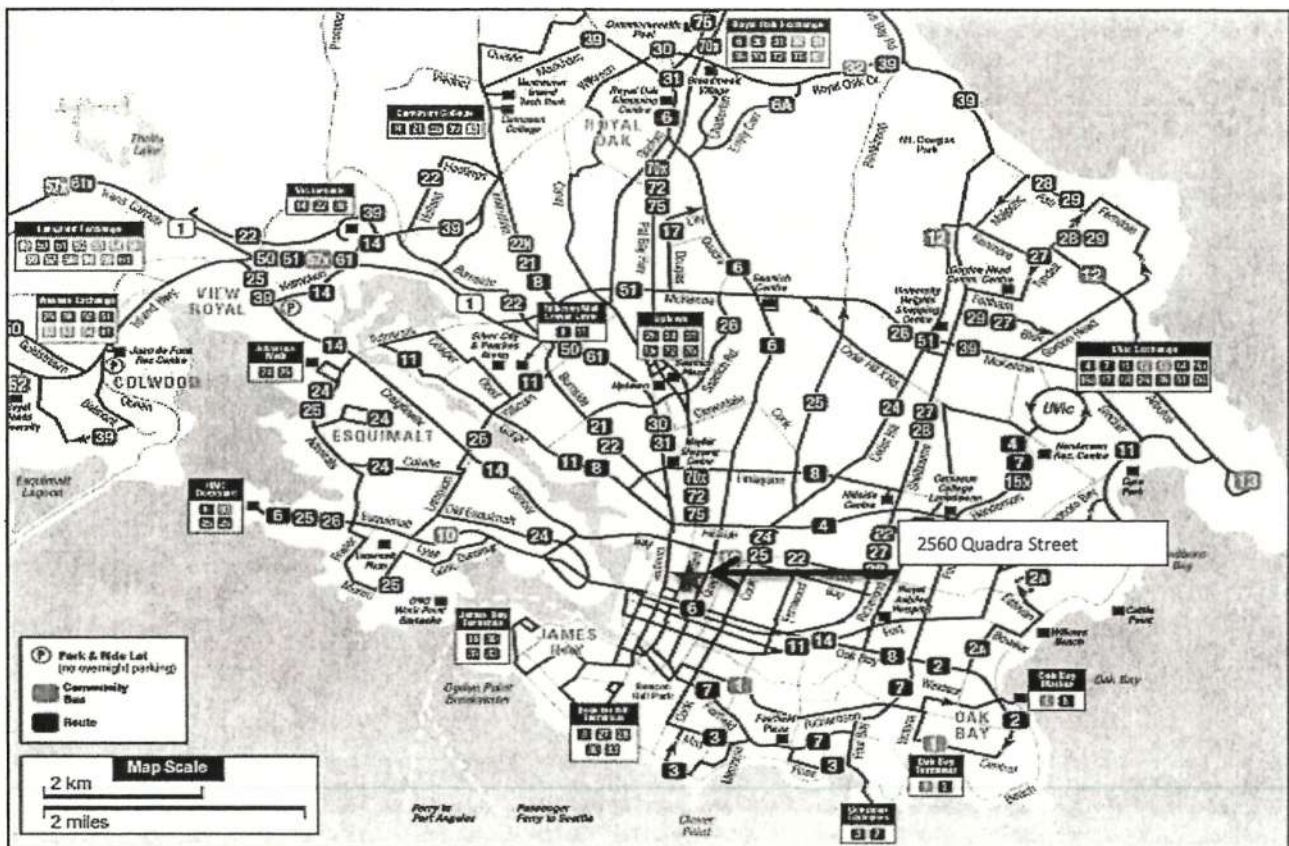
### TRANSIT:

Convenient Transit service with excellent headways is provided along Quadra Street as well as Hillside Avenue which is one block north of the subject site.

Route #6 travels along Quadra Street with sheltered bus stops approximately 100m north of the site. Route #6 operates on 15 minute headways or better for the majority of the day and connects the site to HMCS Dockyard to the southwest via the downtown core as well as to the Royal Oak Exchange to the north. Route #4 operates along Hillside Avenue, which is approximately 260m north of the site, with very short headways and connects Downtown Victoria to Camosun College's Lansdowne Campus and beyond to UVIC via the Quadra Village and Hillside Town Centre areas.

A transit map is provided in Exhibit 4 for reference to the proximity of the site to the transit network.

Exhibit 4: Transit Routes near the Site







## ANALYSIS

### 2011 CRD HOUSEHOLD ORIGIN-DESTINATION SURVEY

According to the 2011 CRD Household OD Survey<sup>1</sup>, conducted by R.A. Malatest & Associates Ltd., the subject site is within the "District 6 - Victoria North" study area. As can be seen in the excerpt below, this area has 14,233 households. The total estimated vehicle ownership within the district is 16,554 which translates to a vehicle ownership rate of 1.16 vehicles per household and a rate of 0.57 vehicles per person. In contrast, the region as a whole has a vehicle ownership rate of 1.63 vehicles per household. The average household vehicle ownership rates for the survey study areas are shown in Table 1 below.

Table 1: CRD 2011 Household O-D Survey - Vehicle Ownership Rates per Household by District

Sidney	North Saanich	C. Saanich	Downtown	Victoria South	Victoria North	Saanich North	Saanich East	Saanich West	Oak Bay	Esquimalt	View Royal	Highlands	Langford	Colwood	Metchosin	Sooke
1.5	2.17	1.93	0.77	1.06	1.16	2.08	1.52	1.82	1.57	1.36	1.69	2.73	1.96	1.99	2.2	1.92

### District 6 - Victoria North

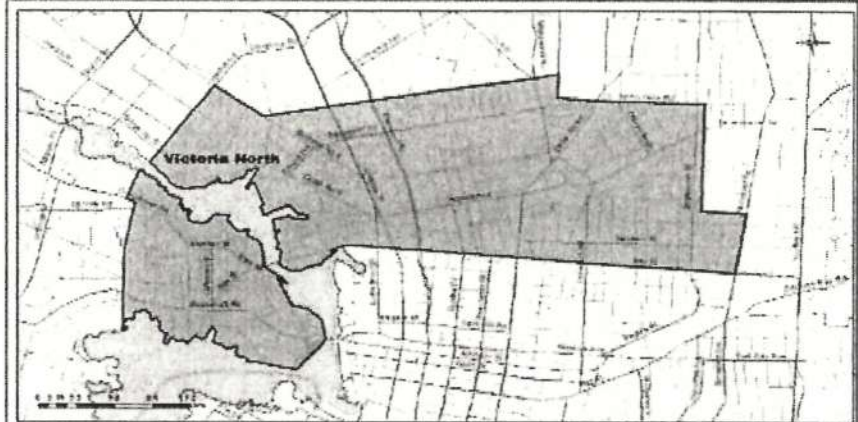
#### Demographic Characteristics

Population	29,167	Actively Travelled	24,599
Employed Population	16,181	Number of Vehicles	16,554
Households	14,233	Area (ha)	774
Jobs in District	20,188		

Occupation	Male	Female	Total	%
Status (age 11+)				
Full Time Employed	6,522	5,439	11,961	45%
Part Time Employed	1,468	2,752	4,220	16%
Student	1,913	2,559	4,472	17%
Retiree	2,383	2,891	5,274	20%
Homemaker	47	292	339	1%
Other	1,141	893	2,033	8%
Total	12,727	13,939	26,666	100%

Traveler Characteristics	Male	Female	Total
Licensed Drivers	9,688	10,774	20,462
Trips made by residents			84,925

Selected Indicators	
Daily Trips per Person (age 11+)	2.91
Vehicles per Person	0.57
Number of Persons per Household	2.05
Daily Trips per Household	5.97
Vehicles per Household	1.16
Workers per Household	1.14
Population Density (Pop/ha)	37.68
Employment Density (Jobs/ha)	26.08
Jobs per Person	0.69



Household Size	Total	%
1 person	5,913	42%
2 persons	5,050	35%
3 persons	1,823	13%
4+ persons	1,446	10%
Total	14,233	100%

Households by Vehicle Availability	Total	%
0 vehicles	2587	18%
1 vehicle	7884	55%
2 vehicles	2983	21%
3+ vehicles	779	5%
Total	14,233	100%

As the Victoria North District covers a broad area with different neighbourhood characteristics, more detailed analysis of the Quadra Village parking trends was undertaken and is described in the following pages.

<sup>1</sup> <https://www.crd.bc.ca/docs/default-source/regional-planning-pdf/transportation/crd-od-survey-dailytravelcharacteristicsreportfinal.pdf?sfvrsn=2>





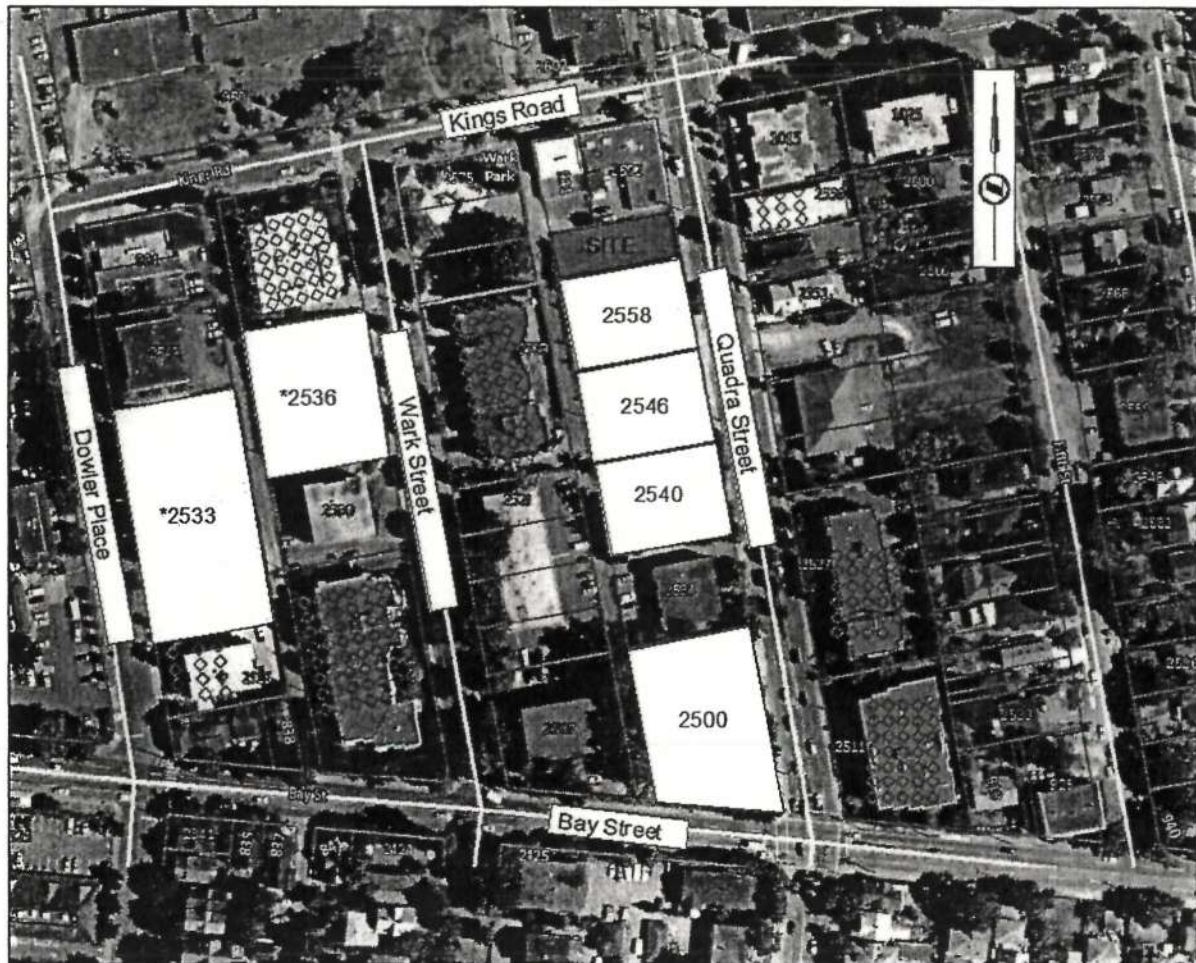
### CITY OF VICTORIA OFF-STREET PARKING BYLAW

The parking section of the City of Victoria Zoning Regulation Bylaw for the subject site's R3-2 zone stipulates an off-street parking requirement of 1.4 spaces per multiple (rental) dwelling unit of which 10% of the parking supply must be assigned for visitors. Under this scenario, the proposed development would require 25 off-street parking spaces.

### TENANT PARKING DEMAND FOR ADJACENT RENTAL APARTMENTS IN SUBJECT QUADRA VILLAGE AREA

As Adept has done in numerous other 'parking demand' studies, in order to better understand the existing parking trends of similar nearby rental apartment complexes, ICBC was requested to undertake a vehicle ownership search for rental apartments relative to this study along the block of Quadra Street. The results are effective as of February 28, 2014. Exhibit 5 shows the locations of the subject development site and the other 4 rental complexes analyzed as being pertinent to this study, as listed on Table 2. The other two sites marked with an asterisk were analyzed through property management surveys and are discussed in the next section.

**Exhibit 5: Pertinent Study Apartment Complexes**



2560 Quadra Street Jubilee Avenue – Parking Variance Study  
Adept Project CP -1001 – August 28, 2014





Table 2 summarizes the results of our requested ICBC search of actively insured vehicles by address as of February 28, 2014, relative to this study.

**Table 2: ICBC Vehicle Registration Data Demand for Rental Apartments Directly Adjacent to Subject Site**

Postal Code	Address	No. of Rental Suites	Registered Tenant Vehicles	Ownership Rate	Parking Supply / Rate (spaces per unit)
V8R 4N4	2540 Quadra Street	22	11	0.50	18 / 0.82
V8R 4N4	2546 Quadra Street	21	10	0.48	18 / 0.86
V8R 4N4	2558 Quadra Street	20	5	0.25	11 / 0.55
V8R 4N4	2500 Quadra Street	26	19	0.73	32 / 1.23

As shown in the ICBC data, the four surveyed apartment complexes (containing a total of 89 rental apartment units) has a resident-tenant vehicle ownership rate of 0.51 vehicles per suite. Excluding the 2558 Quadra site (since it is a greater Victoria Housing Society building), results in an average resident vehicle ownership rate of 0.58 vehicles per suite for the 3 standard rental apartment complexes.

#### **\*ADDITIONAL PROPERTY MANAGEMENT SURVEYS**

During field reconnaissance, Adept staff had the opportunity to survey other adjacent rental buildings in more detail.

1. The apartment complex at 2533 Dowler Place contains 43 rental units with 56 surface parking stalls. Of these units, 3 are bachelor, 14 have 1 bedroom and 11 contain 2 bedrooms. According to the resident manager, none of the Bachelor unit residents owned vehicles, 11 of the 1 bedroom residents own a vehicle and all 11 of the 2 bedroom unit residents own one vehicle, for an overall demand of 22 spaces (0.51 vehicles per suite). At the time of this survey, 2 suites were vacant. Parking spaces are unbundled and are exclusive of the monthly rental rate. The cost for a dedicated parking space is an additional \$15/month for an uncovered space and \$25 for a covered space. Currently, the excess spaces are available and advertised for rental and 6 spaces are rented to non-residents. 2 spaces have been reclaimed to accommodate refuse/recycling containers. The site provides a secure common bicycle storage room capable of accommodating 25 bicycles. The room is fully utilized.
2. The apartment complex at 2536 Wark Street contains 23 rental units and has 24 surface parking stalls. Of these units, 1 is a bachelor, 12 have 1 bedroom and 10 contain 2 bedrooms. Two of the 2 bedroom units were vacant at the time of the interview. According to the resident manager, only 5 residents own a vehicle. Approximately half of the tenants are students and use cycling and transit as their primary travel mode.

The compilation of this information is provided in Table 3. Please note that for these calculations, the vacant rental units were assumed to be occupied and have 1 vehicle.





Table 3: Additional Off-Street Parking Utilization for Rental Apartments

Address	# of units	Bach	1 Bdrm	2 Bdrm	Parking Supply	Parking Utilization / Rate (spaces per unit)
2533 Dowler Place	43	3	29	11	56	*24/0.56
2536 Wark Street	23	1	12	10	24	*7/0.30

Incorporating this additional data into the vehicle ownership calculation results in an average parking demand of 0.53 vehicles per rental suite in the vicinity of the proposed development.

### VISITOR PARKING

Should there be any spill-over of visitor parking, there is ample on-street parking within walking distance available for visitors for all of the rental apartment complexes in the vicinity of the subject site along Kings Road and Wark Street as shown in Exhibit 6.

Exhibit 6: Parking Availability Near the Site



2560 Quadra Street Jubilee Avenue – Parking Variance Study  
Adept Project CP-1001 – August 28, 2014





### ON-STREET PARKING SUPPLY

There is partially 'Time Restricted' (2 Hours, Monday-Saturday 8am-6pm) on-street parallel parking along the south side of this block of Kings Road. The same restriction applies to both Wark Street and Dowler Place. Along the Quadra Street frontage, 2hr daytime 'Time Restricted' parking is available with the exception of the periods of 7-9am and 4-6pm Monday - Friday.

### BICYCLE PARKING

The project should provide secure "Class 1" bicycle parking spaces at a rate of 2 per unit as well as "Class 2" six-bike parking racks at each building entrance. The proposed Class 1 parking supply is double the current bylaw requirement, but is deemed more practical in this specific area based on our study findings.

## CONCLUSIONS

The current City of Victoria off-street parking bylaw for the subject site does not recognize the important effect that location has in a reduced 'parking demand' rate for apartments in this specific area. The Bylaw does provide some recognition of reduced parking requirements based on 'site location' and specific land-use in many of their zones.

In conjunction with the site being well serviced by walking, cycling and transit infrastructure, local amenities, and the relative proximity to the post-secondary educational facilities, the requested parking variance for this complex is warranted.

Based on the site location, neighbourhood amenities and our study findings, we suggest an appropriate rate for the subject development would be 0 spaces for Bachelor units, 1 space for each of the two bedroom units for a total supply of 9 spaces plus one space for the commercial use for a total of 10 spaces or a parking supply rate of 0.56 spaces per unit. The commercial unit parking stall should be made available to visitors outside of business hours.

Our recent project specific research findings have determined that a parking variance as per our recommendation is warranted for this project; a reduction in the current 1.4 stalls / per unit rate down to 0.56 stalls / per unit.

The justification for our recommended parking variance is as follows:

- compatibility with the City of Victoria and the CRD adopted strategies for encouraging travel modes other than the automobile;
- excellent public transit and pedestrian / cycling infrastructure;
- close proximity to all required amenities (i.e. grocery and other shopping, restaurants / cafes, and medical, including a major Hospital facility and pertinent post-secondary educational facilities);
- proximity to the downtown core area;
- the provision of double the bylaw requirement for secure bicycle storage lockers; and
- there is ample on-street parking available in the immediate vicinity of the site should there be any visitor parking overflow during peak visitor periods.





## RECOMMENDATIONS

In view of Adept's research, analysis and findings regarding the parking demand for this project, it is recommended that Council approve an off-street parking variance for this project from 1.4 spaces per unit down to 0.56 spaces per unit; a variance of 15 off-street parking spaces. That is, instead of the 25 (18 units X 1.4) spaces required under the current bylaw, that Council approve 10 (18 X 0.56) off-street parking spaces for this building permit application; a provision of 10 spaces for the 18 rental units and commercial use.

**Lucina Baryluk**

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**From:** nag@quadravillagecc.com  
**Sent:** Sunday, Jun 28, 2015 4:02 PM  
**To:** nag@blanshardcc.com; Lucina Baryluk  
**Cc:** Jenny Fraser (jenfraser@islandnet.com)  
**Subject:** Re: DP for 2560 Quadra - revised plans

Hello Lucina,

We had a meeting with Eric Barker April 13th 2015 as part of a regular NAG meeting. The below excerpt is from the minutes of the meeting and express our understanding of the proposal, and some comments on the proposal as presented at that meeting. This can be included in the information for council.

#### 4. 2560 Quadra

On behalf of the proponent Camargue Investments/Groupe Denux, architect Eric Barker

presented revised plans and solicited feedback. The previous proposal dates from May

2014 and required a rezoning from C1QV with a permitted FSR of 1.4 to allow for a FSR

1.8. This application has been withdrawn and the proponents presented plans for a

building that falls within the zoning. They would apply for a development permit which

includes specifications for outside treatment and landscaping.

The building is 4 storeys high, with the 4th storey stepped back, as required by the

zoning. There are 15 units—7 2-BR and 8 bachelors—with a total building area of 868



m2 and 9 parking stalls. There is also bike parking at ground and on each floor. The

entrance would be on the south side. The development would require some variances for

parking and setbacks. Substantial landscaping is proposed for the SW corner. The NW

corner has been “anchored” with paneling/walls to obscure the underground parking.

There is a top floor patio (which will be landscaped). Entrance to the units is via open

stairs and walkways. Provision has been made for wider walkways to allow residents to

extend their living space while respecting the minimum width required by the building

code (for fire safety purposes). Decks are now located on the north side of the building.

Meeting attendees had a number of questions about the revised plans. Concerns were

expressed about the aesthetics of NW corner of the building. The long high fence

presents a very solid mass, which is not very aesthetically pleasing. The proponents said they would look at this issue.

Thank you,

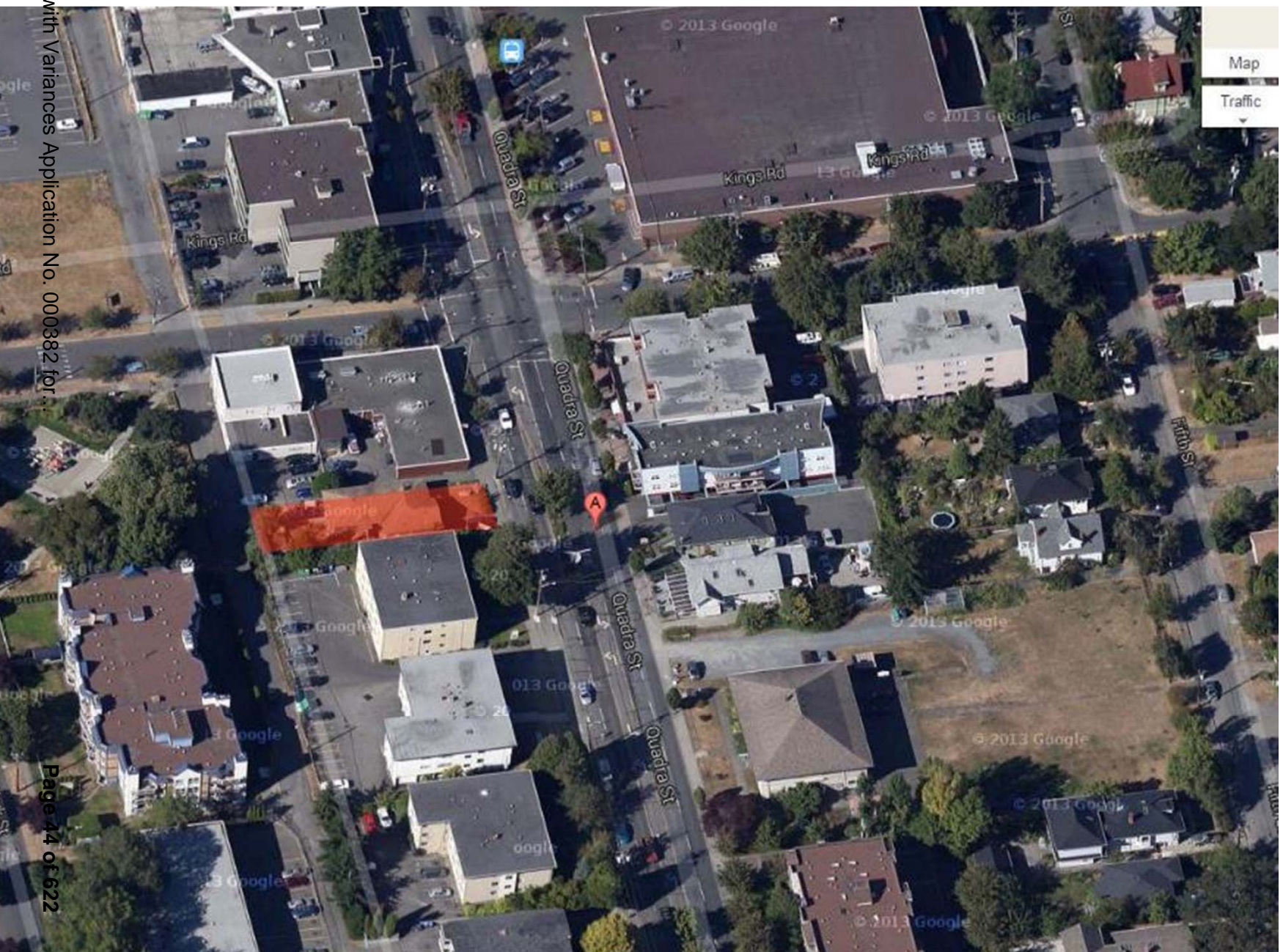
Rowena Locklin













# Subject property in relation to Quadra Village



# Quadra Village





# Quadra Village



# 2560 Quadra Street

## Existing house to be removed





# Existing streetscape



# Proposed streetscape





# North elevation



# Comparison





# Streetscape Detail



# View from lane (Kings Road)





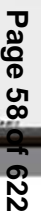


PLN/2015-000382	
C:\Users\Barker\Documents\2015\2015-000382\2015-000382.dwg ERIC BARKER ARCHITECT INC. 107 HAZELTON AVENUE, HOLLAND, ONT. M5S 1A5 416-593-1000 FAX 416-593-1001	
Legend: Boundary Line	
Site Plan	
Development Permit Application	
Denux Group 2550 Quadra	
Site Plan	
Project Name: 2550 Quadra	Scale: 1:100
Drawn: J. Barker	Checked: J. Barker
Reviewed: J. Barker	Approved: J. Barker
A-1.0	





# Building Elevations







# Café Fantastico roof structure





# Shadow study



# Shadow Study Winter



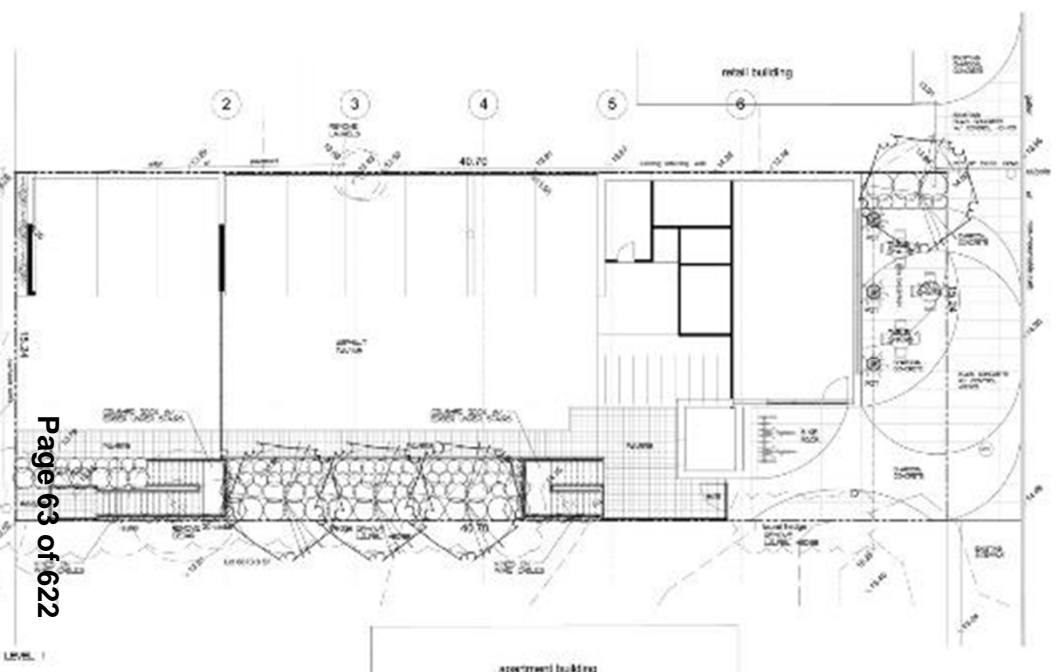
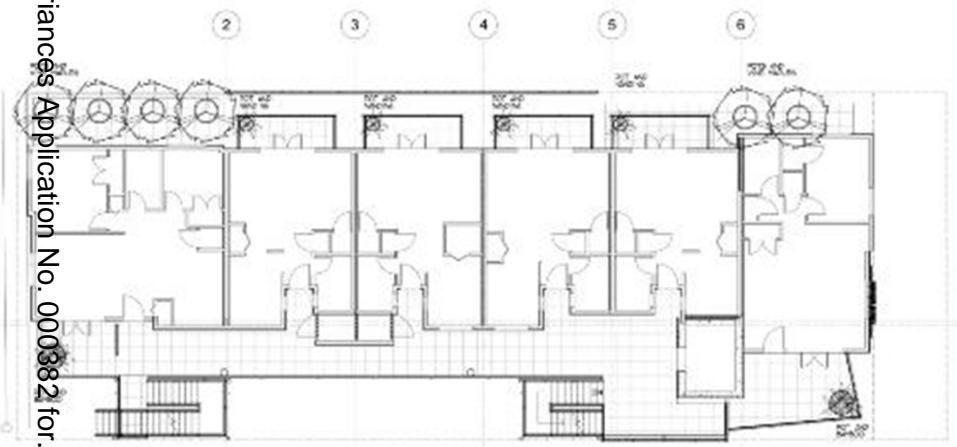
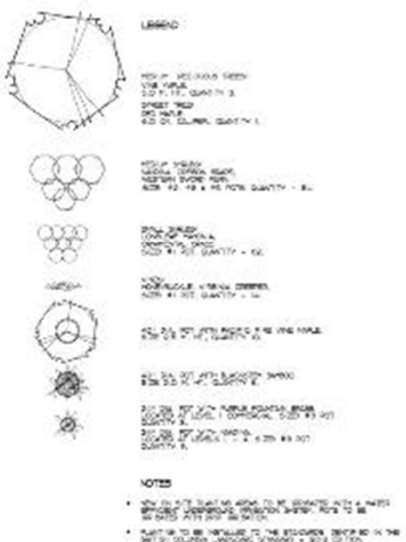
⑦ Shadow Study Winter PVI  
1 : 400



⑧ Shadow Study Winter Side  
1 : 400







# Floor plans



		<b>DENUX GROUP</b> <b>2550 QUADRA STREET</b>				<b>KEITH N. GRANT</b> <b>LANDSCAPE</b> <b>ARCHITECTURE LTD.</b> <small>INCORPORATED IN BRITISH COLUMBIA</small>				0.75" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0" 1/32" = 1'-0" 1/64" = 1'-0" 1/128" = 1'-0" 1/256" = 1'-0" 1/512" = 1'-0" 1/1024" = 1'-0" 1/2048" = 1'-0" 1/4096" = 1'-0" 1/8192" = 1'-0" 1/16384" = 1'-0" 1/32768" = 1'-0" 1/65536" = 1'-0" 1/131072" = 1'-0" 1/262144" = 1'-0" 1/524288" = 1'-0" 1/1048576" = 1'-0" 1/2097152" = 1'-0" 1/4194304" = 1'-0" 1/8388608" = 1'-0" 1/16777216" = 1'-0" 1/33554432" = 1'-0" 1/67108864" = 1'-0" 1/134217728" = 1'-0" 1/268435456" = 1'-0" 1/536870912" = 1'-0" 1/1073741824" = 1'-0" 1/2147483648" = 1'-0" 1/4294967296" = 1'-0" 1/8589934592" = 1'-0" 1/17179869184" = 1'-0" 1/34359738368" = 1'-0" 1/68719476736" = 1'-0" 1/137438953472" = 1'-0" 1/274877906944" = 1'-0" 1/549755813888" = 1'-0" 1/1099511627776" = 1'-0" 1/2199023255552" = 1'-0" 1/4398046511104" = 1'-0" 1/8796093022208" = 1'-0" 1/17592186044416" = 1'-0" 1/35184372088832" = 1'-0" 1/70368744177664" = 1'-0" 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303.963.0000 FAX: 303.963.0000

**ARCHITECT, INC.**

527 MAGNOLIA AVENUE, FORT COCKER, CO.  
80501-5500-0000 FAX: 303.963.0000 USA, USA

Legend:

Blockout View Box



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Development Permit Application

Denux Group  
2550 Quadra

Floor Plans

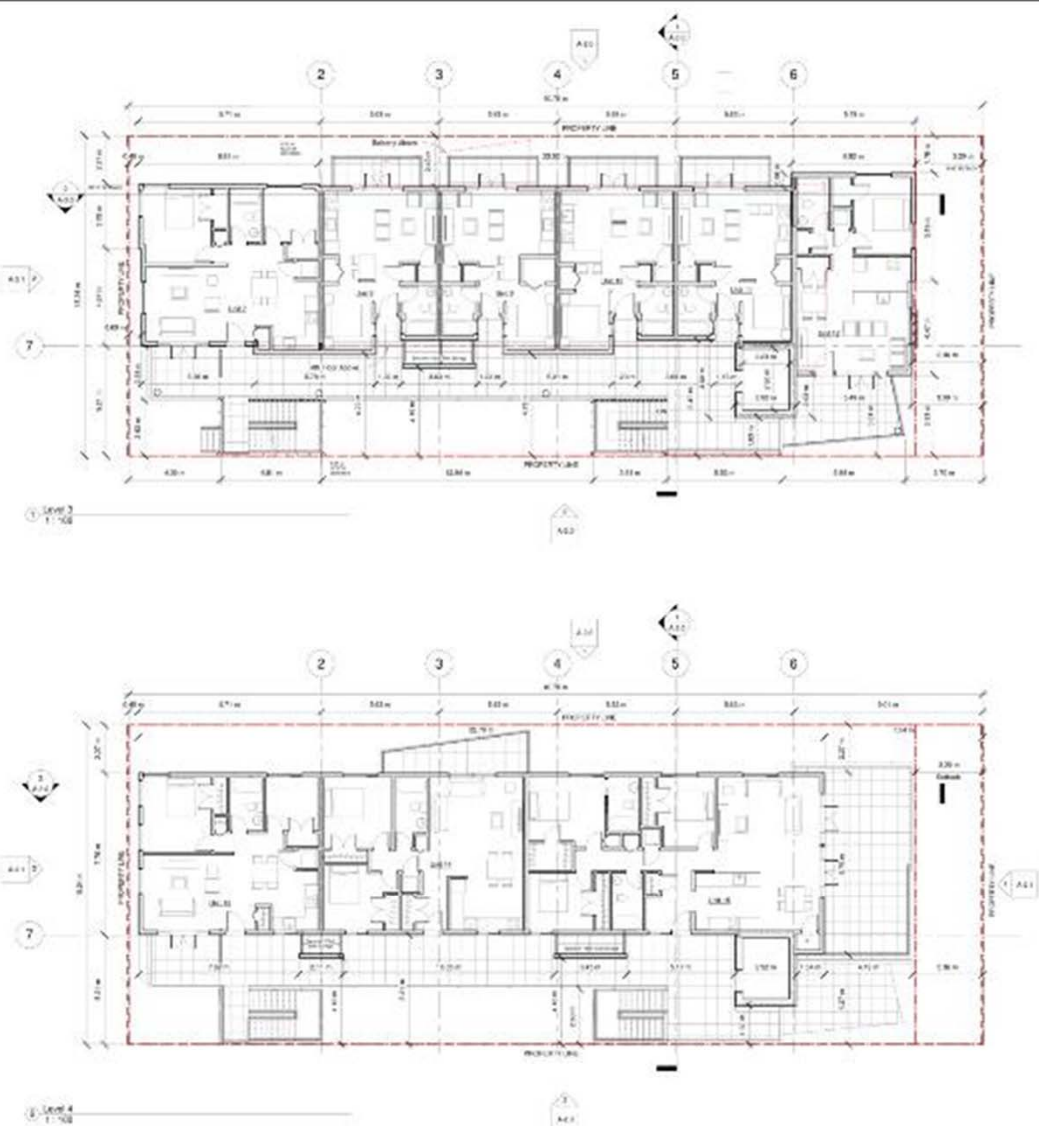
Page Number: 20/20  
Date: March 9, 2010  
Drawing: General Notes  
Issued by: Owner

A-1.1

Scale: 1/8" = 1'-0"



<p>25/06/2015 11:01:08 PM</p> <p>   <b>D.C. BARKER</b> ARCHITECT INC.         </p> <p> <small>           127 Woodbine Avenue, Unit 100, Scarborough, Ontario M1S 1Y5            Tel: (416) 291-1111 Fax: (416) 291-1112         </small> </p>							
<p>Legend:</p> <p>             Boundary         </p>							
<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/21/12</td> <td>Development Permit Application</td> </tr> </tbody> </table>		No.	Date	Description	1	08/21/12	Development Permit Application
No.	Date	Description					
1	08/21/12	Development Permit Application					
<p><b>Development Permit Application</b></p>							
<p><b>Denux Group</b> 2560 Quadra</p>							
<p><b>Floor Plans</b></p>							
<p>             Project: 2560 Quadra              Date: 08/21/12              Drawing: A-1.2              Checked: [Signature]           </p>							



# Individual building elevations













END

# Shadow Study – Winter Previous submission



7 Shadow Study Winter PM  
1 : 400



8 Shadow Study Winter Noon  
1 : 400



9 Shadow Study Winter AM

# View along Quadra looking south





# 2560 Quadra Street

Showing relationship to adjacent building



# 2560 Quadra Street showing change of grade



# Grade change at front





# Lane parking



# Previous application Perspective



curtis paxton miles  
architects  
miller rosson, c.o.  
200.656.2125 www.cpmiles.com

**THE SETO**  
**2860 QUADRA ST.**

存力工坏



Sept. 6, 2011

# Previous application Perspective



curtis paxton miles  
architects  
miller rosson, c.o.  
200.656.2129 www.cpmiles.com

**THE SETO**  
**2560 QUADRA ST.**  
**存力工 坏**

**METRO**  
3000 10th Ave. S.  
Seattle, WA 98148  
www.metro.org

Sept. 6, 2011





**Planning and Land Use Committee Report  
For the Meeting of August 27, 2015**

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**To:** Planning and Land Use Committee                      **Date:** July 29, 2015  
**From:** Rob Woodland, Director, Legislative and Regulatory Services  
**Subject:** Application for Permanent Change to the Hours of Licensee Retail Store Liquor Licence  
For Cascadia Fine Wines, Ales & Spirits, 2631 Quadra Street, Licence No. 195499

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**RECOMMENDATION**

That Council, after conducting a review with respect to noise and community impacts regarding the application to amend liquor sales hours for the Licensee Retail Store business of **Cascadia Fine Wines Ales and Spirits**, Liquor License No. 195499, located at 2631 Quadra Street, approves:

1. The application of **Cascadia Fine Wines Ales and Spirits** to operate their Licensee Retail Store business during the hours of 9:00am to 11:00pm daily.
2. Instructs the Corporate Administrator to notify the General Manager of the Liquor Control and Licensing Branch (LCLB) of this decision so that the LCLB can amend the provincial Retail Store Liquor Licence accordingly.

**EXECUTIVE SUMMARY**

The purpose of this report is to seek direction from Council in response to a request from the owner of Cascadia Fine Wines Ales and Spirits, located in Quadra Village at 2631 Quadra Street, to amend their Licensee Retail Store Liquor Licence to enable a one hour extension to their hours of operation.

The current hours for liquor sales at this location are 9:00am to 10:00pm seven (7) days per week. If approved, the hours of operation for liquor sales would be 9:00am to 11:00pm seven days a week.

**PURPOSE**

The purpose of this report is to seek Council direction regarding an application by Cascadia Fine Wines Ales & Spirits, in relation to their Licensee Retail Store business located at 2631 Quadra Street, to extend their hours of liquor sales from 10:00pm to 11:00pm seven (7) days per week. The current hours for liquor sales are from 9:00am to 10:00pm seven days per week.

**BACKGROUND**

Cascadia Fine Wines, Ales & Spirits is located at 2631 Quadra St. and is part of the Quadra Village commercial area. Cascadia first applied to open a Liquor Retail Store at this location in

2008 by applying to have the property rezoned to allow this use. The Liquor Retail Store was approved on August 27, 2009. At the public hearing for this application there was a fair amount of discussion about the hours of operation. Council made a specific motion that the General Manager, Liquor Control and Licensing Branch set the closing time for this liquor store at 10:00 pm. This condition was agreed to by the applicant.

At the time the store opened (late 2009), the main retail tenant in Quadra Village (Fairway Market) had business closing hours of 10:00 pm. Since that time, the grocery store has changed its business closing hour to 11:00 pm. As a result, Cascadia Fine Wines Ales & Spirits is requesting that their closing hour be set at the same time, which is also consistent with the provincial standard for operating hours for their liquor licensed business. If approved, the Licensee Retail Store would be open for liquor sales from 9:00am to 11:00pm seven days per week. No other aspect of the business would change if this request is approved. Full rationale for the request is outlined in the applicant's letter in Appendix A.

#### Location

Official Community Plan:

- The property is within the Quadra Village Large Urban Village, Development Permit Area 5 in the Official Community Plan.

Downtown Core Area Plan:

- The property is not within the area of Downtown as defined by the DCAP.

Zoning:

- The property is zoned C1-QV1 Quadra Village Commercial District, which allows for a Liquor Retail Store not to exceed 200 m2 in total floor area. The Zoning Bylaw does not regulate the hours of operation. The Liquor Retail Store at this location was approved on August 27, 2009. At the public hearing for this application, there was a fair amount of discussion about the hours of operation. Council made a specific motion that the General Manager, Liquor Control & Licensing Branch to set the closing time for this liquor store at 10:00pm.
- Parking requirements are satisfied on the subject site.

Neighbourhood Compatibility:

- The Licensee Retail Store is located within the centre of the Quadra Village shopping centre, which has access from both Quadra and Fifth Streets. Immediately adjacent land uses are:
  - North: Commercial / theatre
  - East: Multi-family residential and single family homes along Fifth St.
  - West: Predominately commercial mixed use along Quadra Street
  - South: Mixed use – predominately commercial
- The subject property is in an Intermediate District as defined in the City's *Noise Bylaw*.

#### Liquor Control and Licensing Branch

The General Manager of the provincial Liquor Control and Licensing Branch (LCLB) issues liquor licences under the authority of the *Liquor Control and Licensing Act* and regulations. With respect to the retail sales of liquor, all Retail Store Liquor Licensed businesses throughout the province are allowed to sell liquor products between 9:00 am and 11:00 pm seven (7) days per week.

#### Relevant Policy / Bylaw

- a) Liquor Licensing Policy;
- b) Liquor Licensing Fee Bylaw.



### Public Consultation

The application is from an existing liquor licensed business and is an amendment to the current terms and conditions of the provincial liquor licence. As such, the application was reviewed in accordance with the City's process for permanent changes to an existing liquor licence, which requires direct notification of neighbours within 50 m of the applicant's business and the posting of a sign on the business premises. The notices solicited written comments from the public in regard to the application.

### **ISSUES & ANALYSIS**

This application is requesting a permanent change to the operating hours so that the Licensee Retail Store can be open until 11:00 pm daily.

Within a 100 metre radius of Cascadia Fine Wines Ales and Spirits there are no other Licensee Retail Store businesses.

The applicant's licence currently allows sales until 10:00 pm. The other 20 Licensee Retail Store businesses in the City are open until 11:00 pm. It would therefore be consistent with other licensees to allow an 11:00 pm closing time, as well as harmonizing it with the closing time of the adjacent grocery store.

### Bylaw Enforcement

No complaints related to the business have been received since the business opened five years ago. The Bylaw and Licensing Services Division has no concerns with the application.

### Citizen Engagement and Strategic Planning

The applicant's business complements the adjacent grocery store and contributed to the business viability of the Quadra Street Village. It provides a walkable destination for purchases that may otherwise require driving a vehicle or additional costs for transportation.

Notwithstanding the above, extending hours of liquor distribution outlets can contribute to liquor related problems. While this application may be considered reasonable on other grounds, the incremental expansion of alcohol availability in the community should be recognized and considered when reviewing applications.

### Sustainable Planning and Community Development

Quadra Village is the commercial centre of the Hillside-Quadra neighbourhood and, as such, commercial uses are supportable. However, it is felt that the issues that the public and Council raised at the time of the original application may still remain relevant.

### Police

The Police Department has no concerns with, or objections to, this application.

### Public Engagement and Consultation

In accordance with the City's Liquor Licensing Fee Bylaw and Liquor Licensing Policy, all owners and occupiers within 50 metres of the applicant's location were solicited by a mailed notice to provide their input regarding this application. In addition, the business displayed a poster at the access points to their business for a four week period which also invited people to provide input to the City with respect to this application.

The result of this consultation was that the City received no responses. The Hillside Quadra Neighbourhood Action Group conducted their own call for comments on the proposed extension of hours of operation and received three responses – one in opposition and two neutral. These



are attached in Appendix C.

## CONCLUSION

The Licensee Retail Store business has been operating since 2009 with a positive compliance record. City staff from relevant departments are either supportive of, or have no opposition to, the proposed change to extend the hours of liquor sales by 1 hour daily as requested by the applicant.

The increase in hours of service to 11:00pm is expected to have minimal impact on the community. Since the approval of the original application in 2009, there has been a change in operating hours for the adjacent grocery store in Quadra Village to 11:00pm. Other liquor retail store businesses in the City are open until 11:00pm.

The application for an additional one hours of service until 11:00 pm is supportable for the following reasons:

- The requested use is compatible with the Official Community Plan;
- The 11:00 pm closing hour would be a positive economic benefit to the licensee;
- There does not appear to be any significant neighbourhood concerns with the application;
- The business has a positive compliance record; and
- The application is consistent with the operating hours of other similar liquor-licensed businesses, and the adjacent grocery store.

Respectfully submitted,



Rob Woodland, Director  
Legislative and Regulatory Services



**Report accepted and recommended by the City Manager:**

**Date:**

August 19, 2015

## List of Attachments

- Appendix A – Letter from Applicant Re: Requested Change
- Appendix B – Map of 2631 Quadra Street
- Appendix C – Three responses to Hillside Quadra NAG call for comments

Appendix A – Letter from Applicant Re: Requested Change

May 28, 2015

Mark Hayden  
City of Victoria - Manager, Bylaw and Licensing Services  
Legislative and Regulatory Services Department  
1 Centennial Square, Victoria BC V8W 1P6

Cascadia Liquor Quadra Inc. ("Cascadia Fine Wines Ale & Spirits") has made an application for a "Permanent Change to a Liquor License" with the Liquor Control and Licensing Branch.

The request is to change the operating hours from 9:00AM – 10:00PM to 9:00AM to **11:00PM**.

11:00PM is the standard closing time associated with a Licensee Retail Store. Limitations on the operating hours at the Cascadia Liquor location in Quadra Village were made as part of the 2009 rezoning process.

At the time of rezoning Cascadia Liquor "agreed that the closing time of the Licensed Retail Store will be limited to the same time as the closing time of Fairways Market, the adjacent grocery store, which is currently 10:00PM".

Fairways Market has been open until 11:00PM for some time now. The request to extend the operating hours is to provide consistent shopping hours to customers at the mall and also to match the closing times of other liquor retailers in the area and in the City of Victoria.

Cascadia Quadra Village also has a requirement to meet with the Quadra Hillside Neighbourhood Action Group at least annually. We have done this and will consult with them again as a requirement of the City of Victoria council approval process.

Respectfully,

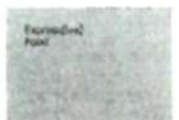
Don Calveley, President  
Cascadia Liquor Quadra Inc.



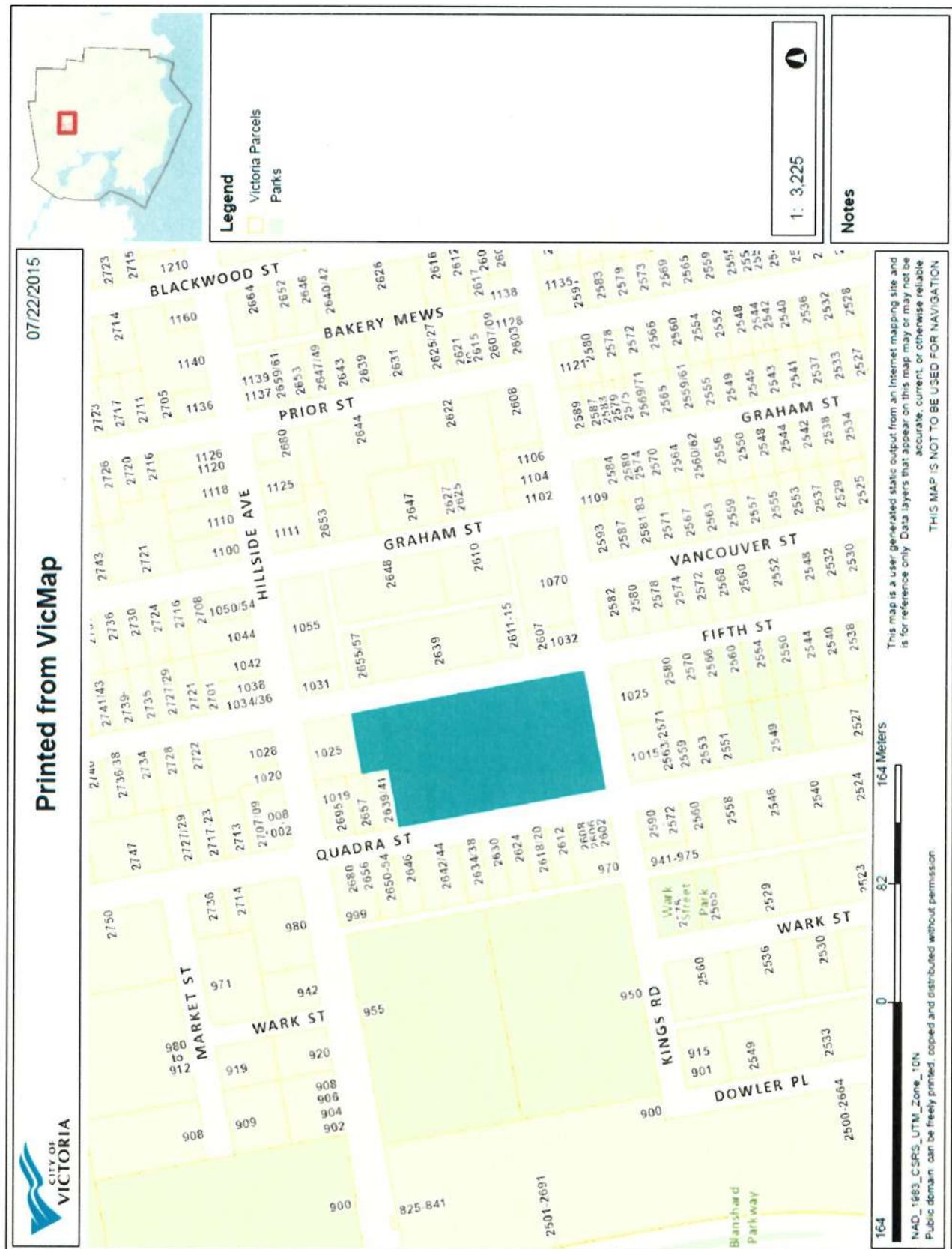
TRUFFLE



CANOE



Appendix B – Map of 2631 Quadra Street





**Appendix C – Three responses to Hillside Quadra NAG call for comments**

**From:** Lucina Baryluk  
**Sent:** Thursday, Jul 2, 2015 4:06 PM  
**To:** Public Hearings  
**Subject:** FW: Cascadia Liquor Store (Cascadia) application for extended hours

**From:** Rowena and John [mailto: [REDACTED]]  
**Sent:** Sunday, Jun 28, 2015 4:12 PM  
**To:** Lucina Baryluk  
**Subject:** Cascadia Liquor Store (Cascadia) application for extended hours

Hello Lucina,

We are aware that Cascadia is applying to extend their hours from 10pm to 11pm. We put this info out to our list and had 3 comments back from the community about the extension of Cascadia Liquor Store hours. Could you forward these to the appropriate person?

Thank you,

Rowena Locklin  
Hillside Quadra NAG

----- Forwarded message from Chris Travis [REDACTED] -----

Date: Fri, 19 Jun 2015 17:30:46 -0700  
From: Chris Travis <[REDACTED]>  
Reply-To: Chris Travis <[REDACTED]>  
Subject: Cascadia Liquor Store (Cascadia) considers later hours  
To: [nag@quadravillagecc.com](mailto:nag@quadravillagecc.com)

Hello,

We are members of NAG and have a property bordering the Quadra Centre.

Cascadia is applying for extended hours.

From time to time we have experienced drinking issues outside, including in particular people trying to 'temporally camp out' outside around Fairways Market.

There are other liquor outlets nearby within several blocks of Cascadia.

Therefore, with the noted reasons we do not see any benefit to the extended hours and cannot support this term.

Chris Travis

---

I don't personally see any problem with this.

Sarah Wicker  
Vista Heights

---

Since I don't live in the immediate vicinity, I don't have a strong opinion on this. I haven't noticed the parking lot to be overly busy or traffic an issue when I have been in the block.

Thanks for requesting feedback via email.

Deirdre



## Planning and Land Use Committee Report

For the Meeting of August 27, 2015

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**To:** Planning and Land Use Committee                      **Date:** August 14, 2015

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00444 for 1745 Rockland Avenue

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00444 for 1745 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date."

### LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 904(1) of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1745 Rockland Avenue. The proposal is revised from previous proposals reviewed by staff and the Planning and Land Use Committee (PLUC) on September 18, 2014. This proposal is to allow four new single family dwellings on strata lots to the rear of the existing Heritage-Designated house, which is proposed to remain a single family dwelling on a separate large lot. Responding to the comments from the Planning and Land Use Committee (PLUC), the revised proposal has one less dwelling unit than



previously proposed, five rather than six, with a revised site plan and lot configuration. The proposed site area per dwelling unit is 1237.77m<sup>2</sup> for the overall site, excluding the existing house. However, the proposed four strata lots fall within the definition of panhandle lots. Because the lot areas of the proposed strata lots are less than the minimum of 850m<sup>2</sup> for panhandle lots in the R1-A Zone and the site is split-zoned (R1-A and R1-B), a rezoning is required.

The following points were considered in assessing this application:

- The property is designated as Traditional Residential in the *Official Community Plan 2012* (OCP). The proposed housing forms and density are consistent with the land designation and OCP policies related to sensitive infill in Rockland on lots with an estate character.
- The R1-A Zone requires a minimum site area of 850m<sup>2</sup> per self-contained dwelling unit on a panhandle lot. The proposal is to allow for 773m<sup>2</sup> per self-contained dwelling unit, excluding the existing house. While this is less than the R1-A Zone requirement, the lot area per dwelling unit is larger than the 740m<sup>2</sup> required for a standard lot.
- The proposed subdivision creating a separate large lot for the existing house ensures there is adequate breathing room from the four proposed self-contained dwelling units.
- While the proposed dwelling units are not attached, the proposed buildings siting, height, yard setbacks, site coverage and landscaping, with the retention of mature trees, are in keeping with neighbouring properties and the maintenance of privacy.

Based on consistency with the OCP direction for infill in Rockland and related policies in the local area plan, staff recommend that PLUC consider advancing this Rezoning Application to a Public Hearing.

## BACKGROUND

### Description of Proposal

Responding to the Council motion to revise the proposal and return the Rezoning Application to PLUC, the applicant is now proposing to retain a Heritage-Designated house on a separate lot from the four new single family dwelling units, which are proposed to be on strata lots to the rear. The four single family dwellings have the following characteristics:

- frontage on an internal lane with access from Richmond Avenue
- siting that maintains existing mature trees
- the incorporation of vehicle garages
- height varying from 1.5 to 2 storeys
- front and rear setbacks of 7.5m (with the one exception where front and rear setbacks are less but side yard setbacks are greater)
- site coverage below the maximum permitted in the R1-A Zone
- floor areas ranging from 155m<sup>2</sup> to 261m<sup>2</sup>.

The existing Heritage-Designated house is to be on a separate lot of 1857m<sup>2</sup> fronting on Rockland Avenue and is to be maintained as a single family dwelling.

Differences from the R1-A Zone (Rockland Single Family Dwelling District) that would be accommodated in the new zone include:

- a lot area per dwelling unit below that permitted for a panhandle lot in the R1-A Zone
- front setbacks on the internal lane are proposed at the R1-B Zone standard of 7.5m rather than the 10.5m in the R1-A Zone
- setbacks from adjacent properties varying from 5m to 7.5m
- single family dwelling units rather than duplexes, attached or semi-attached dwelling units
- new units not attached to the existing Heritage-Designated house.

### **Sustainability Features**

The applicant has identified a number of sustainability features which are largely maintained in this proposal and described in association with the revised Development Permit Application for this property.

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this Application.

### **Public realm Improvements**

No public realm improvements are proposed in association with this Rezoning Application.

### **Land Use Context**

The surrounding low-density residential area has ground-oriented housing forms and the immediately adjacent land uses are single family dwellings and duplexes.

### **Existing Site Development and Development Potential**

The R1-A Zone permits a variety of uses including single family dwellings as well as attached and semi-attached dwellings. A single family dwelling, built prior to 1931, is located on the site. Under the R1-A Zone, Rockland Single Family Dwelling District, the property could be converted to a multiple dwelling or a rest home and residential infill in the form of a semi-attached dwelling (duplex) or semi-attached dwelling (townhouses) is permitted. In the *Zoning Regulation Bylaw*, a "semi-attached dwelling" is defined as "a building used or designed for use as two dwelling units, each having direct access to the outside at grade level and where neither unit is wholly or partly above the other". An "attached dwelling" means "a building used or designed as three or more self-contained dwelling units, each having direct access to the outside at grade level, where no dwelling unit is wholly or partly above another dwelling unit".

Density in the R1-A Zone is expressed as 835m<sup>2</sup> of minimum site area for each attached or semi-attached dwelling unit. The minimum site area for a single family dwelling is 740m<sup>2</sup>. The minimum site area for a panhandle lot in the R1-A Zone is 850m<sup>2</sup> not including the panhandle driveway.

### **Data Table**

The following data table compares the proposal with the previous two proposals and the R1-A Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Current Proposal	Previous Proposal August 2014	Initial Proposal March 2014	R1-A Zone Standard
Site area (m <sup>2</sup> ) – minimum	4950.80 (or 1237.77m <sup>2</sup> per four additional dwelling units. Total of five dwelling units.)	4950.80 (or 990.16m <sup>2</sup> per five additional dwelling units. Total of six dwelling units.)	4950.80 (or 707.26m <sup>2</sup> per six additional dwelling units. Total of seven dwelling units.)	3340.00 (or 835m <sup>2</sup> required per four additional dwelling units. Total of five dwelling units)
<u>Existing House</u>	1857.3	1923	n/a	1618.72
<u>New Units</u>	3093.5 (773.37per unit on strata lots)*	3027	n/a	850 (excluding panhandle)
Total floor area (m <sup>2</sup> ) – maximum	1307.76	1343.04	1306.31	n/a
Existing House	445.93	445.93	445.93	n/a
New Units	861.83	897/11	860.38	
Density (Floor Space Ratio) – maximum	0.26:1	0.27:1	0.26:1	n/a
Lot width (m) – minimum	29.6 (existing house) 58.58 (new units)	58.58	58.58	24.00
Height (m) – maximum	8+ (existing house) 7.34 (unit 1) 6.54 (unit 2) 5.93 (unit 3) 6.67 (unit 4)	8+ (existing house) 7.33 (building 1) 7.54 (building 2) 6.98 (building 3)	8+ (existing house) 7.34 (building 1) 7.54 (building 2) 7.21 (building 3)	11 for single family dwelling
Storeys – maximum	2.5 (existing house) 2 (unit 1) 1.5 (unit 2) 1 (unit 3) 1.5 (unit 4)	2	2	2.5
Site coverage (%) – maximum	14.8 (existing house) 18.30 (new units)	18.30	17.08	25.00
Open site space (%) – minimum	66.30 (existing house) 34 (new units)	34.00	36.60	n/a
Setbacks (m) – minimum				
<u>Existing House</u>				
Front (west)–Rockland Ave	32.35 18	32.35 n/a	32.35 n/a	10.50 25% of lot depth
Rear (east)	6.1	6.1	6.1	3
Side (north)	4.5	4.5	4.5	3
Side (south)				
<u>New Units</u>				
Front (east) Richmond Ave	5.50***	71.00 (new units)	70.39 (new units)	10.50
Rear (west)	1.50***	83.99 (new units)	83.99 (new units)	42.80 (25% lot depth)
Side (north)	7.50***	4.70	5.00	3.00



Zoning Criteria	Current Proposal	Previous Proposal August 2014	Initial Proposal March 2014	R1-A Zone Standard
Side (south)	5.00***	4.90	3.90	3.00
Vehicle parking (stalls)	6	18	16	1 per single family dwelling/ 1.5 per attached and semi- attached dwellings
Existing House	1	6**	5**	
New Units	5	12	11	
Attached dwelling siting	n/a	rear	rear	side or rear

**Notes:** \*\* Existing non-conformity

\*\*\* Setbacks based on proposed subdivision to create a separate lot for the existing house

### Relevant History

This Rezoning Application was considered at the PLUC on September 18, 2014 and on December 11, 2014 with the following motions (minutes attached):

#### December 11, 2014

*It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council refer the report and application back to staff to consider all recent information, including information that was received at the Rockland Neighbourhood Association meeting held on December 3, 2014.*

#### September 18, 2014

*It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:*

- 1. Indicate to the applicant that Rezoning Application No. 00444 and Development Permit Application No. 000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer and that staff explore with the applicant maintaining the trees and landscaping on the perimeter of the property.*
- 2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.*

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Rockland CALUC at Community Meetings held on May 26, 2015, December 3, 2014, and March 5, 2014. A letter from the CALUC with the comments received at the last Community Meeting is attached to this staff report along with correspondence from neighbouring residents. The CALUC comments expressed concerns regarding the proposed subdivision creating a panhandle lot and the fit of the proposed single family dwellings with the panhandle lot regulations including the density and building height. The letter concludes that the degree of density and mass is unacceptable to the neighbourhood. The additional correspondence

includes a letter from adjoining and nearby residents outlining concerns similar to those outlined in the CALUC letter and a letter of support for the development from one adjacent neighbour.

## ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies and regulations.

### Official Community Plan

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential. It should also be noted that the OCP includes policies to support heritage through allowances, such as zoning, to achieve a balance between new development and heritage conservation through residential infill that is sensitive to context and innovative in design.

At the local area level, the OCP provides a land use policy vision and strategic directions for Rockland in the City-wide context, including several policies relevant to the subject property. The latter emphasizes conservation of historic architectural and landscape character, including urban forest on private lands, maintaining existing houses and large lots through sensitive infill that retains open and green space and overall estate character.

### Rockland Neighbourhood Plan

Aligned with the OCP, the *Rockland Neighborhood Plan, 1987* also has policies that focus on the retention of heritage and historic buildings, landscape and streetscape features and estate character ensuring that new development is complementary to nearby heritage sites. The Plan policies include consideration of site-specific Rezoning Applications for attached dwellings in association with existing large houses, where the proposed number of dwelling units does not exceed the number possible by conversion of the house to suites alone. The proposal for five dwelling units, including the existing house, meets this policy. The existing house has potential, based on its floor area, for conversion to five suites.

### Proposed Density and Site Coverage

The R1-A Zone relies primarily on establishing a minimum site area of 835m<sup>2</sup> for each self-contained dwelling unit (excluding the existing single family dwelling) and a minimum site area of 850m<sup>2</sup> for panhandle lots to determine the maximum number of units that would be allowed. The proposal would result in 1237.77m<sup>2</sup> of overall site area per additional self-contained dwelling unit. However, the proposed four strata lots fall within the definition of panhandle lots with lot areas that are less than the minimum of 850m<sup>2</sup>. While these panhandle lot sizes are less than the standard minimum of 850m<sup>2</sup>, the site coverage would be (18.3%) less than the maximum site coverage permitted in the R1-A Zone (25%). The siting of the new single family dwellings close together and their separation from the existing house on a separate lot with retention of open space around it would largely maintain the existing estate character. In addition, the site plan would preserve many of the mature trees around the lot boundaries. Tree preservation would further contribute to maintaining the estate character in balance with the accommodation of new infill single family dwellings.



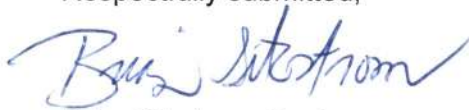

## CONCLUSIONS

The proposed housing forms and density are consistent with the land designation and OCP policies related to sensitive infill in Rockland on lots with an estate character. The R1-A Zone requires a minimum site area of 850m<sup>2</sup> per self-contained dwelling unit on a panhandle lot. The proposal is to allow for 773m<sup>2</sup> per self-contained dwelling unit, excluding the existing house. While this is less than the R1-A requirement, the lot area per dwelling unit is larger than the 740m<sup>2</sup> required for a standard lot. The proposed subdivision creating a separate large lot for the existing house ensures there is adequate breathing room from the four proposed self-contained dwelling units. While the proposed dwelling units are not attached, the proposed buildings siting, height, yard setbacks, site coverage and landscaping, with the retention of mature trees, is in keeping with neighbouring properties and the maintenance of privacy. Staff recommend to the Committee that Council consider advancing the Rezoning Application to a Public Hearing.

## ALTERNATE MOTION

That Council decline Rezoning Application No. 00444 for the property located at 1745 Rockland Avenue.

Respectfully submitted,

Brian Sikstrom, Senior  
Planner, Development  
Services Division

Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

August 21, 2015

## List of Attachments

- Zoning map
- Aerial photo
- Letter from Hillel Architecture, Inc., dated June 17, 2015
- Letter from Roger Tinney, Consultant, dated July 20, 2015
- Plans for Rezoning Application No. 00444 and Development Permit Application No. 00357 stamped June 25, 2015
- Council Minutes dated December 18, 2014, and September 18, 2014
- Letter from Rockland Community Association stamped June 19, 2015
- Notes and Feedback from Rockland Community Association May 26, 2015, Meeting and stamped June 19, 2015
- Correspondence from Neighbours dated June 11, 2015, and June 1, 2015
- Planning and Land Use Committee Report dated December 4, 2014 with attachments
- Planning and Land Use Committee Report dated September 4, 2014, with attachments.





CITY OF  
VICTORIA

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CITY OF  
**VICTORIA**  
Page 97 of 622



17 June 2015

Mayor and Council  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6



101 1851 Oak Bay Avenue  
Victoria BC V8R 1C5

phone 250.592.9198  
fax 250.592.9178

RE: **Rockland Avenue Residences**  
1745 Rockland Avenue, Victoria BC

Rezoning Application #00444 Development Permit #000357

Mayor and Council,

We hereby submit, on behalf of developer Parry Street Developments Ltd. appointed by the owners of the property, a revised rezoning and subdivision application and a concurrent development permit application for the redevelopment of a mature Rockland area property and the ongoing protection of a designated heritage home at 1745 Rockland Avenue.

The subject property is 4,850 sq.m. and located at 1745 Rockland Avenue and is a through property that connects to Richmond Road. The site is currently occupied by a single-family dwelling requested by the owners to be heritage designated, which has been granted by the City of Victoria. A large tennis court occupies the center of the property, and a 9 meter lane continues to Richmond Road. This proposed development area remains concealed from both streets.



Hillel Architecture Inc.

page 1 of 4



The proposed redevelopment of the site is designed to respect the prominence, siting and landscaping associated with the original home, and is in keeping with design guidelines for low-density residential infill development. We propose that this center unused portion of the property permits opportunity to create additional dwellings, sympathetic to surrounding buildings and landscape patterns without compromising neighbouring properties.



#### CONTEXT

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Following a number of discussions with planning and engineering staff at the City of Victoria, a number of discussions with the Rockland Neighbourhood Association, two CALUC presentations, and several private meetings held with direct neighbours overseen by the Rockland Neighbourhood Association, a site specific zone is being requested for a portion of the site, with a parcel remainder protecting the area surrounding the designated heritage home.

The site specific zone is being requested to permit the creation of 4 strata units on this unique property, with criteria derived from the R1-B zone, and respecting the R1-A and R1-B zones of the neighbouring properties, and portions of this current lot which contains both.

The original home would remain sited in its R1-A lot, with no new bypassing driveway, no disturbance in its heritage setting, and with no disturbance to the grounds directly surrounding the home. It was the original home owners intent to protect this residence. Step one was their request to protect the residence, which was granted. Step two was to protect its setting, and this proposed site redevelopment does leave its surroundings unchanged.

#### REVISED PROJECT DESIGN

The original proposed scheme was based on three new buildings, each with a footprint similar in scale and density to those of surrounding properties. Each building proposed was a two-family dwelling, for a total of 6 new residences. Combined with the existing heritage home, it proposed therefore a total of seven dwellings on this lot. Initially this was seemingly acceptable to neighbours, the planning department, the existing home owner, and the developer. Slowly over time, increasing discussion and actual data analysis, support for the direction chosen waned. The basic density presented an unacceptable outcome to neighbours and members of the Planning and Land Use Committee.

It was suggested that a total of five new units, when combined with the original home may meet with increased support and it was hoped by that pursuit that a resolution was at hand. Again, an initial goal seemingly meeting with wide support, when actually realized presented an equally unacceptable outcome. The original submission was unacceptable principally based on a single data point: density. The revised scheme, although improving this density but not to an acceptable level, and yet at the same time added layers of new concerns.

#### THE REVISION

The proposed direction presented herein seeks approval for four new stand alone residences, as strata units, within a common site. The reduction of dwelling units to four has permitted a fundamentally new approach to site design, the approaching laneway that joins each of these residences, and their single family form more in keeping with the neighbourhood.

Project data outcomes should now meet a far greater level of acceptability. Five dwellings over the original property size is 990m<sup>2</sup> per dwelling, surpassing A1-A and R1-B requirements. When subdivided as we propose herein, the resulting lot - without counting the area of land along an existing 9 meter lane to Richmond Road - is 679.52m<sup>2</sup> per dwelling and exceeding the equivalent R1-B reference zone for min lot areas. When including the existing laneway land area, the density is 773 m<sup>2</sup> per dwelling and exceeds the equivalent R1-A reference zone min lot standards.

#### PARKING

The proposal honors the parking requirements as set out in Schedule C.

#### BUILDING HEIGHT

The proposal honours the permitted height of R1-A and R1-B zones. All strata units are below that of 7.6m permitted in the current R1-A zone of the property

#### ARCHITECTURE

The form and character of the new buildings are intended to respect this well-established neighbourhood. Much of the gable roof top and upper storeys reflect the more traditional architectural expressions and details of the neighbourhood context and tend to remain the most visible. As your eye travels down the exterior façade, the building lines and glazing patterns of the lower storeys, though more contemporary in their expression, still reflect traditional materials, including the introduction of stone masonry elements.

#### GREEN INITIATIVES

The proposed development will be built to Built Green BC standards. In addition, emphasis will be placed on:

- local and resourceful material selection
- water-conserving plumbing fixtures
- energy efficient / energy star appliances and fixtures
- low or zero VOC paints, finishes, and adhesives
- electric or gas fired radiant in-floor heating
- careful selection of windows to meet the BC Energy Efficiency Act
- native species landscaping

#### SERVICES RIGHT OF WAY

The existing site hosts a right of way for a sewer service line to residents up hill of this site location. This service right of way will remain, with its boundaries and service lines relocated to an area below the new laneway. This is shown on Drawing A1.2

#### ROAD DEDICATIONS

*The standard right-of-way for a secondary collector street is 20.0; however, future transportation-related needs on the corridor can be met in a right-of-way width of 15.0 m. To achieve this minimum on the portion of Rockland Avenue, a statutory right of way of 1.36 m is requested on this frontage. No permanent structures are to be permitted in this area, nor is any required parking or turnaround area to be permitted within 1 m of this area.*



Stated in correspondence from Steven Hutcheson June 2nd, 2015:

*If a subdivision were applied for we will require a 1.36m highway dedication on Rockland Avenue.*

Steve Hutchison, AScT

Transportation Planner

As this proposal now is seeking a division of the Lot, this original SRW request is escalated to a removal of land area under the term Highway Dedication. This removal of a minor land area does not change substantially any statistics presented herein. The minimum lot size for an R1-A single family home is 740m<sup>2</sup>. The parcel remainder associated with the Heritage home on Rockland Avenue is 1857.3m<sup>2</sup>

*The standard right-of-way for a secondary collector street is 20.0 m. To achieve this minimum on the portion of Richmond Avenue, a Statutory Right-of-Way (SRW) of 0.936 m is requested on this frontage. No permanent structures are to be permitted in this area, nor is any required parking or turnaround area to be permitted within 1 m of this area.*

Stated in correspondence from Steven Hutcheson June 2nd, 2015:

*If a subdivision were applied for we will require a 0.936m highway dedication on Richmond Avenue.*

Steve Hutchison, AScT

Transportation Planner

As this proposal now is seeking a division of the Lot, this original SRW request is escalated to a removal of land area under the term Highway Dedication. This removal of this minor land area from the new lot does not change any statistics presented herein. The 9 meter lane area in which this occurs is not considered in our data tables.

We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,

Hillel Architecture Inc.,



Peter Hardcastle



July 20, 2015

City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Brian Sikstrom – Senior Planner

**RE: Development Summary for 1745 Rockland Avenue**

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This application has been in the works for several years and has been well circulated. It has been reviewed by the Planning and Land Use Committee (PLUC) twice, with a third presenting scheduled for August, and to the Community Association Land Use Committee (CALUC) three times. The first visit to PLUC, a six unit proposal, consisted of three duplex units plus the heritage designated house. The second visit to PLUC, a five unit proposal, consisted of two duplex units, one single family dwelling and the heritage designated house.

While both of these schemes generated a variety of opinions, there wasn't overwhelming support for either one. As a result, the applicant elected to pursue a third design scheme, the current proposal, consisting of four detached dwellings plus the existing heritage designated house. It was felt that a detached dwelling form was more in keeping with the surrounding property owners and was perhaps the primary ingredient that was missing from the two previous proposals. It should be noted that a five unit detached dwelling scheme was briefly considered.

On January 27, 2015 the five unit detached dwelling scheme was presented to the immediate neighbours. While there was positive feedback toward the detached building form, concerns were expressed regarding density, site coverage, and building height. Based on this feedback the number of proposed new units was reduced to four and a second presentation to the immediate neighbours was arranged for February 16, 2015. The four unit scheme was considered an improvement but still fell short of neighbourhood expectations. Although the original proposal consisted of six new units, as noted above, some neighbours were now suggesting three new units was the appropriate density.

On May 26, 2015 the four unit scheme was presented to the Rockland Neighbourhood Association (CALUC meeting #3). The three unit scheme, as suggested by some of the neighbours, was not economically viable. While some still made reference to the possibility of a three unit scenario, the focus of the presentation was the four unit scheme. The majority in attendance seemed to be reasonably comfortable with the four unit layout. In addition to providing information on all of the usual site data i.e. Floor space ratio, lot coverage, gross floor area, building height, setbacks, parking, etc. there is a very detailed building

scheme provided for each proposed house, including a master plan layout for the entire site.

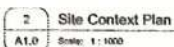
Although some disagreement with the four unit proposal still exists, the applicant as well as the Rockland executive felt it was time to move forward to another PLUC meeting.

For convenience, the following provides a chronology of the PLUC and CALAUC meetings as well as meetings with the immediate neighbours:

<b>CALUC</b>	<b>PLUC</b>
March 5, 2014	September 18, 2014
December 3, 2014	December 11, 2014
May 26, 2015	August 2015 (proposed)
<b>Meetings with immediate neighbours</b>	January 27, 2015 February 16, 2015

Roger Tinney MCIP  
Project Planner





	EXISTING PARCEL DIMENSIONS	CURRENT ZONING
<b>STORIES:</b>	81.6	81.6
site area (sq ft)	182.3 sq ft	no. 140 sq ft
site coverage %	10.3 % (25 sq ft)	max. 40 %
site width (ft)	28.1 ft	24 ft
open site space % (landscaping)	65.3 % (121.3 sq ft)	50 %
total floor area (sq ft)	4,413.6 sq ft (existing unutilized) 5 area as AS 1 for four areas breakdown	max. 110 sq ft
floor space ratio	0.24 : 1	n/a
number of bicycles (bicycles)	existing (unutilized)	max. 7.5 ft
number of bicycles	2 1/2 bicycles (existing unutilized)	2 1/2 bicycle
parking stalls (sq ft)	as per Schedule C 1 space per dwelling unit	as per Schedule C 1 space per dwelling
<b>SETBACKS:</b>		
front (feet)	32.36 ft (existing unutilized)	10.5 ft
rear (feet)	10.8 ft (proposed)	7.5 ft or 25% of lot depth; publications in question
side (feet)	0.1 ft (existing unutilized)	3.2 ft
side (feet)	4 ft (existing unutilized)	3.0 ft

CANC ADDRESS  
1745 Rockland Avenue, Victoria BC

LEGAL ADDRESS  
Lot A, Section 74, Victoria District, Plan M6239

	PROJECTS PROJECT	CURRENT or REFERENCE ZONING
	Common zone	
ZONING:	Site Specific for building streets of 6 acres width	R-1-A
lot area (ac)	2747 ± sq. contains two, with 4 acres from 879 ± ac and one acre and	min. 400 ± single family under R- 600 ± multifamily under R-
lot coverage %	max. 20% lot cover for 5 units = 1000 sq. ft. dwelling	min. 200 ± single family under R- 600 ± multifamily under R-
width (ft)	55.2 ft., exclusive lane	min. 24 ft.
gross lot space (% footcapping)	59.31 % (512.27 sq. ft. excludes lane	n/a
total floor area (sq. ft.)	must not exceed site 130 ±	min. 120 sq. per unit
height of buildings (ft)	one, 7.5 ft. (two unit data breakdown)	min. 7.5 ft.
number of stories	max. 2 stories (one unit data breakdown)	2 1/2 stories
parking ratio on site	as per Schedule C: 1 space per dwelling unit or 3 spaces minimum	as per Schedule C: 1 space per dwelling unit and 4 spaces minimum
begin parking	site	n/a
DETRACKS:	[see unit data breakdown]	
width	7.5 ft. project required	
depth	6.5 ft. project allowed	
total	5.5 ft. project allowed	
	4.5 ft. project allowed	

PROPOSED PROJECT	
2070000	Site Specific for building structure of 1 story wide
total floor area (sq)	20225 sq
height of building (m)	7.54 m
number of stories	2 stories
DETRACKS	
Track (sqm)	7.5m straight from internal drive way
cover (sqm)	7.5m ramp
cover (sqm)	1.5m impact retained (anchored to fill the existing cutback of the existing parcel boundary)
note (sqm)	2.5m cutback of lot line between new building

PROPOSED PROJECT	
ADDRESS	Site Specific for building streets of 4 main units
total floor area (sq)	262.85 sq
height of building (ft)	6.54 m
number of stories	1/2 stories
SPECIFICS:	
base (meters)	7.3m (straight from internal drive way)
rear (meters)	2.2m (curved)
side (meters)	1.5m (stepped 1/2.2m between rear buildings)
width (meters)	2.7m (stepped at 2.2m between rear buildings)

PROPOSED PROJECT	
ADDRESS	500 Specific for building store of 4 state units
total floor area (m <sup>2</sup> )	100.00 m <sup>2</sup>
height of building (m)	3.00 m
number of stories	1 story
DETAILS	
store (m <sup>2</sup> )	7.5m (distance from internal store area)
roof (m <sup>2</sup> )	7.5m (maximum)
side (m <sup>2</sup> )	1.5m (width of 2.2m separation between buildings)
side (m <sup>2</sup> )	5.5m (distance)

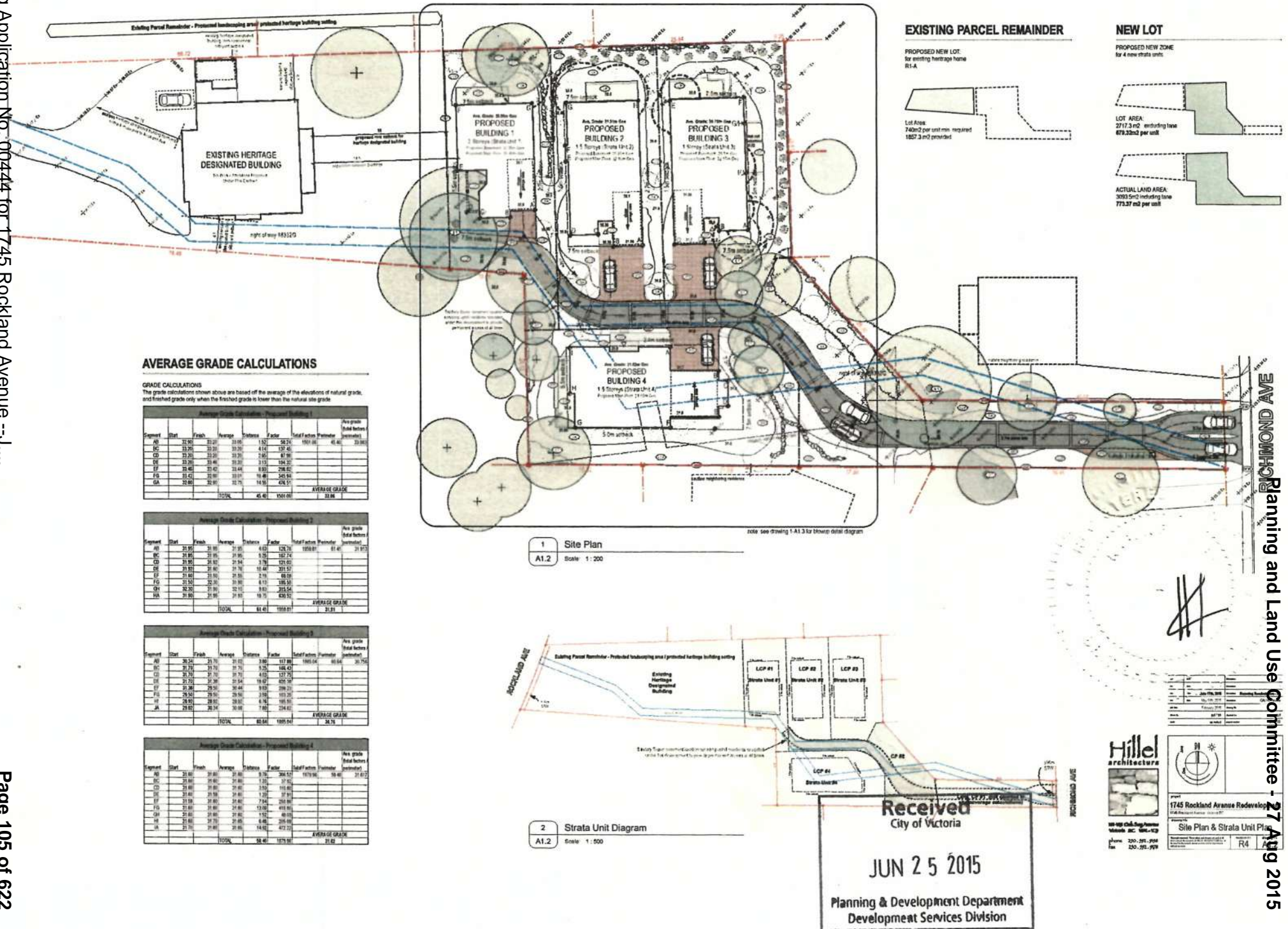
SPECIFICATIONS	
200Wg.	500 Specific by shifting stress at 1000 sec
total floor area (sq)	200-250sq
height of building (ft)	6-8 ft
number of stories	1-10 stories
DETAILS:	
floor joist	7/8" steel or 1" heavy normal dose joist
roof (joist)	5/8" precast slabs
slab (joist)	2000 tapered trough and dose slab
slab (joist)	500 precast tapered 7" slab and tapered



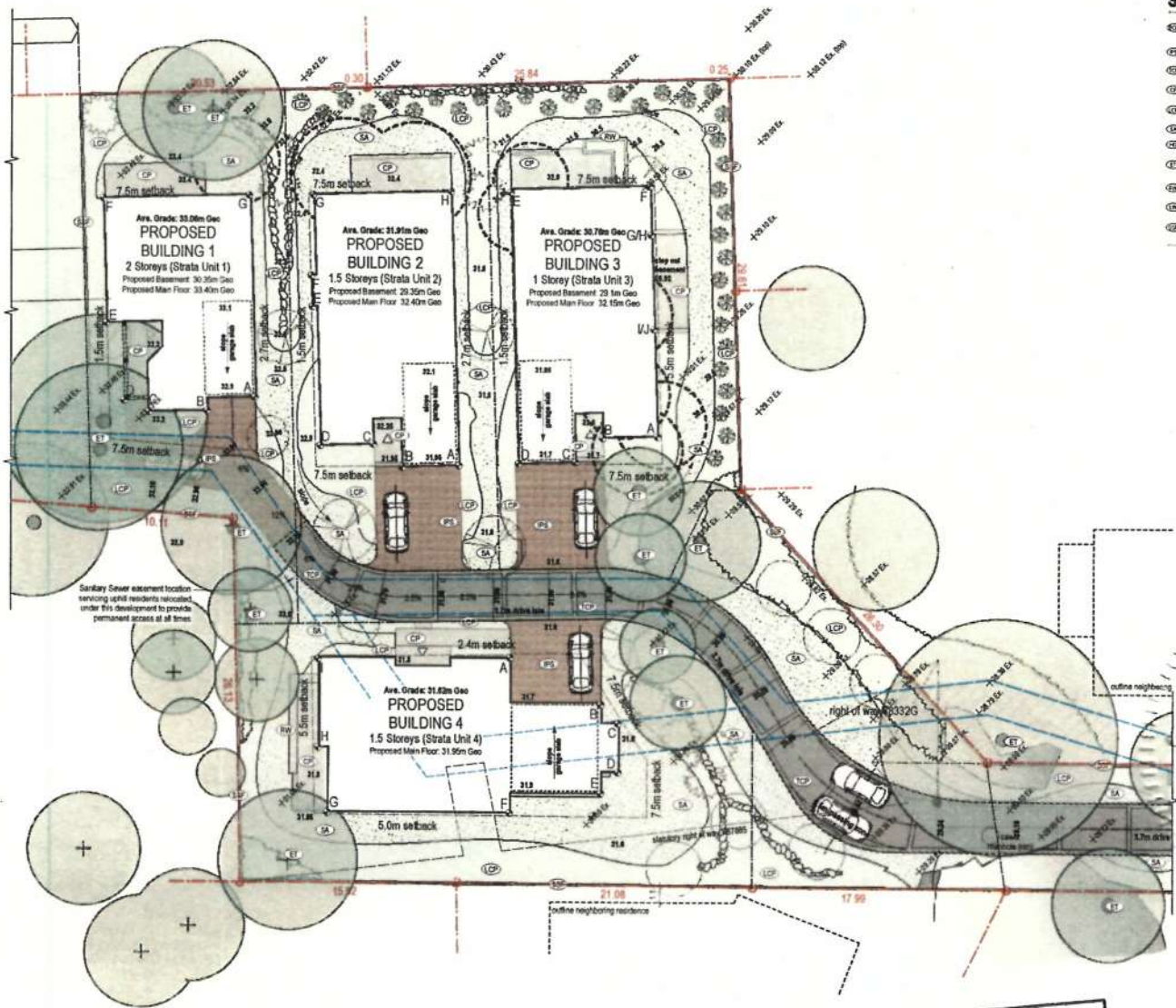
Planning & Development Department  
Development Services Division

Planning and Land Use Committee - 27 Aug 2015









# SITE FINISHES LEGEND

- 1. Improved concrete municipal sidewalk repair at building site vehicle entry - view requires to set new access dimensions and mandatory rule of new access.
- 2. 250-000 thick black power stone, in soft shadows & garage / recycling pickup area - containing gravel to main paving stone, see landscaping plan for details.
- 3. See for concrete paving, vehicle access - Improved finish.
- 4. Concrete paving, public and unit entry pathways - Improved finish on pathways, smooth board finish on paths.
- 5. Common planting area including one tree plantings (not shown on architectural site plan) - see landscaping plan for layout & details.
- 6. Sealed or sealed grass areas - see landscaping plan for details.
- 7. Polypropylene drive planted with grass/grass - see landscaping plan for details.
- 8. Existing trees to be retained - see landscaping plan & tree survey for species, sizes and required protection during construction phase.
- 9. Architectural concrete or textured rock retaining / planter walls, height varies - see landscaping plan for details.
- 10. New site screening / fencing at property line and between proposed buildings, under brick - see landscaping plan for details & dimensions.

1 Site Plan - Detail Blowup  
A1.3 Scale: 1:150

Received  
City of Victoria  
JUN 25 2015  
Planning & Development Department  
Development Services Division

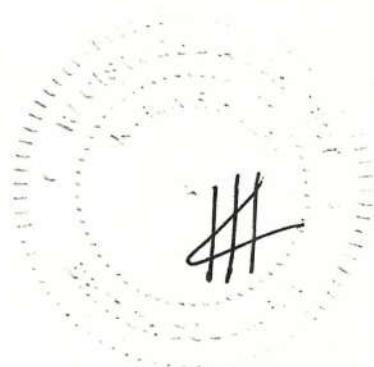
Hillel  
architecture



1745 Rockland Avenue Redevelopment  
1745 Rockland Avenue, Victoria BC V8M 4K3  
Phone: 250-351-7000  
Fax: 250-351-7009

NO.	DATE	BY	DESCRIPTION
1	June 15, 2015	John Hillel	Site Plan Detail Blowup
2	June 15, 2015	John Hillel	Site Plan Detail Blowup
3	June 15, 2015	John Hillel	Site Plan Detail Blowup
4	June 15, 2015	John Hillel	Site Plan Detail Blowup
5	June 15, 2015	John Hillel	Site Plan Detail Blowup
6	June 15, 2015	John Hillel	Site Plan Detail Blowup
7	June 15, 2015	John Hillel	Site Plan Detail Blowup
8	June 15, 2015	John Hillel	Site Plan Detail Blowup
9	June 15, 2015	John Hillel	Site Plan Detail Blowup
10	June 15, 2015	John Hillel	Site Plan Detail Blowup





**Hillel architecture**  
130-499 Chalmers Avenue  
Vancouver, BC V6M 1K3  
Phone: 604-278-2000  
Fax: 604-278-2001

**1745 Rockland Avenue Redevelopment**  
1745 Rockland Avenue (Sheet 1)

Project No. 1745-01  
Drawing No. R4  
Scale: 1:500  
Date: 1/1/15

1745 Rockland Avenue Redevelopment  
Exist. Photos & Setback Diagram  
Sheet No. R4  
A1.4

**Received**  
City of Victoria

**JUN 25 2015**

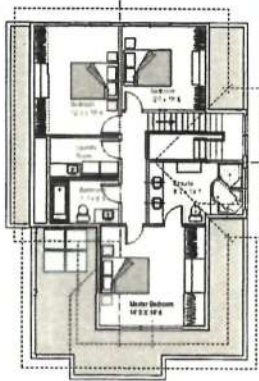
Planning & Development Department  
Development Services Division

Site Photo Reference Plan 1  
Scale: 1:500 A1.4

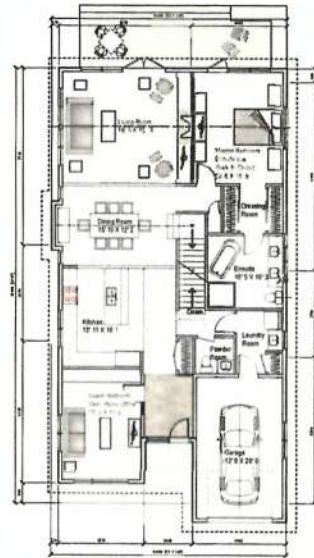




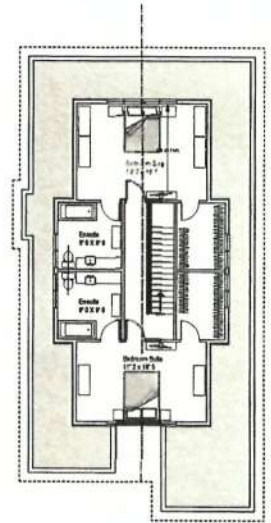
1 Unit 1 - Main Floor Plan  
A2.1 Scale: 1:100



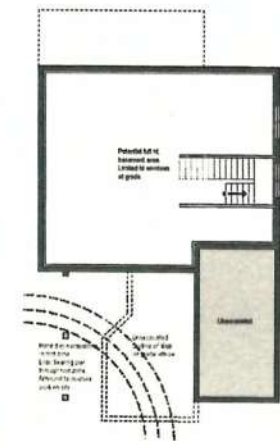
2 Unit 1 - Upper Floor Plan  
A2.1 Scale: 1:100



4 Unit 2 - Main Floor Plan  
A2.1 Scale: 1:100



5 Unit 2 - Upper Floor Plan  
A2.1 Scale: 1:100



3 Unit 1 - Lower Floor Plan  
A2.1 Scale: 1:100

## Strata Unit 1

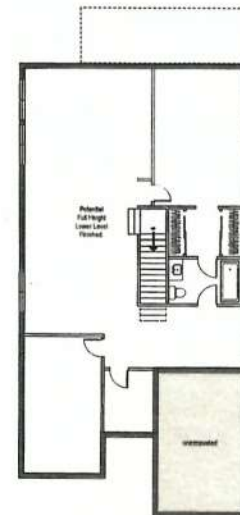
### Strata Data

131.2 m<sup>2</sup> Building Footprint (exclusive floor at wall)  
265.1 m<sup>2</sup> City Defined Cooped Area (exclusive floor at wall & rooftop deduction for 4 parking stalls)

### Sales Data

1,676 B2 Upper Floor Area  
1,285 B2 Main Floor Area (exclusive 235 B2 garage)  
2,961 B2 Total Residence Floor Area

870 B2 Lower Floor Area (garment, not included in total above)



6 Unit 2 - Lower Floor Plan  
A2.1 Scale: 1:50

## Strata Unit 2

### Strata Data

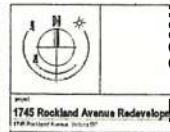
131.2 m<sup>2</sup> Building Footprint (exclusive floor at wall)  
265.1 m<sup>2</sup> City Defined Cooped Area (exclusive floor at wall & rooftop deduction for 4 parking stalls)

### Sales Data

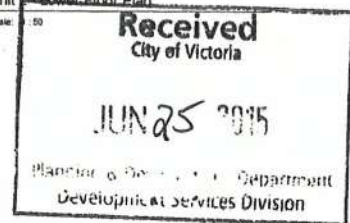
1,676 B2 Upper Floor Area  
1,285 B2 Main Floor Area (exclusive 235 B2 garage)  
2,961 B2 Total Residence Floor Area

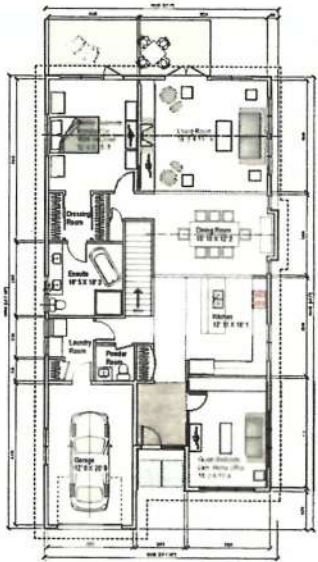
870 B2 Lower Floor Area (garment, not included in total above)

Unit	Area	Area	Area
Unit 1	131.2 m <sup>2</sup>	265.1 m <sup>2</sup>	2,961 B2
Unit 2	131.2 m <sup>2</sup>	265.1 m <sup>2</sup>	2,961 B2
Total	262.4 m <sup>2</sup>	530.2 m <sup>2</sup>	5,922 B2

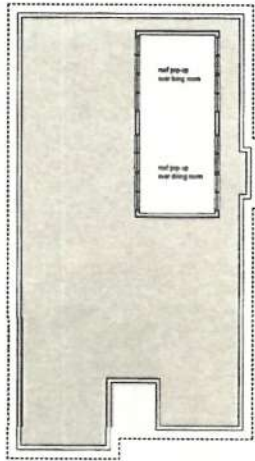


Unit 1 - Floor Plan  
R4

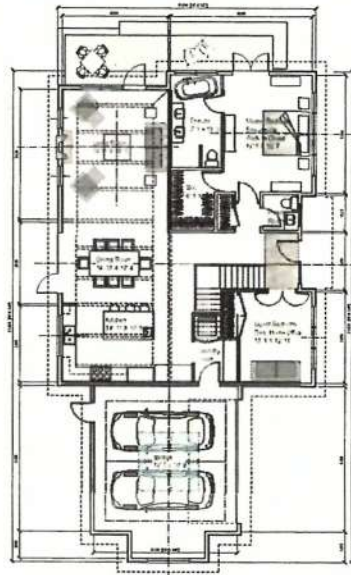




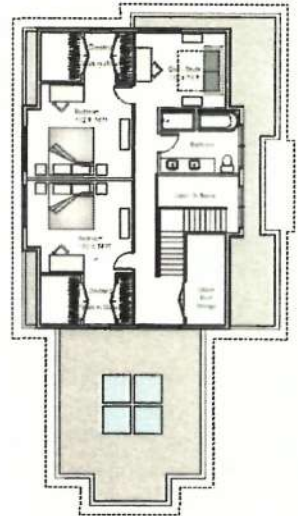
1 Unit 3 - Main Floor Plan  
A2.2 Scale: 1:100



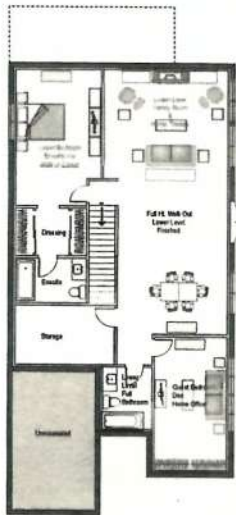
2 Unit 3 - Upper Floor Plan  
A2.2 Scale: 1:100



4 Unit 4 - Main Floor Plan  
A2.2 Scale: 1:100



5 Unit 4 - Upper Floor Plan  
A2.2 Scale: 1:100



3 Unit 3 - Lower Floor Plan  
A2.2 Scale: 1:100

### Strata Unit 3

#### Strata Data

1617 m<sup>2</sup> Building Footprint (interior face of walls)  
1856 m<sup>2</sup> City Defined Occupied Area (interior face of walls and requires deduction for 1 parking stall)

#### Sales Data

1719 m<sup>2</sup> Main Floor Area (includes 245.92 parking)  
1672 m<sup>2</sup> Walkout Lower Floor Area  
3,391 m<sup>2</sup> Total Finished Floor Area



6 Unit 4 - Lower Floor Plan  
A2.2 Scale: 1:100

### Strata Unit 4

#### Strata Data

1617 m<sup>2</sup> Building Footprint (interior face of walls)  
1856 m<sup>2</sup> City Defined Occupied Area (interior face of walls, but requires deduction for 2 parking stalls)

#### Sales Data

1,250 m<sup>2</sup> Upper Floor Area  
1,581 m<sup>2</sup> Main Floor Area (includes 487.92 parking)  
2,831 m<sup>2</sup> Total Finished Floor Area



Item	Unit	Area	Notes
1	Unit 3	1,719 m <sup>2</sup>	Main Floor Area
2	Unit 3	1,672 m <sup>2</sup>	Walkout Lower Floor Area
3	Unit 3	3,391 m <sup>2</sup>	Total Finished Floor Area
4	Unit 4	1,250 m <sup>2</sup>	Upper Floor Area
5	Unit 4	1,581 m <sup>2</sup>	Main Floor Area (includes 487.92 parking)
6	Unit 4	2,831 m <sup>2</sup>	Total Finished Floor Area





1 Unit 1 - Front Elevation (South)  
A3.1 Scale: 1:100



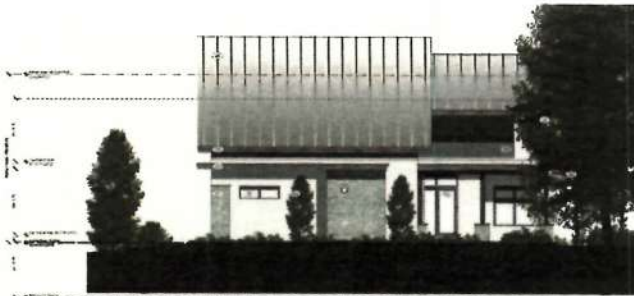
2 Unit 1 - Rear Elevation (North)  
A3.1 Scale: 1:100



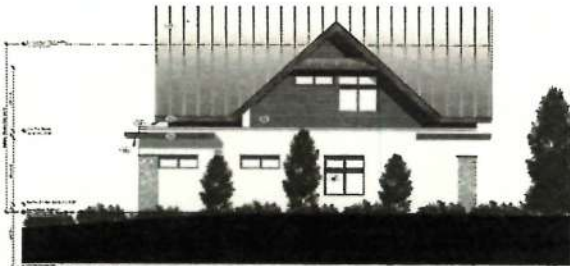
5 Unit 2 - Front Elevation (South)  
A3.1 Scale: 1:100



6 Unit 2 - Rear Elevation (North)  
A3.1 Scale: 1:100



3 Unit 1 - Side Elevation (West)  
A3.1 Scale: 1:100



4 Unit 1 - Side Elevation (East)  
A3.1 Scale: 1:100



7 Unit 2 - Side Elevation (West)  
A3.1 Scale: 1:100



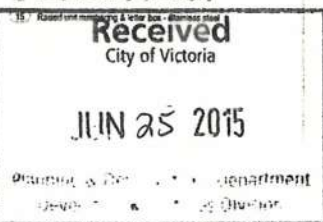
8 Unit 2 - Side Elevation (East)  
A3.1 Scale: 1:100

## Strata Unit 1

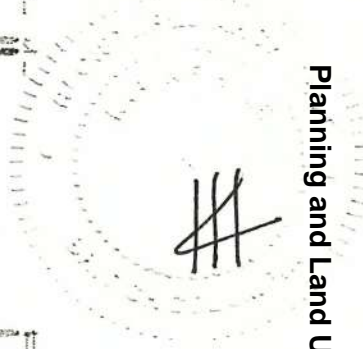
### ELEVATION FINISH LEGEND

List of finishes typical of all elevations

- 01 Prefinished standing seam metal roofing and flashings - Warm gray tone
- 02 Wood facade boards
  - a Oil based stain - Clear finish
  - b Painted - Graphite colour
- 03 Smooth face cementitious wood composite soffit (upper roof) che prefinished metal ventilation strips - Painted - Graphite colour
- 04 13/8" TAG cedar soffit (lower roof), rough sawn square face visible - oil based stain finish
  - a Clear finish
  - b Warm gray colour
- 05 Cement based stucco, smooth board finish
  - a Light gray colour
  - b Graphite colour
- 06 13/8" TAG cedar siding, square face out, rough sawn face visible - oil based stain finish
  - a Clear finish
  - b Warm gray colour
- 07 Natural stone veneer & retaining walls
- 08 Exposed architectural concrete elements - Painted - Graphite colour
- 09 Prefinished aluminum clad wood window units
- 10 Edge grain, oil stained wood entry door che painted panels in black anodized aluminum frame
  - a Clear finish
  - b Warm gray colour
- 11 Edge grain, oil stained overhead wood garage door in black anodized aluminum frame
  - a Clear finish
  - b Warm gray colour
- 12 Laminated glass skylights in canopy roof overhang
- 13 Site mounted frameless tempered glass railing system che polished brushed tempered glass panels and stainless steel footers
- 14 Building mounted down lighting & feature lighting
- 15 Raised unit numbering & letter box - stainless steel



## Strata Unit 2



1745 Rockland Avenue Redevelopment  
Unit 1 & 2 Elevations  
R4 A3.1



1 Unit 3 - Front Elevation (South)

A3.2 Scale: 1:100



2 Unit 3 - Rear Elevation (North)

A3.2 Scale: 1:100



3 Unit 3 - Side Elevation (East)

A3.2 Scale: 1:100



4 Unit 3 - Side Elevation (West)

A3.2 Scale: 1:100

## Unit 3

### ELEVATION FINISH LEGEND

List of finishes typical of all elevations

- 01 - Polished standing seam metal roofing and flashings - Warm gray tone
- 02 - Wood facade boards
  - a. Oil stained stain - Clear finish
  - b. Painted - Graphite colour
- 03 - Smooth face cementitious wood composite soffits (upper roof) are prefabricated metal ventilation strips - Painted - Graphite colour
- 04 - 1940 T&G cedar soffit (lower roof), rough sawn square face visible - oil based stain finish
  - a. Clear finish
  - b. Warm gray colour
- 05 - Cement based stucco, smooth board finish
  - a. Light gray colour
  - b. Graphite colour
- 06 - 1940 T&G cedar ceiling, square face out, rough sawn face visible - oil based stain finish
  - a. Clear finish
  - b. Warm gray colour
- 07 - Natural stone veneer & retaining walls
- 08 - Exposed architectural concrete elements - Painted - Graphite colour
- 09 - Prefinished aluminum clad wood window units
- 10 - Edge grain, oil stained wood entry door & glazed panels in black anodized aluminum frame
  - a. Clear finish
  - b. Warm gray colour
- 11 - Edge grain, oil stained overhead wood garage door in black anodized aluminum frame
  - a. Clear finish
  - b. Warm gray colour
- 12 - Laminated glass skylights in canopy roof mounting
- 13 - Side-mounted frameless tempered glass railing system & prefabricated tempered glass panels and stainless steel balustrade
- 14 - Building mounted down lighting & feature lighting
- 15 - Painted unit numbering & letter box - Stainless steel

Received  
City of Victoria

JUN 25 2015

DEVELOPMENT SERVICES DIVISION



5 Unit 4 - Front Elevation (East)

A3.2 Scale: 1:100



6 Unit 4 - Rear Elevation (West)

A3.2 Scale: 1:100



7 Unit 4 - Side Elevation (North)

A3.2 Scale: 1:100



8 Unit 4 - Side Elevation (South)

A3.2 Scale: 1:100

## Unit 4



1745 Rockland Avenue Redevelopment  
Unit 3 & 4 Elevations

June 25, 2015

250.562.555

375-475 Oak Bay Avenue  
Victoria BC V8K 1C3

June 25, 2015

250.562.555

375-475 Oak Bay Avenue  
Victoria BC V8K 1C3

June 25, 2015

250.562.555

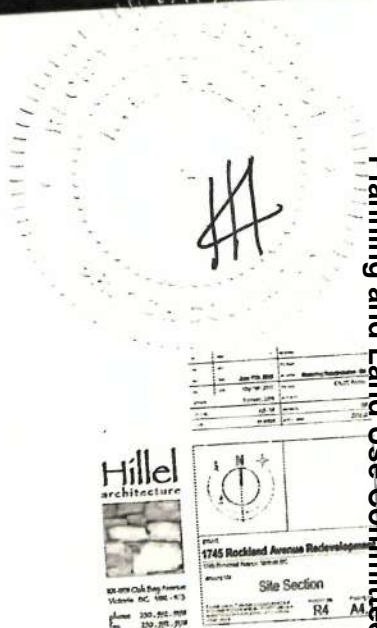
375-475 Oak Bay Avenue  
Victoria BC V8K 1C3



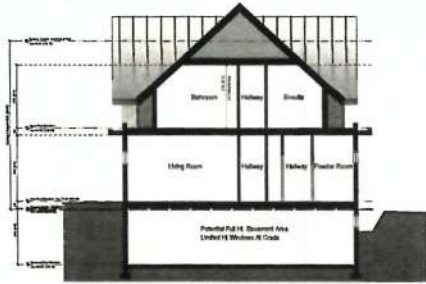


1 Site Section  
A4.1 Scale: 1:150

**Received**  
City of Victoria  
  
JUN 25 2015  
  
Planning & Development Department  
Development Services Division

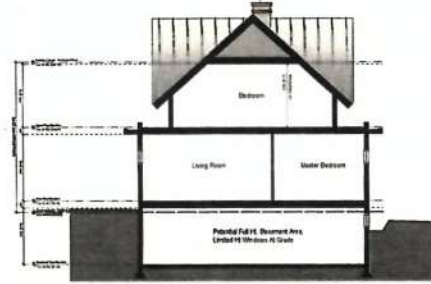


Strata  
Unit 1



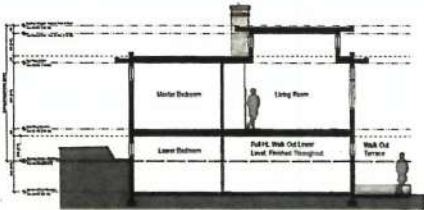
1 Unit 1 - Building Section  
A4.2 Scale: 1:100

Strata  
Unit 2



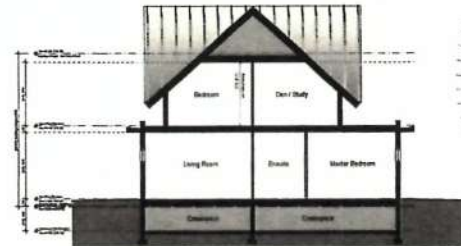
2 Unit 2 - Building Section  
A4.2 Scale: 1:100

Strata  
Unit 3

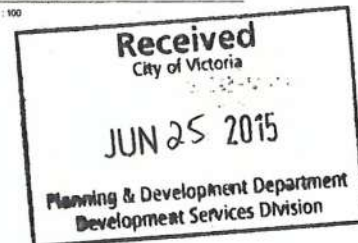


3 Unit 3 - Building Section  
A4.2 Scale: 1:100

Strata  
Unit 4



4 Unit 4 - Building Section  
A4.2 Scale: 1:100



**Hillel architecture**

1745 Rockland Avenue Redevelopment  
Hillel Architecture - 2015

Building Sections

10-400 Oak Bay Avenue  
Victoria BC V8M 1K3  
phone 250-591-7998  
fax 250-592-7979

Project: 1745 Rockland Avenue Redevelopment  
Drawing: Building Sections  
Scale: R4  
Date: JUN 25 2015



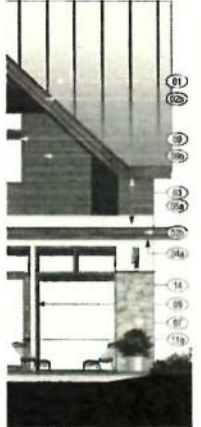
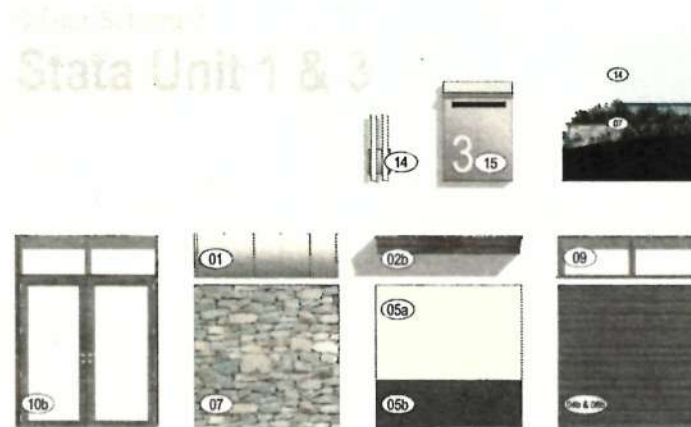
## Elevation Finish Legend

1. Finishes typical of all elevations

- Prefinished standing seam metal roofing and flashings - Warm gray tone
- Wood fascia boards
  - a. Oil based stain - Clear finish
  - b. Painted - Graphite colour
- Smooth face cementitious wood composite soffit (upper roof) c/w prefinished metal ventilation strips - Painted - Graphite colour
- 19x89 T&G cedar soffit (lower roofs), rough sawn square face visible - oil based stain finish
  - a. Clear finish
  - b. Warm gray colour
- Cement based stucco, smooth trowel finish
  - a. Light gray colour
  - b. Graphite colour
- 19x89 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish
  - a. Clear Finish
  - b. Warm gray colour
- Natural stone veneer & retaining walls
- Exposed architectural concrete elements - Painted - Graphite colour
- Prefinished aluminum cladd wood window units
  - Edge grain, oil stained wood entry door c/w glazed panels in black anodized aluminum frame
    - a. Clear Finish
    - b. Warm gray colour
  - Edge grain, oil stained overhead wood garage door in black anodized aluminum frame
    - a. Clear Finish
    - b. Warm gray colour
- Laminated glass skylights in canopy roof overhang
- Side-mounted frameless tempered glass railing system c/w pinhead textured tempered glass panels and stainless steel fasteners
- Building mounted down lighting & feature lighting
- Raised unit numbering & letter box - Stainless steel



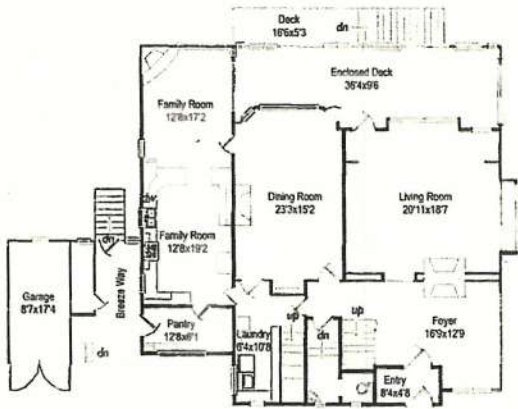
## Colour And Materials Palette



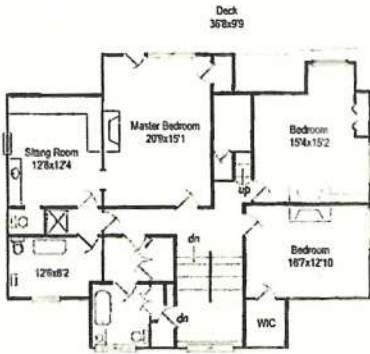
## 1745 ROCKLAND REDEVELOPMENT

1745 ROCKLAND AVENUE, VICTORIA, BC

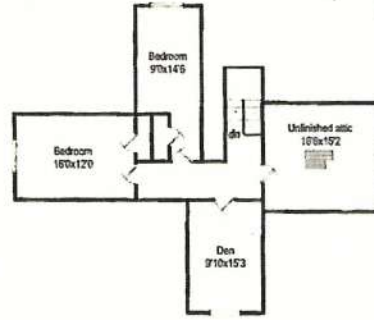
Planning & Development Department  
Development Services Division



1 Main Floor Plan (by others)  
A5.1 Scale: 1 : 100



2 Upper Floor Plan (by others)  
A5.1 Scale: 1 : 100



3 Attic Floor Plan (by others)  
A5.1 Scale: 1 : 100



Heritage Register  
Rockland  
**1745 Rockland Avenue**  
Ashton  
Built 1901  
Heritage-Designated 2010  
For: Lyman & Elizabeth Duff  
Architect: Francis Lawson Rattenbury



1. Existing Street Access - Rockland Avenue



2.



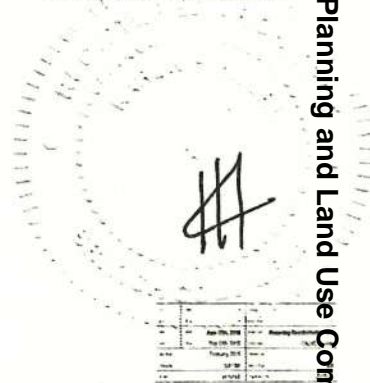
City of Victoria



**BUILDING AREAS** (by others)

	FLOORING SQ. FT.	UNFLOORED SQ. FT.	TOTAL SQ. FT.
Main Floor	2136	0	2136
Upper Floor	1819	0	1819
Attic	715	202	917
<b>Total</b>	<b>4670</b>	<b>202</b>	<b>5082</b>
Garage	0	213	213
Decks	0	818	818

Note: Floor plans prepared by "H. H. H. Architects" for the City of Victoria, dated June 11, 2011.  
For building purposes only. Measurements and square footage are approximate.



1745 Rockland Avenue Redevelopment  
Existing Heritage Residence  
R4

JUN 25 2015

Planning & Development Department  
Development Services Division

Planning and Land Use Committee - 27 Aug 2015





Planning and Land Use Committee - 27 Aug 2015

Item	Area	Notes
1	1745 Rockland Avenue	Existing Heritage Residence
2	1745 Rockland Avenue	Existing Heritage Residence
3	1745 Rockland Avenue	Existing Heritage Residence
4	1745 Rockland Avenue	Existing Heritage Residence
5	1745 Rockland Avenue	Existing Heritage Residence
6	1745 Rockland Avenue	Existing Heritage Residence

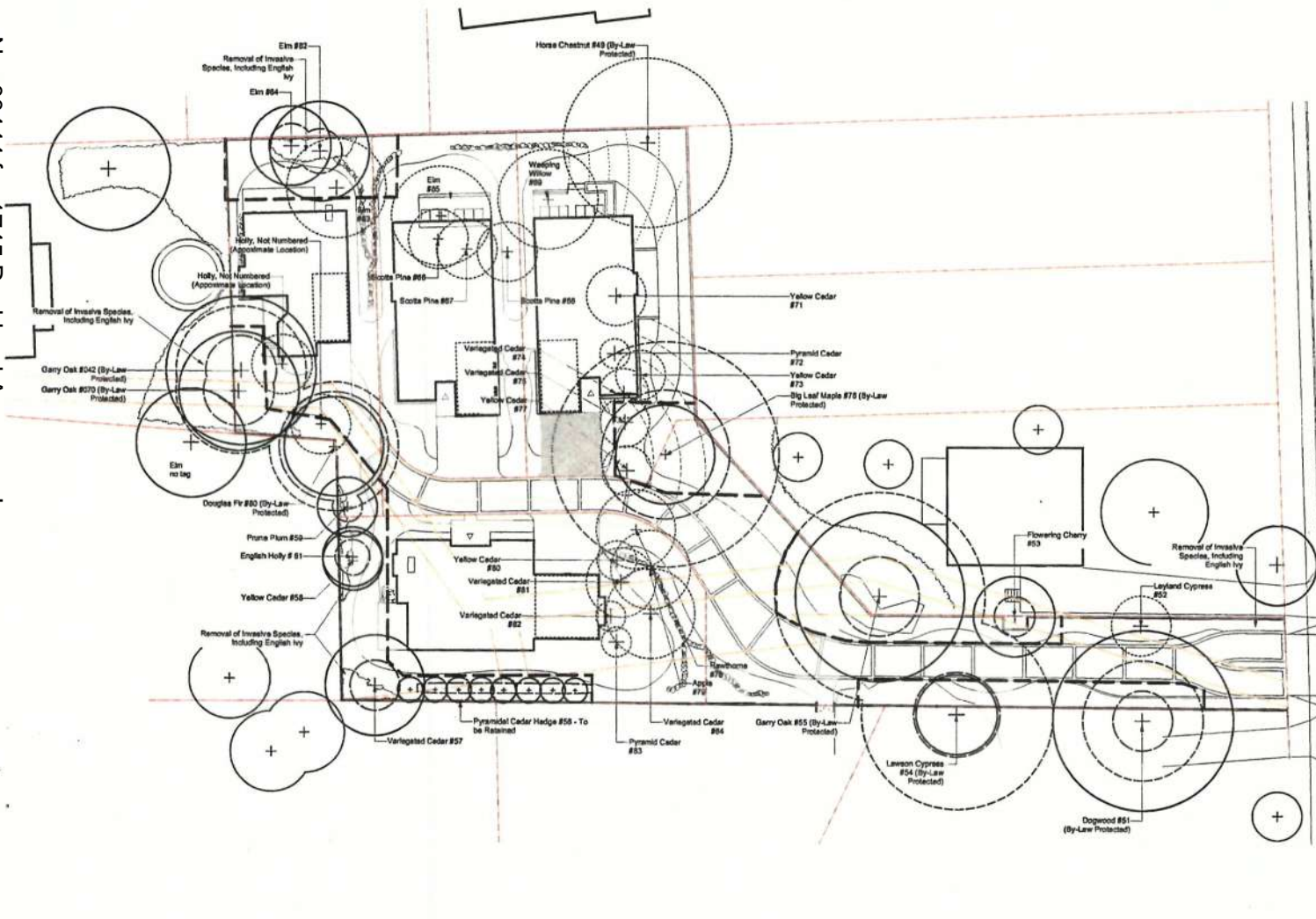
**Hillel**  
architecture

**Received**  
City of Victoria

JUN 25 2015

Planning & Development Department  
Development Services Division





# Legend

- Trees to be Retained:**
  - Extent of Critical Root Zone
  - Extent of Crown Spread
  - Extent of Protected Root Zone - By-law Protected Trees Only
- Trees to be Removed:**
- Protective Fencing**

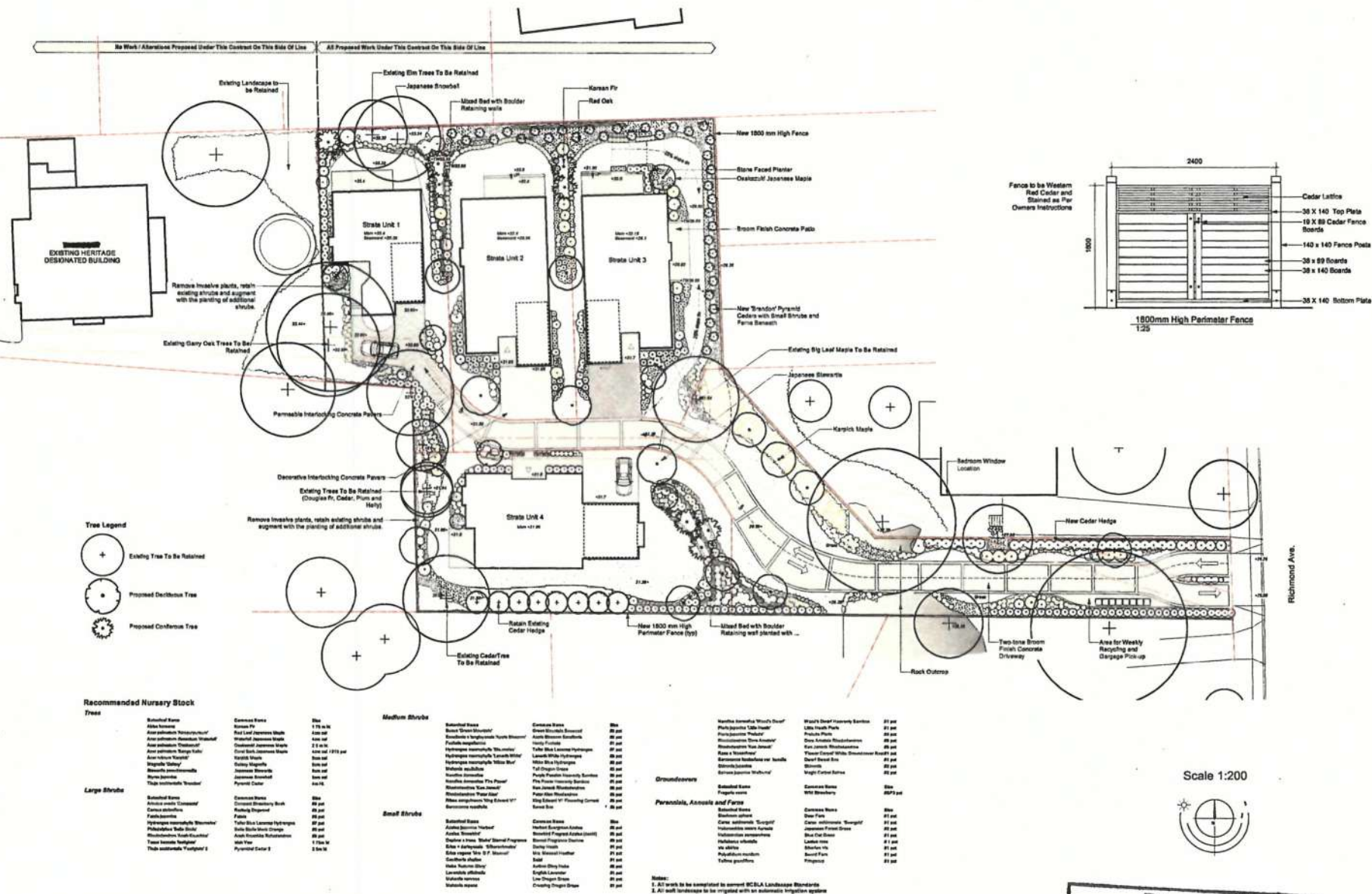
## Notes:

- Prior to any construction activity on site (i.e. demolition, excavation, construction), erect protective fencing around trees to be retained in locations shown on this plan. Fences are to remain in place until Project Arborist has approved their removal or through completion of the project. All protective fencing is to be at least 1.2m (4') height. The barrier fencing must be of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The project arborist must be consulted before the fencing is removed or moved for any purpose. All posts are to be solidly driven into the ground and spaced no further apart than 2.4 meters. A sign shall be posted on the fence of all weather material stating "Restricted Area- No Entry" and shall be kept on the fence until the completion of the development. Protection fences and enclosed protected areas to be maintained in good condition throughout all phases of development.
- All work within protective fencing to be approved and supervised by Project Arborist. Tom Talbot, Talbot Macdonald and Associates, Box 48103, Victoria, B.C. V8Z 7H8, phone: (250) 479-8733, email: toshelp@talbot.net
- There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone.
- There shall be no cutting of branches of trees at any time without approval of Project Arborist. All pruning to be undertaken by ISA Certified Arborist.
- See Arborist Report for definition of Critical and Protected Root Zones. There should be no grade changes or excavation within the critical root zones of trees to be retained. If any additional excavation is required within critical root zones of trees, this excavation must be supervised by the project arborist. The arborist will determine which roots can be pruned and which roots must be retained.

## 1745 Rockland Redevelopment - Tree Preservation Plan

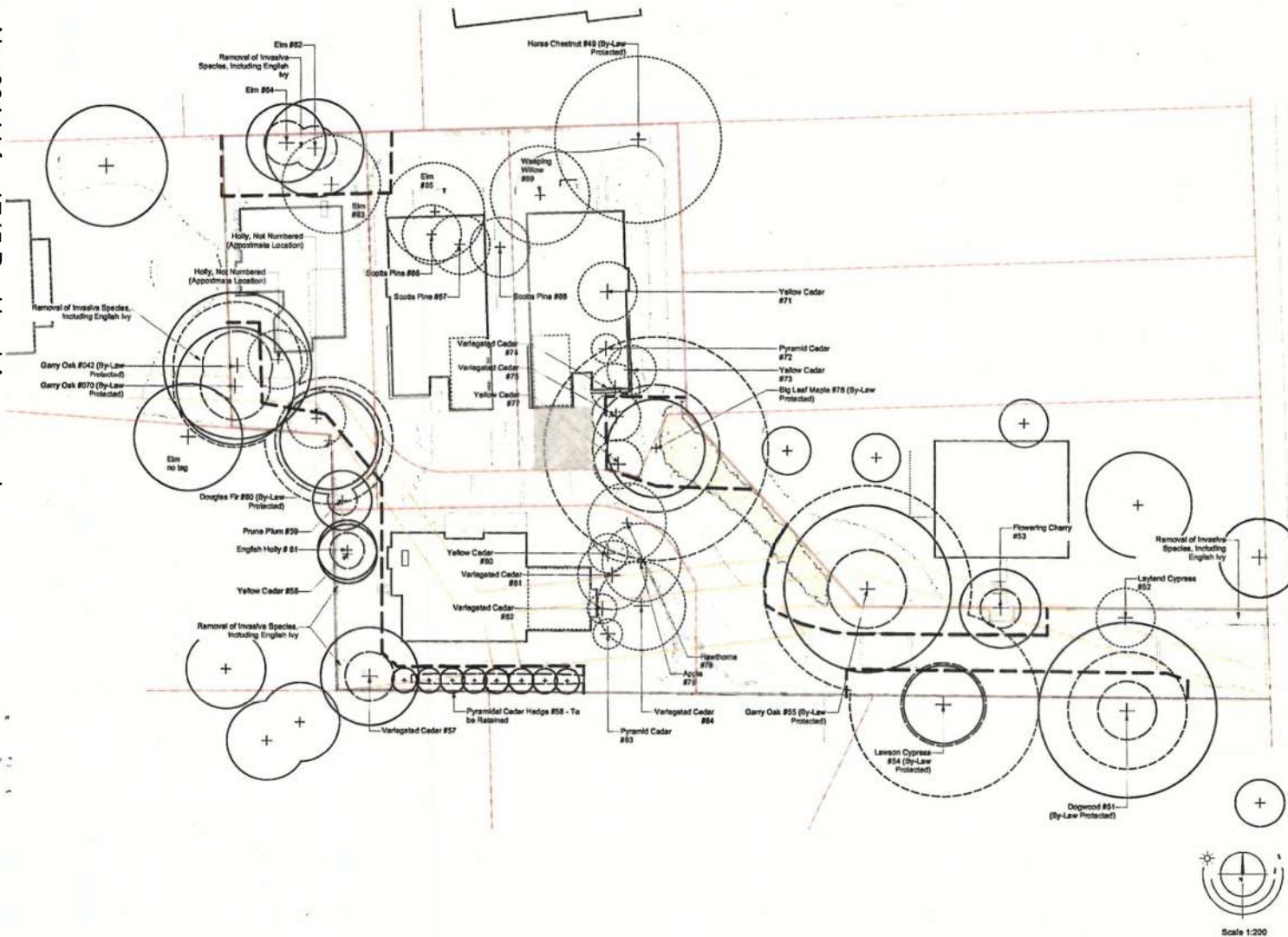






# 1745 Rockland Redevelopment - Landscape Concept Plan





- Notes:**
1. Prior to any construction activity on site (i.e. demolition, excavation, construction), erect protective fencing around trees to be retained in locations shown on this plan. Fences are to remain in place until Project Arborist has approved their removal or through completion of the project. All protective fencing to be at least 1.2m (4') height. The barrier fencing must be of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The project arborist must be consulted before the fencing is removed or moved for any purpose.
  2. All posts are to be solidly driven into the ground and spaced no further apart than 2.4 meters.
  3. A sign shall be posted on the fence of all weather material stating "Restricted Area- No Entry" and shall be kept on the fence until the completion of the development. Protection fences and enclosed protected areas to be maintained in good condition throughout all phases of development.
  4. All work within protective fencing to be approved and supervised by Project Arborist.
  5. Tom Talbot  
Talbot Mackenzie and Associates  
Box 48153  
Victoria, BC V8Z 7H8  
phone: (250) 479-8733, email: trish@talbotm.com
  6. There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone.
  7. There shall be no cutting of branches of trees at any time without approval of Project Arborist. All pruning to be undertaken by ISA Certified Arborist.
  8. See Arborist Report for definition of Critical and Protected Root Zones. There should be no grade changes or excavation within the critical root zones of trees to be retained. If any additional excavation is required within critical root zones of trees, this excavation must be supervised by the project arborist. The arborist will determine which roots can be pruned and which roots must be retained.



Revised June 17, 2015  
Oct 30, 2014  
July 21, 2014  
June 5, 2014  
June 3, 2014  
Mar 11, 2014

**LADR LANDSCAPE ARCHITECTS**  
Project No: 1828 Nov-13-13  
28-495 Dupplin Rd. Victoria, B.C. V8Z 1B1  
Phone: (250) 509-0155 Fax: (250) 412-0899

# 1745 Rockland Redevelopment - Tree Preservation Plan



**REPORTS OF THE COMMITTEES**

**3. Planning and Land Use Committee – December 11, 2014**

**3. Rezoning Application # 00444 for 1745 Rockland**

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council refer the report and application back to staff to consider all recent information, including information that was received at the Rockland Neighbourhood Association meeting held on December 3, 2014.

Carried Unanimously

Council meeting  
December 18, 2014

## 5. DECISION REQUEST

### 5.1 Rezoning Application # 00444 and Development Permit Application # 000357 for 1745 Rockland Avenue

Committee received a report regarding a Rezoning Application and Development Permit application for the property located at 1745 Rockland Avenue. The proposal is to rezone from the R1-A Zone (Rockland Single Family Dwelling District) to a new zone to increase the development potential to construct three side-by-side semi-attached buildings (six self-contained dwelling units) on the same lot as a Heritage-Designated house, built in 1902. The proposal for a total of seven self-contained dwellings on this site exceeds the maximum number set out in the R1-A Zone. There are also concerns regarding the amount of surface parking related to the proposal and its effect on the conservation of the estate character and potential green space.

Committee discussed the application:

- If the amount of units is supportable or should be reduced.
- Concerns with the proposed 18 parking stalls which exceed the number of parking spaces required; could surplus parking be removed to reduce the extent of hard surfaces and to increase open space? There is limited on-street parking in the neighbourhood.
- Impacts on the open space if the property was developed under the existing zoning.
  - The R1-A Zone allows for a single family dwelling with attached units but does not allow multiple single family houses.
- If consideration has been given to protect the existing trees and if that condition could be made part of the conditions.
- Some increased density would be appropriate on this site but it is also important to support the neighbourhood's concerns about loss of character and parking.

**Action:** It was moved by Councillor Alto, seconded by Councillor Helps, that staff forward Rezoning Application to a Public Hearing subject to an agreement by the applicant to protect significant common trees and also subject to the use of green parking treatments.

Committee discussed the motion:

- There is room on the property for multiple units.
- It is an awkward site and there has been an effort to protect the original home.
- Access from Richmond Avenue makes sense.
- The site utilizes the central space that can accommodate multiple dwellings.
- The application tries to respect as much green space as possible.

**For:** Councillors Alto, Helps and Gudgeon

**Against:** Councillors Coleman, Isitt, Madoff, Thornton-Joe and Young

DEFEATED14/PLUC0226

**Action:** It was moved by Councillor Isitt, seconded by Councillor Gudgeon, that Council:

1. Indicate to the applicant that Rezoning Application # 00444 and Development Permit Application # 000357 for the property at 1745 Rockland Avenue should be



revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer, and have staff explore with the applicant the opportunity to keep trees and landscaping on the perimeter of the property.

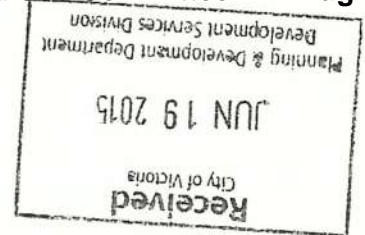
2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

CARRIED UNANIMOUSLY 14/PLUC0227

PLUC meeting  
September 18, 2014



ROCKLAND NEIGHBOURHOOD ASSOCIATION



June 9, 2015

Mayor and Council  
Helen Cain, Development Services  
City of Victoria

Re: 1745 Rockland Community Meeting of May 27, 2015

This third meeting focused almost completely on the complexities raised by the proposal to subdivide 1745 Rockland and create a panhandle lot. Questions were raised regarding the number of buildings, their height and the resulting infringement on neighbours' privacy, and the lack of necessary internal setbacks. (See Notes from 3<sup>rd</sup> CALUC Meeting)

Although the lot is currently zoned R1-A with higher standards of site coverage and setbacks, the proposal is to change to R1-B zoning. R1-A zoning serves to protect green space and privacy; therefore, it should be retained as the benchmark.

Significant time was spent in discussing the supposed merits of the subdivision. However, the proponent wants to circumvent the protections that the Schedule H panhandle regulations provide the neighbours.

Schedule H allows for a residential building of 1 storey and of 5 m. height. Yet the proposal is for 4 buildings, three of 1.5 or 2 storeys and heights ranging from 6.28 m. to 6.72 m. In addition, the Introduction and General Regulations to bylaws (19) state that "Not more than one building other than an accessory building shall be erected or used on one lot, unless the regulations applicable in a particular zone expressly permit otherwise." The neighbours remain very concerned about the loss of privacy from 2<sup>nd</sup> floor windows directly or obliquely overlooking abutting homes.

The proponent's insistence upon four buildings was questioned. The lot less panhandle driveway is 2717 m<sup>2</sup>. The current R1-A zone (minimum) Schedule H requires 850m<sup>2</sup> in site area, which might allow 3.2 buildings, if not for the single building restriction of the panhandle lot. At this time



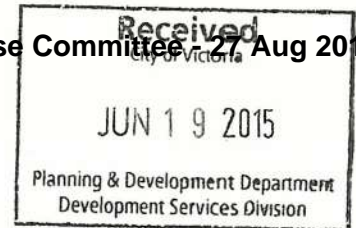
there might be some support of 3 single storey dwelling units as several neighbours do acknowledge the unusual nature of this site.

The proponent suggested that the project could easily return to the original 6 unit proposal if this 4 unit proposal is rejected, citing the owner's rational for four units as financial return. Anything less would not realize the returns expected. This argument was challenged by the assertion that if the zone does not support the profit expected, one should change the expectation and the plan, not the zoning.

While the proposed subdivision and rezoning supports a mansion of architectural significance, it is inconsistent with the OCP strategic direction for Rockland, in that the increased density neither respects the "large lot landscape character of the neighbourhood" nor fits the definition of sensitive infill "that preserves green space." Further, DPA 15B emphasizes the need "to preserve Traditional Residential character by ensuring that integration of panhandle lots and associated developments are compatible with immediate neighbours." The community meeting showed once again how unacceptable the proposed degree of density and mass is to the neighbourhood.

Sincerely,

Janet Simpson, President



**NOTES FROM 3<sup>rd</sup> CALUC MEETING TO DISCUSS 1745 ROCKLAND AVENUE**  
7:30 pm, 26<sup>th</sup> May, 2015, Fairfield Community Centre

**Bob June** (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present and thanked them for coming. Most of those present had attended the previous CALUC meetings to discuss the earlier proposals for this property, but Bob briefly explained the process that the proposals have to go through before going to the City's Planning and Land Use Committee (PLUC) and finally the City Council for approval.

**Conrad Nyren** (developer) said that he had met many members of the audience in earlier discussions. The original proposal was for six townhouses in three buildings, but this had been sent back by the City's PLUC as they wanted fewer units and lower density. The next proposal, which had four townhouses in two building plus one detached house, was also rejected. Since then there has been considerable consultation with the neighbours around the property in drawing up the most recent proposals.

**Roger Tinney** (planning consultant) explained the completely revised proposals now being considered. There are now four strata units in the form of single-family houses, and there is also now a subdivision from the heritage house on Rockland so that will no longer be considered part of the strata. It would have been difficult to integrate a strata organization with four new houses and a heritage house. The strata will be a "building strata" rather than a "bare land strata". The result of the subdivision is to create a panhandle lot for the four houses, with an entry and exit off Richmond Road, and newly created panhandle lots are subject to Schedule H regulations. Although the neighbours are still not happy with four units, the new proposal tries to maximize green space and has moved the driveway to save some of the mature trees. The plan is to meet with R1-B zoning requirements. Because Schedule H limits buildings to one-storey, a variance will be requested for the 1.5 storey houses and the 2-storey house. Schedule H also requires 25% or less lot coverage, and Roger claims that this requirement is met by the new proposal. The new proposal tries to keep separation between the buildings.



QUESTIONS/COMMENTS/ANSWERS:

**Sarah Pridy** (1723 Green Oaks Terrace):

Q: What is the height of Building No. 2?

A: 6.7m

**Susan Wynne-Hughes** (926 Richmond)

Q: Why not maintain the 5m height restriction for panhandle lots?

A: (RT) Because of the separation of the buildings, the proposed height is not an imposition on other buildings.

(CN) If there had been no subdivision, the height limit would have been 7m, so neighbours are benefitting from the subdivision.

*[There was some discussion as to whether or not there had been consensus on this at a meeting held between the developer and the local residents.]*

**Janet Simpson** (RNA; 1336 Richardson Street):

Comment: The whole driveway (rather than just the panhandle part of it) must be deducted from available building land in calculating density, according to the regulations. This has not been adhered to in the current proposal.

**Sarah Pridy** (1723 Green Oaks Terrace):

Q: What about the side set-backs? These do not seem to be big enough.

A: (RT) We will need to negotiate on this.

(CN) We can't meet the owner's goals with only three units.

**Emma McWalter** (1720 Lyman Duff):

Q: The proposal still looks too dense, although I like the idea of having the strata homes separate from the heritage house. But there should only be three new houses on the available land.

A: (CN) Having four new units is consistent with the OCP and the Rockland Plan. This is less dense than allowable, and we feel this is a reasonable proposal. The economics do not work with fewer than four units.

Q: Can you explain why the economics do not work with three units? These are new houses that will be built, and then sold for more than the cost to build. How can the economics not work?

A: (CN) The owner has financial goals for this project, and those goals will not be met with three units.

**Dave McWalter** (RNA; 1720 Lyman Duff):

Q: I'm still concerned about the height of the new units. Building #3 has been reduced to one level, which seems to be an appropriate height given the position of this panhandle lot between all the neighbouring houses. Why aren't the remaining units one level as well? The panhandle lot regulations (Schedule H) exist to protect immediate neighbours from inappropriate new development. This proposal seeks a height variance from those regulations for three out of the four units! That is a significant variance and contravenes the spirit of Schedule H, which is logically in place to protect neighbours from imposing developments with panhandle lots.

A: (RT) There is a question about whether this has to be a panhandle lot or not. We *made* it a panhandle lot to try to accommodate the neighbours' wishes.

Comment: It seems obvious you are proposing to create a panhandle lot for the sole benefit of the owner/developer – not the neighbours – because as you have stated previously, the market value of the heritage home and new houses is greater if they are not connected through a strata corporation.

Additionally, this response does not address my concerns about the height of this development and the significant variance being sought regarding the height of the buildings. It is not the right of the developer to be granted a variance to existing regulations simply to make the economics of the project work. The financial goals of the owner/developer do not seem realistic for this property.

**Janet Simpson** (RNA; 1336 Richardson Street):

Q: The regulations for panhandle lots allow for the construction of *one* house on such lots. Setbacks are required to be 7.5 m.

A: (RT) The Planning Department has not expressed any concern with having more than one house on this site.

Q: The Planning Department absence of concern about this is not relevant to this discussion.

**George Zador** (Fairfield/Gonzalez Planning and Zoning Chair)

Q: This panhandle lot already exists and was not created.

A: (RT) Schedule H was set up for *created* panhandle lots.

**Susan Wynne-Hughes** (926 Richmond):

Q: There seems to be more blasting required in this proposal?

A: There will be blasting, but this is tightly controlled.

Q: We still have concerns about blasting. Even though it is supposed to be tightly controlled, there have been problems with blasting in other areas.

**Jan Drent** (1720 Rockland Avenue):

Q: Will any more trees be removed?

A: (CN) We are saving the big maple and two cedars. The cedars next to the tennis courts will have to be removed, but new trees will be planted.



**Dug Gammage** (1740 Oak Shade):

Q: What sort of prices will be asked for the new houses?

A: (CN) The asking price will be in the region of \$1.1m.

**Reed Pridy** (1723 Green Oaks Terrace):

Q: We see an east/west section in the plan, but is there a north/south section?

A: (CN) We will be able to provide this.

**Susan Wynne-Hughes** (926 Richmond):

Q: Still not clear about the point of making the subdivision and therefore making this a panhandle lot.

A: (RT) It would be very difficult to include a heritage home in a strata organization because there would be quite different maintenance needs from the new homes. Potential buyers of the new homes might not want to take on responsibility for a heritage home.

## NEIGHBOUR FEEDBACK FORM

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- ☒ I have reviewed in full the proposal and plans for the development at 1745 Rockland.
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☐ A proposal for blasting or tree removal has been explained to me.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☒ <sup>NO</sup> The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

**HEIGHT!**

Signature(s) of the owner(s): DS McWalter

Date: MAY 06, 2015 Address of the owner(s): 1720 LYMAN DUFF LANE

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca) ) if you have any questions or concerns.



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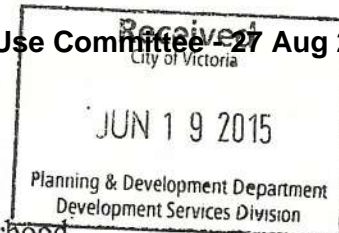
I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Jan Hunt

Date: 26/05/14 Address of the owner(s): 1720 ROCKLAND AVE

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca) ) if you have any questions or concerns.

Holly Harper  
1745 Rockland



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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s):

Date: MAY 26/15

Address of the owner(s): 1745 ROCKLAND AVE.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca) ) if you have any questions or concerns.



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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): R.J. Churchill  
 Date: 26th May 2015 Address of the owner(s): 919, Richmond Ave. Victoria V8S3Z4.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.

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- ☐ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there <sup>will be some</sup> ~~is no~~ blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me.
- N/A The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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- ☒ I do not have an opinion at this time.
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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Janice E. Stent

Date: 26/04/15 Address of the owner(s): 1720 Rockland Ave

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ([www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.



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- ☐ I have been informed that there is no blasting or tree removal proposed. There will be blasting + tree removal
- ☐ Or
- ☐ A proposal for blasting or tree removal has been explained to me.
- NA The proposed landscaping for our common property line is acceptable to me.
- NO The proponent's explanation addressed my major questions about the proposal.
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- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Emma M. Walter  
 Date: May 26 2015 Address of the owner(s): 1720 Lyman Duff Lane

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ( [www.rockland.bc.ca](http://www.rockland.bc.ca) ) if you have any questions or concerns.

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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): M. L. Love (LoveTh)

Date: MAY 26 /15 Address of the owner(s): 1662 St. Francis Wood, Victoria

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ([www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.

V8S1X6



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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]

Date: 26/05/2015 Address of the owner(s): 926 ROCKLAND

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association ([www.rockland.bc.ca](http://www.rockland.bc.ca)) if you have any questions or concerns.

① the height of the building  
 ② high density / too many buildings  
 ④ Not blending in the neighbourhood  
 — economic interests of the neighbourhood



June 11, 2015

Mayor and Council  
Helen Cain, Development Services  
City of Victoria

Dear Sirs/Mesdames:

We are writing in response to the development (rezoning application #00444) that is currently being proposed at 1745 Rockland Avenue, by Parry Street Developments and its principal, Conrad Nyren (both being referred to collectively as the "Proponent").

A community meeting was held on Tuesday, May 26, 2015 (the "Meeting"). At the Meeting, the Proponent presented its new proposed plans for the site, which have already been through several iterations to date. This current proposal consists of subdividing 1745 Rockland Avenue, so that the existing heritage house will remain on its own fee simple "estate" lot, accessed from Rockland Avenue, and the new buildings on the panhandle lot, accessed from Richmond Avenue, that will be created as a result of the subdivision (the "New Lot"). The New Lot, if and once created, will by definition be a panhandle lot to which Schedule H – Panhandle Regulation ("Schedule H") applies. Schedule H falls under Zoning Regulation Bylaw No. 80-159.

The neighbours are not opposed to development of 1745 Rockland Avenue in general; it is a large site and from many perspectives it makes sense that this site be developed. However, the neighbours are concerned that the current proposal by the Proponent (as well as the previous proposals by the Proponent) will have several negative impacts on the neighbours, which will not only negatively affect our privacy and enjoyment of our homes, but also likely our property values.

Specific concerns with the proposal as presented at the Meeting are summarized as follows:

1. The number of stories and building heights do not respect Schedule H and would result in significantly higher buildings that impose over top of neighbouring homes that are situated at lower elevations;
2. Multiple setbacks do not respect Schedule H;
3. The Proponent has now confirmed that blasting will be required in order to develop the proposed plan, but no blasting plan or details have been provided; and
4. The number of new homes proposed (four in total) concerns many of the neighbours as being too dense considering the size and location of the New Lot.

#### **1. Number of Stories and Building Heights**

On the New Lot, the Proponent is proposing that four new homes be built: one being single storey (building 3 on the Proponent's plans), two being one and a half stories (buildings 2 and 4 on the Proponent's plans) and one being two stories (building 1 on the Proponent's plans).



The Proponent indicated at the Meeting that proposed building 3, while a single storey, will be 6 meters in height, and the other three buildings (buildings 1, 2 and 4) will be 6.6meters, approximately, to the midroof line. The New Lot, once created, is by definition a panhandle lot to which Schedule H applies. The maximum number of stories permitted under Schedule H is one storey, and the maximum height permitted under Schedule H is 5 meters. While building 3 is being proposed as a single storey which complies with Schedule H, its proposed height exceeds the 5 meter maximum height set out in Schedule H by 1 meter. The other three buildings exceed both the permitted number of stories, and greatly exceed the permitted height by 1.6 meters. One of the main reasons for the height and storey restrictions set out in Schedule H is to protect the privacy of the residents in the homes that surround the panhandle lot.

The neighbours remain concerned that the proposed heights, when combined with the elevation of the New Lot as compared to the elevations of the adjacent lots to the North, East and South, will result in severe impositions on privacy currently enjoyed by those homeowners. This concern has been expressed to the Proponent on various occasions, the most recent being at the Meeting, including several requests that building heights be limited to what is permitted by Schedule H. The Proponent has indicated that the Schedule H panhandle regulations shouldn't apply in the same manner because the New Lot will be large (approximately 30,000 sq feet) and is therefore unique and not the type of lot that Schedule H was intended to cover. Respectfully, the neighbours believe that the same concerns of privacy apply regardless of the size of the New Lot, and in this case even more so because of the fact that the Proponent proposes to build more than one home on the New Lot.

## 2. Setbacks

Schedule H requires that the minimum setback from a lot line, to any wall with a window to a habitable room, be 7.5 meters. The proposed plans that were available for viewing at the Meeting indicate that buildings 1, 2 and 3 will have a 7.5 meter setback between the buildings and the North lot line and building 1 will have a 7.5 meter setback between it and the South lot line, however these are the only setbacks indicated on the plans that meets the minimums set out in Schedule H. The setback between building 3 and the East lot line is proposed to be 5.5 meters, and the setback between building 1 and the West lot line is proposed to be only 1.5 meters. Similarly, building 4 is proposed to be setback 5.5 meters from the West lot line and is proposed to be setback only 5 meters from the South lot line. The internal setbacks between the buildings as proposed are also of concern, in particular the setbacks between buildings 1, 2 and 3, which are a total, between each building, of only 4.2 meters. When the issue of setbacks was raised, the Proponent did not acknowledge that the 7.5 meter setback applied at all, citing the setbacks that otherwise apply in a R1-B lot that is not a panhandle, and in general seemed to disregard the comment and question about the minimum setbacks. All of the above setbacks that do not conform to Schedule H will, presumably, require the Proponent to apply for variances.

As with the height restrictions provided for in Schedule H, it is the neighbours understanding that the purpose of the setbacks as set out in Schedule H is to ensure that there are adequate distances between homes so that a reasonable level of privacy is maintained. In many cases, in particular along the East and



South lot lines of the site, the setbacks do not come close to what Schedule H requires, and will result again in a loss of privacy.

### **3. Blasting**

At the Meeting, the Proponent, in response to a question from a neighbour, acknowledged that there will be blasting required in order to develop the proposed plan. The primary concern with the blasting is that no blasting plan, or, at a minimum, details on the level of blasting likely required, has been provided to the neighbours. The only information that has been provided to the neighbours regarding blasting is that it will be done in accordance with what the engineers call for. However the neighbours, particularly those with homes in close proximity to the site, remain concerned as to the effect blasting will have on their homes. The Proponent has done little to ease this concern, other than to just state again that an engineer will supervise blasting and a reputable company will be used.

### **4. Number of New Homes Proposed**

Many of the neighbours are concerned with the number of homes that are being proposed for the new site, being four new homes in total. Many of the neighbours share a general concern that four single-family homes is too dense for the New Lot. This general concern is supported by the Proponent's need, in order to develop as proposed, to seek multiple height and setback variances in order to fit four homes on the New Lot. In the proposed plans, the homes, in particular buildings 1, 2 and 3, appear to be very close together and "jammed in" to the site, with very little distance (just over 4 meters) between each home. Leaving aside the Schedule H setback requirements, the 4 meter distance between each home also falls greatly short of the sideyard setbacks required in R1-A and R1-B zones.

In addition, it once again appears that the proposal for four homes exceeds what Schedule H permits for R1-A zones (which is what 1745 Rockland Avenue currently is zoned as). Acknowledging that the New Lot will not be further subdivided into four new lots for the four proposed homes, but will rather remain as one lot with a strata plan, it seems appropriate nonetheless to refer to the site area and lot width to determine, for each home, what is occurring. The Proponent has indicated that the size of the proposed new site will be approximately 30,000 sq feet, or 2,787 sq meters (it is not clear if this includes or excludes the panhandle driveway). When divided by the four homes proposed, this results in site area, per home, of 696.75 sq meters. Schedule H requires, for any site that is within the R1-A zone, a minimum site area of 850 sq meters, and a lot width of 24 meters. It is clear that neither of these requirements are, or can be, met with four homes.

### **Final Comments**

The Proponent has acknowledged at the Meeting that Schedule H applies to the New Lot once created. However, despite recognizing that Schedule H applies, the Proponent appears to have taken the position that it is entitled to several variances to the restrictions set out in Schedule H. The Proponent has indicated it will be seeking several variances, to both height and setbacks, and appears to believe it is entitled to these variances because "staying within the limitations of Schedule H does not meet the



aspirations of the existing property owner". The neighbours can only assume that the aspirations of the existing owner (which the Proponent declined to disclose at the Meeting) consist of maximizing profits.

For all intents and purposes, regardless of whether the existing lot is subdivided and the New Lot is created, or the proposed development takes place on the existing lot without subdivision, a panhandle situation exists due to the long driveway off of Richmond Avenue that residents of the proposed development homes will use, and the proposed homes being situated behind and in the backyards of multiple (approximately 9, not including the existing heritage house) existing homes. Schedule H was created to acknowledge that there are important and unique considerations when building in the backyards of existing neighbouring properties. With this proposal the Proponent has not respected many of these considerations and has placed the financial aspirations of the existing property owner (of 1745 Rockland Avenue) above the legitimate privacy and property value concerns of the many neighbouring property owners.

Again, while the neighbours understand that the site should be developed and those involved should stand to gain financially from that development, maximizing the financial aspirations of the existing property owner should not be the sole consideration, and should certainly not trump the legitimate privacy and property value concerns of the owners of the neighbouring properties. Concerns of the existing residents, who have lived in the neighbourhood for years and have relied on the zoning restrictions set out in Schedule H as well as the zoning restrictions for R1-A and R1-B zones, should carry substantial weight in whether or not this proposal proceeds. Surely this property can be developed in a way that provides financial benefit to the existing property owners, while respecting Schedule H and the legitimate concerns of the neighbours; the neighbours do acknowledge that this may require the existing property owner to adjust their financial aspirations.

The neighbours named below ask that City Staff and Council only permit development on this site that respects Schedule H, both in spirit and in practice. The current proposed development does not.

Regards,

*Sarah and Reed Pridy (1723 Green Oaks Terrace)*

*Susan Wynne-Hughes (926 Richmond Avenue)*

*Emma McWalter (1720 Lyman Duff Lane)*

*Ross Crockford and Jennifer Wise (942 Richmond Avenue)*

*Jo Bywater (940 Richmond Avenue)*

*Linda Barry (924A Richmond Avenue)*

*Kerry Krich (930 Richmond Avenue)*

*David McWalter (1720 Lyman Duff Lane)*

*Mike Burns (1730 Lyman Duff Lane)*

*Jennifer and Vince Bennett (1740 Lyman Duff Lane)*

*Carolynn Wilson (924B Richmond Avenue)*

June 1, 2015

City of Victoria  
Attn: Mayor & Council  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps and Councillors:

**Re: 1745 Rockland Ave.**

I wrote to you July 15, 2014 in support of Mr. Nyren's development proposal for 1745 Rockland Ave.

At that time he was proposing creation of six homes. As a result of additional neighbour input and discussion with Planning Dept., he has reduced the density to four homes.

It's a shame that two much needed homes in the area have been lost. His original plan was VERY neighbour friendly and thoughtfully designed.

I am his primary neighbour in that my property adjoins the subject land along the full length of both my northerly and easterly boundaries. The look of his beautifully designed homes is most welcome.

It is important that what little unused land that is left in Victoria is fully utilized. Decisions made now will commit the land for 100 years or more.

I urge Council to approve his application.

*Earl Large*

1737 Rockland Ave.







## Planning and Land Use Committee Report

For the Meeting of December 11, 2014

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**To:** Planning and Land Use Committee **Date:** December 4, 2014  
**From:** Helen Cain, Senior Planner, Development Services Division  
**Subject:** Rezoning Application #00444 for 1745 Rockland Avenue

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application #00444 for 1745 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date be set once the following conditions are met:

1. Registration of Statutory Rights-of-Way of 1.36m along Rockland Avenue and 0.936m along Richmond Avenue, to the satisfaction of the City Solicitor and Director of Engineering and Public Works.
2. Registration of a Section 219 Covenant for sewage attenuation, as needed, to the satisfaction of the City Solicitor and the Director of Engineering and Public Works."

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1745 Rockland Avenue. The proposal is to rezone to allow five new residential units and a Heritage-Designated house. The Planning and Land Use Committee (PLUC) reviewed an earlier proposal for the property on September 18, 2014. Based on the comments from PLUC, the applicant has resubmitted the Application with one less unit than previously proposed, and increased the side yard setback along the south property line.

The following points were considered in assessing this Application:

- The property is designated as Traditional Residential in the *Official Community Plan 2012* (OCP). The proposed housing forms and density of 825.13m<sup>2</sup> of site area per dwelling unit, including the existing house, are broadly consistent with the land designation and OCP policies related to sensitive infill in Rockland on lots with an estate character.



- The intent of the R1-A Zone is to require a minimum site area of 835m<sup>2</sup> per self-contained dwelling unit. The proposal is to allow for 825m<sup>2</sup> per self-contained dwelling unit, which is very close to the zone standard for minimum site area.
- The proposed footprint of new development, site coverage and setbacks also comply with the policies in the *Rockland Neighbourhood Plan, 1987* with respect to ensuring that new infill leaves adequate "breathing room" on lots with an existing house and to retaining mature trees and landscaping on private lands.
- It should also be noted that some residents of Rockland have expressed concerns that earlier correspondence sent to the City had not been considered as part of the PLUC agenda package on September 18, 2014. Staff have worked to ensure that all public correspondence received is enclosed in the agenda package for Council consideration of the revised proposal.

Based on consistency with the OCP direction for infill in Rockland and related policies in the local area plan, staff recommend that Council advance this Rezoning Application to a Public Hearing.

## BACKGROUND

### Description of Proposal

Arising from the Council motion to amend the proposal and return the Rezoning Application to PLUC, the applicant is now proposing to retain a Heritage-Designated house and on the same lot to permit five new self-contained dwelling units including one single family dwelling and two duplexes.

- The subject property is a large lot with a tennis court on the eastern portion of the parcel where the new development is proposed.
- The heritage house would be retained as a single family house.
- Each duplex would be side-by-side in the building layout, which complies with the R1-A Zone (Rockland Single Family Dwelling District).
- The proposed development would have approximately 825m<sup>2</sup> of site area for each self-contained dwelling unit.

The following differences from the R1-A Zone (Rockland Single Family Dwelling District) are being proposed and would be accommodated in the new zoning:

- The overall site area is a highly unusual shape with a conventional frontage on Rockland Avenue with most of the site in the R1-A Zone and a much narrower extension of the lot along Richmond Avenue in the R1-B Zone. As the proposed uses and density are not permitted in the R1-B Zone, a rezoning is required.
- Technically, the R1-A Zone requires new infill in the form of duplex or townhouse buildings to be physically attached to an existing house through some feature such as connecting roofs.

### Sustainability Features

The applicant has identified a number of sustainability features related to urban design, landscaping and construction stage which will be reviewed in association with the concurrent Development Permit Application for this property.



## Land Use Context

The surrounding low-density residential area has ground-oriented housing forms and the immediately adjacent land uses are single family dwellings and duplexes.

## Existing Site Development and Development Potential

The R1-A Zone permits a variety of uses including single family dwellings as well as attached and semi-attached dwellings. A single family dwelling, built prior to 1931, is located on the site. Under the R1-A Zone, Rockland Single Family Dwelling District, the property could be converted to a multiple dwelling or a rest home and residential infill in the form of a semi-attached dwelling (duplex) or semi-attached dwelling (townhouses) is permitted. In the *Zoning Regulation Bylaw*, a "semi-attached dwelling" is defined as "a building used or designed for use as two dwelling units, each having direct access to the outside at grade level and where neither unit is wholly or partly above the other". An "attached dwelling" means "a building used or designed as three or more self-contained dwelling units, each having direct access to the outside at grade level, where no dwelling unit is wholly or partly above another dwelling unit".

Density in the R1-A Zone is expressed as 835m<sup>2</sup> of minimum site area for each attached or semi-attached dwelling unit. In September 2014, Council directed staff to prepare *Zoning Regulation Bylaw* amendments to the R1-A Zone to clarify that an existing single family dwelling must be included in the site area calculation, where new attached or semi-attached dwellings are proposed. This work is in progress, and will be brought to Council for consideration in early 2015.

## Data Table

The data table below compares the proposal to the previous proposal and the R1-A Zone. An asterisk identifies where the proposal is less stringent than the R1-A Zone regulations.

Zoning Criteria	Proposal	Previous Proposal	Zone Standard R1-A (as amended)
Site area (m <sup>2</sup> ) – minimum	4950.80* *(or 825.13m <sup>2</sup> per dwelling unit, including a single family dwelling, with a total of six units)	4950.80* *(or 707.26m <sup>2</sup> per dwelling unit, including a single family dwelling, with a total of six units)	5010.00 (or 835m <sup>2</sup> required per dwelling unit, including a single family dwelling, with a total of six units)
Total floor area (m <sup>2</sup> ) – maximum	1343.04	1306.31	n/a
Density (Floor Space Ratio) – maximum	0.27:1	0.26:1	n/a
Lot width (m) – minimum	58.58	58.58	24.00
Height (m) – maximum	7.33 (building 1) 7.54 (building 2) 6.98 (building 3)	7.34 (building 1) 7.54 (building 2) 7.21 (building 3)	11 for single family dwelling
Storeys – maximum	2	2	2.5
Site coverage (%) – maximum	18.30	17.08	25.00
Open site space (%) – minimum	34.00	36.60	n/a



Zoning Criteria	Proposal	Previous Proposal	Zone Standard R1-A (as amended)
Setbacks (m) – minimum			
Front (east) – Rockland Ave	32.35 (existing house) 83.99 (new dwellings)	32.35 (existing house) 83.99 (new dwellings)	10.50 10.50
Rear (west) – Richmond Ave	71.00 (new dwellings)	70.39 (new dwellings)	42.80 (25% lot depth)
Side (north)	4.70	5.00	3.00
Side (south)	4.90	3.90	3.00
Vehicle parking (stalls)	18 provided	18 provided	6 minimum required (2 per single family dwelling; 1 per attached dwelling unit)
Attached dwelling siting	rear	rear	side or rear

### Relevant History

This Rezoning Application was considered at the Planning and Land Use Committee (PLUC) on September 18, 2014 with the following motion (minutes attached):

*It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:*

- 1. Indicate to the applicant that Rezoning Application # 00444 and Development Permit Application # 000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer and that staff explore with the applicant maintaining the trees and landscaping on the perimeter of the property.*
- 2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.*

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Rockland CALUC at a Community Meeting on March 5, 2014. A letter from the CALUC is attached to this staff report. The applicant and the Rockland CALUC have agreed to a second Community Meeting, consistent with the CALUC Procedures requirement for a second meeting if an original proposal has undergone changes to use or density. At the time of writing this report, a letter from the CALUC with comments from the second meeting, held on December 3, 2014, had not been received.

It should also be noted that some residents of Rockland have expressed concerns that earlier correspondence sent to the City had not been considered as part of the PLUC agenda package on September 18, 2014. Staff have worked to ensure all correspondence received from the public is enclosed in the agenda package for Council consideration of this revised proposal.

### ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies and regulations.



## Official Community Plan

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential. It should also be noted that the OCP includes policies to support heritage through allowances, such as zoning, to achieve a balance between new development and heritage conservation through residential infill that is sensitive to context and innovative in design.

At the local area level, the OCP provides a land use policy vision and strategic directions for Rockland in the City-wide context, including several policies relevant to the subject property. The latter emphasizes conservation of historic architectural and landscape character, including urban forest on private lands, maintaining existing houses and large lots through sensitive infill that retains open and green space and overall estate character.

## Rockland Neighbourhood Plan

Aligned with the OCP, the *Rockland Neighbourhood Plan, 1987*, also has policies that focus on the retention of heritage and historic buildings, landscape and streetscape features and estate character ensuring that new development is complementary to nearby heritage sites. This local area plan also emphasizes that the R1-A Zone should be respected and maintained.

## Proposed Density and Site Coverage

The R1-A Zone relies primarily on establishing a minimum site area of 835m<sup>2</sup> for each self-contained dwelling unit to determine the maximum number of units that would be allowed. The proposal would result in 825.13m<sup>2</sup> of site area per self-contained dwelling unit. While this is less than the standard 835m<sup>2</sup> for minimum site area, the development would have site coverage (18.3%) considerably less than the maximum site coverage permitted in the R1-A Zone (25%). Accordingly, the combined building footprint, along with the clustering of the new development, would maintain the existing estate character through retention of open space around the heritage house. On a related matter, the site plan would preserve many of the mature trees around the lot boundaries as described in detail in the staff report on the Development Permit Application. Tree preservation would further contribute to maintaining the estate character in balance with the accommodation of new infill.

Should Council advance this Application to a Public Hearing, the applicant would be required to provide an Engineering report to determine if the increased density would impact City infrastructure and register a Section 219 Covenant for sewage attenuation as necessary.

## CONCLUSIONS

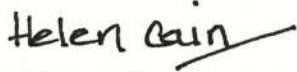
The proposed residential infill is aligned with the OCP and Rockland policies related to a mix of housing types in all neighbourhoods and heritage conservation. While the proposal has a density that is slightly more intensive than envisioned in the R1-A Zone, the grouping of the buildings, modest site coverage (18.3%) and tree retention plan would all help to retain the estate character of the lot. Staff recommend to the Committee that Council advance the Rezoning Application to a Public Hearing.



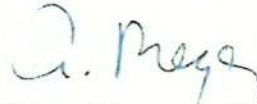
## ALTERNATE MOTION

That Council decline Rezoning Application #00444 for the property located at 1745 Rockland Avenue

Respectfully submitted,

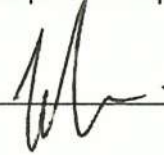


Helen Cain  
Senior Planner  
Development Services Division



Alison Meyer, Assistant Director  
Development Services Division  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

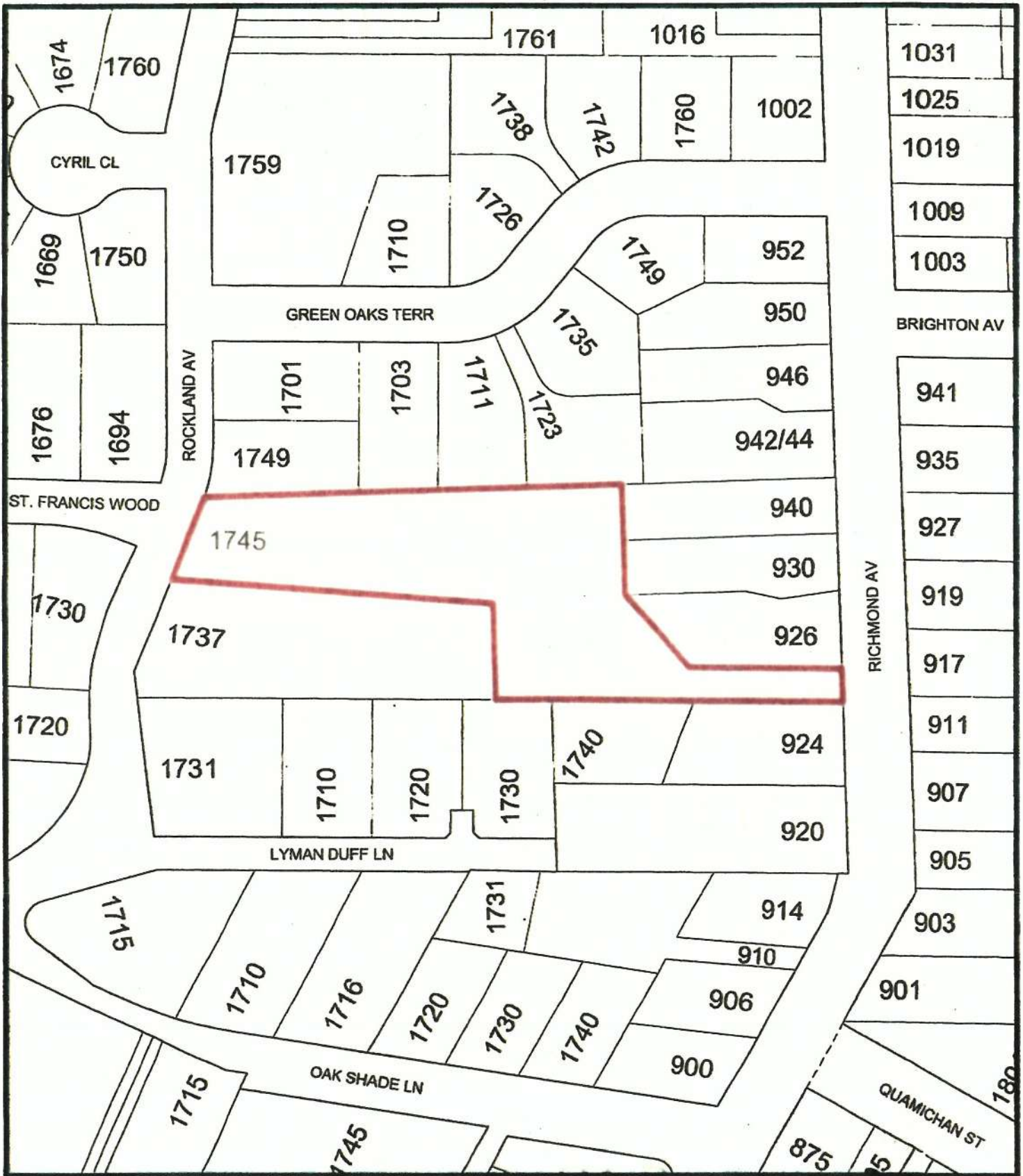
December 5, 2014

HC:aw

S:\ITEMPEST\_ATTACHMENTS\PROSPERO\PL\REZ\REZ00444\PLUC\_REPORT2\_REZ\_NOV27\_2014DOC.DOC

## List of Attachments

- Zoning map
- Aerial photo
- Letters from Hillel Architecture, Inc., stamped November 4, 2014
- Plans for Rezoning Application #00444 and Development Permit Application #00357, stamped November 4, 2014
- Council Minutes dated September 25, 2014
- Letters from Rockland Community Association, stamped September 17, 2014, and July 12, 2014
- Planning and Land Use Committee Report, dated September 4, 2014, with the following additional attachments
  - Letters from Hillel Architecture, Inc., stamped June 10, 2014, and March 12, 2014
  - Plans for Rezoning Application #00444 and Development Permit Application #000357, stamped July 24, 2014
  - Arborist Report from Talbot McKenzie dated October 24, 2013
  - Letter from Rockland Community Association, stamped April 8, 2013.



1745 Rockland Avenue  
 Rezoning #00444  
 Bylaw #

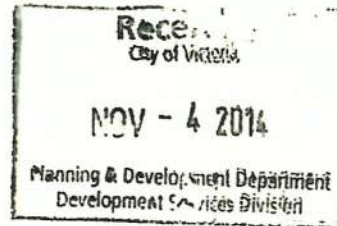






OCTOBER 31st, 2014

**Mayor and Council**  
Community Planning and Sustainable Development  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6



101 1351 Oak Bay Avenue  
Victoria BC V8R 1C3

phone: 250.592.9198  
fax: 250.592.9178

**RE: Rockland Avenue Residences**  
1745 Rockland Avenue, Victoria BC  
Rezoning and Development Permit Applications

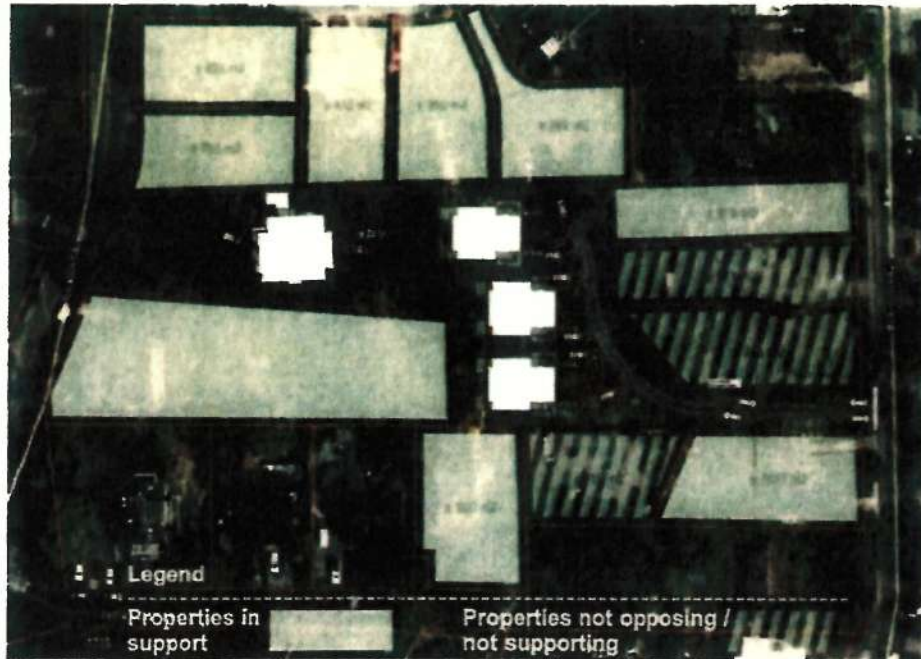
The Rezoning application #00444 and Development Permit application #000357 reviewed by the planning and Land Use Committee on September 4<sup>th</sup>, 2014 resulted in a council motion requesting the Developer reconsider the number of units proposed from the submitted count of six new dwelling units combined with the original heritage home to six in total or less.

#### Background

The original submission - a request for a custom zone permitting the intended density while respecting the setbacks and standards of all neighbouring zones - was carefully designed to suit the unique property, and to respect the neighbouring R1 -A and R1-B zoned properties. The design submitted exceeded all neighbouring zones for setbacks, and therefore the intended level of separation, privacy, bldg ht., and noise abatement. In addition, site coverage was targeted to be substantially less than neighbouring properties, and the resultant landscaping area therefore quite high also in comparison. In consideration of its completely hidden context, and its 70m setback from its road access from Richmond Road the proposal also proposed to provide each dwelling with one guest stall to address parking concerns we anticipated would be stated by Richmond Road homeowners.

In all 23 neighbouring properties were consulted, and provided commentary in consideration of a four lot R1-B potential consideration and our 3 attached dwelling buildings. One abstained as the lot was up for sale, and 22 other properties favored the attached dwelling solution over the more imposing four single family homes. In preparation for the final submission, all neighbouring contiguous properties were again consulted and the resultant letters of support and the diagram enclosed below were submitted with our application. No objections were received at that time.





Site plan diagram, documenting neighbouring support, submitted August 18, 2014

At the September 4<sup>th</sup> PLUC meeting several councilors voiced their support for the density proposed and several voiced concern. The final motion - to request a submission of six or less dwelling units - was reviewed with the land owners and the developer. It was decided that a submission factually less in the number of dwellings, and factually less in built area would be submitted so that a density decrease was achieved in both measures as intended by council. In addition, commentary from council guided submission revisions which increased side yard setback from 1740 Lyman Duff Lane.

The enclosed revised Submission exhibits the same qualities, materials, and architectural style of the original proposal. Effort has been made to ensure that the new single family home suits this new and very private "streetscape" reflecting both the aesthetics of the new development, takes the same references from the existing heritage home, and draws many details from the greater surrounding neighbourhood context.

Regards

Hillel Architecture Inc  
Peter Hardcastle

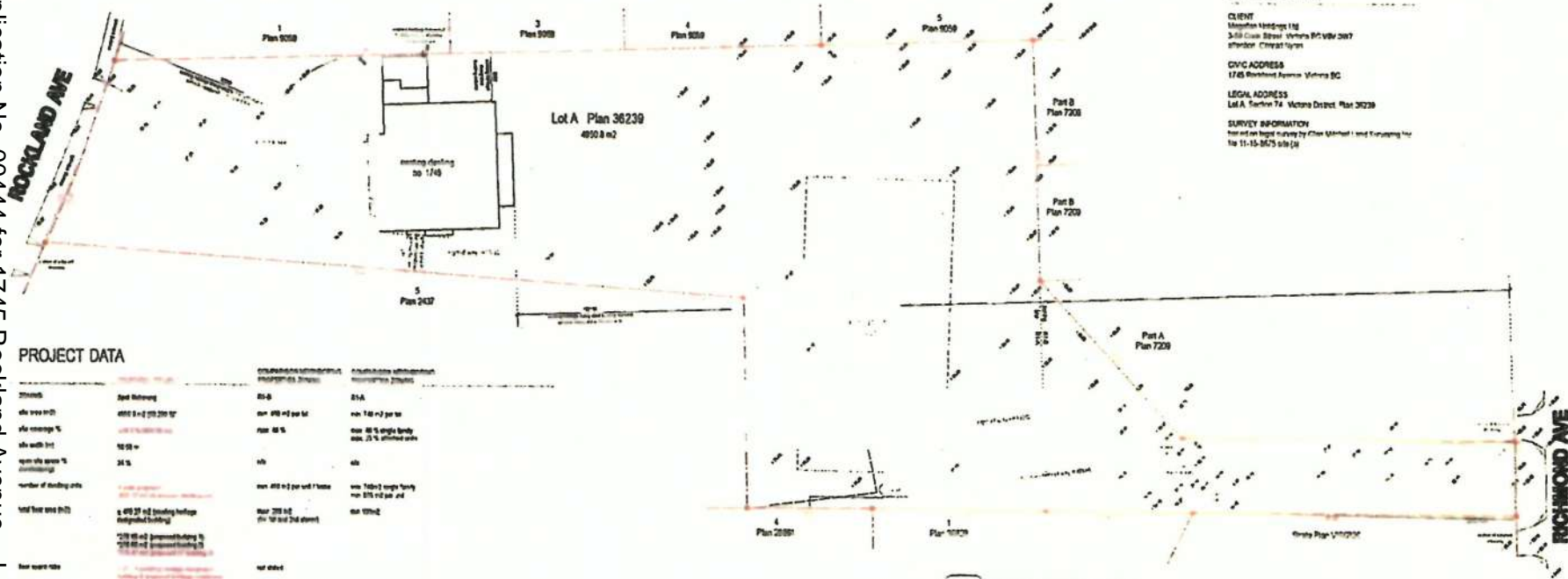
Enclosures as requested

**Bubbled:**

- 1 bubbled set 8 ½" x 11"
- 1 bubbled set 11" x 17"
- 3 bubbled sets full size (24" x 36")

**Not Bubbled:**

- 1 set full size (24" x 36") – not bubbled
- 1 set 11" x 17" – not bubbled
- 1 set 8 ½" x 11" – not bubbled



### LEGAL DATA

**CLIENT**  
Municipal Holdings Ltd  
3-69 Cook Street, Victoria BC V6B 2G7  
Attention: Christy Taylor

**DIVC ADDRESS**  
1745 Rockland Avenue, Victoria BC

**LEGAL ADDRESS**  
Lot A, Section 74, Victoria District, Plan 36239

**SURVEY INFORMATION**  
Surveyed on behalf of by Chris Mitchell and Company Inc.  
On 11-15-2013 site (S)

### PROJECT DATA

STREETS	2nd Floor	3rd Floor	4th Floor
Rockland Ave	4000 m2 (10000 sq ft)	4000 m2 (10000 sq ft)	4000 m2 (10000 sq ft)
Richmond Ave	4000 m2 (10000 sq ft)	4000 m2 (10000 sq ft)	4000 m2 (10000 sq ft)
Other Streets	4000 m2 (10000 sq ft)	4000 m2 (10000 sq ft)	4000 m2 (10000 sq ft)
Number of parking stalls	100	100	100
Other Data	...	...	...

1 Existing Site Survey Plan  
A1.0 Scale 1:200



2 Site Context Plan  
A1.0 Scale 1:1000

Received  
City of Victoria  
OCT 31 2014  
Planning & Development Department  
Development Services Division

REZONING PERMIT APPLICATION SUBMISSION

# 1745 ROCKLAND AVENUE TOWNHOUSES

1745 ROCKLAND AVENUE, VICTORIA BC

Planning and Land Use Committee 27 Aug 2015

Hillel Architects

Rockland Avenue Townhouses

Project Data / Site Survey



### AVERAGE GRADE CALCULATIONS

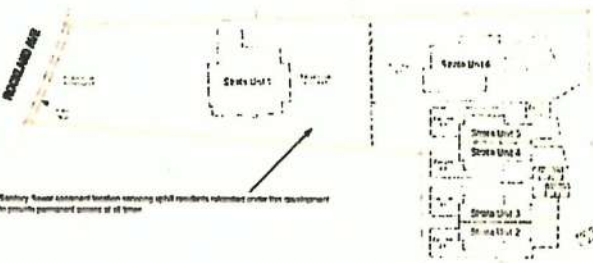
Area	Area (sq. m)	Existing Grade (m)	Proposed Grade (m)	Change (m)
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90	100	1.00	1.00	0.00
91	100	1.00	1.00	0.00
92	100	1.00	1.00	0.00
93	100	1.00	1.00	0.00
94	100	1.00	1.00	0.00
95	100	1.00	1.00	0.00
96	100	1.00	1.00	0.00
97	100	1.00	1.00	0.00
98	100	1.00	1.00	0.00
99	100	1.00	1.00	0.00
100	100	1.00	1.00	0.00

GRADE CALCULATIONS  
The grade calculations shown above are based on the average of the elevations of natural grade and finished grade only when the finished grade is lower than the natural site grade.

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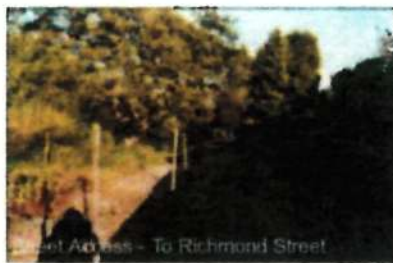
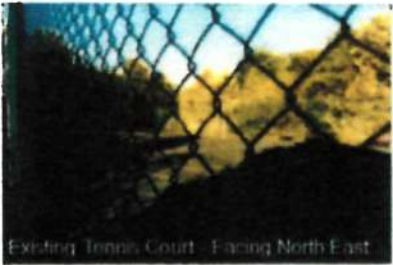
1 Site Plan  
A1.2 Scale 1:200



2 Strata Unit Diagram  
A1.2 Scale 1:500

### SITE FINISHES LEGEND

- 1. Proposed concrete driveway surface (existing concrete surface, where shown, to be replaced with new concrete surface).
- 2. Proposed asphalt driveway surface (existing asphalt surface, where shown, to be replaced with new asphalt surface).
- 3. Proposed gravel driveway surface (existing gravel surface, where shown, to be replaced with new gravel surface).
- 4. Proposed concrete sidewalk surface (existing concrete sidewalk surface, where shown, to be replaced with new concrete sidewalk surface).
- 5. Proposed asphalt sidewalk surface (existing asphalt sidewalk surface, where shown, to be replaced with new asphalt sidewalk surface).
- 6. Proposed gravel sidewalk surface (existing gravel sidewalk surface, where shown, to be replaced with new gravel sidewalk surface).
- 7. Proposed concrete parking surface (existing concrete parking surface, where shown, to be replaced with new concrete parking surface).
- 8. Proposed asphalt parking surface (existing asphalt parking surface, where shown, to be replaced with new asphalt parking surface).
- 9. Proposed gravel parking surface (existing gravel parking surface, where shown, to be replaced with new gravel parking surface).
- 10. Proposed concrete curb surface (existing concrete curb surface, where shown, to be replaced with new concrete curb surface).
- 11. Proposed asphalt curb surface (existing asphalt curb surface, where shown, to be replaced with new asphalt curb surface).
- 12. Proposed gravel curb surface (existing gravel curb surface, where shown, to be replaced with new gravel curb surface).
- 13. Proposed concrete retaining wall surface (existing concrete retaining wall surface, where shown, to be replaced with new concrete retaining wall surface).
- 14. Proposed asphalt retaining wall surface (existing asphalt retaining wall surface, where shown, to be replaced with new asphalt retaining wall surface).
- 15. Proposed gravel retaining wall surface (existing gravel retaining wall surface, where shown, to be replaced with new gravel retaining wall surface).
- 16. Proposed concrete foundation surface (existing concrete foundation surface, where shown, to be replaced with new concrete foundation surface).
- 17. Proposed asphalt foundation surface (existing asphalt foundation surface, where shown, to be replaced with new asphalt foundation surface).
- 18. Proposed gravel foundation surface (existing gravel foundation surface, where shown, to be replaced with new gravel foundation surface).
- 19. Proposed concrete base surface (existing concrete base surface, where shown, to be replaced with new concrete base surface).
- 20. Proposed asphalt base surface (existing asphalt base surface, where shown, to be replaced with new asphalt base surface).
- 21. Proposed gravel base surface (existing gravel base surface, where shown, to be replaced with new gravel base surface).
- 22. Proposed concrete subgrade surface (existing concrete subgrade surface, where shown, to be replaced with new concrete subgrade surface).
- 23. Proposed asphalt subgrade surface (existing asphalt subgrade surface, where shown, to be replaced with new asphalt subgrade surface).
- 24. Proposed gravel subgrade surface (existing gravel subgrade surface, where shown, to be replaced with new gravel subgrade surface).
- 25. Proposed concrete topsoil surface (existing concrete topsoil surface, where shown, to be replaced with new concrete topsoil surface).
- 26. Proposed asphalt topsoil surface (existing asphalt topsoil surface, where shown, to be replaced with new asphalt topsoil surface).
- 27. Proposed gravel topsoil surface (existing gravel topsoil surface, where shown, to be replaced with new gravel topsoil surface).
- 28. Proposed concrete seed surface (existing concrete seed surface, where shown, to be replaced with new concrete seed surface).
- 29. Proposed asphalt seed surface (existing asphalt seed surface, where shown, to be replaced with new asphalt seed surface).
- 30. Proposed gravel seed surface (existing gravel seed surface, where shown, to be replaced with new gravel seed surface).
- 31. Proposed concrete mulch surface (existing concrete mulch surface, where shown, to be replaced with new concrete mulch surface).
- 32. Proposed asphalt mulch surface (existing asphalt mulch surface, where shown, to be replaced with new asphalt mulch surface).
- 33. Proposed gravel mulch surface (existing gravel mulch surface, where shown, to be replaced with new gravel mulch surface).
- 34. Proposed concrete landscape surface (existing concrete landscape surface, where shown, to be replaced with new concrete landscape surface).
- 35. Proposed asphalt landscape surface (existing asphalt landscape surface, where shown, to be replaced with new asphalt landscape surface).
- 36. Proposed gravel landscape surface (existing gravel landscape surface, where shown, to be replaced with new gravel landscape surface).
- 37. Proposed concrete terrace surface (existing concrete terrace surface, where shown, to be replaced with new concrete terrace surface).
- 38. Proposed asphalt terrace surface (existing asphalt terrace surface, where shown, to be replaced with new asphalt terrace surface).
- 39. Proposed gravel terrace surface (existing gravel terrace surface, where shown, to be replaced with new gravel terrace surface).
- 40. Proposed concrete patio surface (existing concrete patio surface, where shown, to be replaced with new concrete patio surface).
- 41. Proposed asphalt patio surface (existing asphalt patio surface, where shown, to be replaced with new asphalt patio surface).
- 42. Proposed gravel patio surface (existing gravel patio surface, where shown, to be replaced with new gravel patio surface).
- 43. Proposed concrete deck surface (existing concrete deck surface, where shown, to be replaced with new concrete deck surface).
- 44. Proposed asphalt deck surface (existing asphalt deck surface, where shown, to be replaced with new asphalt deck surface).
- 45. Proposed gravel deck surface (existing gravel deck surface, where shown, to be replaced with new gravel deck surface).
- 46. Proposed concrete porch surface (existing concrete porch surface, where shown, to be replaced with new concrete porch surface).
- 47. Proposed asphalt porch surface (existing asphalt porch surface, where shown, to be replaced with new asphalt porch surface).
- 48. Proposed gravel porch surface (existing gravel porch surface, where shown, to be replaced with new gravel porch surface).
- 49. Proposed concrete balcony surface (existing concrete balcony surface, where shown, to be replaced with new concrete balcony surface).
- 50. Proposed asphalt balcony surface (existing asphalt balcony surface, where shown, to be replaced with new asphalt balcony surface).
- 51. Proposed gravel balcony surface (existing gravel balcony surface, where shown, to be replaced with new gravel balcony surface).
- 52. Proposed concrete roof surface (existing concrete roof surface, where shown, to be replaced with new concrete roof surface).
- 53. Proposed asphalt roof surface (existing asphalt roof surface, where shown, to be replaced with new asphalt roof surface).
- 54. Proposed gravel roof surface (existing gravel roof surface, where shown, to be replaced with new gravel roof surface).
- 55. Proposed concrete floor surface (existing concrete floor surface, where shown, to be replaced with new concrete floor surface).
- 56. Proposed asphalt floor surface (existing asphalt floor surface, where shown, to be replaced with new asphalt floor surface).
- 57. Proposed gravel floor surface (existing gravel floor surface, where shown, to be replaced with new gravel floor surface).
- 58. Proposed concrete wall surface (existing concrete wall surface, where shown, to be replaced with new concrete wall surface).
- 59. Proposed asphalt wall surface (existing asphalt wall surface, where shown, to be replaced with new asphalt wall surface).
- 60. Proposed gravel wall surface (existing gravel wall surface, where shown, to be replaced with new gravel wall surface).
- 61. Proposed concrete ceiling surface (existing concrete ceiling surface, where shown, to be replaced with new concrete ceiling surface).
- 62. Proposed asphalt ceiling surface (existing asphalt ceiling surface, where shown, to be replaced with new asphalt ceiling surface).
- 63. Proposed gravel ceiling surface (existing gravel ceiling surface, where shown, to be replaced with new gravel ceiling surface).
- 64. Proposed concrete door surface (existing concrete door surface, where shown, to be replaced with new concrete door surface).
- 65. Proposed asphalt door surface (existing asphalt door surface, where shown, to be replaced with new asphalt door surface).
- 66. Proposed gravel door surface (existing gravel door surface, where shown, to be replaced with new gravel door surface).
- 67. Proposed concrete window surface (existing concrete window surface, where shown, to be replaced with new concrete window surface).
- 68. Proposed asphalt window surface (existing asphalt window surface, where shown, to be replaced with new asphalt window surface).
- 69. Proposed gravel window surface (existing gravel window surface, where shown, to be replaced with new gravel window surface).
- 70. Proposed concrete frame surface (existing concrete frame surface, where shown, to be replaced with new concrete frame surface).
- 71. Proposed asphalt frame surface (existing asphalt frame surface, where shown, to be replaced with new asphalt frame surface).
- 72. Proposed gravel frame surface (existing gravel frame surface, where shown, to be replaced with new gravel frame surface).
- 73. Proposed concrete trim surface (existing concrete trim surface, where shown, to be replaced with new concrete trim surface).
- 74. Proposed asphalt trim surface (existing asphalt trim surface, where shown, to be replaced with new asphalt trim surface).
- 7



**1** Neighboring Building Setback Diagram

- The lot area surrounding the "Tenthredinid Building" is approximately 1,000 sq. ft. and is located at 1000 sq. ft. and is located at 1000 sq. ft.
- The lot area surrounding the "Tenthredinid Building" is approximately 1,000 sq. ft. and is located at 1000 sq. ft. and is located at 1000 sq. ft.
- The lot area surrounding the "Tenthredinid Building" is approximately 1,000 sq. ft. and is located at 1000 sq. ft. and is located at 1000 sq. ft.
- The lot area surrounding the "Tenthredinid Building" is approximately 1,000 sq. ft. and is located at 1000 sq. ft. and is located at 1000 sq. ft.
- The lot area surrounding the "Tenthredinid Building" is approximately 1,000 sq. ft. and is located at 1000 sq. ft. and is located at 1000 sq. ft.



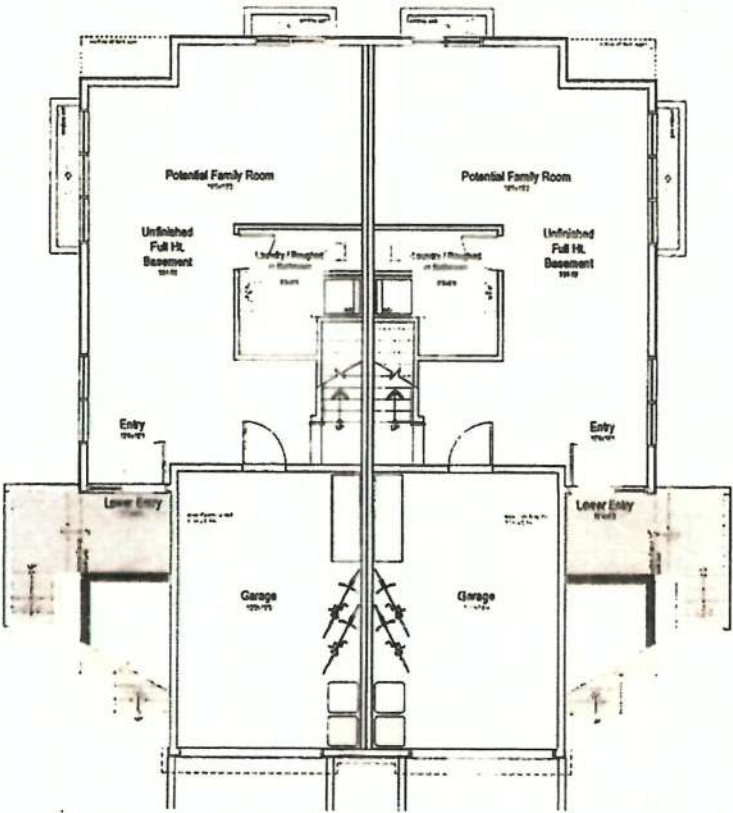
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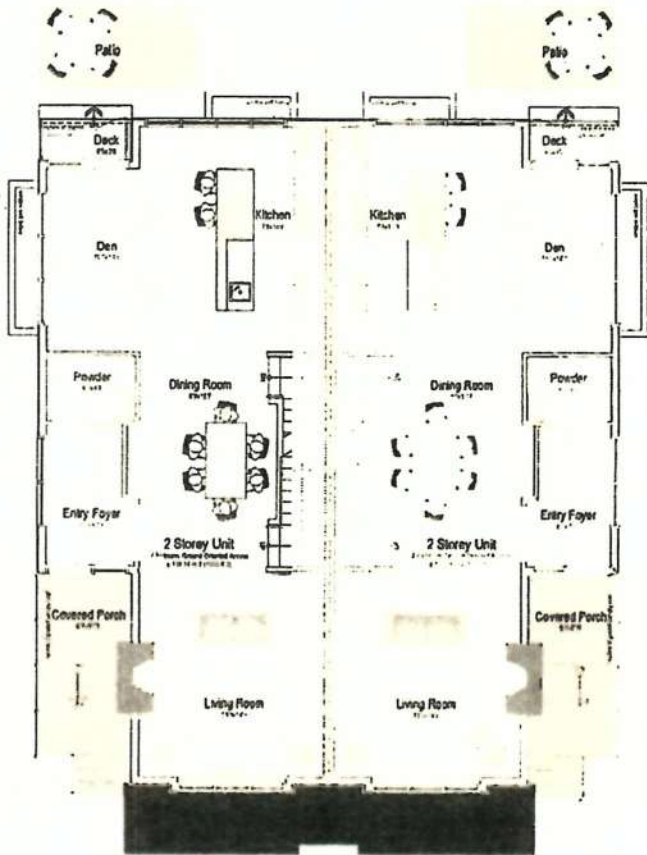
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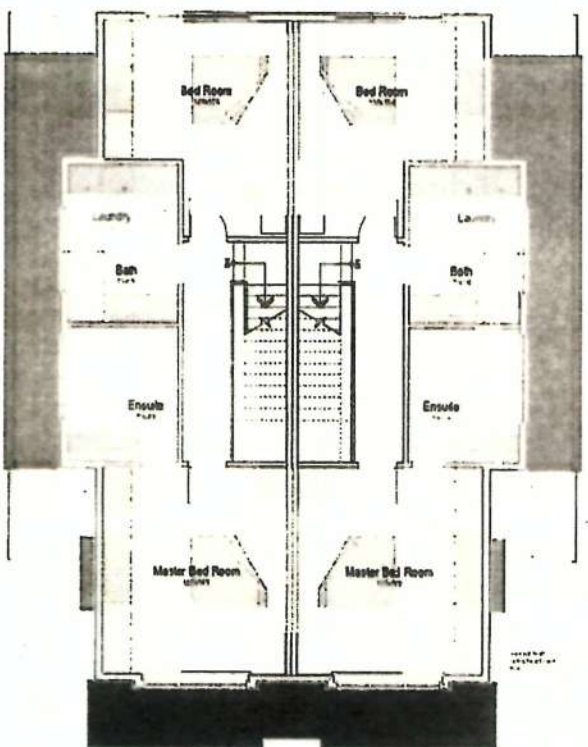
1 Buildings 1 & 2 Typical Lower (Basement) Floor Plan  
A2.1 Scale 1:50



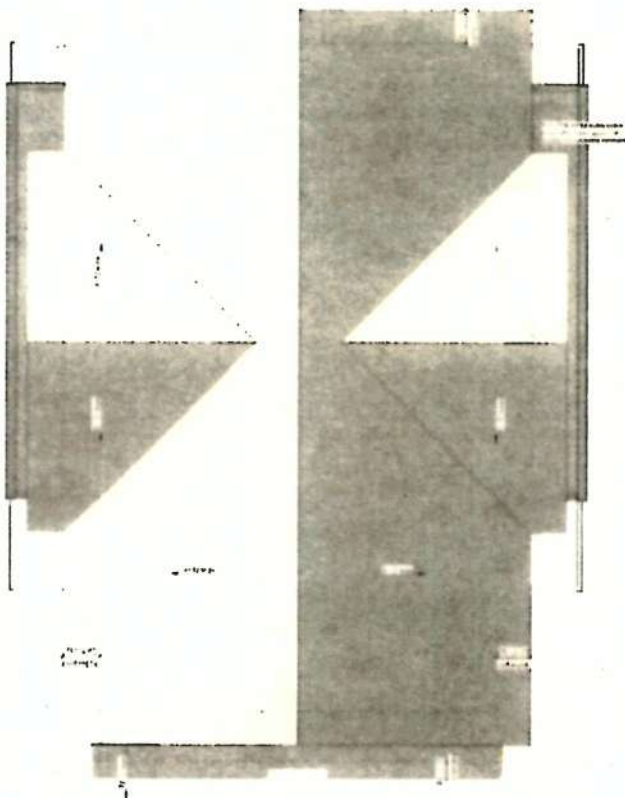
2 Buildings 1 & 2 Typical Main Floor Plan  
A2.1 Scale 1:50

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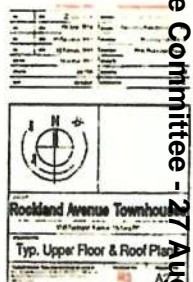




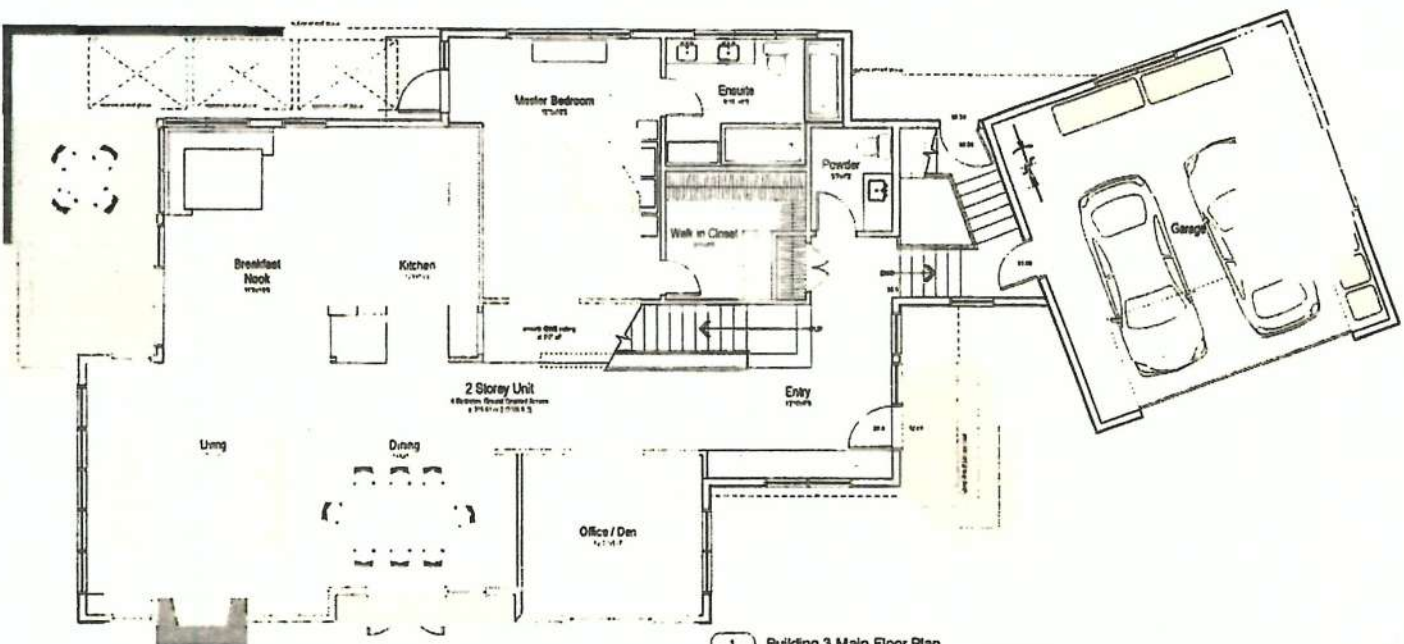
1 Buildings 1 & 2 Typical Upper Floor Plan  
A2.2 Scale 1:50



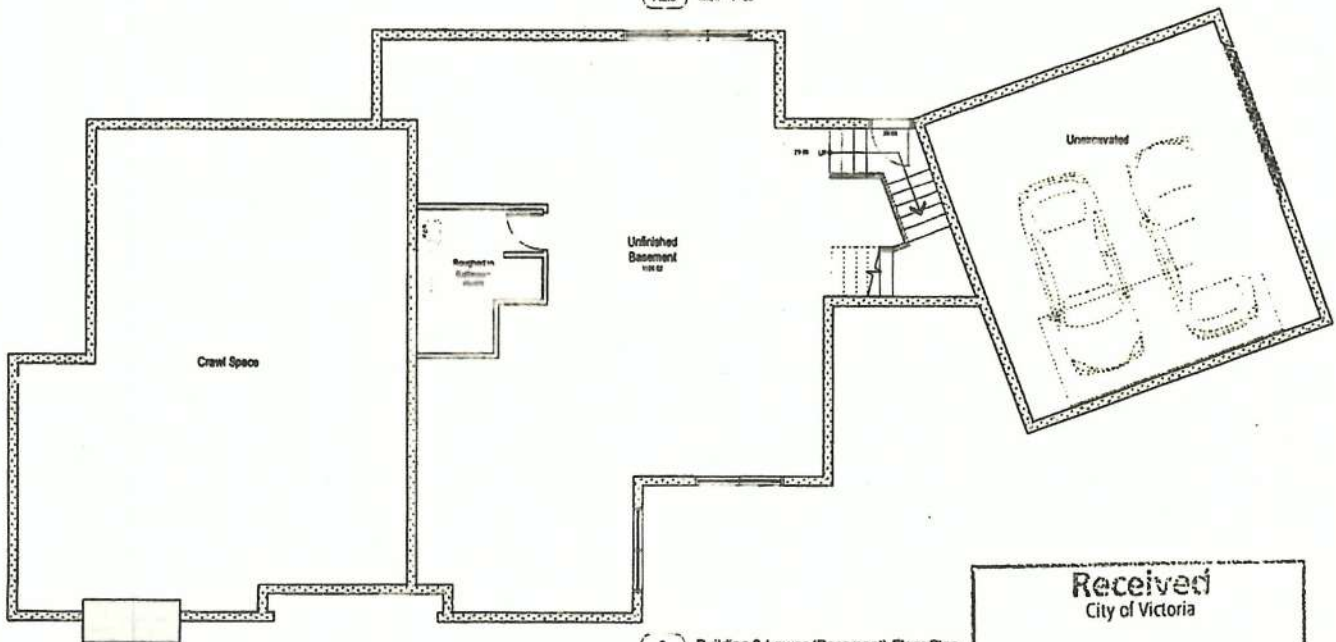
2 Buildings 1 & 2 Typical Roof Plan  
A2.2 Scale 1:50







1 Building 3 Main Floor Plan  
A2.3 Scale: 1:50



2 Building 3 Lower (Basement) Floor Plan  
A2.3 Scale: 1:50

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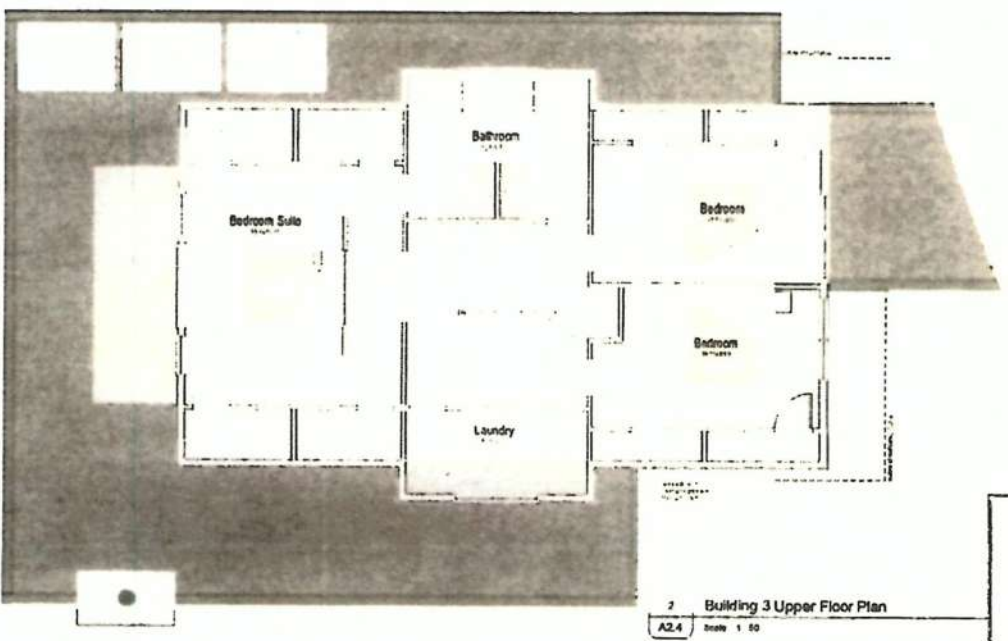
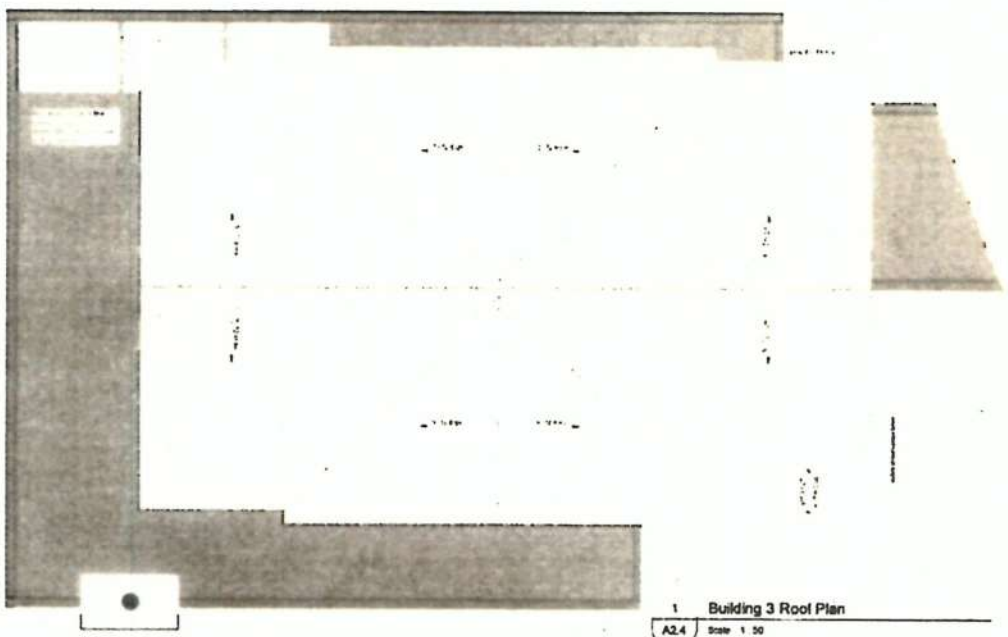
	
<b>Rockland Avenue Townhouse</b>	
<b>Building 3 Floor &amp; Roof Plan</b>	
Date: 2014-08-27 Drawn by: [Name] Checked by: [Name]	Scale: 1:50 Sheet: 1 of 1



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face of neighboring house PL

Internal property setbacks are not visible from Richmond Road

PL face of neighboring house

1 Concealed Streetscape Elevation  
A3.1 Scale: 1:100



face of neighboring building  
1745 Rockland Avenue

PL

face of neighboring house  
Rockland Road

2 Property Internal Section  
A3.1 Scale: 1:200



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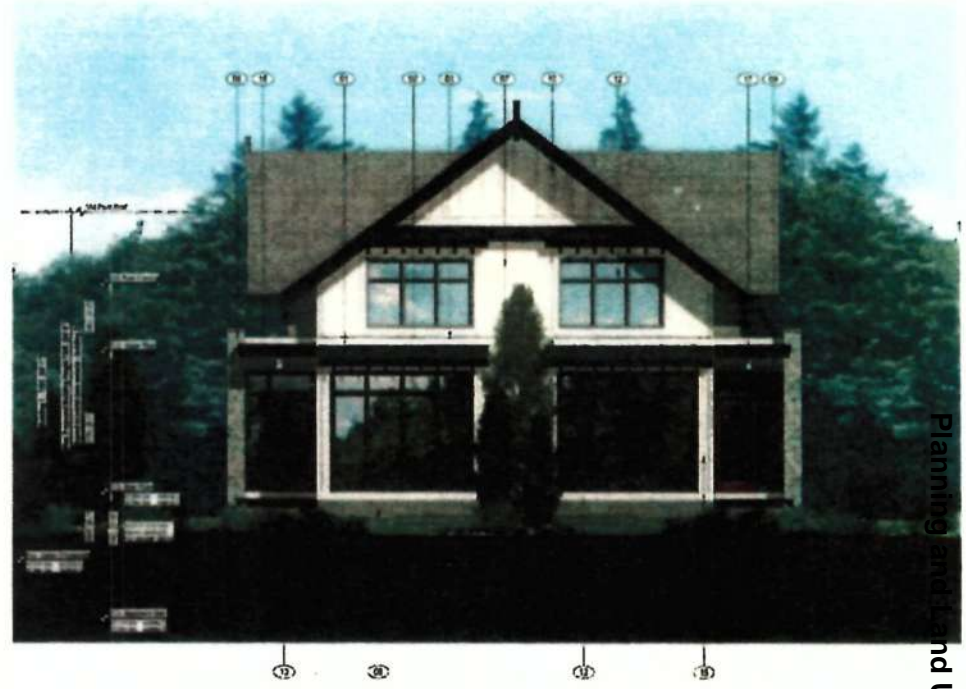
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1 Building 1 & 2 Typical Front Elevation (East)  
A3.2 Scale: 1:50



2 Building 1 & 2 Typical Rear Elevation (West)  
A3.2 Scale: 1:50

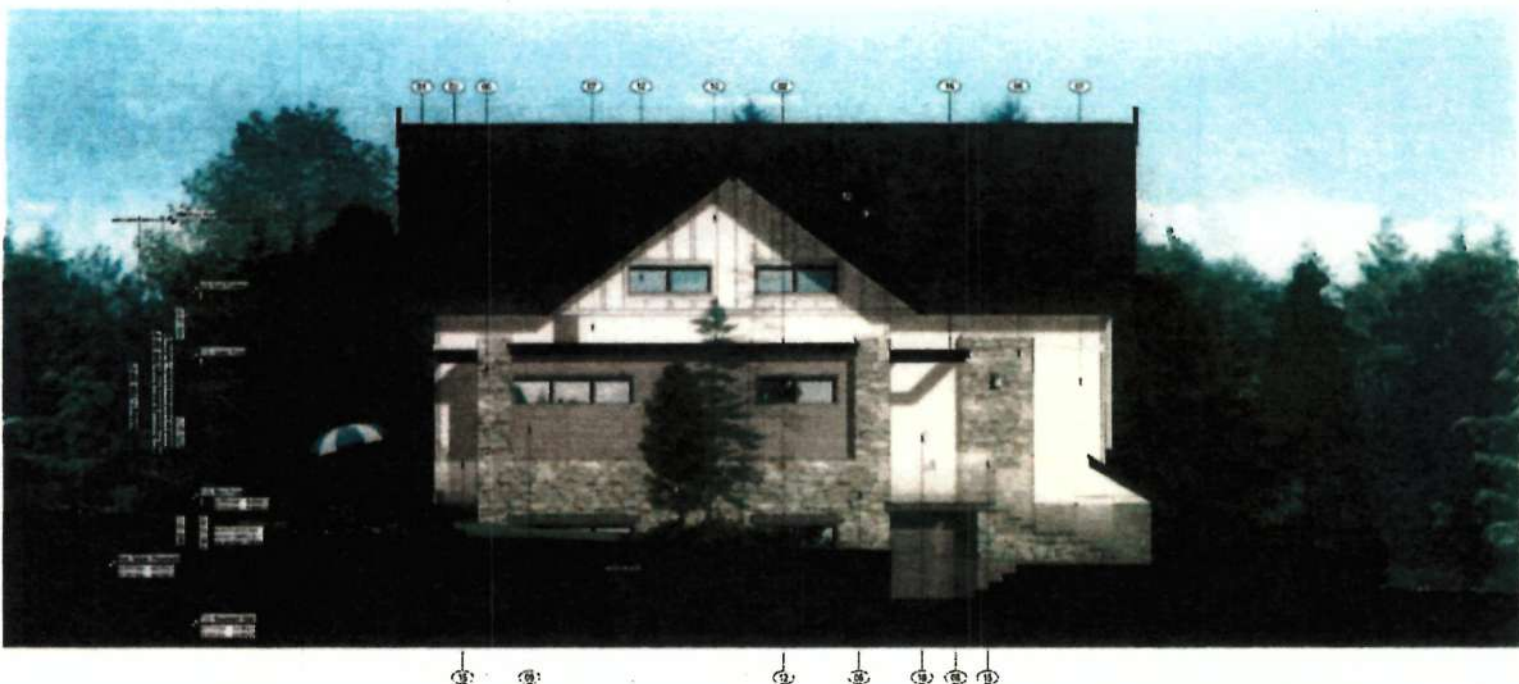
# ELEVATION FINISH LEGEND

- List of finish items of all structures
- 1 Asphalt shingles - steep roof eaves
  - 2 Wood frame & masonry exterior walls - Painted - Concrete masonry
  - 3 Wood frame & masonry exterior walls - Painted - Clay white masonry
  - 4 Masonry veneer - smooth concrete masonry with a light grey or light tan finish
  - 5 Hardi board - smooth finish - smooth finish - smooth finish
  - 6 Hardi board - smooth finish - smooth finish - smooth finish
  - 7 Hardi board - smooth finish - smooth finish - smooth finish
  - 8 Hardi board - smooth finish - smooth finish - smooth finish
  - 9 Hardi board - smooth finish - smooth finish - smooth finish
  - 10 Hardi board - smooth finish - smooth finish - smooth finish
  - 11 Hardi board - smooth finish - smooth finish - smooth finish
  - 12 Hardi board - smooth finish - smooth finish - smooth finish
  - 13 Hardi board - smooth finish - smooth finish - smooth finish
  - 14 Hardi board - smooth finish - smooth finish - smooth finish
  - 15 Hardi board - smooth finish - smooth finish - smooth finish
  - 16 Hardi board - smooth finish - smooth finish - smooth finish
  - 17 Hardi board - smooth finish - smooth finish - smooth finish
  - 18 Hardi board - smooth finish - smooth finish - smooth finish

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1 Buildings 1 & 2 Typical Side Elevation (North & South)  
A3.3 Scale: 1:50

### ELEVATION FINISH LEGEND

- Legend of finishes legend of all elevations
- |   |   |
|---|---|
| 1. Asph/Flt shingles - Asph/Flt spec color  | 11. Smooth grey monolithic stone concrete block and pattern siding in white stone color                                       |
| 2. Wood frame & exterior edge gable - Painted - Granite color   | 12. Finished basement concrete masonry - Painted - Asph/Flt spec color  |
| 3. Wood frame & exterior edge gable - Painted - Clean white color   | 13. Maximum window width - Clear window or perforated glass   |
| 4. Smooth grey monolithic stone of concrete with light grey and grey painted metal window frame - Painted - Clean white color | 14. Clear finished stone stone wall may show the stone pattern in light stone color in grey - Asph/Flt spec color             |
| 5. 1/2" x 1/2" x 1/2" (asph/Flt) rough stone masonry face stone - Asph/Flt spec color   | 15. Clear finished stone stone wall may show the stone pattern in light stone color in grey - Asph/Flt spec color             |
| 6. Smooth stone masonry & retaining wall - Asph/Flt spec color  | 16. Stone masonry finished, masonry stone and masonry stone masonry finished basement stone masonry and masonry stone masonry |
| 7. Painted metal window frame - Asph/Flt spec color   | 17. Smooth stone masonry with finished masonry in grey in stone of masonry stone  |
| 8. Painted metal window frame - Asph/Flt spec color   | 18. Asph/Flt spec color - Asph/Flt spec color   |
| 9. 1/2" x 1/2" x 1/2" (asph/Flt) rough stone masonry face stone - Asph/Flt spec color   |   |
| 10. Smooth stone masonry & retaining wall - Asph/Flt spec color   |   |

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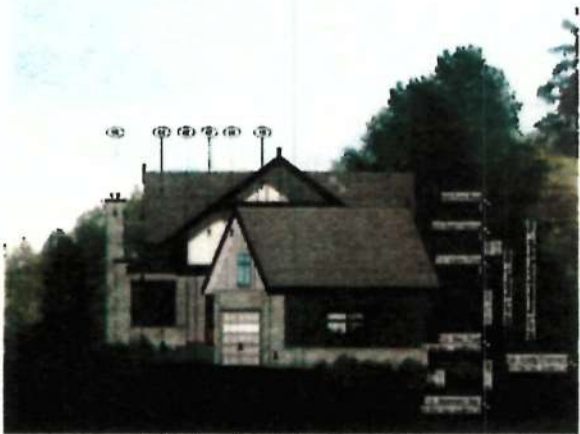




1 Building 3 Rear Elevation (West)  
A3.4 Scale: 1:100



2 Building 3 Interior Side Elevation (North)  
A3.4 Scale: 1:100



3 Building 3 Front Elevation (East)  
A3.4 Scale: 1:100

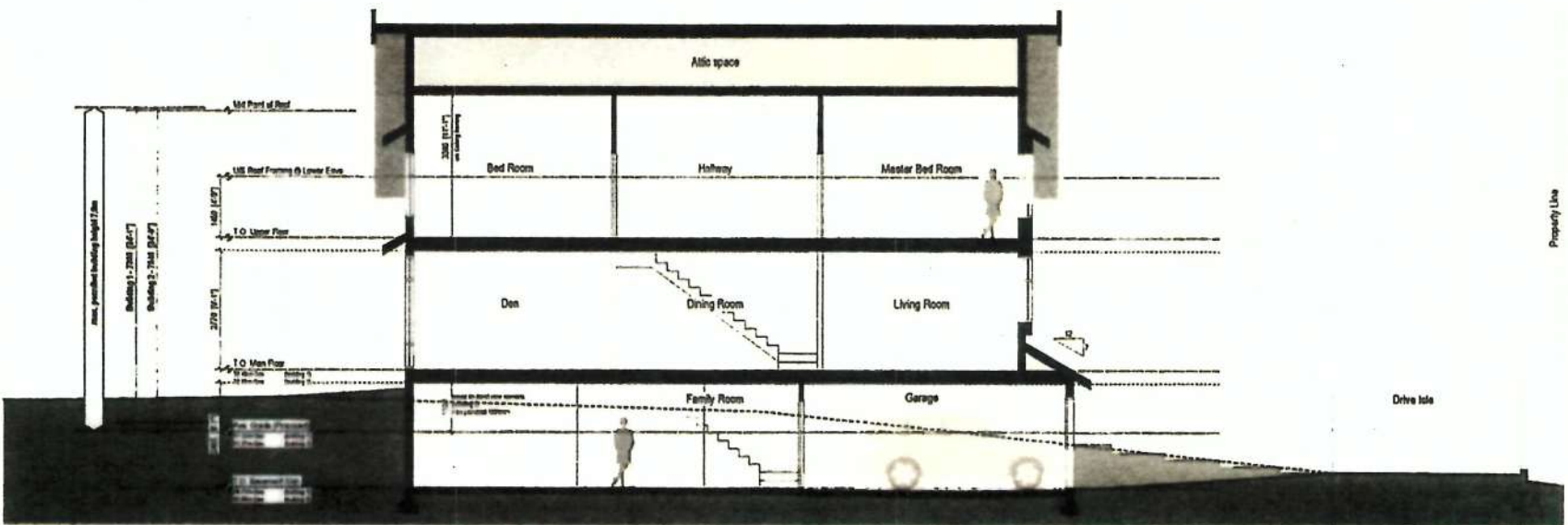


4 Building 3 Exterior Side Elevation (South)  
A3.4 Scale: 1:100

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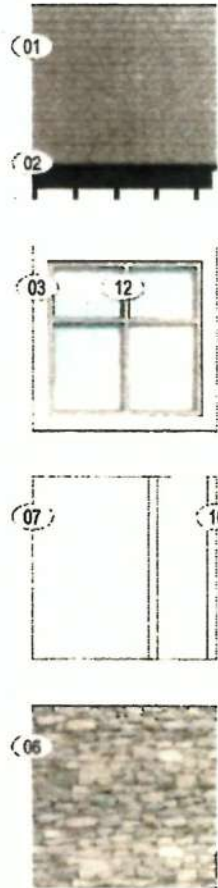


1 Typical Building Section (Building 2 Shown)  
A4.1 Scale: 1/50



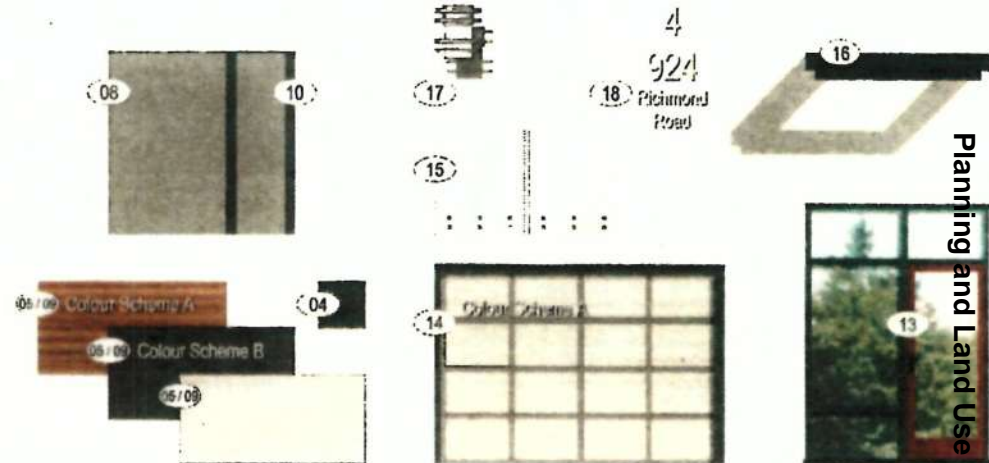
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## Colour And Materials Palette



- 01 Asphalt shingles - Arch spec colour
- 02 Wood fascia & exposed rafter tails - Painted - Graphite colour
- 03 Wood fascia & window casing - Painted - Clean white colour
- 04 Smooth face cementitious wood composite soffit (upper roof) c/w prefinished metal ventilation strips - Painted - Graphite colour
- 05 19x89 T&G cedar (lower roofs), rough sawn square face visible - oil based stain finish - Driftwood gray colour
- 06 Natural stone veneer & retaining walls - Arch spec colour
- 07 Cement based stucco, smooth trowel finish - Light gray colour
- 08 Cement based stucco, smooth trowel finish - Warm Gray colour
- 09 19x89 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish - Arch spec colour

- 10 Smooth face cementitious wood composite board and batten siding - To match stucco colour
- 11 Exposed architectural concrete elements - Painted - Arch spec colour
- 12 Aluminum window units - Clear anodized or prefinished black
- 13 Clear finished, edge grain, wood entry door c/w glazed panels in black anodized aluminum frame - Arch spec colour
- 14 Clear finished, edge grain, overhead wood garage door in black anodized aluminum frame - Arch spec colour
- 15 Side-mounted frameless tempered glass railing system c/w pinhead textured tempered glass panels and stainless steel fasteners
- 16 Laminated glass canopy with dimpled surface in graphite colored structural framing
- 17 Building mounted down lighting & feature lighting
- 18 Raised unit numbering - Stainless steel

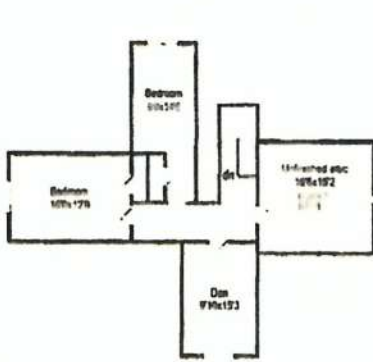


REZONING PERMIT APPLICATION SUBMISSION  
1745 ROCKLAND AVENUE TOWNHOUSES  
1745 ROCKLAND AVENUE, VICTORIA, BC

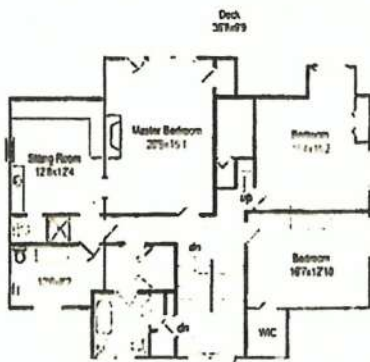
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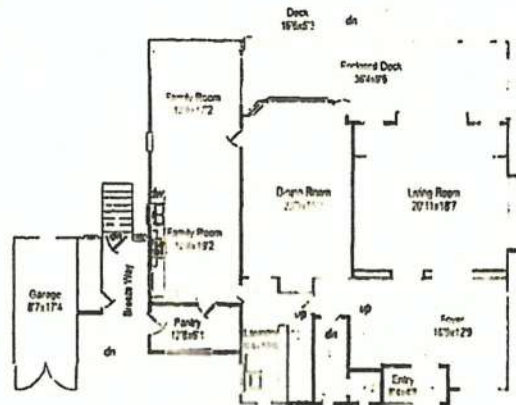




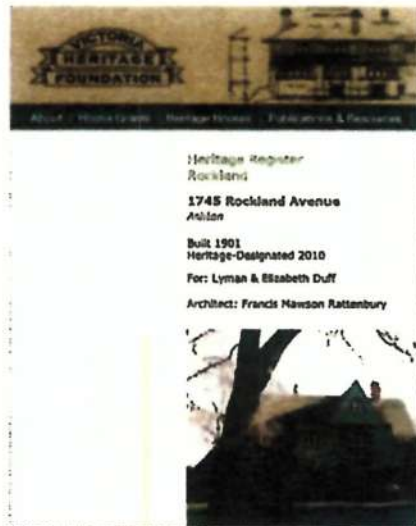
3 Attic Floor Plan (by others)  
Scale: 1:100



2 Upper Floor Plan (by others)  
Scale: 1:100



1 Main Floor Plan (by others)  
Scale: 1:100



**BUILDING AREAS** (by others)

Area	1745 Rockland Ave. (sq. ft.)	1745 Rockland Ave. (sq. ft.)	1745 Rockland Ave. (sq. ft.)
Main Floor	2215	1	2215
Upper Floor	1510	1	1510
Attic	1110	1	1110
Total	4835	3	4835
Garage	1	21	21
Att. sub-total	1	21	21

Note: These figures represent the total floor area of the building as shown on the plan. They do not include the area of the driveway or the area of the front porch.



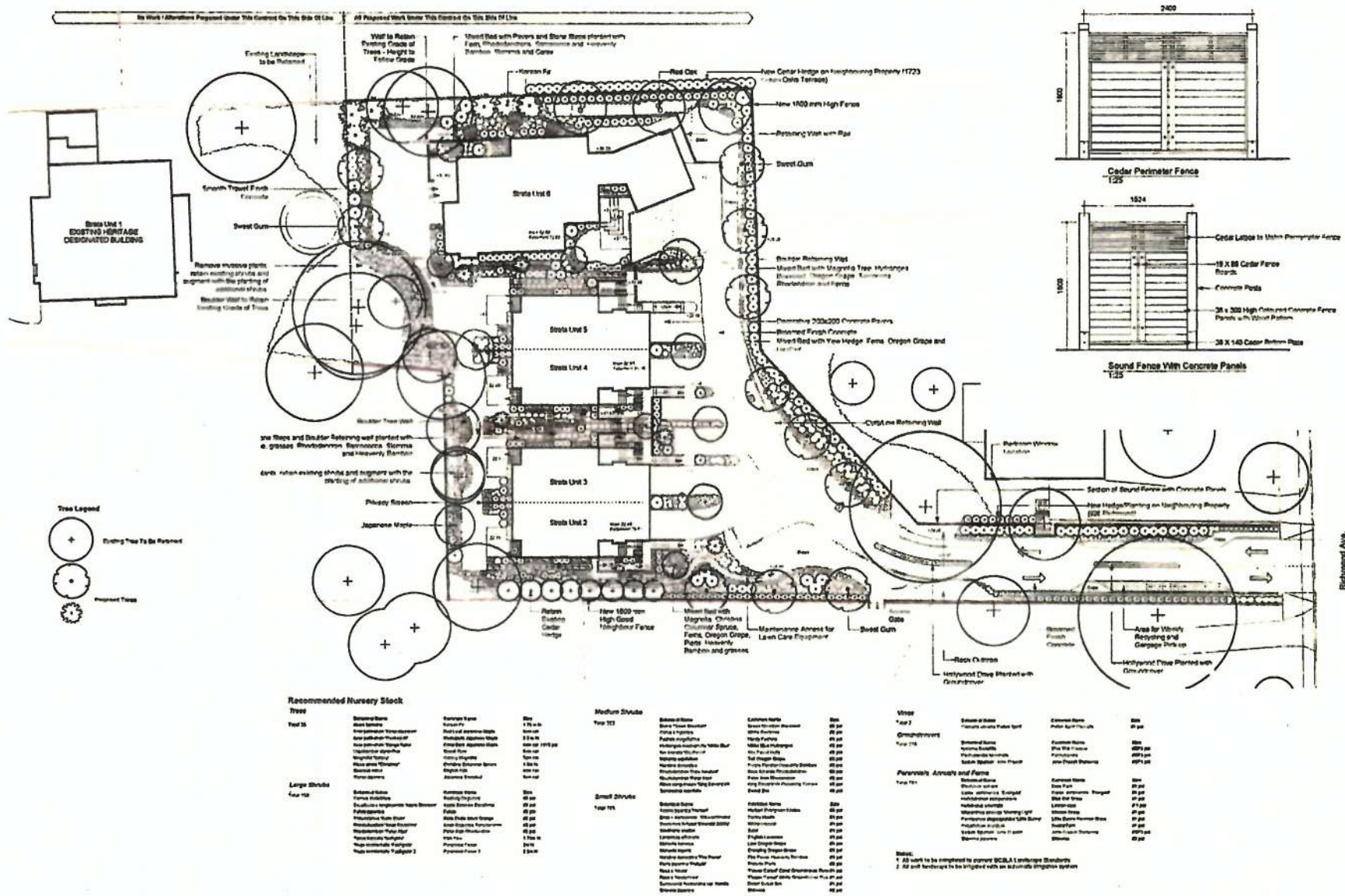


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Rockland Avenue Townhouses	
Existing Heritage Residence	
2 of 2	





# 1745 Rockland Drive Townhouses - Landscape Concept Plan

OCT 31 2014

Planning & Development Department  
Development Services Division



Planning & Development Department  
Development Services Division



**REPORTS OF THE COMMITTEE**

**3. Planning and Land Use Committee – September 04, 2014**

**4. Rezoning Application # 00444 and Development Permit Application # 000357 for 1745 Rockland Avenue**

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:

1. Indicate to the applicant that Rezoning Application # 00444 and Development Permit Application # 000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer and that staff explore with the applicant maintaining the trees and landscaping on the perimeter of the property.
2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

Carried Unanimously  
Council meeting  
September 25, 2014



September 16, 2014  
Mayor and Council, Victoria

Re: 1745 Rockland Rezoning

Regarding the Rezoning and Development Permit Application for this property, the RNA wishes to supplement its letter of July 12, 2014, with several additional points.

The RNA preference is always to respect in-place zoning assigned with community consultation and a social licence under the Rockland Neighbourhood Plan. While the RNA can agree that five units are slightly preferable to six, it remains deeply suspicious that this reduction is an "end run" around the currently existing R1-A zoning and that the proposed stratification of the lot is but a ploy to circumvent the panhandle regulations that should be required on this property.

At the CALUC meeting, neighbours, in noting that Richmond Road is already crowded with parked vehicles, expressed concern about additional on-street demand and wanted provision for plentiful parking on-site, particularly since many homes in the Rockland neighbourhood have more than one vehicle. Having additional visitor parking makes sense. The site coverage which would be required by all this parking is further evidence that the level of density being proposed is inappropriate on this site.

As stated in the RNA letter of July 12, "The applicant acknowledged concerns around the future of the property as strata and agreed to include legal language in the strata bylaws that would

1. protect the common property trees which provide privacy to the adjacent residents, including replacing them with equivalent species beyond their natural life and maintaining and replacing Good Neighbour Fencing as required, and
2. provide strata bylaw language preventing the development of secondary living units."

It is important that language including these covenants be part of any approval.

Further, the RNA would note in the Planning and Land Use Committee Report that the project is proposed to be BuiltGreen-certified. There are several levels of certification. Abstract Development has committed to BuiltGreen Silver. The RNA expects this to be the minimum level for any development that substantially increases density.

The public invests considerable effort in accommodating land-use processes; therefore, we ask that these points be given due consideration on the 18<sup>th</sup>. A review of the video of the discussion around 1082 Richmond Avenue at the July 17 PLUC revealed that scant attention was paid to the concerns forwarded from neighbours by the RNA.

Sincerely,

Janet Simpson, President  
Rockland Neighbourhood Association





## ROCKLAND NEIGHBOURHOOD ASSOCIATION

July 12, 2014

Mayor and Council  
Planning & Development Department  
City of Victoria

Re: 1745 Rockland Avenue

It is the RNA's understanding that this property clearly fits the definition of a panhandle lot according to Schedule A Definitions. There is nothing in the Schedule H Panhandle Lot Regulations to indicate time sensitivity (as with "Private Garage", for example); therefore, the regulations should apply to all lots which fit the definition. R1-A Zoning 1.1.2 refers only to the size of the lot area and the width of a lot required for building. The reference to panhandle lots in (e) falls within this heading. It does not limit the application of panhandle regulations in general.

Panhandle lot regulations were put in place to protect the privacy of all of the immediate neighbours. Floor area and height restrictions prevent a huge building from looming over back yards. Reasonable setbacks and site coverage preserve green space and buffer adjoining properties. Property owners rely upon the fact that the zoning definition of a panhandle lot protects them from overbuilding in their back yards.

The proposal for 1745 Rockland ignores these regulations:

Instead of respecting the 280m<sup>2</sup> floor space, the proponent seeks 836.04m<sup>2</sup>.  
Instead of the maximum 1 storey, 2.  
Instead of the 7.5m setbacks, 3.9m.  
Instead of a single residential building, 6.

At the CALUC meeting of March 5, 2014, significant concerns about loss of privacy, site drainage, traffic and loss of the urban forest were raised, and the proponent committed to addressing them.

The applicant acknowledged concerns around the future of the property as strata and agreed to include legal language in the strata bylaws that would

1. protect the common property trees which provide privacy to the adjacent residents, including replacing them with equivalent species beyond their natural life and maintaining and replacing Good Neighbour Fencing as required, and
2. provide strata bylaw language preventing the development of secondary living units.

Further to privacy concerns, it is important that the dual row cedar hedging along 1723 Green Oaks Terrace and 926 Richmond be installed and promptly replaced in the event of die off.

The site slopes to the south, and the downslope neighbours on Richmond voiced concerns about increased run-off with more hard surfacing. A commitment was made by the applicant to provide engineered site services that would alleviate any problems with three catch basins and storm drains as required to remediate run-off.

There was considerable concern about traffic speeds on Richmond, the property entrance, and visibility. The proponent agreed to work with local residents and Transportation, reviewing what impact the proposed development would have on traffic. This would be supported by passing the proposed changes to the Street and Traffic Bylaw currently being considered to reduce speed from 50 to 40 kph on Richmond Road from Fort Street to Crescent Road.

A commitment was made to retain as many of the mature trees as possible and to protect the heritage home garden.

Understanding that plans change, we emphasize how important it is that the windows on the north and south sides of the strata units remain as shown, high and narrow on the walls to allow light but to prevent overview of the neighbours.

The RNA cannot overstate its primary objection to this proposal. With a panhandle lot in their backyards, neighbours should be able to trust that the regulations will be respected and that a one-storey single family dwelling with significant setbacks is all that can be built there. Council would be letting them all down by considering a development three times that in mass and six times that in density.

Sincerely,

Janet Simpson, President  
Rockland Neighbourhood Association







## Planning and Land Use Committee Report For Meeting of September 18, 2014

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**To:** Planning and Land Use Committee      **Date:** September 4, 2014  
**From:** Helen Cain, Senior Planner, Development Services Division  
**Subject:** **Rezoning Application #00444 and Development Permit Application #000357 for 1745 Rockland Avenue** – Application to rezone from R1-A (Rockland Single Family Dwelling District) to a new zone to permit one single family dwelling unit plus six semi-attached dwelling units. Concurrent Development Permit Application.

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1745 Rockland Avenue. The applicant proposes to rezone from the R1-A Zone (Rockland Single Family Dwelling District) to a new zone to increase the development potential to construct three side-by-side semi-attached buildings (six self-contained dwelling units) on the same lot as a Heritage-Designated house, built in 1902. The proposal for a total of seven self-contained dwellings on this site exceeds the maximum number set out in the R1-A Zone. There are also concerns regarding the amount of surface parking related to the proposal and its effect on the conservation of the estate character and potential green space.

The following points were considered in assessing these applications:

- The property is designated as Traditional Residential in the *Official Community Plan, 2012*, (OCP). While the proposal is generally aligned with that land designation, it is not compatible with the OCP policies related to sensitive infill in Rockland on lots with estate character. Additionally, the proposed intensity of development would be inconsistent with the *Rockland Neighbourhood Plan, 1987*.
- Development and construction of the proposed new semi-attached dwelling units would be subject to control and regulation under Development Permit Area 15C - Intensive Residential Rockland. While the proposal complies with some of the applicable design guidelines, the site plan does not adequately address the conservation of estate character and existing green space.
- Staff have concerns with respect to the proposed 18 parking stalls which exceeds the number of parking spaces required. Surplus parking related to the proposed new dwelling units should be removed to reduce the extent of hard surfaces and to increase the open space, which would better align with the OCP strategic directions for Rockland and the associated design guidelines.



Staff are recommending that the Planning and Land Use Committee consider directing:

- the applicant to reduce the total number of dwelling units from seven units to six or fewer units
- the applicant to remove the parking spaces related to the new development that exceed the zoning standard requirement and to substitute soft landscaping in those spaces
- staff to prepare another report to return to the Planning and Land Use Committee once the revisions are complete.

### Recommendations

1. That Council:
  - a. indicate to the applicant that Rezoning Application #00444 and Development Permit Application #000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer, and reduce the number of parking stalls and related hard-surfaced area to provide one parking stall per new dwelling unit in addition to the parking provided for the Heritage-Designated house, with increased soft landscaping to be substituted for the hard surfacing;
  - b. direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

Respectfully submitted,



Helen Cain  
Senior Planner  
Development Services Division



Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager: \_\_\_\_\_  
Jason Johnson

Date: \_\_\_\_\_  
Sept. 11/14

HC/aw/ljm

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## 1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1745 Rockland Avenue.

## 2.0 Background

### 2.1 Description of Proposal

The subject property is a large lot containing a Heritage-Designated single family dwelling, which will be retained and is intended to be used as a single family house only, without a secondary suite. There is a tennis court on the eastern portion of the parcel which is proposed to be removed to construct three semi-attached buildings each comprised of two self-contained dwelling units to provide a total of six new dwelling units. Each semi-attached dwelling would be side-by-side in building layout, which complies with the R1-A Zone (Rockland Single Family Dwelling District) where "semi-attached dwelling" is a permitted use. In the *Zoning Regulation Bylaw*, the latter use is defined as "a building used or designed for use as two dwelling units, each having direct access to the outside at grade level and where neither unit is wholly or partly above the other". It is necessary for the proponents to apply for a rezoning since the proposal exceeds the number of self-contained dwelling units allowed in the current R1-A Zone (Rockland Single Family Dwelling District).

The proposed site plan, architectural and landscape design include the following:

- the single family detached Heritage-Designated house on the western portion of the lot and six new semi-attached dwelling units on the eastern portion of the lot
- garage integrated with front elevation for each semi-attached dwelling unit with surplus surface parking stalls between the buildings
- primarily stucco and board-and-batten siding with accent details in natural stone veneer and cedar panels on the new semi-attached units
- vinyl windows with wood casements, wood entry doors and garage doors for the new semi-attached units
- removal of some trees to permit new driveways and surface parking combined with retention of all mature trees around the north, west and south boundaries, as well as new trees adjacent to the east boundary and extensive plantings
- new wall along the east driveway that is designed for noise abatement.

Due to the high number and concentration of mature trees on the property, the applicant has provided an Arborist Report (attached) to support the proposed scheme. Impacts on the existing landscape character are discussed in "Section 4: Issues" of this report.

#### 2.1.1 Sustainability Features

As described in the applicant's letter (attached), the proposed development would achieve Built Green BC Standards, including the use of natural materials for the exterior finishes and native species in landscaping design. The proposal would help to mitigate stormwater runoff related to the tennis court through reducing hard surfaces compared to existing conditions.



## 2.2 Existing Site Development and Development Potential

The data table below compares the proposal with the existing R1-A Zone (Rockland Single Family Dwelling District), which was amended in 2011. However, the more detailed analysis undertaken in conjunction with this proposal has identified that the most recent amendment does not carry forward the previous practice of including the existing self-contained dwelling unit in the site area per unit calculation. An asterisk indicates this discrepancy between the proposal and the other regulatory approaches.

Zoning Criteria	Proposal	Zone Standard R1-A (current)	Zone Standard R1-A (prior to 2011)
Site area (m <sup>2</sup> ) – minimum	4950.80* (or 825.13 m <sup>2</sup> per semi-attached or attached dwelling unit – six units)	5010.00 (or 835 m <sup>2</sup> per semi-attached or attached dwelling unit – six units)	5845.00 (or 835 m <sup>2</sup> required per dwelling unit - seven units)
Total floor area (m <sup>2</sup> ) – maximum	1306.31	n/a	n/a
Lot width (m) – minimum	58.58	24.00	24.00
Height (m) – maximum	7.54	7.60	11 (single family dwelling) 10.5 (attached and semi-attached dwelling units)
Storeys – maximum	2	2.5	2.5
Site coverage (%) – maximum	17.08	25.00	25.00
Open site space (%) – minimum	36.60	n/a	n/a
Setbacks (m) – minimum			
Front (east) – Rockland Ave	32.35 (existing house)	10.50	10.50
Rear (west) – Richmond Ave	83.99 (new dwellings)	10.50	10.50
Side (north)	70.39 (new dwellings)	42.80 (25% lot depth)	42.80 (25% lot depth)
Side (south)	5.00	3.00	3.00
	3.90	3.00	3.00
Vehicle parking (stalls)	7 minimum required 18 provided	7 minimum required	7 minimum required
Attached dwelling siting	rear	side or rear	side or rear

## 2.3 Land Use Context

The immediately adjacent land use to the north, south, east and west is single family dwellings located in the R1-B Zone (Single Family Dwelling District), R1-A Zone (Rockland Single Family Dwelling District), and R1-G Zone (Gonzales Single Family Dwelling District).

## 2.4 Legal Description

Lot A, Section 74, Victoria District, Plan 36239.



## 2.5 Consistency with City Policy

### 2.5.1 Official Community Plan, 2012

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential. It should also be noted that the OCP includes policies to support heritage through allowances, such as zoning, to achieve a balance between new development and conservation through infill that is sensitive and demonstrates an innovative design.

At the local area level, the OCP provides a land use policy vision and strategic directions for Rockland in the City-wide context, including several policies relevant to the subject property. The latter emphasizes conservation of historic architectural and landscape character, including urban forest on private lands, maintaining existing houses and large lots through sensitive infill that retains open and green space, and overall estate character.

### 2.5.2 Rockland Neighbourhood Plan, 1987

Aligned with the OCP, the *Rockland Neighbourhood Plan, 1987* has policies that focus on retention of heritage and historic buildings, landscape and streetscape features, estate character and ensuring new development complements nearby heritage sites. This local area plan also states that the R1-A Zone should be retained. While the design of the proposed new semi-attached dwellings would complement the heritage house in form, massing and character, the density is significantly higher than the R1-A Zone and a larger site area per dwelling than proposed is needed to better respect the estate character of the lot.

## 2.6 Consistency with Design Guidelines

The proposed design for the new semi-attached dwellings is subject to OCP Development Permit Area (DPA) 15C Intensive Residential Rockland. In DPA 15C, building form, character, finishes and landscaping details are controlled and regulated in relation to the *Design Guidelines for Attached and Semi-Attached Dwellings in the Rockland Neighbourhood, 2011*. Staff assessment of the proposed design in relation to the guidelines is summarized below:

- Siting of the semi-attached dwellings behind the heritage house would have no impact on views of the heritage house from Rockland Avenue while part of one of the new semi-attached buildings would be visible from Richmond Avenue.
- The form and massing of the new semi-attached buildings are small in scale compared to the house and their design is complementary in composition, mix and quality of exterior finishes.
- Windows would overlook adjacent yards of the houses located at 1711 and 1723 Green Oaks Terrace and 1730 Lyman Duff Lane, but these openings are quite narrow and the north and south buildings are sited at a distance from the shared property lines. Similarly, potential overlook to the rear yards of houses on Richmond Avenue would be minimal due to the setback distance.
- As a result of providing surface parking surplus to the minimum requirements of the *Zoning Regulation Bylaw*, the site plan and landscape plan for the eastern portion of the site are car-oriented with an excess of paved areas. However, these are permeable hard surfaces and the new site coverage for impermeable surfaces is less than the existing conditions with the tennis court.



- While some mature trees will be removed to construct the buildings and parking surfaces, including one Bylaw-Protected Big Leaf Maple, the landscape scheme retains all trees along the property boundaries and adds new plantings and trees along the east boundary.

Aspects of the design that do not adequately comply with the relevant guidelines are discussed further in "Section 4: Issues" of this report.

## 2.7 Community Consultation

In accordance with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning Applications, the applicant consulted with the Rockland CALUC on March 5, 2014. A letter from the CALUC is attached to this staff report.

## 3.0 Issues

The main outstanding issues related to these applications are:

- proposed density and permitted uses
- consistency with design guidelines
- underground infrastructure and right-of-way.

## 4.0 Analysis

### 4.1 Proposed Density and Permitted Uses

The R1-A Zone, Rockland Single Family Dwelling District, sets out key rules related to land use and development potential. With respect to the land use, the R1-A Zone allows a variety of uses including single family dwellings as well as attached and semi-attached dwellings. In the *Zoning Regulation Bylaw*, a "semi-attached dwelling" is defined as "a building used or designed for use as two dwelling units, each having direct access to the outside at grade level and where neither unit is wholly or partly above the other". An "attached dwelling" means "a building used or designed as three or more self-contained dwelling units, each having direct access to the outside at grade level, where no dwelling unit is wholly or partly above another dwelling unit". These definitions will be relevant in considering the potential resolution of the minimum site area per unit concerns discussed further below.

As indicated in "Section 2.3" and laid out in the data table, the key issue that has necessitated the rezoning is the number of units proposed on the site relative to the site area. The overall site area is 4,950.80 m<sup>2</sup>, in a highly unusual shape with a conventional frontage on Rockland Avenue and most of the site located in the R1-A Zone, with a much narrower extension of the lot to front on Richmond Avenue, providing a driveway to the new semi-attached dwellings, which is currently zoned as R1-B, Single Family Dwelling District. To simplify the analysis and since this is proposed as a site-specific rezoning, the analysis has treated the entire site area as if it were entirely in the R1-A Zone.

The current R1-A Zone relies primarily on establishing a minimum site area of 835 m<sup>2</sup> for each attached or semi-attached dwelling unit to determine the potential number of units allowed. Based on this, the site at 1745 Rockland Avenue is too small to accommodate the proposed six new semi-attached dwelling units; the site would need to be 59.2 m<sup>2</sup> larger in size to meet the 835 m<sup>2</sup> per unit rule. Said another way, there is only 825.13 m<sup>2</sup> of site area per semi-attached unit provided instead of the 835 m<sup>2</sup> required.



It should be further noted that the R1-A Zone was amended in 2011 with an unintended change to site area requirements. Prior to the 2011, the regulations stated that the minimum site area was 835 m<sup>2</sup> per dwelling unit which as a practice had included the existing single family unit in the calculations of required minimum site area per unit. Under the previous R1-A Zone, the minimum site area required to accommodate the existing single family dwelling unit plus the proposed six new semi-attached units would be 5,845.0 m<sup>2</sup> or 894.2 m<sup>2</sup> bigger than it is. Said another way, the proposed development is only providing 707.25 m<sup>2</sup> per dwelling unit instead of the 835 m<sup>2</sup> previously required, or about 85% of the previous requirement.

Given this analysis and the fact that in every calculation method, the proposal is requesting more dwelling units than the current zoning allows, staff do not recommend that Council approve the rezoning necessary to allow the proposed total of seven units (the one existing single family house plus six new semi-attached units). Staff would recommend that Council either decline the rezoning outright or that the proponent revise the proposal to a maximum of six units (one existing single family house plus five or fewer new dwelling units). It is recognized that a total of six dwelling units on the site would still be providing only 825.13 m<sup>2</sup> of site area per unit overall, compared to 835 m<sup>2</sup>.

## **4.2 Consistency with Design Guidelines**

### **4.2.1 Landscape Character**

Three new buildings would cover the eastern portion of the lot with limited open and green space. While a number of trees would be removed to construct the new buildings, driveways and parking areas, the proposed Landscape Plan includes the retention of clusters of trees through careful siting and use of brick pavers as a permeable surface rather than impermeable concrete in the surface treatment. One Bylaw-Protected Big Leaf Maple would be removed but would be replaced with two trees in a nearby location, in accordance with the *Tree Protection Bylaw*. In addition, new trees would be planted along the east boundary to mitigate the loss of mature trees near the property line.

### **4.2.2 Vehicle Parking and Access**

The number of surface parking stalls that are proposed exceeds the zoning criteria applicable to the new development. It is accepted that the existing single family heritage house, oriented to Rockland Avenue, provides five parking stalls, exceeding the minimum standard related to that unit. Each of the new semi-attached units includes a single car garage as well as driveways of varying lengths. The further provision of an extra surface parking stall related to each new unit has introduced a greater extent of hard surfaces that does not respond to the design objective for more natural or soft landscaping characteristic of Rockland yards. Staff recommend the removal of the surplus surface parking for the new units to lessen the extent of hard surfaces and that additional soft landscaping features be added in this available open space.

## **4.3 Underground Right-of-Way**

There is an existing Section 219 Covenant registered on title for the purpose of permitting an Underground Right-of-Way and sewage and stormwater piping and drains to traverse the land parcel. This existing infrastructure was installed in part to provide services to other properties on Rockland Avenue.



The proposed site plan would require relocation of the sewage and stormwater piping and drains, and the Underground Right-of-Way, presently secured through a Section 219 Covenant. Should Council choose to advance the Rezoning Application, staff recommend that a legal agreement be prepared, executed and registered to secure the commitment to the relocation of the Right-of-Way and associated infrastructure, prior to a Public Hearing. It should be noted that the applicant would be responsible for future construction costs related to this infrastructure.

## **5.0 Resource Impacts**

There are no resource impacts associated with this development.

## **6.0 Conclusions**

Staff consider the concept of infill on the subject property to align with the OCP and Rockland policies related to mix of housing types in City neighbourhoods and heritage conservation. While a degree of flexibility of the zoning standards related to the new attached or semi-attached dwellings would be acceptable to accommodate population growth in this local area and to help support heritage retention, the proposal as presented is requesting more residential dwelling units than is appropriate. However, the proposed site plan, architectural and landscape design are generally well-considered with respect to form, massing and character and minimizing the potential impact on the mature landscape character. Staff are, therefore, recommending that the proposal be revised to decrease the overall number of dwelling units on the site to a total of six or fewer and that the new dwelling units provide one parking stall as a garage and remove all the surplus surface parking and replace it with suitable soft landscaping.

## **7.0 Recommendations**

### **7.1 Staff Recommendations**

1. That Council:
  - a. indicate to the applicant that Rezoning Application #00444 and Development Permit Application #000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer, and reduce the number of parking stalls and related hard-surfaced area to provide one parking stall per new dwelling unit in addition to the parking provided for the Heritage-Designated house, with increased soft landscaping to be substituted for the hard surfacing;
  - b. direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

### **7.2 Alternate Recommendations (decline)**

1. That Council consider declining Rezoning Application #00444 and Development Permit Application #000357 for the property located at 1745 Rockland Avenue.

**8.0 List of Attachments**

- Zoning map
- Aerial photo
- Letters from Hillel Architecture, Inc., stamped June 10, 2014, and March 12, 2014
- Plans for Rezoning Application #00444 and Development Permit Application #00357, stamped July 24, 2014
- Arborist Report from Talbot McKenzie dated October 24, 2013
- Letter from Rockland Community Association, stamped April 8, 2014.



06 June 2014

Mayor and Council  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6



RE: **Rockland Avenue Residences**  
1745 Rockland Avenue, Victoria BC

**Rezoning and Development Permit Applications**

We hereby submit, on behalf of developer Magellan Holdings Ltd. appointed by the owners of the property, a rezoning application and a concurrent development permit application for the redevelopment of a mature Rockland area property and the ongoing protection of a designated heritage home. The following report is divided in to the following sections;

1. DESCRIPTION OF PROPERTY
2. DESCRIPTION OF EXISTING HERITAGE HOME
3. ZONING CONTEXT AND BYLAW REVIEWS
4. ZONING COMMENTARY AND DESIGN RATIONALE
5. ARCHITECTURAL INTENT, DESIGN RESOLUTION

**1. DESCRIPTION OF PROPERTY**

The subject property is located at 1745 Rockland Avenue and is a through property that connects to Richmond Road. The site is currently occupied by a single-family dwelling of heritage value. A winding path through mature landscaping leads to a large sunbathed tennis court to the rear of the home before eventually connecting to a narrow lane leading down towards Richmond Road. At 4,850 sq.m. ( $\pm 1.2$  acres,  $\pm 52,200$  ft<sup>2</sup>), the proposed site is generous though it largely remains concealed from both streets. It also is concealed from most of the surrounding neighbouring properties due to mature landscaping well above a storey in height.



Hillel Architecture Inc.

page 1 of 16

The site has been owned by a local family for generations and their ownership will remain. The first stage was the protection of the original heritage home. This proposed redevelopment of the site, stage two, is designed to respect the prominence, setting, and views associated with the original heritage home. The goal is to develop the rear portion of the property currently occupied by a competitive size tennis court no longer enjoyed by the family. A development which is in keeping with design guidelines for low-density residential infill development, while providing an opportunity to create three two-family dwellings, sympathetic to surrounding buildings and landscape patterns. A development which, we emphasise, will be entirely concealed from both Rockland and Richmond Roads.



Views of the proposed building site; existing 665 m<sup>2</sup> [ 7156 ft<sup>2</sup> ] of asphalt tennis court no longer used.





## 2. EXISTING HERITAGE HOME

The designated heritage home, accessed from the Rockland Road property entry, is referred to by name as the Ashton. The Ashton was designed by Francis Mawson Rattenbury, and built in 1901. The current family members, owners for now multiple generations, will continue to own the Ashton following this proposed development. The owners requested this home be designated in 2010. This heritage designation was granted by the City of Victoria.

This was in fact the owner's first step in preserving the Ashton. This second stage is the protection of the heritage gardens and setting of the Ashton, while also carefully developing its unseen rear properties.



As requested by the Planning Department, floor plans of this single family home have been documented. Under this development proposal, this house will, by covenant, be protected as a single family home for perpetuity. No interior or exterior changes are planned under this stage two of the protection of this heritage home.

Plans and elevations were not requested at the time of the request for Heritage Designation of this residence, and no record drawings or original permit submission drawings have been found at this time. The plans recording this as a single family residence today, as requested, have been documented and are contained in this submission package. Extensive photographic coverage is available on request. A limited number of these images have been submitted as elevation records.



### 3. ZONING CONTEXT

**a) Designation**

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Subsequent to a number of discussions with planning staff at the City of Victoria, preliminary discussions with the Rockland Neighbourhood Association, and taking into consideration input received from surrounding neighbours, a site specific zone is being requested for this whole site. It has been requested that a zoning comparison, based on the current R1-A zone and an R1-A5 zone be provided.

The development request is to permit the creation of 7 strata-titled units, to cover the existing heritage house and a portion of the property appropriate to its floor area as determined by zoning and a registered BC Land Surveyor, and 3 new two unit townhouse residences on the remaining portion, each with exclusive use parking areas and private green spaces. The R1-A5 zone, Rockland (St Charles) Townhouse District was deemed by planning department staff to be the most suitable for comparative purposes. For the design team, our original goal was also to respect the zoning criteria of all surrounding properties to ensure that the proposal does not impose. Therefore throughout this design report, comparisons to the R1-B zone are also made.

### b) Density comparison

A review of lots sizes surrounding 1745 Rockland Road was undertaken. The results are assembled on the enclosed site photo. As a point of comparison, the approximate land surrounding each building is demonstrated. This shows that the approximate size the proposed "land areas" and buildings are no different than those of the properties that surround them. Although this is not an officially acceptable comparison, it does have value. Land areas are similar. Building footprints are similar. Therefore their average site coverage of the new buildings, in their context, is not dissimilar to those that surround them.





#### Summary of permitted Lot sizes as per zoning regulations

The heritage home currently resides on a portion of the site which is zoned R1-A. This proposal, by intent, was to completely respect the criteria of all of its surrounding neighbours and strict adherence to the criteria of the R1-B zoning was the starting point of the design team process. R1-5A was identified by the Planning Department as a suitable similar zone for comparison purposes.

R1-A permits single family homes on 740m<sup>2</sup> lots, and for attached / semi attached dwellings at 835m<sup>2</sup> Ea = 1670m<sup>2</sup>

Two "homes" therefore would occupy 1480m<sup>2</sup>

Two "townhomes" would occupy 1670m<sup>2</sup> (a 12.8% penalty for this more efficient housing type)

R1-B permits single family homes on 460m<sup>2</sup> lots.

R1 5A, our designated zoning regulation of comparison, lists 470 m<sup>2</sup> per unit

#### c) Density Analysis,

This proposal for 1745 Rockland provides 707m<sup>2</sup> per unit, and 1414m<sup>2</sup> per attached dwelling.

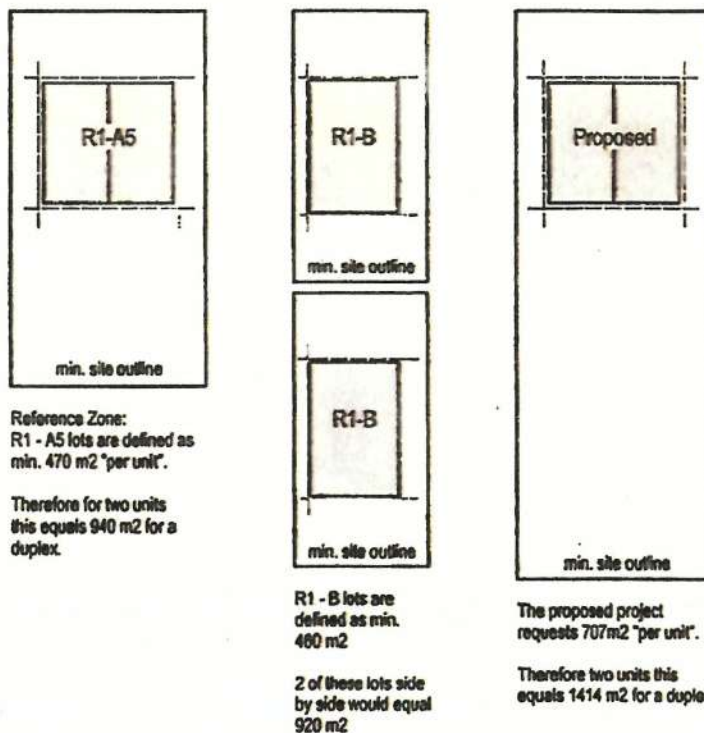
It exceeds R1 B min lot standards ( all neighbouring properties ) by 153% (our target reference)

It exceeds the reference zone standards of R1-A5 by 150% (City's target reference)

It closely follows the larger R1-A single family lot standards of 740m<sup>2</sup>: 95%

It is respectful of R1-A attached dwelling standards of 1670m<sup>2</sup>: 85%.

The project exceeds all setbacks of ALL zones above and substantially in many regards. .

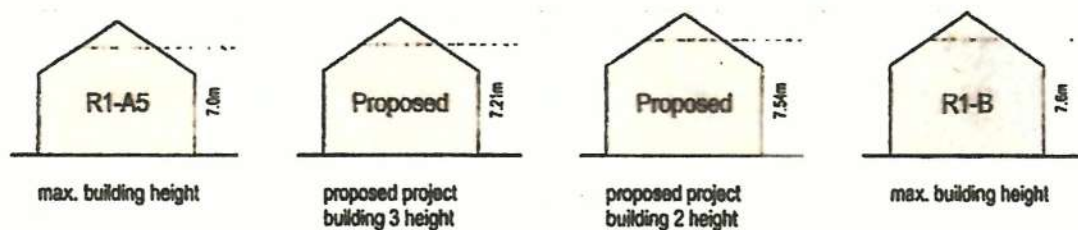


The intent was to respect the surrounding property owners, and R1-B standards therefore became our target reference for this development proposal. We exceed the permitted zoning density of the surrounding lots by 153%.

**d) Building Height**

The new buildings vary slightly in building height relative to their calculated average grade as you progress across the site, from a height of 7.21m to 7.54m. They have been designed to respect the surrounding neighbours and the permitted building heights of their zones.

Comparatively speaking, all three buildings are below the permitted ht. of 7.6 m defined by the R1-A. All three buildings are below the permitted ht. of 7.6 m defined by the R1-B zones of all surrounding properties. The City had asked that we compare this proposal with the R1-A5 zone in which the maximum permitted ht. is listed as 7.0m. The proposed buildings exceed this by a modest amount (from 210mm to 540mm: average 375mm). The diagram below shows the lower permitted ht. of the R1-A5 zone, lowest and the highest of the three proposed buildings in the centre of the diagram, and the higher permitted ht.s of both the R1-A and R1-B zones.

**e) Parking**

The amount of off-street parking provided exceeds the minimum requirements. A minimum of one stall per dwelling is required. We have officially provided double this requirement by providing 2 stalls per residence. One enclosed, and one guest stall. In addition, we have ensured that each driveway has sufficient length to accommodate parking outside of the garage, as an unofficial additional parking opportunity. Because the new residences are set back from Richmond Road, guests entering the private lane must all know with confidence, that when they enter this property that sufficient parking is available. We wished also to reassure residents along the busy parking corridor of Richmond Road (generated by new sports fields and new theatre), that this project is not adding to a parking burden in the community. Off-street parking has been designed using high quality, permeable and durable paving materials.

**f) Greenspace and site coverage**

The City has asked that we consider removing excess parking. Reducing the parking count is typically not encouraged by council and we would prefer to honour our parking as proposed. Part of the City's concern was increasing our green space. In reviewing this issue we must note that the current solution offers the following favorable site coverage, in comparison to its potential zoning criteria of its neighbours:

- 40% site coverage for R1-A,
- 40% site coverage for R1-B,
- 35% site coverage for R1-A5,
- 17.8% as proposed.

Our green space, the resultant percentage of landscaped areas after deduction of all paving, buildings, decks, stairs, and hard surfaces is approximately 34%. Not only would very few proposals provide the very significant setbacks we are able to provide, but now we also find herein a statistic which is again reflecting very well on the proposal submitted. A minimum green space is stated on the R1-A5 zone. We comply with this zone.



#### 4. ZONING COMMENTARY AND DESIGN RATIONALE

##### a) Neighbourhood consultation

Over the course of developing the proposed scheme, a detailed analysis of other R1-B properties in close proximity was undertaken to better understand the context of the Rockland neighbourhood. This included a review of a more traditional four-lot subdivisions of fee simple lots at the rear of the property as an alternative to the three duplexes being pursued. The developer initiated a series of one on one interviews with neighbouring property owners, detailed drawings in hand, and of the 23 interviews which took place, 22 were supportive of the proposal to develop 3 duplexes vs 4 single family homes. The 23<sup>rd</sup> was a property for sale. The neighbours appreciated that a comprehensive, more controlled approach to site planning, circulation, building design, and the comprehensive site maintenance that would result from a strata development than would result from the creation of perhaps 4 fee simple R1-B lots. When separately developed, single family homes, their varying styles, their various fences, even the intent "to fence" one's private property would visually divide this lot and detract from the property openness and ambiance. The R1-B zone criteria, when applied to a 4 Lot solution resulted in much closer buildings to neighbours, much higher density of buildings, increases in site coverage, and substantial decreases in setbacks.

##### b) Breathing Room

Directly related to this point is the request of the City for more "breathing room" between heritage home and new work. The minimum 7.5m rear yard setback in both R1-A and R1-B lots is one form of breathing room that can be measured as a sign of acceptable local "distances" between building faces. With these two zones, two rear yards back to back would permit 15m between building faces. The proposal greatly surpasses this acceptable "breathing space":

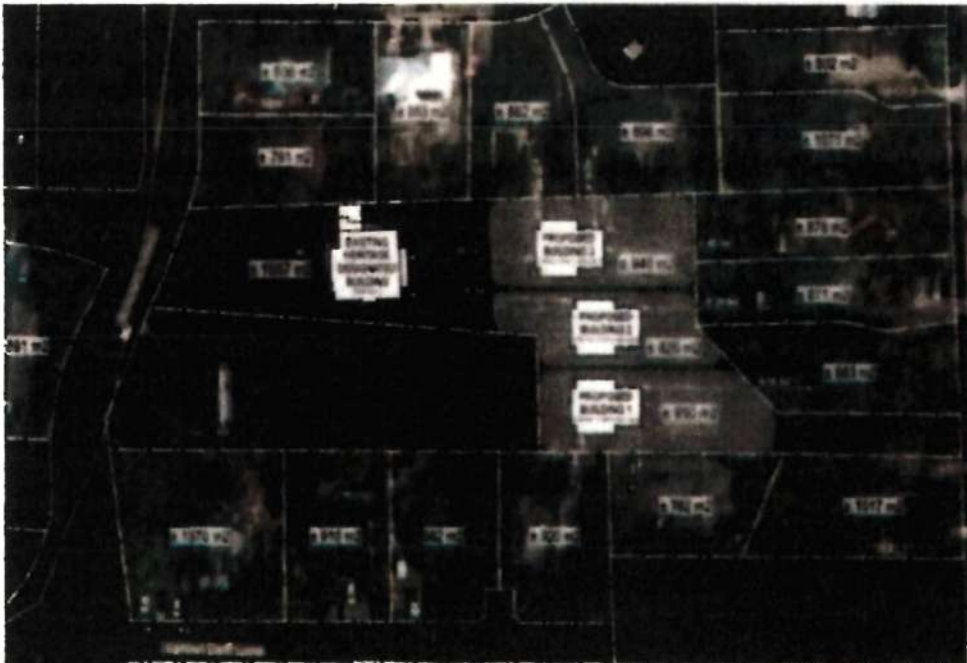
Duplex units 6 & 7 building's faces are placed 30.6 meters from closest corner of the heritage home.

Duplex units 4 & 5 building's faces are placed 38.1 meters from closest corner of the heritage home.

Duplex units 2 & 3 building's faces are placed 43.0 meters from closest corner of the heritage home.

##### c) Privacy Impacts

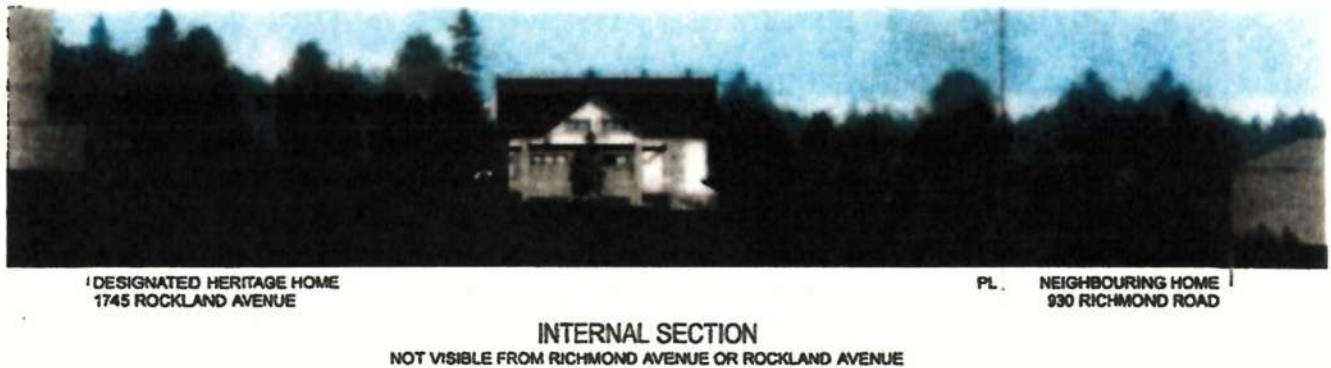
A second issue related to one's perception of neighbourhood density, is a request by the City that we show the location of adjacent houses and provide information related to privacy impacts. In the following photo can be found the distances between building faces and the approximate land area surrounding each building in the neighbourhood.



Similar to breathing space around the heritage building, the perception of privacy can be a result of understanding the distances between building faces. The minimum 7.5m rear yard setback in R1-A and R1-B surrounding properties combined with the front yard setback of 7.5m from the target reference zone, R1-B, is one form of breathing room that can be measured as a sign of acceptable and predictable privacy between new building faces and those existing outdoor private spaces of neighbouring homes. With this in mind, it would predict that 15m between the new building faces and the rear yard building faces of the existing homes is an acceptable measure of privacy. Our proposal greatly surpasses this "breathing space", or this measure of acceptable privacy:

- Duplex units 6 & 7: bldg front faces over 20.4 meters from property line,  $\pm 40.3\text{m}$  to neighbour's building face
- Duplex units 4 & 5: bldg front faces over 12.7 meters from property line,  $\pm 28.9\text{m}$  to neighbour's building face.
- Duplex units 3: bldg front faces over 18.7 meters from property line, 38.5m to neighbour's bldg face
- Duplex units 2: bldg front faces over 23 meters from property line, 38.5m to neighbour's bldg face.

These significant distances come from a proposal that voluntarily exceeds neighbouring zoned standards of front yards, rear yards, and side yards. Graphically these distances result in the proposal section shown below demonstrating the actual distances relative to building side elevations. The distances are dramatic, far exceeding expectations.



In addition, intentionally, no primary living spaces have windows overlooking the sideyards in this proposal.

#### Side yards

It should also be noted that another form of comparison of perceived privacy is in understood from the sideyard setbacks. In this context, each surrounding R1-A or R1-B zone, the min side yard set back is 3m, so potentially homes could exist where there is 6m between building faces. Here again, the proposal provides the following distances between building faces;

- Duplex units 6 & 7: bldg faces  $\pm 20.4\text{m}$  and  $\pm 18.2\text{m}$  to neighbours building face
- Duplex units 4 & 5: (central building, internal to project, no impact on neighbours).
- Duplex units 2 & 3: bldg front faces over 12.4 meters and 7.4m to neighbours bldg face.



Once again, demonstrating this graphically reveals the much greater privacy between dwellings than existing zoning would create, and more privacy than existing neighbours currently enjoy. The diagram below demonstrates the Richmond Road Street edge adjacent to our proposal for 1745 Rockland Road.



The proposed streetscape shown above demonstrates the proposals more generous spacing of residences. We must also note that this "streetscape" is internal, and completely concealed from both Richmond and Rockland Roads.

All homes typically look into their neighbour's rear yards, and rear yard areas are also typically beside neighbouring rear yard areas, therefore compromising one's conversational privacy outdoors. In this proposal, neighbours private outside spaces are adjacent to this proposal's unoccupied side yards. In the other direction, a neighbouring private rear yard area is adjacent to our "unoccupied" and very generous front yard setbacks. It would appear that this proposal significantly exceeds privacy that could be anticipated by the current zoning(s) – all of them.

#### d) Sound

These very large distances are significant when mitigating noise (vehicles or conversation) which diminishes by the distance squared.

*"Sound pressure is inversely proportional to the distance of the point of measurement from the source, so that if we double the distance we halve the sound pressure".*

#### **Sound Energy Quantities:**

*Sound intensity, sound energy density,*

*sound energy, acoustic power:*

***Inverse Square Law  $1/r^2$***

In a neighbourhood where rear yard building faces could be 15m from each other and meet zone regulations, we have a solution that is providing over double that distance; 40.3m, 38.5m, 38.5m, and one location just under double that distance: 28.9m. Similarly, our side yard distances also exceed acceptable zone standards and in some locations, these too, are over double the acceptable standards. The vehicle sound source location varies significantly from that which would be acceptable in this neighbourhood. Any home would be permitted to have a family car in a front yard driveway, or have a

driveway that passes by a home to enter a garage in their rear yard area. The proposed development places cars typically well away from neighbours windows, and far exceeding distances that would typically arise from cars in front yard driveways, or in rear access driveways.

The loudest sounds from cars are typically generated at their locking and unlocking ( a high frequency alarm's beep), or from a car engine starting. In this proposal, these distances from vehicle parking where these sounds would be generated are well in excess the distance that is acceptable in these zones. Where a car could park within mere meters of a neighbouring window, this proposal provides the following distances from the sound source - the commonly parked car in a driveway, in front of a garage (not even an official stall) – to the closest window of a neighbouring residence: 19.8m, 35m, 35m , 26m, 26.9m, 35.5m, 9.2m. This averages  $\pm 25m$  and exceeds that which would occur under the compared zones – all of them.

It should be noted that 976 Richmond Road has expressed a concern over the potential noise of vehicles passing their home in the proposed access lane. They have suggested, through a friend and consultant, that portions of this fence be built of concrete components similar to a sound attenuating barrier along a highway. The Developer has accepted this request and this portion of fencing has been demonstrated on revised landscaping plans. By the paragraph above this would appear completely acceptable in all of these zones.

## 5. ARCHITECTURAL INTENT, DESIGN RESOLUTION

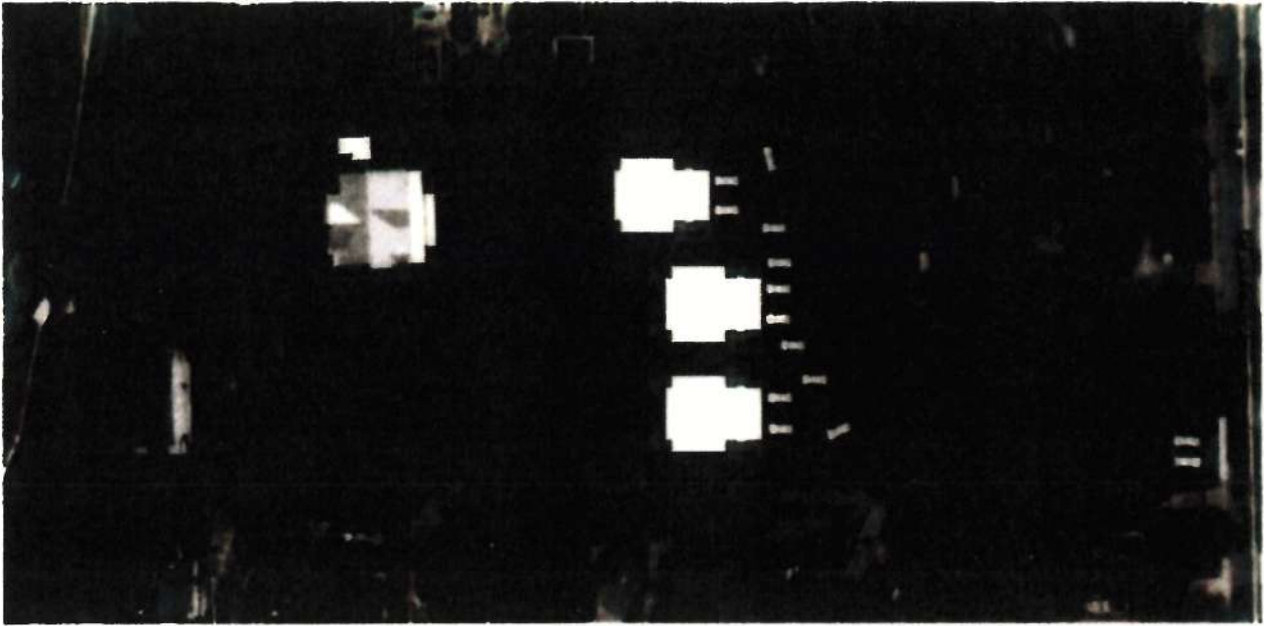
The fabric of this community consists primarily of medium to large single family homes, where low-density residential infill development, such as duplex or small scale townhomes, as set out in the OCP have been given consideration where appropriate. For the owners of the existing heritage house, the developer, and the design team, the form and character of the new buildings, including sitting, scale, massing, exterior finish and detailing, must be sympathetic to its built and natural surroundings. There is no desire to impose on surrounding properties, especially those with heritage significance, nor undermine their prominence from the street.

### A) Site Design

This proposal develops a site area of an existing competitive size tennis court, deep in the lot, and hidden within the property from both Richmond and Rockland Roads. The Court provides a large, clear, level area suitable for new development. This tennis court is 665.5 m<sup>2</sup> of asphalt in area. 7163 ft<sup>2</sup> of site coverage of a hard surface without the ability to absorb, retain, or even control its water run off. This water run off has also provided significant volumes of overland water flow into neighbouring rear yards.

As a comparison, the new development has a site coverage of 507 m<sup>2</sup> of new buildings. A reduction of this site coverage. Or one could compare the tennis court area with new planned paved areas. In this comparison, the former tennis court area of 665 m<sup>2</sup> would compare with the 709m<sup>2</sup> of all roads, all parking areas, all driveways, and pathways combined. The roads, however, are internally drained and will prevent surface water run off from all driveway surfaces. The buildings will, as expected, take all roof water flows and channel this volume to perimeter storm water systems. This development will therefore positively improve the current overland water flow issues that the owners became aware of only after interviewing the neighbours through this process. That tennis court over time has provided difficulties to neighbouring properties. We are amending this "found" issue.





#### **Access location**

This site has the unique benefit of access from two streets, therefore the new development will be accessed from Richmond Road. The new development is completely concealed from Rockland Road. In addition, the original home will be spared the usual condition of having to drive past it on a generous width road bed in order to new work typically built in rear yard portions. In this proposal a private lane off of Richmond Road will serve these new residences. This new access lane travels 71 meters into the property from Richmond Road before the face of the first garage door, ensuring this new "streetscape" is completely concealed from Richmond Road. Being concealed from both roads dramatically lowers the imposition of this project on the greater neighbourhood.

#### **B) Housing Type**

A duplex is a remarkable vehicle for providing the qualities of a single-family home in a typically more affordable manner. There is little or no compromise to the qualities of space, both indoors and extending outwards to private green spaces. The two plus bedroom homes are well suited to couples, young families, empty nesters and everyone in between. While children can play outdoors on quiet, safe drives with little traffic, the site is equally well-suited to those wanting an in-town locale but appreciative of the quietness that this retreat-like setting will provide being so removed from the neighbouring roads.

#### **C) Architecture**

The form and character of the new buildings are intended to respect this well-established neighbourhood. Much of the gable roof top and upper storeys reflect the more traditional architectural expressions and details of the neighbourhood context and tend to remain the most visible. The building volume takes a gable ended traditional roof with gable ended dormers referenced from the original heritage home, and places this volume on a flat roofed plinth similar to the original home.

As your eye travels down the exterior façade from this traditional roof to the building lines and glazing patterns of the lower storeys, the design evolves into a more contemporary expression, yet still reflecting those traditional materials and proportions. They present a more modern, more generously glazed, cleaner lined composition on this lower level. It is at the lower level that traditional stone is used, similar to heritage home and other homes in the community, to draw attention. Here that strong reference to the past (the stone) is used to define the proposals modern edge. A juxtaposition. A planned one.

Windows on the main floor, in keeping with contemporary open interior design, and a desire to maximize views, are generous in height. Provide a greater connection with the outside natural setting. They extend the more traditional window proportions of the upper, more private and traditional storeys. This is demonstrated best in the rear facades, and the front entry areas of the front facades.



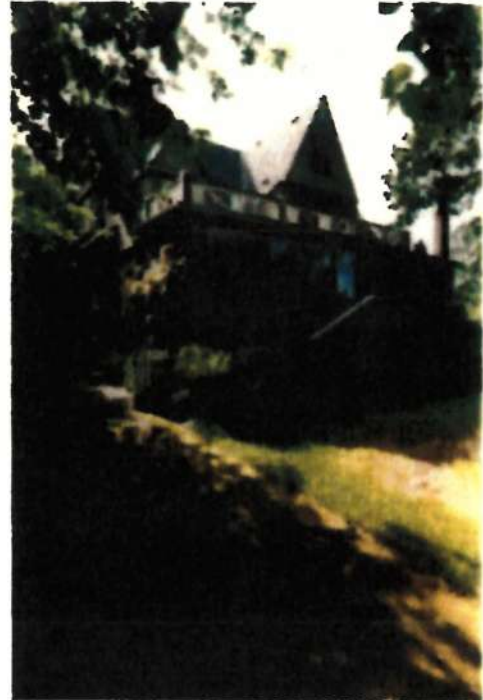


**d) Response to Heritage Home**

The City has asked how our design "is responsive to heritage home". The designated heritage home is designed by known respected architect, and is unique. We want to preserve that uniqueness - not copy or build on it. We wish to protect its uniqueness and this is the standard approach towards heritage buildings accepted worldwide, and as stated in the guide to the conservation of heritage buildings: new work is to be distinct so as to make clear that which is heritage from that which is new. But it can be the generator of some criteria, some design references. One just has to be careful NOT to reproduce it.



The original home contains gable ended main roofs and subordinate perpendicular gable ended dormer roofs. The original home places this roof over flat roof sections of the main floor. This basic volume was in fact the design influence for the new bldgs that were to respect but not copy that original home.



Our new buildings feature a prominent gable ended main roof, and twin perpendicular subordinate dormer roofs, each gable ended. The roof forms the same volume in plan as the original home. In addition, the roof volumes sits above the flat roofed main floor below as does the original home.

The main facade of the heritage home presents three part window divisions, as do the new buildings. The subordinate side gables of the heritage home offer two part divided windows, as do the new buildings. The original home contains stone feature elements on the ground floor to define key features and call attention to the main entry. So too, do the new buildings draw attention to the main entry by the use of stone features. Special attention should be noted here, that we do not use stone to appoint the garage entry. This element is slightly recessed, and purposefully understated. It is the front door to which the design brings one's focus.

In addition, many more design references were taken from the neighbourhood in order to blend with the larger neighbourhood's context and character as a whole. Features, trim patterns, materials, and typical design style were all considered. It was important to have some design references from the main house but not too many so as to seem as if we would undermine its uniqueness, and to have many design elements drawn from neighbourhood inspiration to ensure a "fit" that should result in these buildings being perceived as "always being there" as time passes.

**e) Exterior finishes**

The City has asked us to reconsider exterior finishes for durability and their fit with the heritage home. The exterior materials engaged are stone, cement based stucco with fine stone dashing, and solid wood trim. This same material palette is used extensively throughout Victoria, and is present on numerous, if not most, heritage homes. Many of which have lifetimes extending beyond 100 years. Few materials can exceed the durability of stone, or cement based stucco with fine stone dashing.

The exterior of the "Ashton" is unique, and green in colour. As this colour is unique its repeated use may detract from that uniqueness. In addition, this is the colour of the Ashton today. Tests have not been conducted on site to verify if this is in fact the original intent for the Ashton.





**f) Varying housing design**

The City has requested the owners consider different building designs for each building. Typically, zoning statements advocate that multi-family residential buildings project a cohesive, uniform architectural response. And that when a heritage building is present, that it provides some of those design references to tie the composition together. The proposed solution does make design reference to the existing designated residence, and also takes numerous references from the Rockland Neighbourhood as a whole.

We have illustrated in the previous page that the proposal has been edited to include three colour schemes for exterior materials to increase some variables in the buildings, and yet will also have both façade design and a selection of stonework and trim which carries over from building to building to tie the composition together. Individual colour schemes for the three buildings provide distinction on the more intimate scale of a resident returning to their "home". Three different driveway approaches also ensure a more individual setting to each new building. And at no time is the existing heritage home or its setting changed in anyway.

**g) Paving materials**

The City has asked that we not consider brick pavers because of their limited weight bearing potential. It should be noted that brick pavers can be used for full weight bearing capacity requirements of municipal roads, and can be engineered to withstand all imposed loads. The road base is engineered for the purposes intended. A local example: At the Selkirk Waterfront all roads are capable of municipal traffic and no vehicle damage has resulted over the years. What does result is the ability to lift the paving materials to amend the services below grade, and reinstall the paving materials.

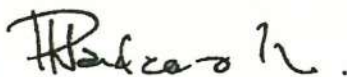
The driveway at 1745 Rockland was designed as a fire access route to support fire fighting vehicles and would have handled those imposed loads. During the technical review, the Fire Department identified that sprinklering the buildings in exchange for this fire access route was permitted. The revised proposal exercises this option to sprinkler the buildings. As a result revised drawings reduce the width of the roadbed, and increase the landscaping by approximately 2000 ft<sup>2</sup> over the original proposal. This was a good outcome, and a pleasure to amend the drawing herein.

**Conclusion**

We trust that the foregoing provides you with sufficient information for the Planning and Land Use Committee. The owners, the elected developer, and the architectural firm will gladly make ourselves available for a full presentation at the PLUC project review, and at any City Council meeting if the members believe this would help provide any further clarity. We certainly find that even though this submission correspondence is lengthy, there is even more design considerations that could be mentioned that have not made the "cut" to be enclosed herein.

We all believe, that this proposal has been designed with utmost care, respect for both the criteria of local zoning, but also the more important subjective criteria important to the neighbourhood. In many cases, as outlined above, we exceed zoning requirements several fold. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,  
Hillel Architecture Inc.,



Peter Hardcastle

Addressed to Mayor and Council,

Includes response to Planning Department commentary integrated throughout.

Hillel Architecture Inc.

page 15 of 16



10 DECEMBER 2013

Mayor and Council  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6

RE: **Rockland Avenue Residences**  
1745 Rockland Avenue, Victoria BC

**Hillel**  
architecture



101 1831 Oak Bay Avenue  
Victoria BC V8R 1C3

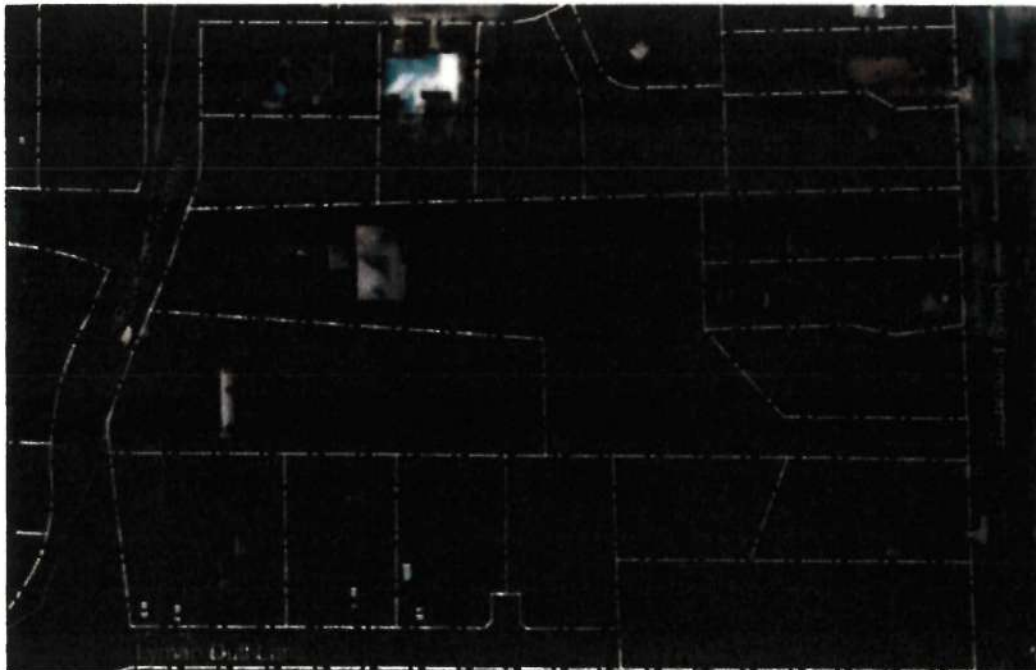
phone 250.532.9128  
fax 250.532.9173

**Rezoning and Development Permit Applications**

Mayor and Council,

We hereby submit, on behalf of developer Parry Street Developments Ltd. appointed by the owners of the property, a rezoning application and a concurrent development permit application for the redevelopment of a mature Rockland area property and the ongoing protection of a designated heritage home.

The subject property is located at 1745 Rockland Avenue and is a through property that connects to Richmond Road. The site is currently occupied by a single-family dwelling of heritage value. A winding path through mature landscaping leads to a large sunbathed tennis court to the rear of the home before eventually connecting to a narrow lane leading down towards Richmond Road. At 4,850 sq.m., the proposed site is generous though it largely remains concealed from both streets, and most of the surrounding neighbouring properties due to mature landscaping well above a storey in height.



Hillel Architecture Inc.

page 1 of 6

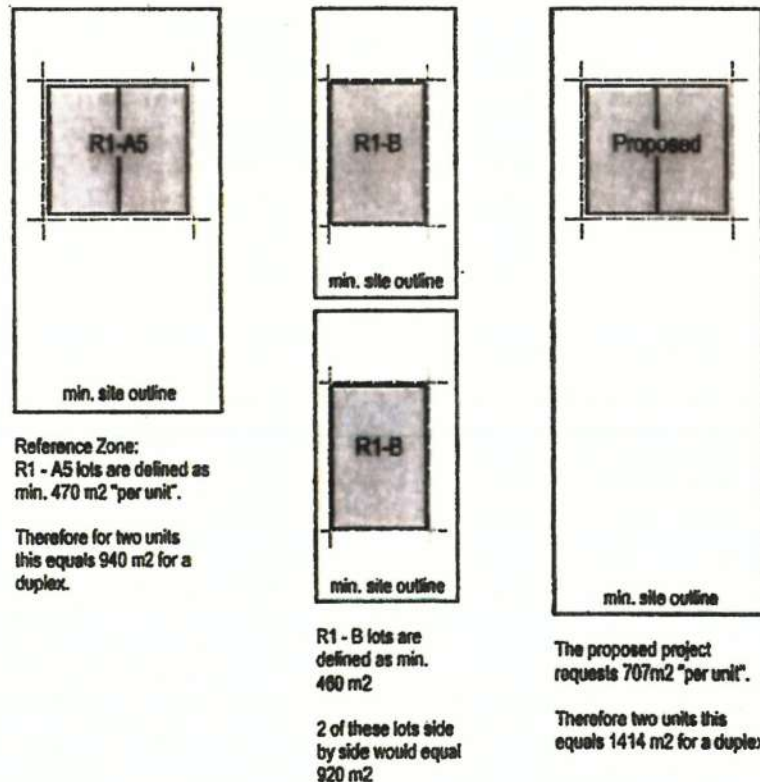


The site has been owned by a local family for generations and their ownership will remain; however, they have an opportunity to benefit from the careful redevelopment of the site, and in particular, the rear portion of the property currently occupied by a competitive size tennis court no longer enjoyed by the family. The proposed redevelopment of the site is designed to respect the prominence, siting and views associated with the original home, which is in keeping with design guidelines for low-density residential infill development, while providing an opportunity to create three two-family dwellings, sympathetic to surrounding buildings and landscape patterns.



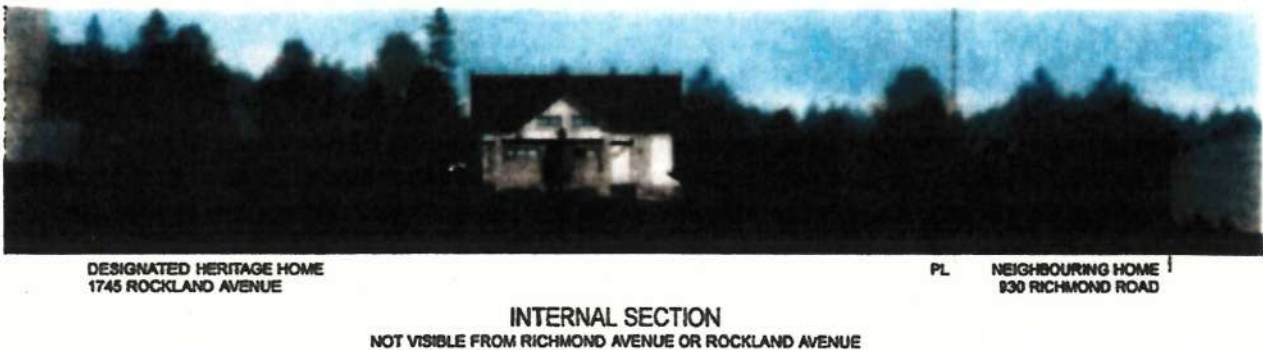
## CONTEXT

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Subsequent to a number of discussions with planning staff at the City of Victoria, preliminary discussions with the Rockland Neighbourhood Association and taking into consideration input received from surrounding neighbours, a site specific zone is being requested for the whole site, based on a modified R1-A5 zone, to permit the creation of 7 strata-titled units, to cover the existing heritage house and six new residences, each with exclusive parking spots and private green spaces. The R1-A5 zone, Rockland (St Charles) Townhouse District was deemed to be the most suitable for the site, for comparative purposes.



Over the course of developing the proposed scheme, a detailed analysis of other R1-B properties in close proximity was undertaken in an effort to better understand the context of the Rockland neighbourhood and expectations for future infill development. This included a review of a more traditional four-lot subdivision of fee simple lots at the rear of the property as an alternative to the three duplexes being pursued. The developer initiated a series of one on one interviews with neighbouring property owners, detailed drawings in hand, and of the 23 interviews which took place, 22 were supportive of the proposal to develop three duplexes. The 23<sup>rd</sup> interview was affected by a change in ownership although the new owners have since been informed about the proposal. The neighbours appreciated the comprehensive, more controlled yet shared approach to site planning, circulation, building design and landscape design that the creation of fee simples lots, separately developed and fenced, would not bring to the property.

The fabric of this community consists primarily of medium to large single-family homes, where low-density residential infill development, such as duplex or small-scale townhomes, have been given consideration where appropriate. For the owners of the existing heritage house and the design team, the form and character of the new buildings, including siting, scale, massing, exterior finish and detailing, must be sympathetic to its built and natural surroundings. There is no desire to impose on surrounding buildings, especially those with heritage significance, nor undermine their prominence from the street.



## SITE DESIGN

An existing competitive size tennis court deep and hidden within the property, provides a large, clear, level area suitable for new development.

Because the site has the unique benefit of access from two streets, the new development will be accessed from Richmond Road and the original home will be spared the usual condition of having to drive past it to access the residences beyond. A private road off Richmond Road, incorporated into the landscape design, will serve the new residences. This new access lane travels 71 meters into the property before the face of the first garage door, ensuring this new "streetscape" is very private completely concealed from Richmond Road.

The proposed scheme is based on three new buildings, each with a footprint similar in scale and density to those of surrounding properties. Each building is a two-family dwelling, for a total of 6 new residences. Each residence benefits from a private garage, a designated guest parking stall, and each private driveway is long enough to accommodate additional cars if necessary. The purpose here is to reassure neighbours, who expressed their concern over an abundance of street parking related to school activities close by, that this property is capable of handling its parking demand internally.





While sufficient breathing room has been considered for the existing heritage house, the proposed new development would be equally respectful of neighbouring properties and their need for privacy and access to views and natural light. The separation space between the new buildings and the new buildings and adjacent property lines has been carefully considered and mature, tall, trees and well established landscaping will remain in place to mitigate views between properties and between existing and new dwellings. Particular emphasis was paid to the siting, exposure and quality of exterior patio and other social spaces.

#### HOUSING TYPE

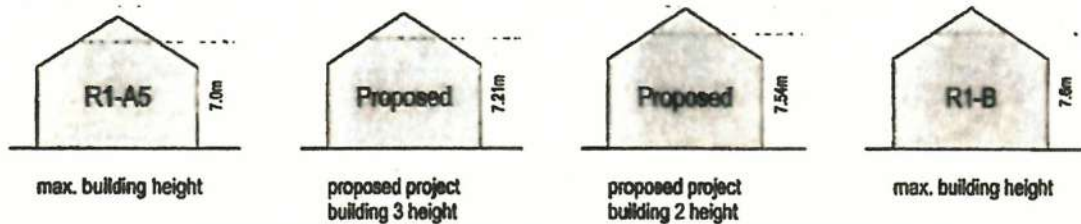
A duplex is a remarkable vehicle for providing the qualities of a single-family home in a typically more affordable manner. There is little or no compromise to the qualities of space, both indoors and extending outwards to green space. The two plus bedroom homes are well suited to couples, young families, empty nesters and everyone in between. While children can play outdoors on quiet, safe drives with little traffic, the site is equally well-suited to those wanting an in-town locale but appreciative of the quietness that this retreat-like setting will provide being so removed from the neighbouring roads.

#### PARKING

The amount of off-street parking provided exceeds the minimum requirements. A minimum of two spaces per dwelling has been provided along with additional spaces for visitors. Because the new residences are set back from Richmond Road, guests entering the private lane must all know with confidence, that when they enter this property that sufficient parking is available. Off-street parking has been designed to respect the existing and mature natural landscape features and will be incorporated into the new landscape design for the site, using high quality, permeable and durable paving materials.

## BUILDING HEIGHT

The buildings vary modestly in building height relative to calculated average grade, from a height of 7.21m to 7.54m. They have been designed to respect surrounding development and permitted building heights. Comparatively speaking, they are higher than the maximum permitted building height of 7.0 m defined in the R1-A5 zone but lower than the maximum building height of 7.6 m defined by the R1-B zone as illustrated in the diagram below.



## ARCHITECTURE

The form and character of the new buildings are intended to respect this well-established neighbourhood. Much of the gable roof top and upper storeys reflect the more traditional architectural expressions and details of the neighbourhood context and tend to remain the most visible. As your eye travels down the exterior façade, the building lines and glazing patterns of the lower storeys, though more contemporary in their expression, still reflect traditional materials, including the introduction of stone masonry elements. Windows on the main floor, in keeping with open concept living, a more contemporary approach to interior design and a desire to maximize views, access to natural light and the connection to outdoor living spaces, are generous in height, extending the more traditional window proportions of the upper, more private storeys.



The palette of exterior materials, finishes and colour extends this more modern approach to tradition. From the details of how doors and window are trimmed, to stucco cladding, stone masonry features at the base and the warmth of clear finish fir entry and garage doors, the integrity and durability of materials and finishes will be paramount to the success of the project. The colour scheme is subdued and a blend of more traditional and natural tones which tend to age and weather well. The residences have been designed to nestle in to their surroundings as opposed to standing out in sharp contrast.



GREEN INITIATIVES

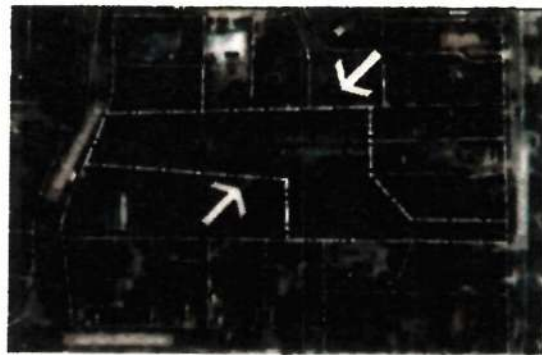
The proposed development will be built to Built Green BC standards. In addition, emphasis will be placed on:

- local and resourceful material selection
- water-conserving plumbing fixtures
- energy efficient / energy star appliances and fixtures
- low or zero VOC paints, finishes, and adhesives
- electric or gas fired radiant in-floor heating
- careful selection of windows to meet the BC Energy Efficiency Act
- native species landscaping

We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,  
Hillel Architecture Inc.,

Peter Hardcastle



2	Site Control Plan
A1.0	Scale 1:1000

Received  
City of Victoria  
JUL 24 2014  
Planning & Development Department  
Development Services Division

**SURVEY INFORMATION**  
Based on legal survey by Oak Street Land Surveying Inc.  
File 11-15-0075, site 104

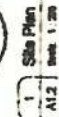
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PROJECT ADDRESS PROPOSED BUILDINGS	Building 1 Units 7-13	Building 2 Units 14-20	Building 3 Units 21-27
New Passenger Elevator	\$55.25 mil	\$55.25 mil	\$55.25 mil
Main-Fire Elevator	\$55.25 mil	\$55.25 mil	\$55.25 mil
New Fire Staircase	\$55.25 mil	\$55.25 mil	\$55.25 mil
*Total - 3rd station total bid price	\$165.75 mil	\$165.75 mil	\$165.75 mil
*All West Regional Buildings Combined	\$500.25 mil	\$500.25 mil	\$500.25 mil





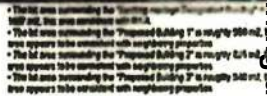
1	What is the purpose of the study?	1	What is the purpose of the study?
2	What is the research question?	2	What is the research question?
3	What is the hypothesis?	3	What is the hypothesis?
4	What is the independent variable?	4	What is the independent variable?
5	What is the dependent variable?	5	What is the dependent variable?
6	What is the control group?	6	What is the control group?
7	What is the experimental group?	7	What is the experimental group?
8	What is the treatment?	8	What is the treatment?
9	What is the outcome?	9	What is the outcome?
10	What is the conclusion?	10	What is the conclusion?
11	What is the significance?	11	What is the significance?
12	What is the limitation?	12	What is the limitation?
13	What is the recommendation?	13	What is the recommendation?
14	What is the future research?	14	What is the future research?
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16	What is the appendix?	16	What is the appendix?
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## The image displays four panels of a manuscript, likely from a medieval liturgical book. Each panel features musical notation on staves. The notation consists of square neumes (black squares) placed on four-line red staves. The text is written in a Gothic script, which is a formal, black, and highly stylized script used in the late Middle Ages. The panels are arranged in a 2x2 grid. The first panel (top left) shows a single system of music and text. The second panel (top right) shows a single system of music and text. The third panel (bottom left) shows a single system of music and text. The fourth panel (bottom right) shows a single system of music and text. The text is written in a Gothic script, which is a formal, black, and highly stylized script used in the late Middle Ages. The panels are arranged in a 2x2 grid.



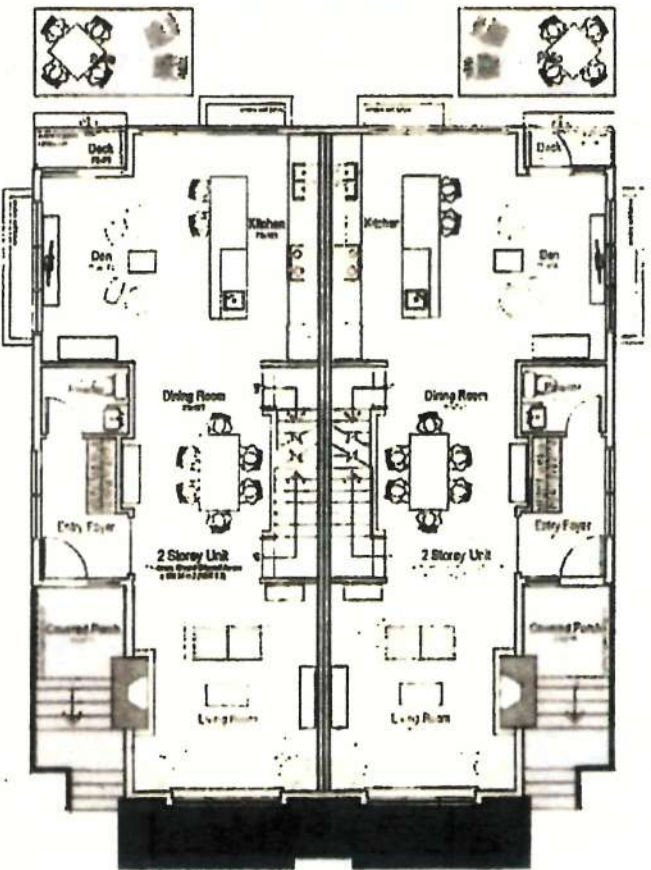




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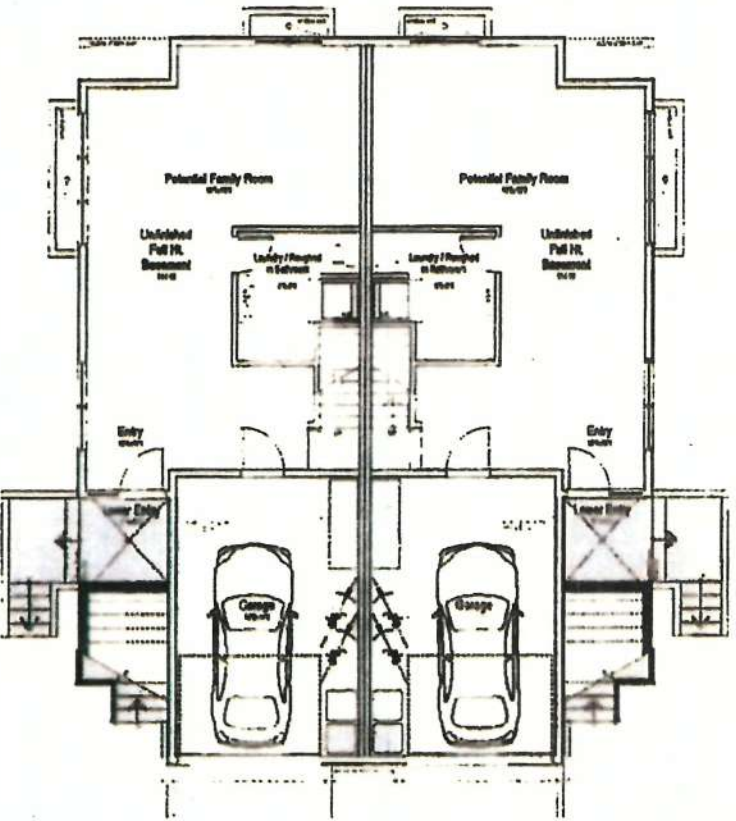
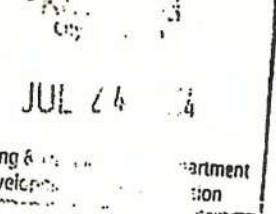






2 Typical Main Floor Plan

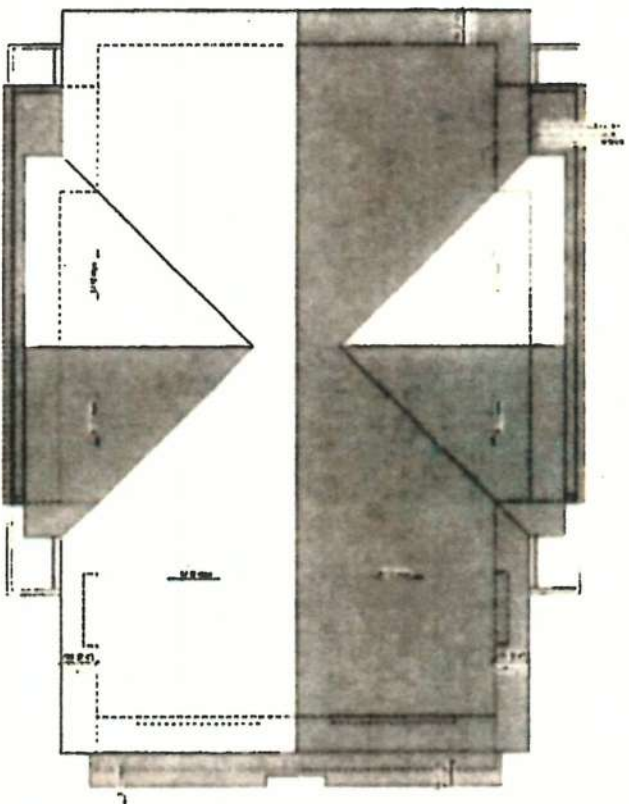
Scale 1/32



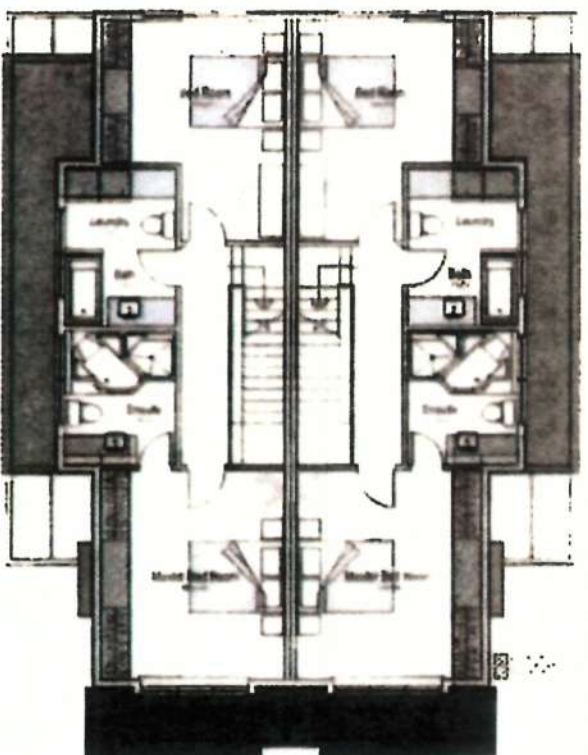
1 Typical Lower (Basement) Floor Plan

Scale 1/32

<b>Rockland Avenue Townhouse</b> 1000 Rockland Avenue Victoria, BC V8M 1A1 Phone: 250.363.2222 Fax: 250.363.2222	
<b>Hillel Architects</b> 1000 Rockland Avenue Victoria, BC V8M 1A1 Phone: 250.363.2222 Fax: 250.363.2222	Typical Upper Floor & Roof Plan A1



2 Typical Roof Plan  
A2.2 Scale: 1/8"



1 Typical Upper Floor Plan  
A2.2 Scale: 1/8"

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1 Concealed Streetscape Elevation  
AS.1 Date: 1/10/10

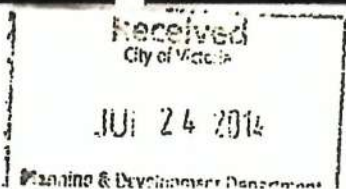


2 Proposed building elevation showing the proposed building's relationship to the surrounding landscape.

3 Proposed building elevation showing the proposed building's relationship to the surrounding landscape.

4 Proposed building elevation showing the proposed building's relationship to the surrounding landscape.

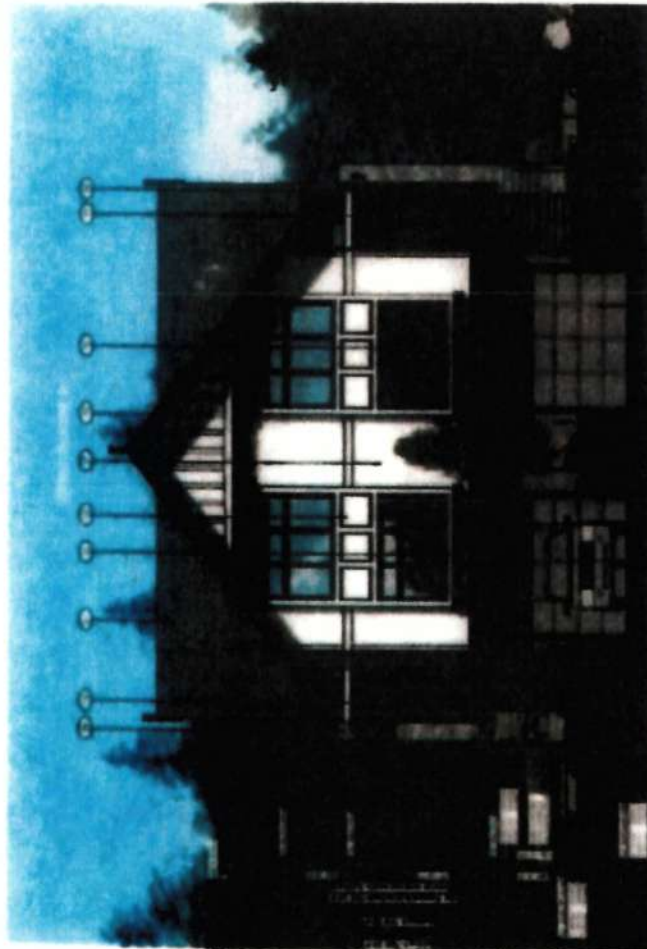
2 Property Internal Section  
AS.1 Date: 1/10/10



## List of Countries Visited by 28 Scientists

- [illegible]

1. **Search for correlations** and especially **causal** and **causal-like** effects. **Search** using **theory**.
2. **Formulate** **testable** **hypotheses**. **Formulate** **testable** **hypotheses**.
3. **Design** **experiments** **carefully** **carefully**. **Formulate** **testable** **hypotheses**.
4. **Measure** **variables** **carefully** **carefully**. **Formulate** **testable** **hypotheses**.
5. **Control** **variables** **carefully** **carefully**. **Formulate** **testable** **hypotheses**.
6. **Collect** **data** **carefully** **carefully**. **Formulate** **testable** **hypotheses**.
7. **Interpret** **data** **carefully** **carefully**. **Formulate** **testable** **hypotheses**.
8. **Formulate** **testable** **hypotheses** **carefully** **carefully**. **Formulate** **testable** **hypotheses**.
9. **Formulate** **testable** **hypotheses** **carefully** **carefully**. **Formulate** **testable** **hypotheses**.
10. **Formulate** **testable** **hypotheses** **carefully** **carefully**. **Formulate** **testable** **hypotheses**.



**Typical Front Elevation (East)**



2 : Typical Rear Elevation (West)



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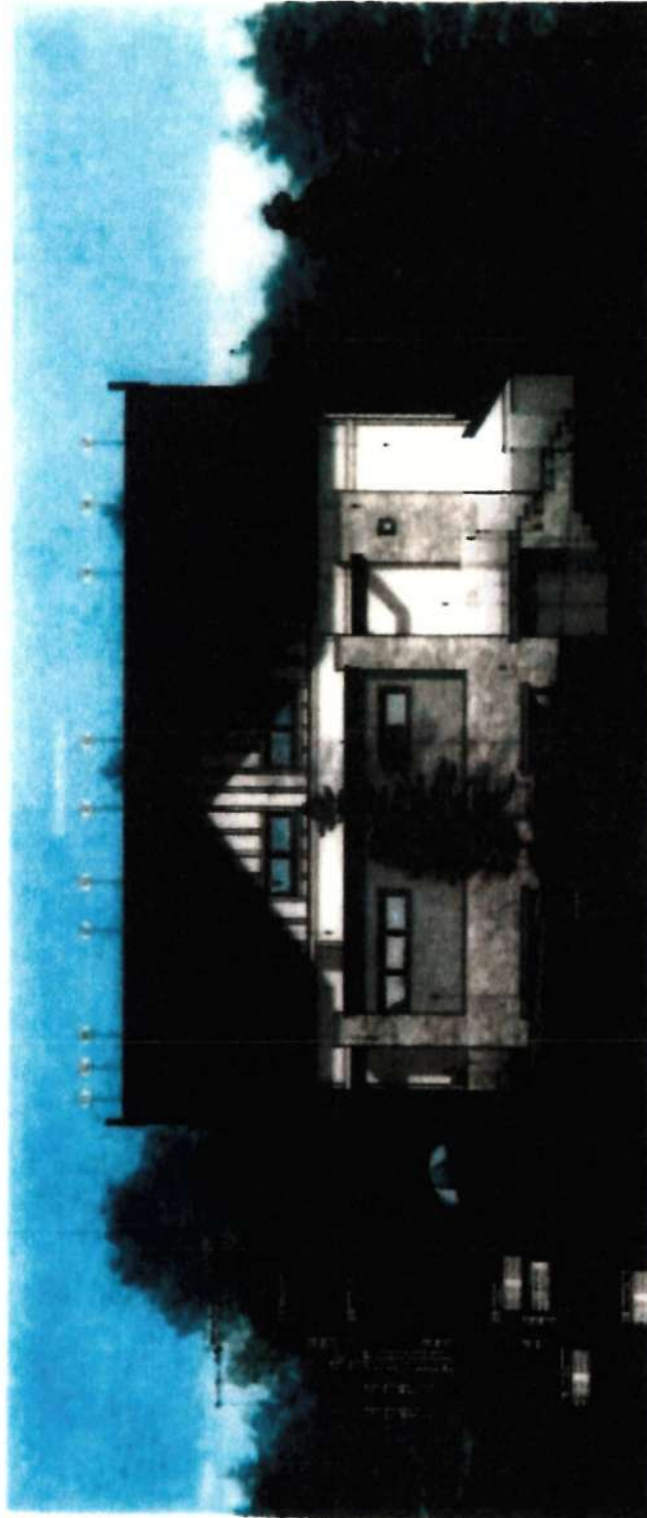


### ELEVATION FINISH LEGEND

List of 17 authors beyond 100 citations

- [illegible]

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|---|--|
| ② | South Sea islanders used unique bird feathers to dye their cloths                                |
| ③ | 100,000 people were killed in the 1918-1919 influenza pandemic                                   |
| ④ | Peppered moths were once common in England, but they became rare after the Industrial Revolution |
| ⑤ | Altruism evolved as a result of kin selection  |
| ⑥ | Our brains, eyes, ears, and many other structures are made of neural tissue                      |
| ⑦ | Some people have a genetic mutation that makes them immune to HIV                                |
| ⑧ | Our brains, eyes, ears, and many other structures are made of neural tissue                      |
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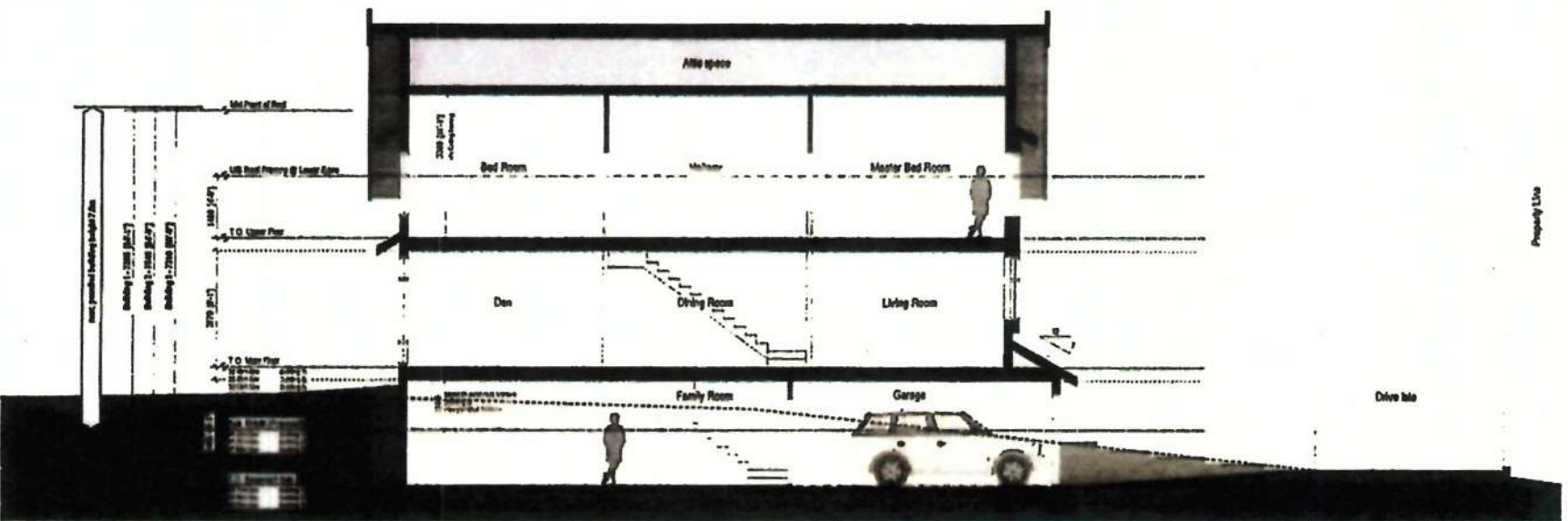
Typical Side Elevation (North & South)

第一集

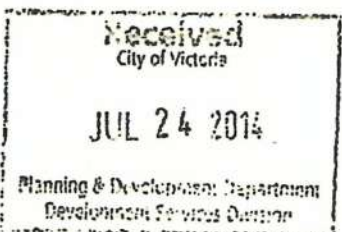
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Development Services Division

**Hillel**  
JEWISH COMMUNITY CENTER  
1000 17th St., N.W.  
Washington, D.C. 20036  
(202) 462-1000

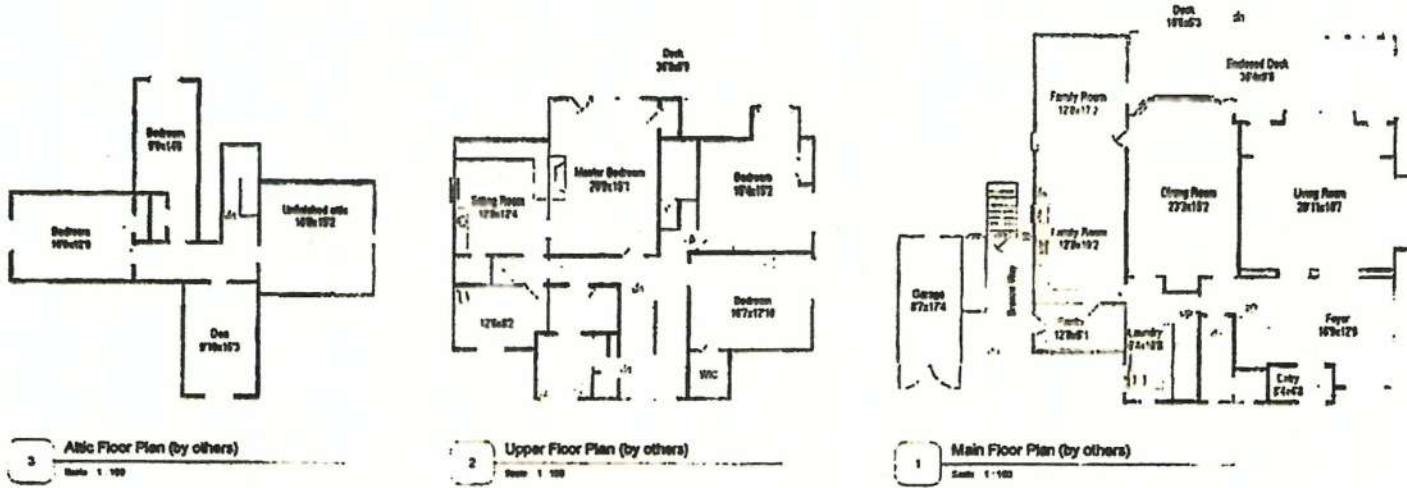
Rockland Drive Tomatoes  
Typ. Side Elevator  
K133



1 Typical Building Section (Building 2 Shown)  
A4.1 Sheet 1 of 10







**BUILDING AREAS** (by others)

Room	Area (sq ft)	Volume (cu ft)	Total (sq ft)
Main Floor	2718	9	2718
Upper Floor	1218	9	1218
Attic	718	28	718
Total	4654	36	4654
Garage	87	215	215
Attic (unheated)	7	10	10

Note: Floor area is approximate. "Total Volume" is for 2018 volumes. June 15, 2018.  
Fig. 1: Building area only, maintenance and other buildings are approximate.



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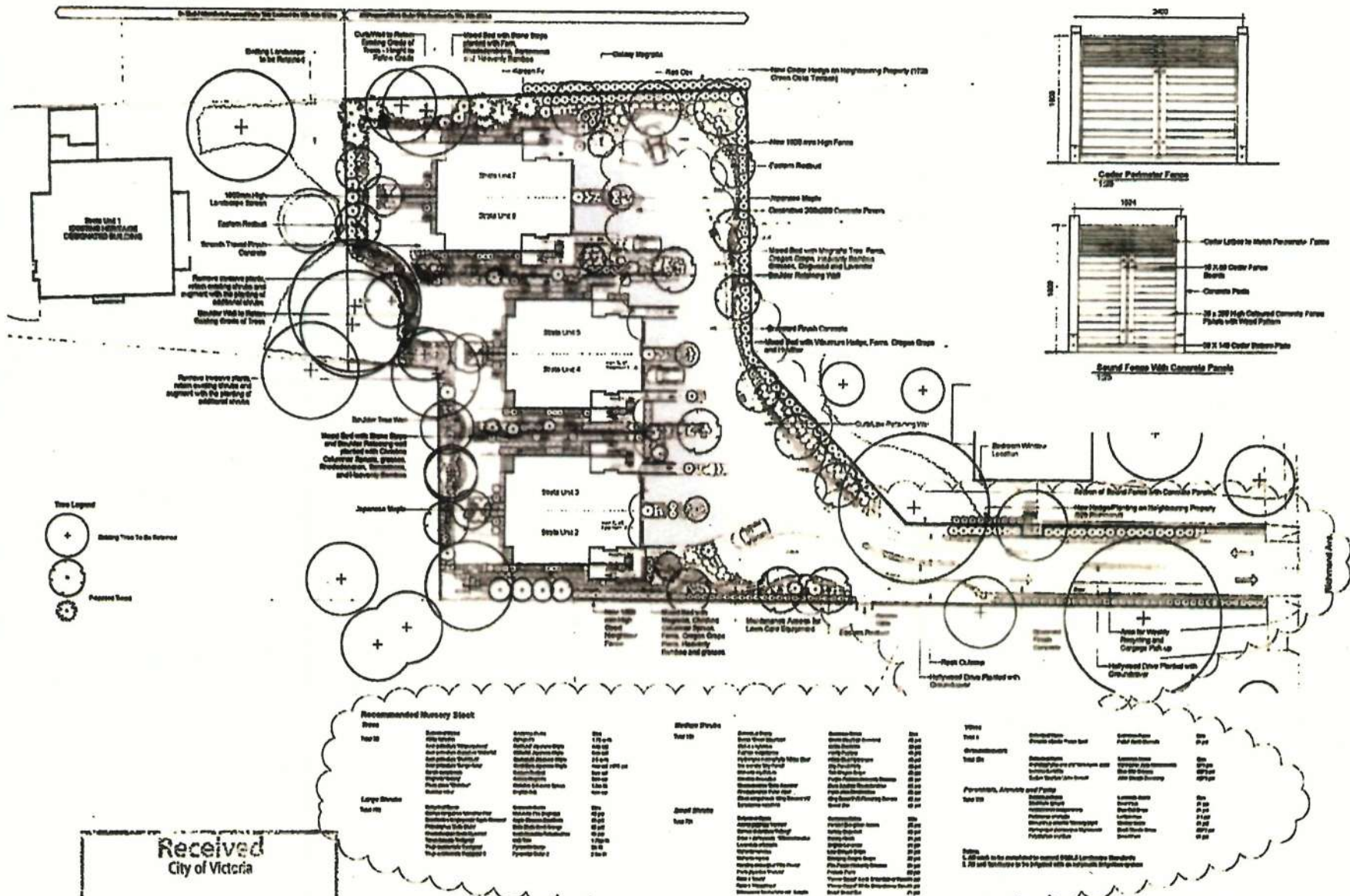
**Hillel**  
Architects

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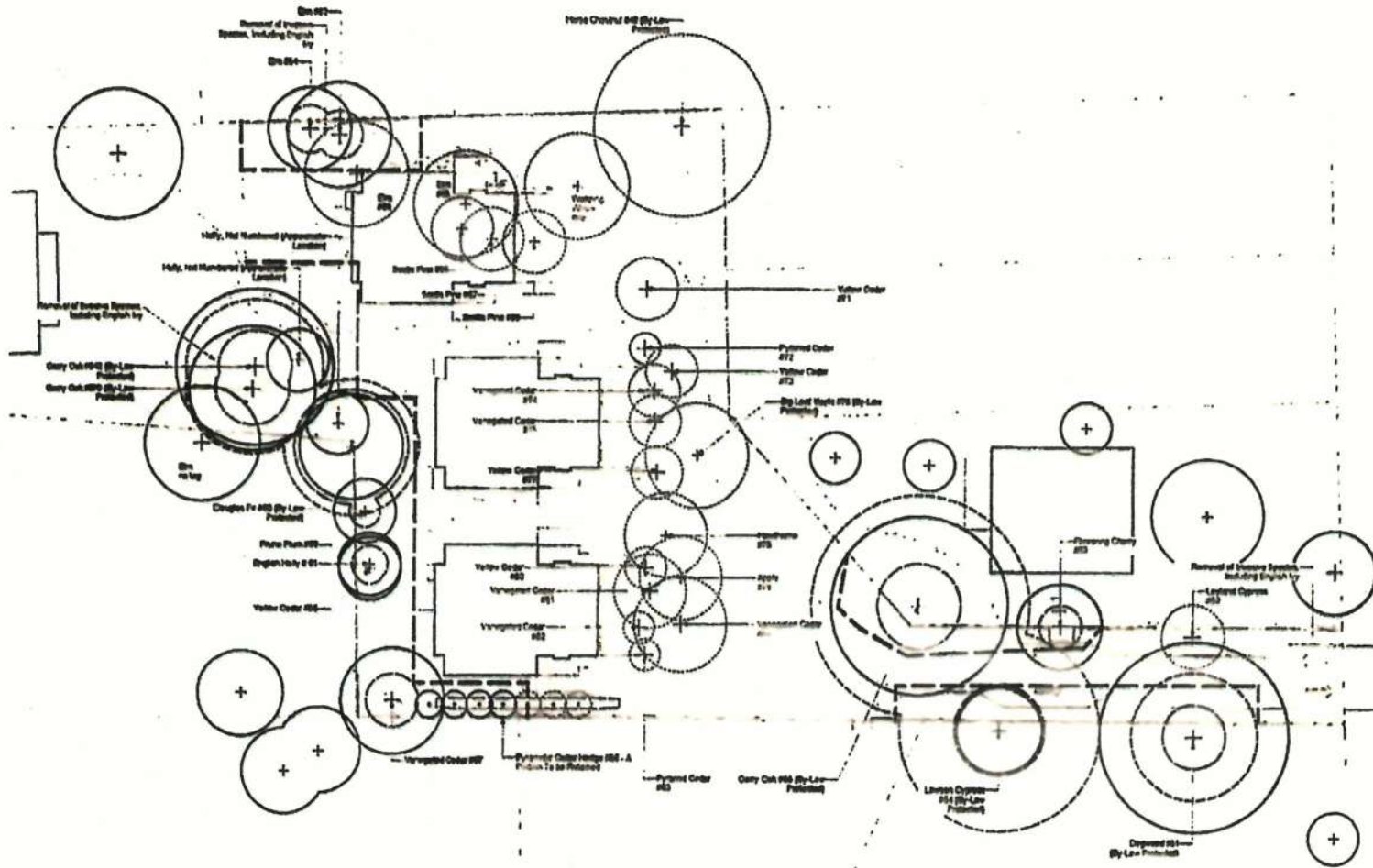
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1745 Rockland Drive Townhouses - Landscape Concept Plan  
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# Legend

- Trees to be Protected:
  - Extent of Critical Root Zone
  - Extent of Crown Spread
  - Extent of Protected Root Zone - Below Protected Trees Only
- Trees to be Removed
- Protective Fencing

## Notes:

- 1 Prior to any construction activity on site (i.e. excavation, foundation, earthwork, and protective fencing) all trees to be retained or removed or transplanted must be identified and marked on the site plan. All trees to be retained must be marked with a minimum of 100mm diameter and a minimum of 1.5m height. The trees to be retained must be marked with a minimum of 100mm diameter and a minimum of 1.5m height. The trees to be retained must be marked with a minimum of 100mm diameter and a minimum of 1.5m height. The trees to be retained must be marked with a minimum of 100mm diameter and a minimum of 1.5m height.
- 2 All work within protective fencing to be approved and supervised by Project Advisor.
- 3 There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone.
- 4 There shall be no cutting or removal of trees of any kind without approval of Project Advisor. All pruning to be undertaken by ISA Certified Arborist.
- 5 See Arborist Report for definition of Critical and Protected Root Zones. There shall be no grade changes or excavation within the Critical and Protected Root Zones. If any additional excavation is required within the Critical and Protected Root Zones, the excavation must be approved by the Project Advisor. The arborist will determine which roots can be pruned and which roots must be retained.



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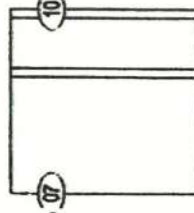
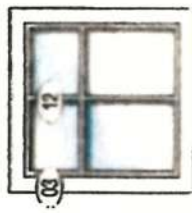
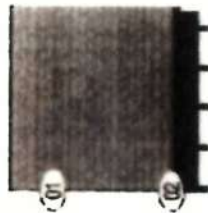
## 1745 Rockland Drive Townhouses - Tree Preservation Plan



# Colour And Materials Palette

- 01 Asphalt shingles - Arch spec colour
- 02 Wood fascia & exposed rafter tails - Painted - Graphite colour
- 03 Wood fascia & window casing - Painted - Clean white colour
- 04 Smooth face cementitious wood composite soffits (upper roof) or prefinished metal ventilation strips - Painted - Graphite colour
- 05 1x6x8 T&G cedar (lower roof), rough sawn square face visible - oil based stain finish - Different gray colour
- 06 Natural stone veneer & retaining walls - Arch spec colour
- 07 Cement based stucco, smooth breast finish - Light gray colour
- 08 Cement based stucco, smooth breast finish - Warm Gray colour
- 09 1x6x8 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish - Arch spec colour
- 10 Smooth face cementitious wood composite board and batten siding - To match stucco colour
- 11 Exposed architectural concrete elements - Painted - Arch spec colour
- 12 Aluminium window units - Clear modified or prefinished black
- 13 Clear finished, edge grain, wood entry door or glass panels in black modified aluminium frame - Arch spec colour
- 14 Clear finished, edge grain, unfinished wood garage door in black modified aluminium frame - Arch spec colour
- 15 Side mounted lanterns lampwork glass railing system or pinhead finished lampwork glass panels and stainless steel balusters
- 16 Limited glass canopy with dimpled surface in graphite colored structural framing
- 17 Building mounted down lighting & feature lighting
- 18 Raked unit numbering - Stainless steel

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**Talbot Mackenzie & Associates**

Consulting Arborists

October 24, 2013

Parry Street Developments  
c/o Homewood Constructors  
160 - 4396 West Saanich Road  
Victoria, BC V8Z 3E9

Attention: Conrad Nyren

Re: Arborist Report for 1745 Rockland Avenue

**Assignment:**

Prepare a tree retention report to be used during the construction of the proposed townhouse development located at 1745 Rockland Avenue. The property is composed of a parcel that fronts Rockland Avenue with the proposed townhouse site located on the eastern portion of the property and having a driveway access to Richmond Avenue.

**Methodology:**

For the purpose of this report, we reviewed the site plan outlining the building footprints, driveway and parking areas and the location of the service corridor. During our September 03, 2013 site visit, we examined and documented the resource of trees that are located within the boundaries of the subject property, and on the boundary of the neighbouring properties where they could potentially be impacted. The trees are identified by number on the site plan and in the field with a numbered metal tag. The information that was compiled including the tree number, the tree species, size (d.b.h.), protected root zone (PRZ), critical root zone (CRZ), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

**Tree Resource:**

The tree resource on the property is composed of a mixture of native and exotic tree species. There are only four (4) bylaw-protected trees located within the boundaries of the subject property.

- Garry oaks #42 and #70, Horse chestnut #49, and Big Leaf maple #76

There are four (4) bylaw-protected trees located on the neighbouring properties or on the property boundaries where they could potentially be impacted.

- Dogwood #51, Lawson cypress #54, Garry oak #55, and Douglas-fir #60

.../2

Box 48153 RPO Uptown  
Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 ~ Fax: (250) 479-7050  
Email: treehelp@telus.net



Most of the trees are reasonably healthy and have structural characteristics that indicate that they are worthy of retention. One exception may be Horse chestnut #49 that has experienced numerous large scaffold limb failures, has weakness present at several scaffold limb unions in its upper canopy and shows evidence that the large stems have been topped or heavily reduced historically. The structure of the tree is difficult to assess due to the extent of ivy covering the canopy. We will assess the structure of this tree and determine the suitability for retention once the ivy has been removed from its canopy. The tree may require further canopy reduction, if it is deemed suitable to retain.

The trees remaining are exotic species not protected by size or by species under the Municipal Tree Protection bylaw.

As noted in our Tree Resource Spreadsheet, there is one elm tree located on the neighbouring property at 1737 Rockland Avenue that will not be impacted by the proposed development, but has a large broken scaffold limb hung up in its canopy that could strike the subject property when it fails. The property owner should be informed of the potential risk posed.

**Potential impacts:** Following our inspection of the tree resource and review of the plans that were supplied, we anticipate that the highest onsite impacts may occur during:

- Excavation for the proposed driveway footprint and parking areas.
- Excavation for the proposed building footprint.
- Excavation for the service corridors.

To facilitate the construction required for this project, it will be necessary to remove only one of the bylaw-protected trees, specifically, Big Leaf maple #76. It will also be necessary to remove all of the trees that are located within the footprints of these features, as shown on the site plan, that are not bylaw protected.

The exotic tree species along the property boundaries are located where it should be possible to isolate most from the construction impacts, and accordingly they can be retained, if desired. It may be necessary to remove the pyramidal cedar hedge along the southern property boundary; however, its function in the landscape can be easily duplicated by the installation of large nursery stock.

### **Mitigation of impacts**

We recommend the following procedures be implemented, to reduce the impacts on the trees to be retained.

**Barrier fencing:** Areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones as defined in our Tree Resource Spreadsheet. Where the building or driveway footprint and other features encroach within the critical root zone area, the fencing should be erected 1 metre off the edge of building footprint and 0.5 metre off the edge of the driveway footprint, or where determined by the project arborist.

.../3

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Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 ~ Fax: (250) 479-7050  
Email: treehelp@telus.net



The barrier fencing to be erected must be a minimum of 4 feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If a flexible fencing material is used, the top and bottom of the fencing must be secured to the posts by a wire or board that runs between these posts. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Solid hording material may also be required along the driveway access to protect the trunks of trees from mechanical injury if vehicles or machinery are permitted close to tree trunks and where blasting is required.

**Building footprint:** It is our opinion that the building footprints are located where the excavation required will not have a detrimental impact on the large Douglas-fir #60 and Garry oaks #42 and #70.

The plans show decks and other features that encroach within the critical root zone areas of these three bylaw-protected trees. It is our understanding that these are wooden decks that will be constructed at an elevation that is above the existing site grade. It may not be possible to excavate to a depth of load bearing soils in this location without disturbing the critical root structures. The project arborist must review the details for these features to determine that they can be constructed and installed without impacting the root zones of these bylaw-protected trees. Any excavation within the defined critical root zone areas must be supervised by the project arborist.

**Driveway:** The driveway is located where there is a potential to impact the bylaw-protected trees on the neighbouring properties, including dogwood #51, Lawson cypress #54, Garry oak #55 as well as Horse chestnut #49 on the subject property.

The canopies of the oak, cypress and dogwood trees extend over the footprint for the access driveway, and where pruning will be required to attain adequate clearance above the driveway. The location of the driveway outlined in the preliminary plans would have resulted in the removal of one of the large stems. During a subsequent review of the driveway with the architect and landscape architect, it was determined that the driveway footprint can be adjusted so that this large stem can be retained and protected. The project arborist must direct all of the pruning work required for clearance above and along the driveway footprint.

The footprint for the driveway also encroaches within the root zones of the trees that are located on either side of this footprint. A rock outcrop is located at the base of oak #55 that has diverted and limited the spread of roots from this tree into the footprint. Careful removal of this rock outcrop, if required, will be necessary to avoid damaging the roots that will be growing along the soil rock interface. Retaining a strip of rock between the driveway edge and the tree is recommended to protect these critical root structures.

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The plans call for permeable paving to be installed in the locations where the driveway encroaches into the root zones of the adjacent trees. It appears that the driveway corridor has been disturbed historically for the purpose of installing a storm water main along this corridor. It is likely that there was root disturbance and root loss resulting from this installation. There is also likely to be additional disturbance along this corridor to install an underground hydro service.

The project arborist must supervise the excavation for the driveway footprint and determine where permeable surfacing is required and what grades must be maintained to bridge any critical root structures that are located beneath the driveway footprint (we have attached typical floating driveway specification that could be adapted for your use). The end of the driveway and parking stall may encroach within the root zone of Horse chestnut #49, and where bank retention will be required to compensate for the grade change in this location. If it is determined that this tree can be retained, the project arborist should review the location of and requirements for the bank retention and determine how best to construct this feature while protecting and retaining any critical root structures in this location.

#### **Blasting/rock removal:**

Bedrock will be encountered within the driveway footprint and the service corridor, and may also be located within the building footprint. Where blasting is required to level rock areas, it must be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and driveway footprints and the service corridors. The use of small low-concussion charges and multiple small charges will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees that are to be retained. Provisions must be made to store blast rock, and other construction materials and debris away from critical tree root zones.

#### **Servicing:**

An existing service corridor runs the length of the driveway access. An increase in the width of this corridor will be required to accommodate additional underground services. We anticipate that locating these services on the north side of the existing storm water service may result in the least impact on the adjacent trees. The project arborist must supervise the excavation required to install these services. If any flexibility as to the location of these services is possible, the most suitable locations can be determined at the time of excavation. The arborist may determine that the use of hand digging and/or airspade excavation or the use of hydro excavation may be required where these services encroach within the root zones of the bylaw-protected trees. .

**Offsite work:** The plans did not show, and we are not aware of any upgrades or replacements of offsite municipal infrastructures. This offsite work will not impact any of the bylaw-protected trees but could impact trees on the municipal frontages of the adjacent properties.

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**Pruning:** The canopies of the trees on the adjacent properties extend over the property line and into the proposed driveway access of the subject property. It is likely that some pruning of the canopies of the retained trees will be required to attain adequate clearance from and above the area of excavation and construction. The project arborist must direct all of the pruning work required for clearance above and along the driveway footprint, and all pruning required must be completed by an ISA Certified arborist. All of the bylaw protected trees are located where there is unlikely to be any further pruning required to attain clearances from the buildings that are constructed on this site. Cyclical pruning will be required in future years to maintain adequate clearance above the driveway.

**Work Area and Material Storage –** It is important that the issue of storage of excavated soil, material storage, and site parking be reviewed prior to the start of construction; where possible, these activities should be kept outside of the critical root zones. If there is insufficient room for onsite storage and working room, the arborist must determine a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts (i.e. mulch layer, bridging etc).

**Arborist Role –** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing and hording
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising excavation for the building footprint, driveway footprint, and service corridor where they encroach within the critical root zones of trees that are to be retained.
- Provide direction for the blasting contractor

**Review and site meeting:** Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

**Summary:** It is our opinion that there is a high probability that the bylaw-protected trees that are designated for retention can be successfully protected and retained if the precautions and procedures that are outlined in this report are followed and implemented during the construction phase.

Please do not hesitate to call us at 250-479-8733 should you have any further questions.  
Thank you.

Yours truly,

Tom Talbot & Graham Mackenzie  
ISA Certified, & Consulting Arborists

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Enclosure: Tree Resource Spreadsheet, Floating driveway specifications and diagram, Barrier fencing diagram, reviewed plans.

cc: Bev Windjack/Julie Lommerse, LADR Landscape architects Ltd:

**Disclosure Statement**

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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September 03, 2013

**TREE RESOURCE  
for  
1745 Rockland Avenue**

1 of 5

<b>Tree #</b>	<b>d.b.h. (cm)</b>	<b>PRZ</b>	<b>CRZ</b>	<b>Species</b>	<b>Crown Spread(m)</b>	<b>Condition Health</b>	<b>Condition Structure</b>	<b>Relative Tolerance</b>	<b>Remarks / Recommendations</b>
51	67	12.0	6.0	Dogwood	18.0	fair	fair	good	Located on the adjacent property at 924 Richmond Avenue. Anthracnose infection on foliage. Some weakness and included bark present at the stem unions. We anticipate that the removal of two 15 cm diameter lateral limbs from a 50 cm scaffold limb that extends over the property boundary will be required for clearance above the driveway. <b>Bylaw-protected.</b>
52	21	n/a	2.0	Leyland cypress	6.0	good	good	moderate	Young tree. May be located on the neighbouring property at 926 Richmond Avenue. Pruning of side limbs for clearance will be required if retained. Not bylaw-protected
53	38	n/a	4.0	Flowering cherry	8.0	fair/poor	fair	moderate	May be located on the neighbouring property at 926 Richmond Avenue. Indicators of Bacterial canker infection and Cherry Bark Tortrix infestation. Some side pruning of limbs for clearance will be required. Not bylaw-protected
54	4 x 28 3 x 24	19.0	8.0	Lawson cypress (Chamaecyparis)	8.0	fair	fair	good	Located on the adjacent property at 924 Richmond Avenue. Mature specimen. Some weakness at stem union and separation of stems in canopy present. The removal of 1 x 24 cm stem that extends over the property boundary may be required. <b>Bylaw-protected.</b>
55	42/46/ 63	21.0	8.0	Garry oak	17.0	fair	fair	good	May be located on the neighbouring property at 926 Richmond Avenue. 42 cm stem is weakly attached to the main trunk. Pruning to raise canopy over the proposed driveway or removal of one of the large stems may be required for driveway clearance. <b>Bylaw-protected.</b>
56	multiple	n/a	1.0	Pyramid cedar (Thuja)	2.0	fair/good	fair/good	good	19 trees growing in a hedgerow. One tree dead and uprooted. One tree suppressed by adjacent variegated cedar. Not bylaw-protected
57	3 x 33	n/a	5.0	Variegated cedar (Thuja)	10.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected

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September 03, 2013

**TREE RESOURCE  
for  
1745 Rockland Avenue**

2 of 5

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
58	28	n/a	3.0	Yellow cedar (Chamaecyparis)	6.0	good	fair/poor	good	Split between main growth leader at midpoint in canopy height. Not bylaw-protected
59	22	n/a	3.0	Prune plum	6.0	fair	fair	moderate	Fruit tree. Some dead limbs in canopy. Not bylaw-protected
60	74	13.3	10.0	Douglas-fir	11.0	fair	fair	poor	Located on property boundary with 1737 Rockland Avenue. Some indicators of health stress, dead limbs, short annual shoot elongation. Surface roots lifting pavement. Ivy covering trunk. <b>Bylaw-protected.</b>
61	32	n/a	3.5	English Holly	6.0	good	fair	good	Topped historically. Ivy covering canopy. Not bylaw-protected
no tag	n/a	n/a	n/a	Elm	11.0	good	fair	moderate	Located on property boundary with 1737 Rockland Avenue. Grouping of large elm trees. Large scaffold limb failed and hung up in canopy. Poses risk to use of subject property.
70	70	12.6	7.0	Garry oak	12.0	fair	fair	good	Co-dominant stems removed historically. Decay visible in pruning wounds. Some health stress, seasonal infestation by Jumping oak Gall Wasp. Closer examination of structure recommended. <b>Bylaw-protected.</b>
42	72	13.0	7.0	Garry oak	15.0	good	fair/poor	good	Co-dominant stems and limbs removed historically. Decay visible in pruning wounds. Closer examination of structure recommended. <b>Bylaw-protected.</b>
62	37	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. No visible defects. Not bylaw-protected
63	42	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. May have been topped historically. Not bylaw-protected

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September 03, 2013

**TREE RESOURCE  
for  
1745 Rockland Avenue**

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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
64	11/14/ 17/27	n/a	4.5	Elm	8.0	good	fair/poor	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Possible weakness at stem unions. Not bylaw-protected
65	2 x 35	n/a	6.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Not bylaw-protected
66	34	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
67	29	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
68	31	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
69	60	n/a	6.0	Weeping willow	10.0	fair	fair/poor	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Numerous dead stems. Infected with willow leaf and twig blight. Heavy canopy lean. Not bylaw-protected
49	80	14.4	8.0	Horse chestnut	17.0	good	fair/poor	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. History of large scaffold limb failure. Weakness present at scaffold limb union in upper canopy. Large stems topped or heavily reduced historically. May require further canopy reduction, if retained. Bylaw-protected.

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September 03, 2013

**TREE RESOURCE  
for  
1745 Rockland Avenue**

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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
71	32	n/a	3.5	Yellow cedar (Chamaecyparis)	6.0	good	good	good	Not bylaw-protected
72	1 x 12 4 x 9	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair/poor	good	Weakness at stem union. Some separation of stems. Not bylaw-protected
73	26	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Not bylaw-protected
74	20/20/ 31	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
75	19/24	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
76	21/28/ 34	11.4	6.5	Big Leaf maple	10.0	good	fair	good	Bylaw-protected.
77	15	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Canopy covered with Polygonum vine. Not bylaw-protected
78	12/15/ 15	n/a	3.5	Hawthorne	8.0	fair	fair	moderate	Multiple stemmed tree, suppressed in grove. Leaf shedding due to insect infestation and fungal infection of foliage. Not bylaw-protected
79	35	n/a	3.5	Apple	8.0	good	good	moderate	Fruit tree. Not bylaw-protected

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September 03, 2013

**TREE RESOURCE**  
for  
**1745 Rockland Avenue**

5 of 5

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>PRZ</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
80	23	n/a	3.0	Yellow cedar (Chamaecyparis)	4.0	good	good	good	Not bylaw-protected
81	2 x 30 1 x 5	n/a	5.0	Variegated cedar (Thuja)	7.0	good	fair	moderate	Some weakness at stem union. Not bylaw-protected
82	12\17	n/a	3.0	Yellow cedar (Chamaecyparis)	3.0	poor	poor	good	Declining tree, one dead stem and stress in remainder. Recommend removal. Not bylaw-protected
83	13/17	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair	good	Some weakness at union of main stems. Not bylaw-protected
84	13/17/ 32	n/a	4.5	Variegated cedar (Thuja)	9.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected

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### Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

PRZ – **protected root zone** - the area of land surrounding a bylaw-protected tree that contains the bulk of the critical roots of the tree. Indicates the radius of a circle of protected land, measured in metres, calculated by multiplying the diameter of the tree by 18.

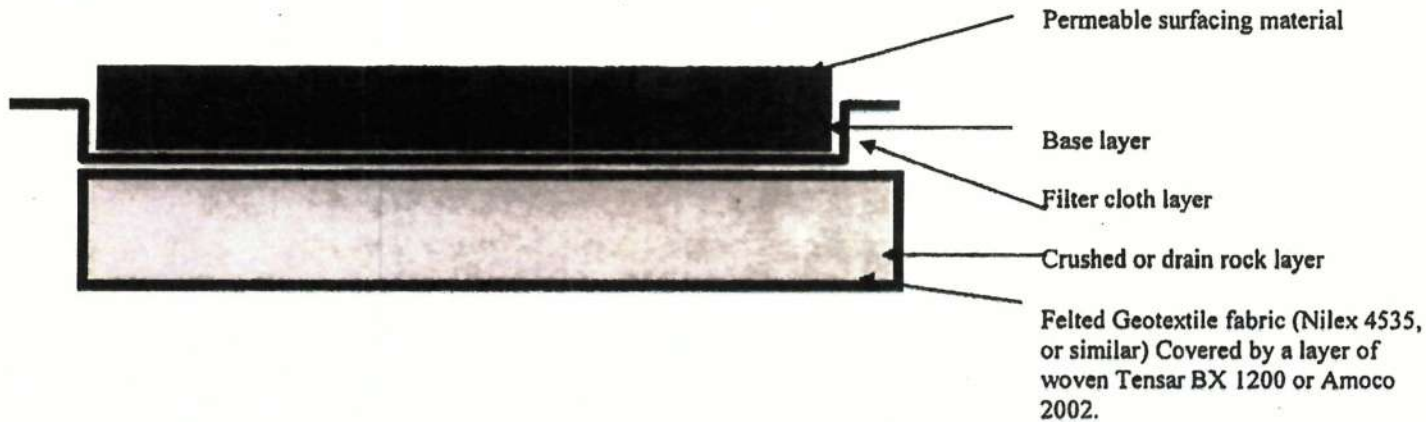
CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Relative Tolerance – relative tolerance of the selected species to development impacts.

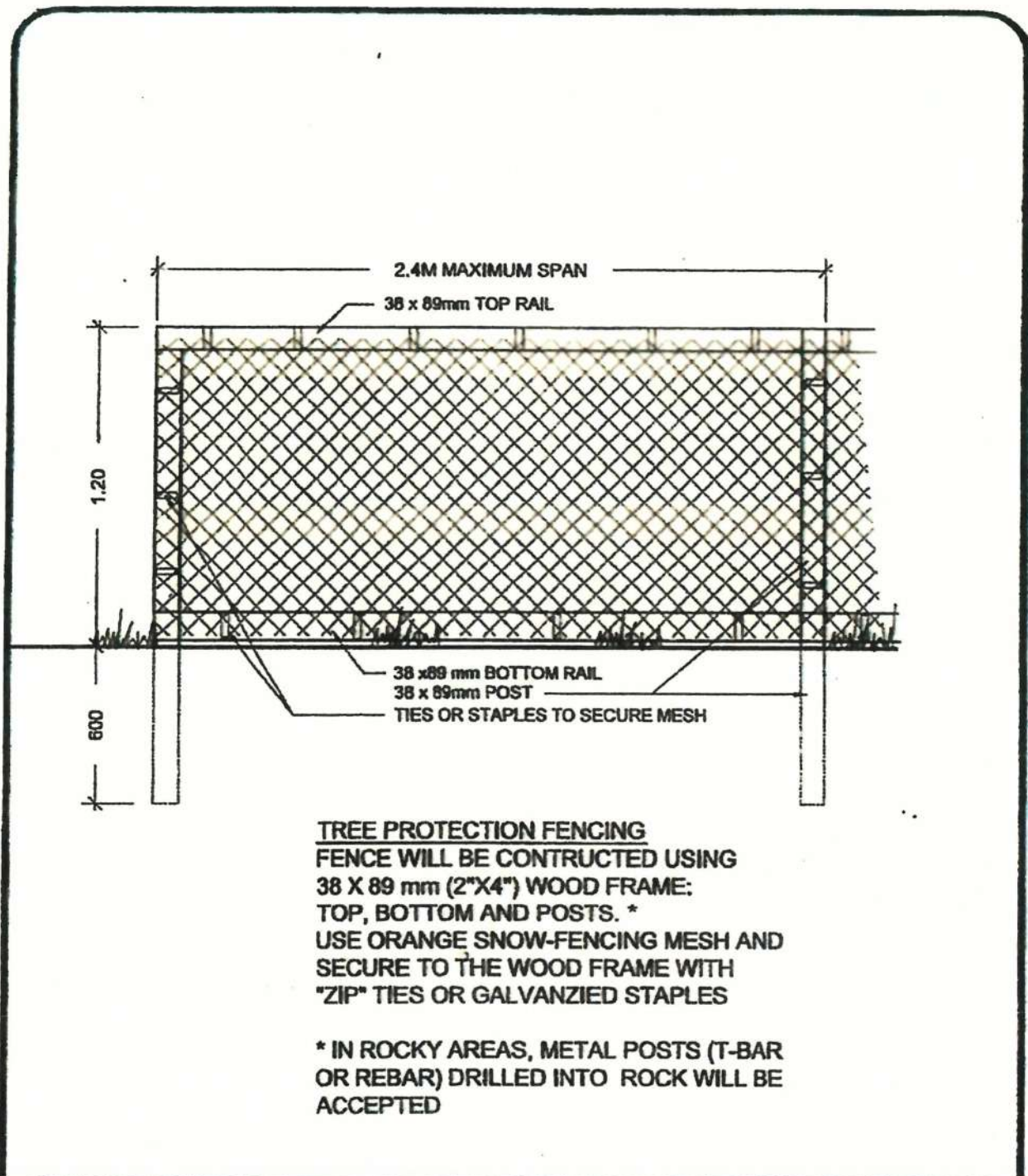
**Diagram – Site Specific Floating Driveway, Parking and Sidewalk Areas**



### **Specifications for Floating Driveway and Parking Areas**

1. Excavation for sidewalk construction must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the driveway. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.





DETAIL NAME:

**TREE PROTECTION FENCING**

DATE: Oct 30/07  
 DRAWN: DM  
 APP'D: RR  
 SCALE: N.T.S.

**E105**  
 DRAWING



## ROCKLAND NEIGHBOURHOOD ASSOCIATION



April 8, 2014

Mayor and Council  
Helen Cain, Senior Planner  
City of Victoria

Regarding 1745 Rockland Avenue

On March 5<sup>th</sup>, a CALUC meeting was held with the proponent, Conrad Nyren of Parry Street Developments, and Peter Hardcastle of Hillel Architecture Inc. Nineteen residents attended, along with five attendees from the Rockland and Fairfield Gonzales LUC's.

Peter Hardcastle presented a strata development of the property to include the original 1901 heritage-designated Rattenbury home and three duplexes housing six individual families. The current tennis court would be removed along with the existing perimeter hedging and trees. A panhandle entrance would access the new duplexes off of Richmond Avenue.

Neighbourhood concerns included

- A request for clarification of how stratifying the lot precludes the criteria of the panhandle regulations. The property fits the definition of a panhandle lot as described in Schedule A of the zoning regulations. The Rockland LUC said they would be requesting clarification from the city.
- That with housing, parking and driveway, the development significantly reduces green space.
- That the proposed duplexes are built with the minimum setbacks, seriously encroaching on neighbours' privacy.
- That the significant increase in height and breadth over what is appropriate in a panhandle lot would aesthetically dwarf the existing homes on Richmond and shadow their rear gardens.
- That secondary suites might be installed, increasing density. Mr. Nyren stated that to reassure neighbours, specifics could and would be written into the strata by-laws disallowing secondary suites.



- That it is of paramount importance that new landscaping be truly effective in maintaining neighbours' privacy and that standards be binding. Mr. Nyren stated that landscaping specifics could and would be written into the strata by-laws to enforce strict standards to ensure privacy going forward.
- That there would be additional road noise of multiple residents coming and going through the Richmond Avenue panhandle driveway. Mr. Nyren stated that discussion of fencing standards would take place with the neighbours and that the fencing to be installed would be of a sufficient calibre to mitigate traffic noise. In addition, the developers plan to landscape the driveway edges for additional sound baffling.
- That parking will be insufficient for guests and trades if each residence has two cars and parking is restricted on Richmond.
- That the driveway is located too close to the curve on Richmond Avenue for safe entrance and exit.
- Blasting may be required on the driveway. Where will the power pole in the driveway entrance be moved to?
- Drainage from the property is currently a problem. What will be done to alleviate that? Mr. Hardcastle stated that the current civil plan calls for storm drains and three catch basins.
- Despite requests, the developers have yet to provide the land-use committee with legible plans.

It is the Rockland Neighbourhood Association's position that proposals such as this, which attempt to profit from degrees of densification not allowed in the existing zoning, threaten to destabilize a neighbourhood. Not only do they ignore the very measures in our bylaws that ensure green space, privacy, property value, and protection from traffic noise, but they also lead to feelings of cynicism and frustration in the neighbourhood. People need reassurance that the zoning that was in place when they purchased their properties will be respected in the future. Site-specific zoning undermines their sense of confidence in their neighbourhood.

We therefore ask that this proposal be rejected.

Sincerely,



Janet Simpson  
President, Rockland Neighbourhood Association



## **ROCKLAND NEIGHBOURHOOD ASSOCIATION**

August 25, 2015

Mayor and Council  
City of Victoria

Re: REZ 00444 for 1745 Rockland

It is with disappointment that we correspond again over the size and scope of the proposed development of 1745 Rockland Avenue. As documented in previously submitted Neighbourhood Feed Back forms and letters, the immediate neighbours and the neighbourhood as a whole find the proposed development to be unacceptable.

The proposal being presented to the city varies significantly and negatively from that presented at the last CALUC Community Meeting, May 15, 2015.

This proposal actually increases the heights of buildings, totally ignoring the neighbours' latest input. Building height and loss of privacy is a key issue with the surrounding neighbours, yet the proponent has increased the height of Unit #1 by approximately 2 ft. 5in. and Unit #4 by 1ft. 3in.

Because the lots are defined as Panhandles (Jonathan Tinney, Executive Summary), Schedule H regulations should apply. These regulations exist to protect privacy, green space, and the integrity of a character neighbourhood. Schedule H (3.a) allows a residential building height maximum of 5.0m. This is an appropriate height in any development which imposes upon neighbours' back yards. Single storey residences may well find support among neighbours.

Schedule H also serves to prevent overbuilding in backyards. However, for 1745 Rockland, "the lot areas of the proposed strata lots are less than the minimum of 850m<sup>2</sup> for panhandle lots in the R1-A Zone" (Jonathan Tinney). How does rezoning benefit a neighbourhood when it permits buildings to be squeezed onto panhandle lots?

A further issue is in the calculation of building area. It appears the site coverage was calculated without excluding the driveway, which changes the site coverage considerably, resulting in more than the allowable density.



The surrounding neighbours appreciate the unique nature of this property and are open to reasonable development beyond the strict interpretation of Schedule H, which specifies 1 residence on a panhandle lot. What they wish to achieve is the maintenance of their privacy.

The Rockland Neighbourhood Association's position is that the current zoning was put in place with due consideration and should be the basis for redevelopment and densification until such time as new zoning is created with community input. Further, we have been assured by city staff that the Traditional Residential Urban Place Designation serves to preserve the character of Rockland from intense densification with density to increase along the Fort – Oak Bay Avenue corridor. To this end we have R1-A, R1-B and Schedule H – Panhandle lot Regulations to guide development.

We urge you to take into consideration the concerns of the neighbours and apply the regulations that are in place to protect them.

Sincerely,

Janet Simpson, President  
Rockland Neighbourhood Association

# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) KERRY L. KRICH have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

~~I support the application~~

I am opposed to the application

NAME: (please print) KERRY L. KRICH

ADDRESS: 930 RICHMOND AVENUE

Are you the registered owner?

Yes

No

COMMENTS:

Have opposed from the onset of this proposal. Not well-designed in terms of neighborhood needs & ambience. Complete loss of privacy + increase of autos in area not designed for traffic.

DATE: August 23<sup>rd</sup> 2015. SIGNATURE: Kerry L. Krich



**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) James / Frank Macdonald have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

~~I am opposed to the application~~

NAME: (please print)

ADDRESS:

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE:

SIGNATURE:

**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) Gillian Wayman have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Gillian Wayman

ADDRESS: 944 B Richmond Ave

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 23/15 SIGNATURE: Gillian Wayman



**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) B-N. CAIN & MORIA CAIN have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

~~I support the application~~

I am opposed to the application

NAME: (please print) Beverly Nicole Cain

ADDRESS: 1735 Green Oaks Terrace

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 22, 2015

SIGNATURE:

[Signature]  
POA Moria Cain

**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) Kyle Reed Pridy have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Kyle Reed Pridy

ADDRESS: 1723 Green Oaks Tce

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 21, 2015

SIGNATURE: 



## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Judy Atkinson have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print) Judy Atkinson

ADDRESS: 950 Richmond Ave

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

DATE: Aug 22 / 15 SIGNATURE: [Signature]

# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Paul & Daphne have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application as currently presented

NAME: (please print) PAUL HITCHCOCK & DAPHNE HITCHCOCK

ADDRESS: 1716 OAK SHADE LANE VICTORIA

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

SINCE THESE UNITS ARE ACCESSED BY A PANHANDLE THE REQUIREMENTS FOR PANHANDLE LOTS SHOULD BE MET; ESPECIALLY THE REQUIRED SQUARE FOOTAGE FOR EACH LOT, OVERDEVELOPMENT RUINS A NEIGHBOURHOOD. APPROPRIATE DEVELOPMENT ENRICHES IT.

DATE: AUGUST 23 / 15

SIGNATURE

August 24 / 15

Paul Hitchcock  
Daphne P. Hitchcock



# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) MICHAEL MILLER have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) MICHAEL MILLER

ADDRESS: 1715 OAK SHADE LANE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS: I WOULD FAVOR 3 SINGLE FAMILY DWELLINGS ON THE PROPOSED BUILDING SITE -

DATE: Aug-24/15 SIGNATURE: [Signature]

# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) JENNIFER LOWRY have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) JENNIFER LOWRY

ADDRESS: 1731 LYMAN DUFF LANE

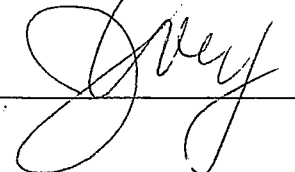
Are you the registered owner?

☒ Yes

☐ No

## COMMENTS:

HEIGHT OF BUILDINGS ARE TOO TALL IN COMPARISON TO HOMES AROUND SITE AND THERE ARE TOO MANY UNITS FOR THE SIZE OF PROPERTY AND LOCATION.

DATE: AUG 23/15 SIGNATURE: 



Rezoning Application No. 004444 for 2445 Rockland Avenue, N.E. **SPECIALLY SCHEDULE 'H' - PANHANDLE** . Page 246 of 622

**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) Junko Urushidani have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Junko Urushidani

ADDRESS: 917 Richmond Ave.

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 22, 2015 SIGNATURE: [Signature]



**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) Linda Berry have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print) Linda Berry

ADDRESS: 924 A Richmond Ave

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE: Aug 22/15 SIGNATURE: Berry

**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) Robert & Ale Churchill have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print) ROBERT J. CHURCHILL

ADDRESS: 919 Richmond Ave, Victoria

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE: 22nd August '15 SIGNATURE: RJ Churchill



## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Mary Magee have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print) MARY MAGEE

ADDRESS: 941 RICHMOND AVE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

DATE: Aug-22 SIGNATURE: Mary M-Magee

# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) René + Gillian de Jong have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☒ error yes  
☒ I support the application

☒ I am opposed to the application

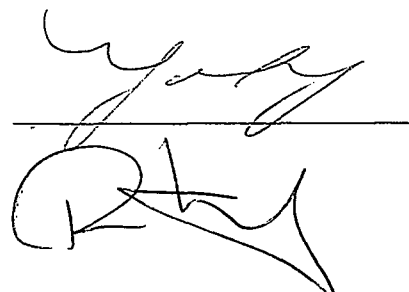
NAME: (please print) Gillian de Jong + René de Jong

ADDRESS: 900 Richmond Ave. Victoria, B.C.

Are you the registered owner? ☒ Yes ☐ No

## COMMENTS:

We feel very strongly to maintain the ambiance of the neighborhood. I feel 4 houses on the lot is too dense and compromises green space and mature tree canopy of Rockland.

DATE: Aug. 23, 2015 SIGNATURE: 



# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Jennifer & Vince Bennett have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Jennifer & Vince Bennett

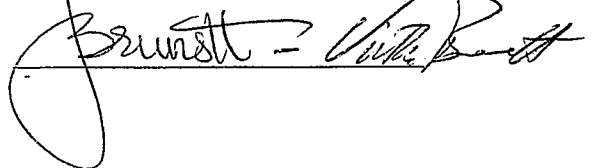
ADDRESS: 1740 Lyman Duff Lane

Are you the registered owner? ☒ Yes ☐ No

## COMMENTS:

Please see individual email letters sent by us for details.

- Too dense
- Too high
- Too many
- Too much hardscape
- Loss of mature trees

DATE: Aug 24/15 SIGNATURE: 

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) LORRAINE CONROD have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) LORRAINE CONROD

ADDRESS: 1730 OAK SHADE LANE VICTORIA BC

Are you the registered owner? ☒ Yes ☐ No

COMMENTS: A loss of green space & density.

DATE: Aug. 24/2015 SIGNATURE: L. Conrod



**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (~~We~~) JENNIFER TEDLIE have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) JENNIFER TEDLIE

ADDRESS: 860 RICHMOND AVENUE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

• INCREASED DENSITY & LOSS OF GREEN SPACE

DATE: AUG. 24/2015 SIGNATURE: *J. Tedlie*

# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Chris Butterworth have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Chris Butterworth

ADDRESS: 850 Richmond Ave.

Are you the registered owner? ☒ Yes ☐ No

COMMENTS: Too much density for size of lot.

DATE: Aug 24, 2015 SIGNATURE: CC Butterworth



## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) MIKE BURNS have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) MIKE BURNS

ADDRESS: 1730 LYMAN DUFF LANE

Are you the registered owner? ☐ Yes ☒ No

### COMMENTS:

MY FEELINGS REMAIN THE SAME AS STATED IN  
MY LETTER TO MAJOR & COUNCIL DATED 2014 11 24.  
THREE <sup>NEW</sup> DWELLING UNITS RECOGNIZE THE  
FRACTURED NATURE OF THE LOT AND EXISTING  
AREA AND DENSITY OF ADJACENT LOTS.

DATE: 2015 08 24 SIGNATURE: Mike Burns

# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) GRANT PERKINS have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) GRANT PERKINS

ADDRESS: 1731 LYMAN DUFF LANE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS: TOO DENSE COMPARED TO EXISTING NEIGHBOURHOOD. BUILDING HEIGHT TOO HIGH. SHOULD HAVE LOWER ROOF-LINES.

DATE: AUG 23/15 SIGNATURE: [Signature]



# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Francis E. Neate have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) F. E. Neate

ADDRESS: 920 Richmond Ave U82 353

Are you the registered owner? ☒ Yes ☐ No

## COMMENTS:

I am opposed to the current proposal because of the density being imposed upon the existing residents and the loss of green space which is prominent if one considers the existing area bounded by Richmond, Rockland and Hyman Dutt and Green Oaks Terrace

DATE: Aug 23 2015 SIGNATURE: F. E. Neate

# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Noelle Mason have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Noelle Mason

ADDRESS: 906 Richmond Rd

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

Concerned that the density proposed is too great, the houses are too big for the neighbourhood.

Also, the trees in this neighbourhood should be preserved for neighbourhood and wildlife.

DATE: 23 August 2015 SIGNATURE: [Signature]



**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) Rob Iris have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Rob Iris

ADDRESS: 914 RICHMOND AVE

Are you the registered owner? ☐ Yes ☒ No

COMMENTS: NOT ENOUGH ROOM

DATE: Aug 23/2015 SIGNATURE: Rob Iris

# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Doug & Cheryl Gammage have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Doug Gammage

ADDRESS: 1740 OAK SHADE LANE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

Doesn't fit Neighborhood, and density too high.

DATE: Aug 23/15 SIGNATURE: D. Gammage



**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) Jo Bywater have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print) Jo Bywater

ADDRESS: 940 Richmond Ave.

Are you the registered owner?

☒ Yes

No

COMMENTS:

DATE: Aug. 22 2015 SIGNATURE: J Bywater

# DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) SUE WYNNE-HUGHES have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

~~I support the application~~

I am opposed to the application

NAME: (please print) SUE WYNNE-HUGHES

ADDRESS: 926 RICHMOND AVE.

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

See individual email.

In Summary: this proposal is too dense, the buildings are too high, too much green space is lost and it does not blend into the neighbourhood.

DATE: August 24<sup>th</sup>, 2015 SIGNATURE: [Signature]



**Christine Havelka**

---

**From:** Pam Madoff (Councillor)  
**Sent:** Tuesday, Aug 25, 2015 7:36 PM  
**To:** Janice Appleby; Christine Havelka  
**Subject:** Fwd: Rezoning and development of 1745 Rockland

Fyi, for this week's PLUC.

Pamela

Sent from my iPhone

Begin forwarded message:

**From:** Susan Wynne-Hughes [REDACTED] >  
**Date:** August 25, 2015 at 5:57:33 PM PDT  
**To:** Ben Isitt <[bisitt@victoria.ca](mailto:bisitt@victoria.ca)>, <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>, <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>, <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>, Charlayne Thornton-Joe <[cth Thornton-joe@victoria.ca](mailto:cth Thornton-joe@victoria.ca)>, Pam Madoff <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>, <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>, <[ameyer@victoria.ca](mailto:ameyer@victoria.ca)>, <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[jtinney@victoria.ca](mailto:jtinney@victoria.ca)>  
**Subject:** Rezoning and development of 1745 Rockland

August 25<sup>th</sup>, 2015

Dear Mayor and Council,

City of Victoria

I am writing to you once again to express my concerns regarding the development proposal for 1745 Rockland, which will come before PLUC this Thursday August 27th, 2015.

I am a signatory to the letter sent to you dated June 11<sup>th</sup>, 2015, which outlines in detail the continuing concerns of my neighbours and myself. Since that letter was written, the developer has presented a new plan which was a surprise and disappointment to us. Instead of taking account of the fact that at the May 15<sup>th</sup> CALUC community meeting, several neighbours stated that they felt that the buildings were too high and the whole proposal too dense, in the new plan, the developer made 2 units taller and fashioned one unit 19% larger. This seemed to suggest a disregard for the neighbours' clearly expressed wishes. In addition according to the recent plan, a much beloved and by-law protected maple tree will be destroyed.

As you will see from our letters of December 27<sup>th</sup> 2014, March 9<sup>th</sup> 2015 and June 11<sup>th</sup> 2015 we have made it clear that we are not against developing this property. It is the nature of this development that we object to. We have consistently stated that we feel that these buildings need to be single storey residences and have much reduced site coverage in order to provide us with necessary privacy as well as blend into the neighbourhood. In addition, preservation of as much green space as possible is both on our interests as well as the interests of the whole community.

It is also clear that many exceptions to present regulations would need to be made in order for this plan to be accepted. These regulations have been made by council in order to preserve the integrity of this community as well as to protect the neighbours.

With all the above in mind, I ask you to respect the clearly stated desires of the neighbours, uphold the current regulations and reject this proposal.

Sincerely,

Sue Wynne-Hughes

926 Richmond Ave.



**Christine Havelka**

---

**From:** Pam Madoff (Councillor)  
**Sent:** Wednesday, Aug 26, 2015 8:19 AM  
**To:** Janice Appleby; Christine Havelka  
**Subject:** Fwd: August 27 PLUC agenda item: 1745 Rockland

Fyi

Pamela Madoff

Begin forwarded message:

**From:** Ross Crockford <[REDACTED]>  
**Date:** August 26, 2015 at 7:49:29 AM PDT  
**To:** <[mayor@victoria.ca](mailto:mayor@victoria.ca)>, <[councillors@victoria.ca](mailto:councillors@victoria.ca)>  
**Cc:** <[jtinney@victoria.ca](mailto:jtinney@victoria.ca)>  
**Subject:** August 27 PLUC agenda item: 1745 Rockland

Dear Mayor Helps and Victoria Councillors,

On Thursday, your Planning and Land Use Committee (PLUC) will consider the latest version of a proposed development for 1745 Rockland. I ask that you decline the requested rezoning application, and do not send it to a public hearing.

The developer wants to put four new buildings on a single panhandle lot, even though current regulations appear to permit only one new building on such a property. (See the letter from the Rockland Neighbourhood Association, on pages 35-36 of the staff report.) Some of my fellow neighbours say the rules are clear, this clearly is a panhandle lot, only one house should be permitted, and the application should automatically fail for that reason alone.

In the interest of compromise, however, in June some of us added our names to a letter to the developer (pages 49-52 of the staff report) saying we were prepared to live with three new single-family houses on the property, if they met the setback and height restrictions of Schedule H, the regulation governing panhandle lots. The developer refused. He insists on building four new houses, totalling some 862 square metres -- far more than the 280 square metres permitted under Schedule H -- and three of the four taller than the one storey/5.0-metre height restriction in Schedule H as well.

The neighbours' June offer should be treated without prejudice. The developer's initial (2014) proposal of six new residences and parking for 18 cars was clearly ridiculous, and the City should not now approve four new residences simply because it's "almost" the three requested in the neighbours' June letter. Judging by the letters submitted, the current proposal only has the

support of the owner, an immediately adjacent neighbour (who also owns a large and potentially subdividable lot), and one other person. It is clear that the majority of neighbours are opposed to the application as it currently stands.

With kind regards,  
Ross Crockford  
942 Richmond





# Rezoning Application No. 00444 for 1745 Rockland Avenue





# Rezoning Application No. 00444 for 1745 Rockland Avenue

West Elevation of Existing House



# Rezoning Application No. 00444 for 1745 Rockland Avenue

East Elevation of Existing House





## Rezoning Application No. 00444 for 1745 Rockland Avenue



The internal elevations of the existing heritage home facing the new development area.



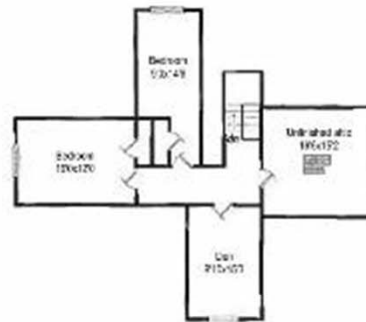
# Rezoning Application No. 00444 for 1745 Rockland Avenue



Plan (by others)



2 Upper Floor Plan (by others)  
Scale: 1" = 10'



3 Attic Floor Plan (by others)  
Scale: 1" = 10'



Heritage Register  
Rockland

**1745 Rockland Avenue**  
Addition

Built: 1901

Heritage-Designated: 2010

For: Leman & Elizabeth Hall

Architect: Francis Peterson Architects

## BUILDING AREAS to event

	EXISTING	NEW	TOTAL
Floor Area	2,210	8	2,218
Deck Area	112	0	112
Site	7,000	0	7,000
Roof	4,000	0	4,000
Driveway	0	210	210
Drain	0	0	0

Area from plan provided by "as" Professional "as" P. 2015 version of the 15. 2015  
1/2" SCALE: 1" = 10' (1/2" = 10' 1/2" = 10' 1/2" = 10' 1/2")



Street Access - Rockland Avenue

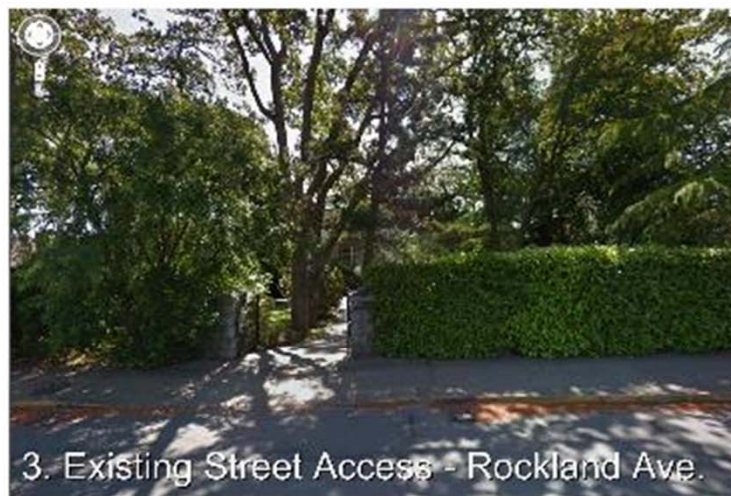
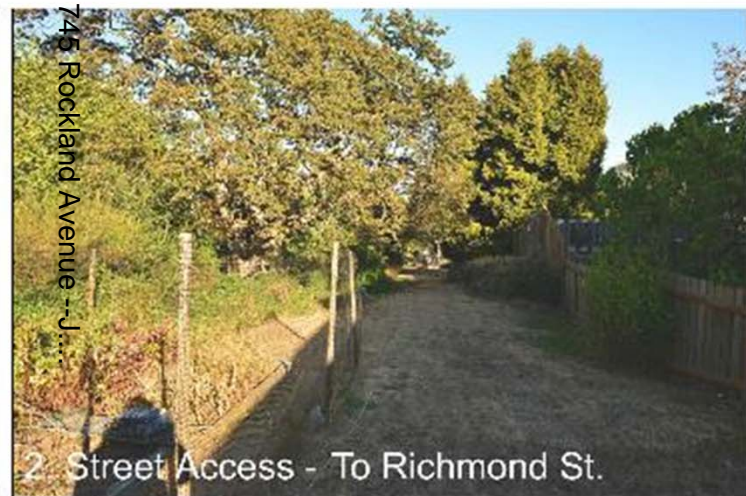


2.





## Rezoning Application No. 00444 for 1745 Rockland Avenue





# Avenue



# Rezoning Application No. 00444 for 1745 Rockland Avenue



1745 Rockland Road has progressed through several proposed outcomes.

The initial proposal was for 6 units, in twin family dwelling forms: three duplex style buildings.



This progressed through a 5 unit proposal involving twin family dwellings, and one single family dwelling.



The final building proposal is for 4 units, each to be in the form of single family dwellings.





**6 UNIT 3 DUPLEX CONFIGURATION**





REVISED PROPOSAL: **5 UNIT** 2 DUPLEX & 1 SINGLE FAMILY HOME CONFIGURATION



INITIAL PROPOSAL



CURRENT PROPOSAL: 4 UNIT 4 SINGLE FAMILY HOME CONFIGURATION



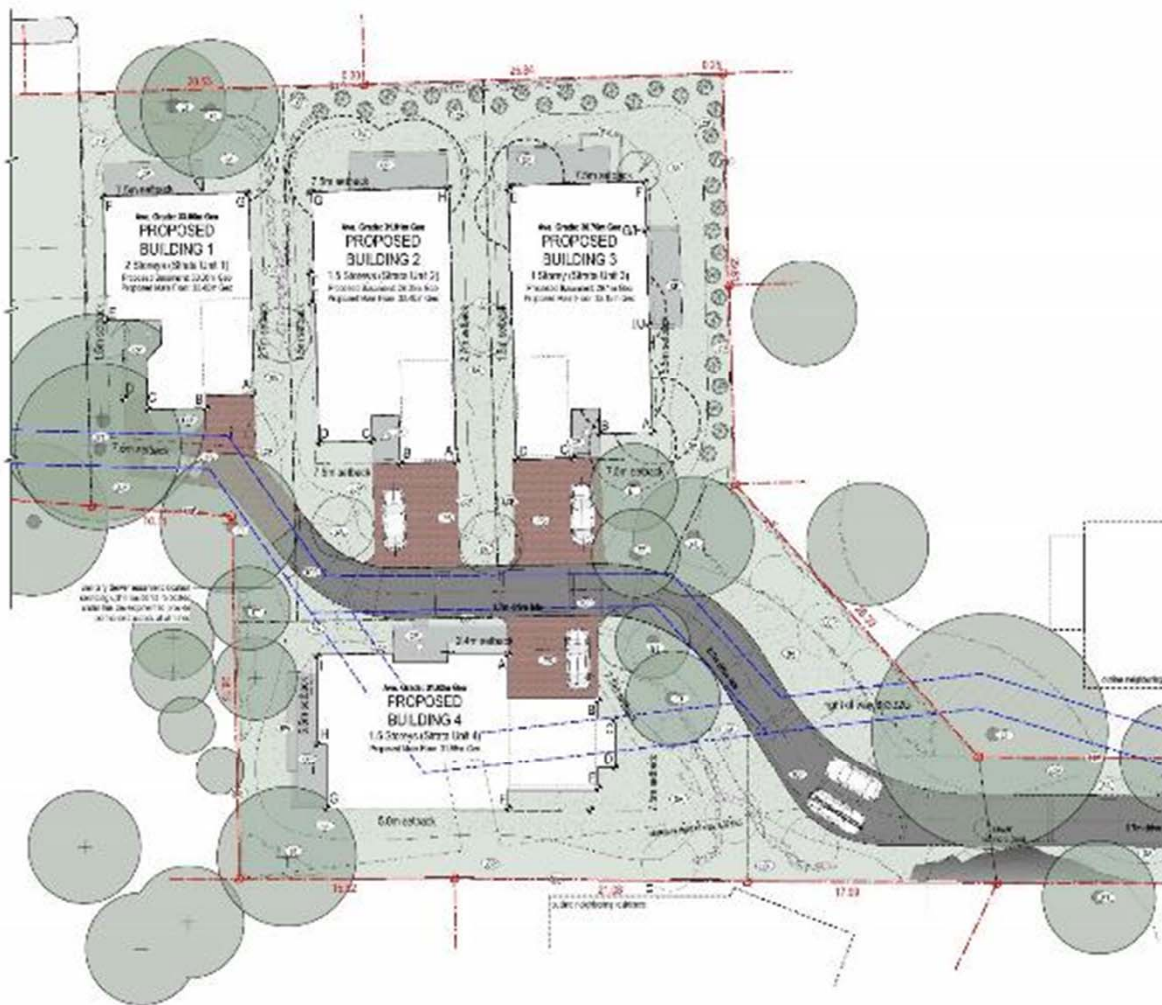


# Rezoning Application No. 00444 for 1745 Rockland Avenue



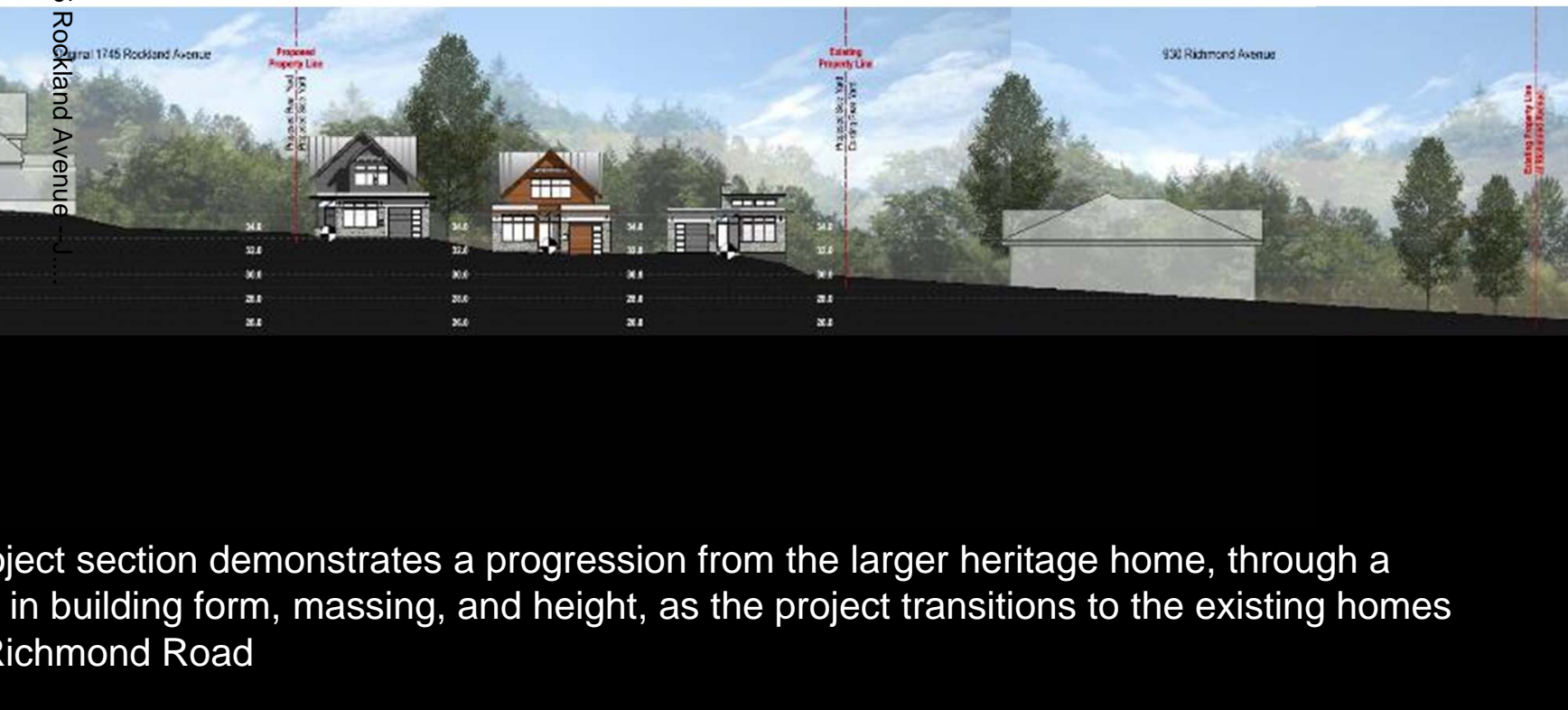
1745 ROCKLAND REDEVELOPMENT

# Development Permit No. 000357 for 1745 Rockland Avenue





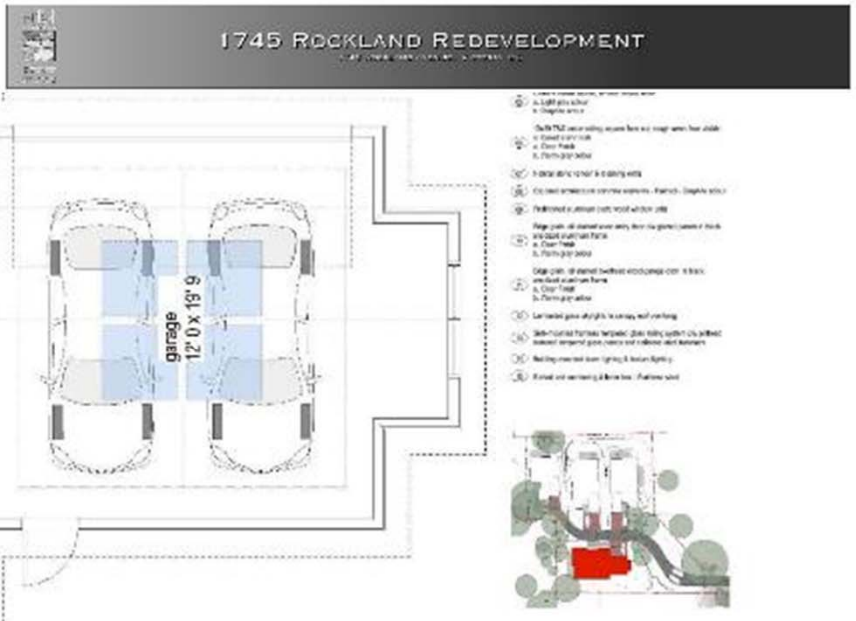
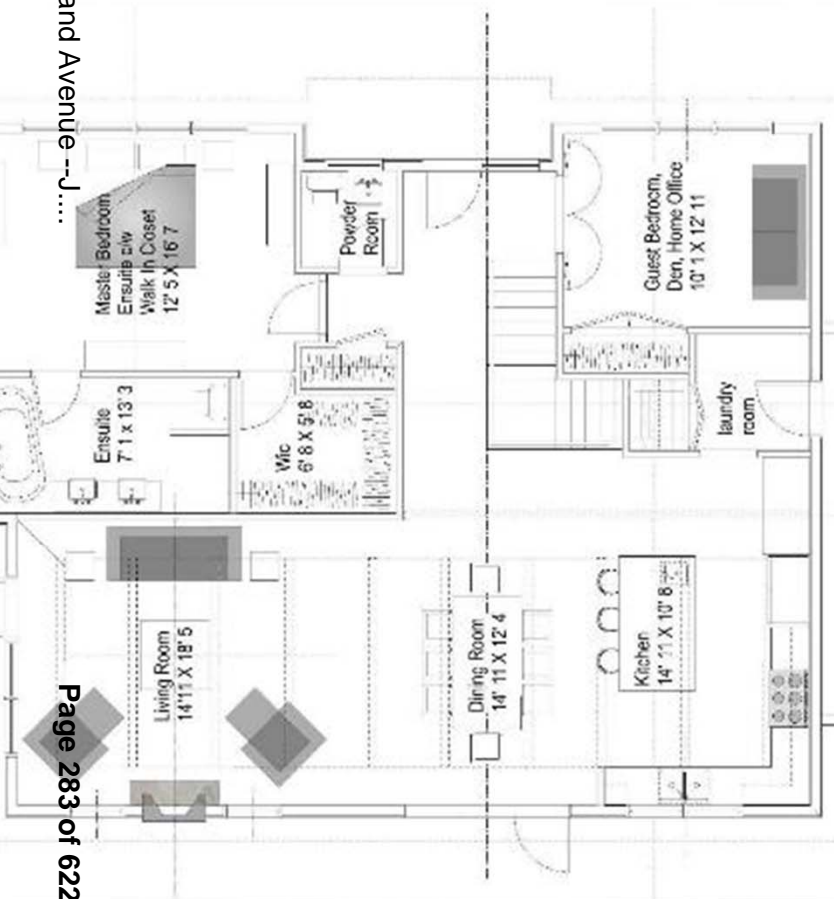
# Development Permit No. 000357 for 1745 Rockland Avenue



Project section demonstrates a progression from the larger heritage home, through a progression in building form, massing, and height, as the project transitions to the existing homes on Richmond Road

# Development Permit No. 000357 for 1745 Rockland Avenue

complete floor plan development.





## - FRONT (SOUTH) ELEVATION



-

# Development Permit No. 000357 for 1745 Rockland Avenue



## Strata Unit 2

### ELEVATION FINISH LEGEND

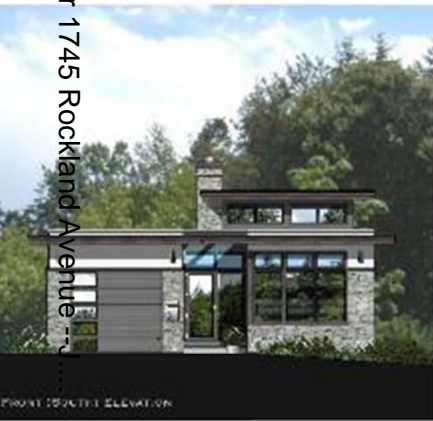
Legend for elevation of all structures

- 1. Polished dark grey stone veneer on gables and chimneys - Stone veneer
- 2. Cedar shake siding
- 3. 4" x 6" x 12" cedar - Cedar shake
- 4. 2" x 4" x 8" cedar - Cedar shake
- 5. 2" x 6" x 12" cedar - Cedar shake
- 6. 2" x 8" x 16" cedar - Cedar shake
- 7. 2" x 10" x 20" cedar - Cedar shake
- 8. 2" x 12" x 24" cedar - Cedar shake
- 9. 2" x 14" x 28" cedar - Cedar shake
- 10. 2" x 16" x 32" cedar - Cedar shake
- 11. 2" x 18" x 36" cedar - Cedar shake
- 12. 2" x 20" x 40" cedar - Cedar shake
- 13. 2" x 22" x 44" cedar - Cedar shake
- 14. 2" x 24" x 48" cedar - Cedar shake
- 15. 2" x 26" x 52" cedar - Cedar shake
- 16. 2" x 28" x 56" cedar - Cedar shake
- 17. 2" x 30" x 60" cedar - Cedar shake
- 18. 2" x 32" x 64" cedar - Cedar shake
- 19. 2" x 34" x 68" cedar - Cedar shake
- 20. 2" x 36" x 72" cedar - Cedar shake
- 21. 2" x 38" x 76" cedar - Cedar shake
- 22. 2" x 40" x 80" cedar - Cedar shake
- 23. 2" x 42" x 84" cedar - Cedar shake
- 24. 2" x 44" x 88" cedar - Cedar shake
- 25. 2" x 46" x 92" cedar - Cedar shake
- 26. 2" x 48" x 96" cedar - Cedar shake
- 27. 2" x 50" x 100" cedar - Cedar shake
- 28. 2" x 52" x 104" cedar - Cedar shake
- 29. 2" x 54" x 108" cedar - Cedar shake
- 30. 2" x 56" x 112" cedar - Cedar shake
- 31. 2" x 58" x 116" cedar - Cedar shake
- 32. 2" x 60" x 120" cedar - Cedar shake
- 33. 2" x 62" x 124" cedar - Cedar shake
- 34. 2" x 64" x 128" cedar - Cedar shake
- 35. 2" x 66" x 132" cedar - Cedar shake
- 36. 2" x 68" x 136" cedar - Cedar shake
- 37. 2" x 70" x 140" cedar - Cedar shake
- 38. 2" x 72" x 144" cedar - Cedar shake
- 39. 2" x 74" x 148" cedar - Cedar shake
- 40. 2" x 76" x 152" cedar - Cedar shake
- 41. 2" x 78" x 156" cedar - Cedar shake
- 42. 2" x 80" x 160" cedar - Cedar shake
- 43. 2" x 82" x 164" cedar - Cedar shake
- 44. 2" x 84" x 168" cedar - Cedar shake
- 45. 2" x 86" x 172" cedar - Cedar shake
- 46. 2" x 88" x 176" cedar - Cedar shake
- 47. 2" x 90" x 180" cedar - Cedar shake
- 48. 2" x 92" x 184" cedar - Cedar shake
- 49. 2" x 94" x 188" cedar - Cedar shake
- 50. 2" x 96" x 192" cedar - Cedar shake
- 51. 2" x 98" x 196" cedar - Cedar shake
- 52. 2" x 100" x 200" cedar - Cedar shake
- 53. 2" x 102" x 204" cedar - Cedar shake
- 54. 2" x 104" x 208" cedar - Cedar shake
- 55. 2" x 106" x 212" cedar - Cedar shake
- 56. 2" x 108" x 216" cedar - Cedar shake
- 57. 2" x 110" x 220" cedar - Cedar shake
- 58. 2" x 112" x 224" cedar - Cedar shake
- 59. 2" x 114" x 228" cedar - Cedar shake
- 60. 2" x 116" x 232" cedar - Cedar shake
- 61. 2" x 118" x 236" cedar - Cedar shake
- 62. 2" x 120" x 240" cedar - Cedar shake
- 63. 2" x 122" x 244" cedar - Cedar shake
- 64. 2" x 124" x 248" cedar - Cedar shake
- 65. 2" x 126" x 252" cedar - Cedar shake
- 66. 2" x 128" x 256" cedar - Cedar shake
- 67. 2" x 130" x 260" cedar - Cedar shake
- 68. 2" x 132" x 264" cedar - Cedar shake
- 69. 2" x 134" x 268" cedar - Cedar shake
- 70. 2" x 136" x 272" cedar - Cedar shake
- 71. 2" x 138" x 276" cedar - Cedar shake
- 72. 2" x 140" x 280" cedar - Cedar shake
- 73. 2" x 142" x 284" cedar - Cedar shake
- 74. 2" x 144" x 288" cedar - Cedar shake
- 75. 2" x 146" x 292" cedar - Cedar shake
- 76. 2" x 148" x 296" cedar - Cedar shake
- 77. 2" x 150" x 300" cedar - Cedar shake
- 78. 2" x 152" x 304" cedar - Cedar shake
- 79. 2" x 154" x 308" cedar - Cedar shake
- 80. 2" x 156" x 312" cedar - Cedar shake
- 81. 2" x 158" x 316" cedar - Cedar shake
- 82. 2" x 160" x 320" cedar - Cedar shake
- 83. 2" x 162" x 324" cedar - Cedar shake
- 84. 2" x 164" x 328" cedar - Cedar shake
- 85. 2" x 166" x 332" cedar - Cedar shake
- 86. 2" x 168" x 336" cedar - Cedar shake
- 87. 2" x 170" x 340" cedar - Cedar shake
- 88. 2" x 172" x 344" cedar - Cedar shake
- 89. 2" x 174" x 348" cedar - Cedar shake
- 90. 2" x 176" x 352" cedar - Cedar shake
- 91. 2" x 178" x 356" cedar - Cedar shake
- 92. 2" x 180" x 360" cedar - Cedar shake
- 93. 2" x 182" x 364" cedar - Cedar shake
- 94. 2" x 184" x 368" cedar - Cedar shake
- 95. 2" x 186" x 372" cedar - Cedar shake
- 96. 2" x 188" x 376" cedar - Cedar shake
- 97. 2" x 190" x 380" cedar - Cedar shake
- 98. 2" x 192" x 384" cedar - Cedar shake
- 99. 2" x 194" x 388" cedar - Cedar shake
- 100. 2" x 196" x 392" cedar - Cedar shake
- 101. 2" x 198" x 396" cedar - Cedar shake
- 102. 2" x 200" x 400" cedar - Cedar shake
- 103. 2" x 202" x 404" cedar - Cedar shake
- 104. 2" x 204" x 408" cedar - Cedar shake
- 105. 2" x 206" x 412" cedar - Cedar shake
- 106. 2" x 208" x 416" cedar - Cedar shake
- 107. 2" x 210" x 420" cedar - Cedar shake
- 108. 2" x 212" x 424" cedar - Cedar shake
- 109. 2" x 214" x 428" cedar - Cedar shake
- 110. 2" x 216" x 432" cedar - Cedar shake
- 111. 2" x 218" x 436" cedar - Cedar shake
- 112. 2" x 220" x 440" cedar - Cedar shake
- 113. 2" x 222" x 444" cedar - Cedar shake
- 114. 2" x 224" x 448" cedar - Cedar shake
- 115. 2" x 226" x 452" cedar - Cedar shake
- 116. 2" x 228" x 456" cedar - Cedar shake
- 117. 2" x 230" x 460" cedar - Cedar shake
- 118. 2" x 232" x 464" cedar - Cedar shake
- 119. 2" x 234" x 468" cedar - Cedar shake
- 120. 2" x 236" x 472" cedar - Cedar shake
- 121. 2" x 238" x 476" cedar - Cedar shake
- 122. 2" x 240" x 480" cedar - Cedar shake
- 123. 2" x 242" x 484" cedar - Cedar shake
- 124. 2" x 244" x 488" cedar - Cedar shake
- 125. 2" x 246" x 492" cedar - Cedar shake
- 126. 2" x 248" x 496" cedar - Cedar shake
- 127. 2" x 250" x 500" cedar - Cedar shake
- 128. 2" x 252" x 504" cedar - Cedar shake
- 129. 2" x 254" x 508" cedar - Cedar shake
- 130. 2" x 256" x 512" cedar - Cedar shake
- 131. 2" x 258" x 516" cedar - Cedar shake
- 132. 2" x 260" x 520" cedar - Cedar shake
- 133. 2" x 262" x 524" cedar - Cedar shake
- 134. 2" x 264" x 528" cedar - Cedar shake
- 135. 2" x 266" x 532" cedar - Cedar shake
- 136. 2" x 268" x 536" cedar - Cedar shake
- 137. 2" x 270" x 540" cedar - Cedar shake
- 138. 2" x 272" x 544" cedar - Cedar shake
- 139. 2" x 274" x 548" cedar - Cedar shake
- 140. 2" x 276" x 552" cedar - Cedar shake
- 141. 2" x 278" x 556" cedar - Cedar shake
- 142. 2" x 280" x 560" cedar - Cedar shake
- 143. 2" x 282" x 564" cedar - Cedar shake
- 144. 2" x 284" x 568" cedar - Cedar shake
- 145. 2" x 286" x 572" cedar - Cedar shake
- 146. 2" x 288" x 576" cedar - Cedar shake
- 147. 2" x 290" x 580" cedar - Cedar shake
- 148. 2" x 292" x 584" cedar - Cedar shake
- 149. 2" x 294" x 588" cedar - Cedar shake
- 150. 2" x 296" x 592" cedar - Cedar shake
- 151. 2" x 298" x 596" cedar - Cedar shake
- 152. 2" x 300" x 600" cedar - Cedar shake
- 153. 2" x 302" x 604" cedar - Cedar shake
- 154. 2" x 304" x 608" cedar - Cedar shake
- 155. 2" x 306" x 612" cedar - Cedar shake
- 156. 2" x 308" x 616" cedar - Cedar shake
- 157. 2" x 310" x 620" cedar - Cedar shake
- 158. 2" x 312" x 624" cedar - Cedar shake
- 159. 2" x 314" x 628" cedar - Cedar shake
- 160. 2" x 316" x 632" cedar - Cedar shake
- 161. 2" x 318" x 636" cedar - Cedar shake
- 162. 2" x 320" x 640" cedar - Cedar shake
- 163. 2" x 322" x 644" cedar - Cedar shake
- 164. 2" x 324" x 648" cedar - Cedar shake
- 165. 2" x 326" x 652" cedar - Cedar shake
- 166. 2" x 328" x 656" cedar - Cedar shake
- 167. 2" x 330" x 660" cedar - Cedar shake
- 168. 2" x 332" x 664" cedar - Cedar shake
- 169. 2" x 334" x 668" cedar - Cedar shake
- 170. 2" x 336" x 672" cedar - Cedar shake
- 171. 2" x 338" x 676" cedar - Cedar shake
- 172. 2" x 340" x 680" cedar - Cedar shake
- 173. 2" x 342" x 684" cedar - Cedar shake
- 174. 2" x 344" x 688" cedar - Cedar shake
- 175. 2" x 346" x 692" cedar - Cedar shake
- 176. 2" x 348" x 696" cedar - Cedar shake
- 177. 2" x 350" x 700" cedar - Cedar shake
- 178. 2" x 352" x 704" cedar - Cedar shake
- 179. 2" x 354" x 708" cedar - Cedar shake
- 180. 2" x 356" x 712" cedar - Cedar shake
- 181. 2" x 358" x 716" cedar - Cedar shake
- 182. 2" x 360" x 720" cedar - Cedar shake
- 183. 2" x 362" x 724" cedar - Cedar shake
- 184. 2" x 364" x 728" cedar - Cedar shake
- 185. 2" x 366" x 732" cedar - Cedar shake
- 186. 2" x 368" x 736" cedar - Cedar shake
- 187. 2" x 370" x 740" cedar - Cedar shake
- 188. 2" x 372" x 744" cedar - Cedar shake
- 189. 2" x 374" x 748" cedar - Cedar shake
- 190. 2" x 376" x 752" cedar - Cedar shake
- 191. 2" x 378" x 756" cedar - Cedar shake
- 192. 2" x 380" x 760" cedar - Cedar shake
- 193. 2" x 382" x 764" cedar - Cedar shake
- 194. 2" x 384" x 768" cedar - Cedar shake
- 195. 2" x 386" x 772" cedar - Cedar shake
- 196. 2" x 388" x 776" cedar - Cedar shake
- 197. 2" x 390" x 780" cedar - Cedar shake
- 198. 2" x 392" x 784" cedar - Cedar shake
- 199. 2" x 394" x 788" cedar - Cedar shake
- 200. 2" x 396" x 792" cedar - Cedar shake
- 201. 2" x 398" x 796" cedar - Cedar shake
- 202. 2" x 400" x 800" cedar - Cedar shake
- 203. 2" x 402" x 804" cedar - Cedar shake
- 204. 2" x 404" x 808" cedar - Cedar shake
- 205. 2" x 406" x 812" cedar - Cedar shake
- 206. 2" x 408" x 816" cedar - Cedar shake
- 207. 2" x 410" x 820" cedar - Cedar shake
- 208. 2" x 412" x 824" cedar - Cedar shake
- 209. 2" x 414" x 828" cedar - Cedar shake
- 210. 2" x 416" x 832" cedar - Cedar shake
- 211. 2" x 418" x 836" cedar - Cedar shake
- 212. 2" x 420" x 840" cedar - Cedar shake
- 213. 2" x 422" x 844" cedar - Cedar shake
- 214. 2" x 424" x 848" cedar - Cedar shake
- 215. 2" x 426" x 852" cedar - Cedar shake
- 216. 2" x 428" x 856" cedar - Cedar shake
- 217. 2" x 430" x 860" cedar - Cedar shake
- 218. 2" x 432" x 864" cedar - Cedar shake
- 219. 2" x 434" x 868" cedar - Cedar shake
- 220. 2" x 436" x 872" cedar - Cedar shake
- 221. 2" x 438" x 876" cedar - Cedar shake
- 222. 2" x 440" x 880" cedar - Cedar shake
- 223. 2" x 442" x 884" cedar - Cedar shake
- 224. 2" x 444" x 888" cedar - Cedar shake
- 225. 2" x 446" x 892" cedar - Cedar shake
- 226. 2" x 448" x 896" cedar - Cedar shake
- 227. 2" x 450" x 900" cedar - Cedar shake
- 228. 2" x 452" x 904" cedar - Cedar shake
- 229. 2" x 454" x 908" cedar - Cedar shake
- 230. 2" x 456" x 912" cedar - Cedar shake
- 231. 2" x 458" x 916" cedar - Cedar shake
- 232. 2" x 460" x 920" cedar - Cedar shake
- 233. 2" x 462" x 924" cedar - Cedar shake
- 234. 2" x 464" x 928" cedar - Cedar shake
- 235. 2" x 466" x 932" cedar - Cedar shake
- 236. 2" x 468" x 936" cedar - Cedar shake
- 237. 2" x 470" x 940" cedar - Cedar shake
- 238. 2" x 472" x 944" cedar - Cedar shake
- 239. 2" x 474" x 948" cedar - Cedar shake
- 240. 2" x 476" x 952" cedar - Cedar shake
- 241. 2" x 478" x 956" cedar - Cedar shake
- 242. 2" x 480" x 960" cedar - Cedar shake
- 243. 2" x 482" x 964" cedar - Cedar shake
- 244. 2" x 484" x 968" cedar - Cedar shake
- 245. 2" x 486" x 972" cedar - Cedar shake
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- 250. 2" x 496" x 992" cedar - Cedar shake
- 251. 2" x 498" x 996" cedar - Cedar shake
- 252. 2" x 500" x 1000" cedar - Cedar shake





# Development Permit No. 000357 for 1745 Rockland Avenue

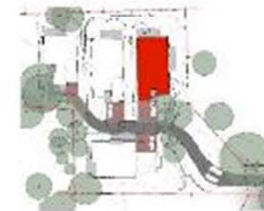


## Strata Unit 3

### ELEVATION FINISH LEGEND

all of finish applied to all elevations

- 1. Painted exterior walls and roofline - Dark grey
- 2. Paint - White
- 3. Paint - Dark grey
- 4. Paint - White
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- 98. Paint - White
- 99. Paint - Dark grey
- 100. Paint - White



# Development Permit No. 000357 for 1745 Rockland Avenue



## Strata Unit 4

### ELEVATION FINISH LEGEND

List of finishes & materials at elevations

- 1. Professional exterior paint color and finish - White (see note)
- 2. Wood Siding - Cedar
- 3. Metal Siding - Aluminum
- 4. Professional exterior paint color and finish - White (see note)
- 5. Stone Siding - Natural Stone
- 6. Stone Siding - Natural Stone
- 7. Stone Siding - Natural Stone
- 8. Stone Siding - Natural Stone
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- 10. Stone Siding - Natural Stone
- 11. Stone Siding - Natural Stone
- 12. Stone Siding - Natural Stone
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- 90. Stone Siding - Natural Stone
- 91. Stone Siding - Natural Stone
- 92. Stone Siding - Natural Stone
- 93. Stone Siding - Natural Stone
- 94. Stone Siding - Natural Stone
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- 98. Stone Siding - Natural Stone
- 99. Stone Siding - Natural Stone
- 100. Stone Siding - Natural Stone





# Development Permit No. 000357 for 1745 Rockland Avenue

## Colour And Materials Palette



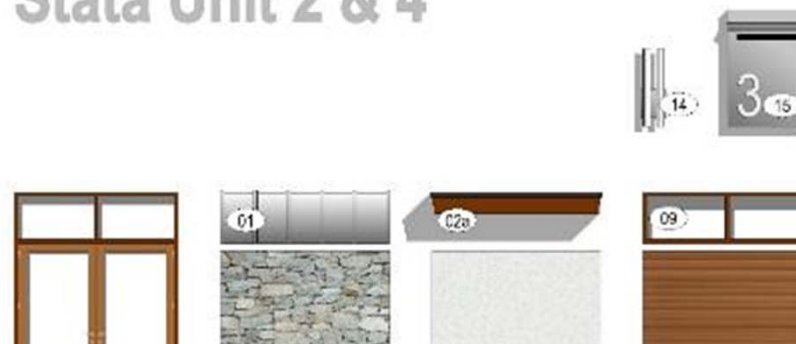
Colour Scheme 1

### Stata Unit 1 & 3

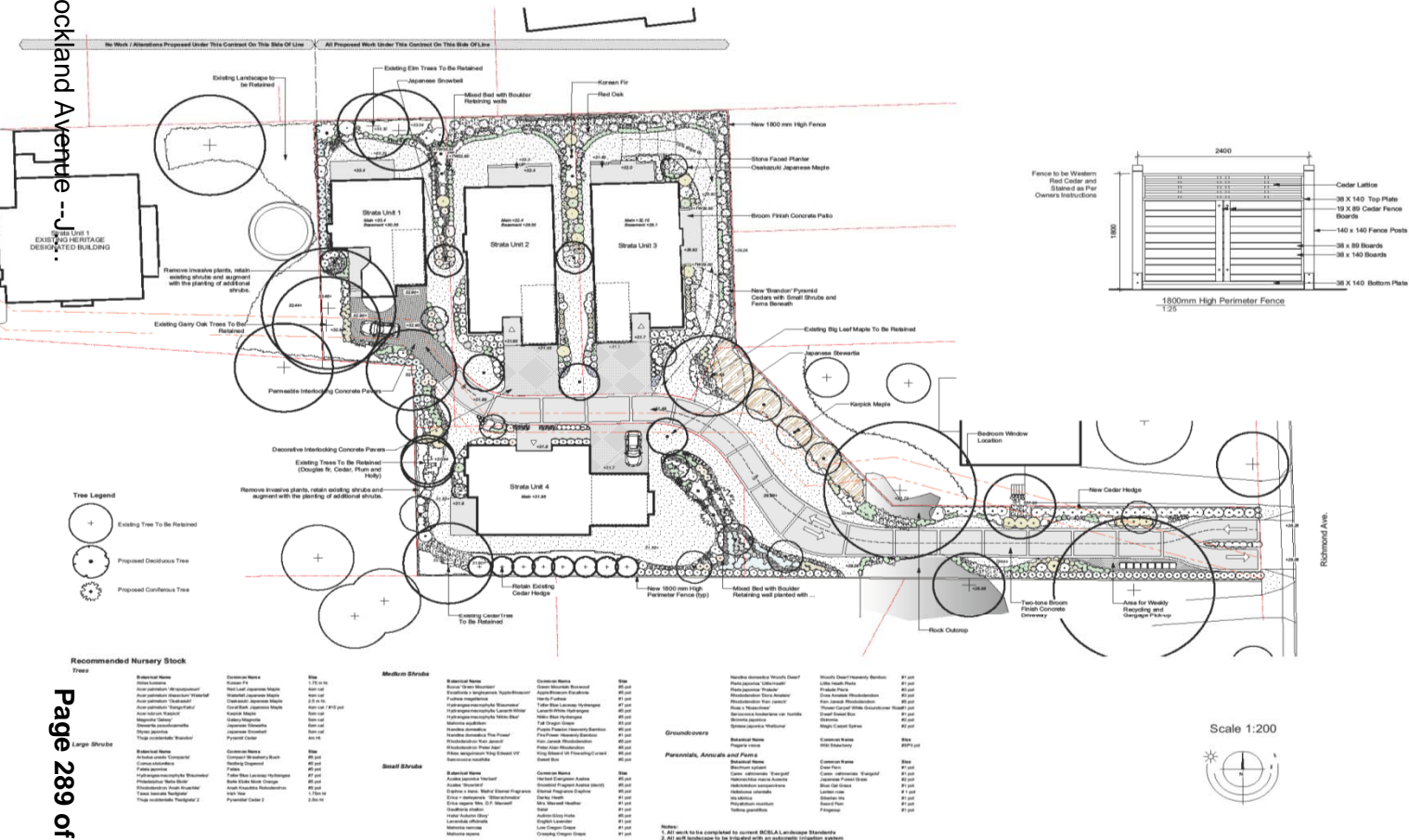


Colour Scheme 2

### Stata Unit 2 & 4



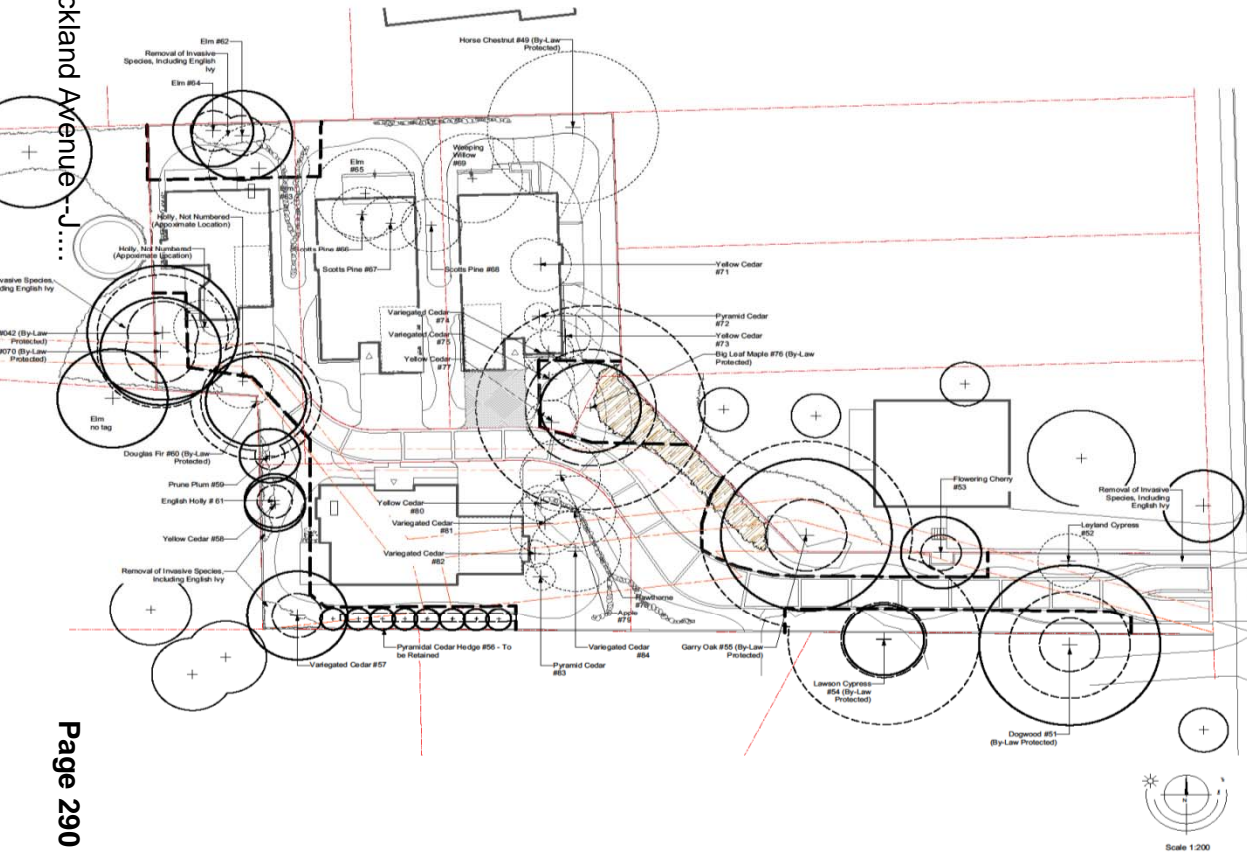
# Development Permit No. 000357 for 1745 Rockland Avenue



## 1745 Rockland Redevelopment - Landscape Concept Plan

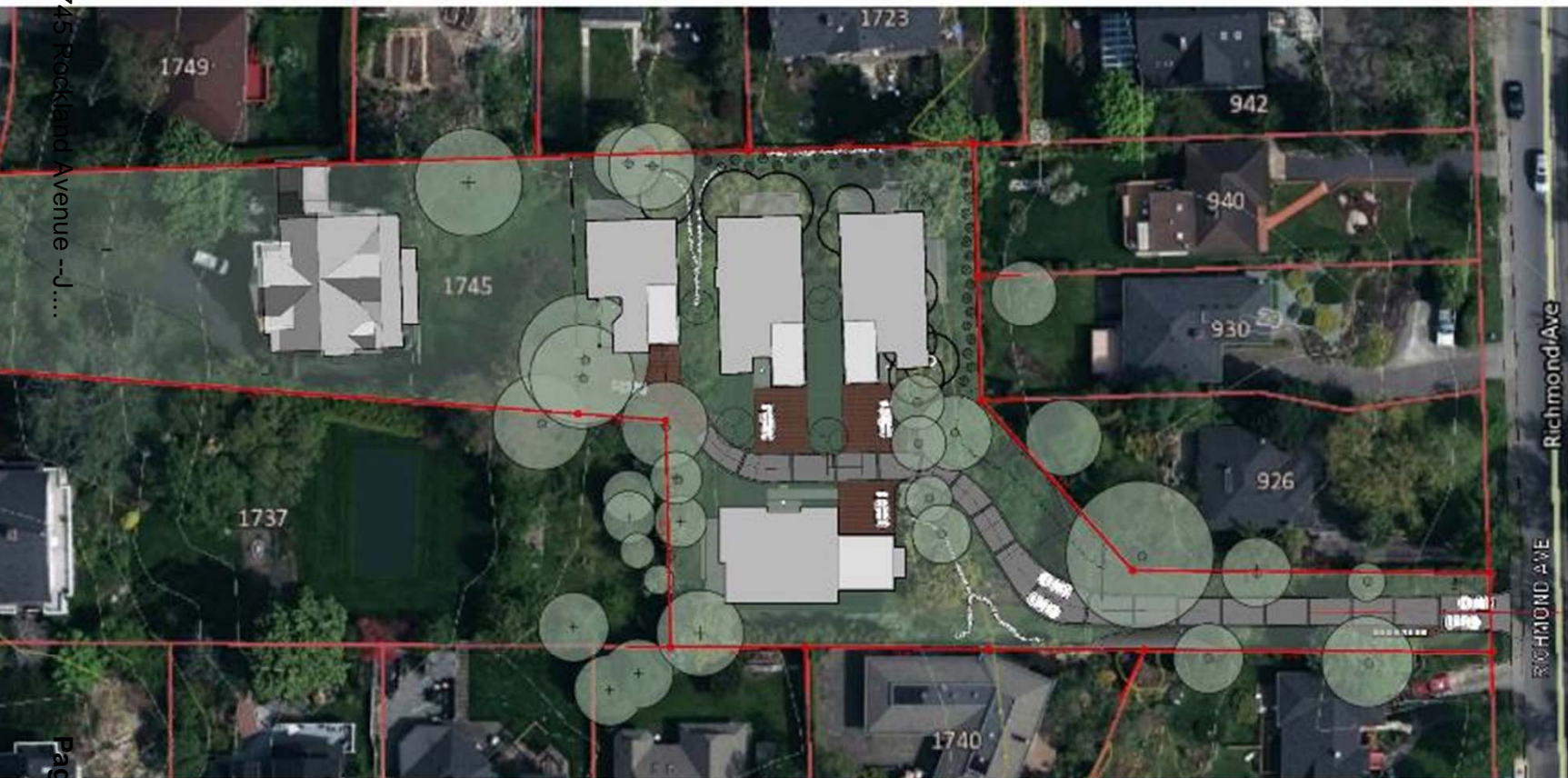


# Development Permit No. 000357 for 1745 Rockland Avenue



# Development Permit No. 000357 for 1745 Rockland Avenue

The 4 unit proposal



**1745 ROCKLAND REDEVELOPMENT**  
1745 ROCKLAND AVENUE, VICTORIA, BC

# 1745 Rockland Road Redevelopment





## PROJECT DATA - EXISTING PARCEL REMAINDER

	EXISTING PARCEL REMAINDER	CURRENT ZONING
ZONING:	R1-A	R1-A
site area (m2)	1857.3 m2 - $\pm 34.4$ m2 RD = $\pm 1822.9$ m2	min. 740 m2
site coverage %	14.8 % (275 m2)	max. 40 %
site width (m)	29.6 m	24 m
open site space % (landscaping)	66.3 % (1231.3 m2)	n/a
total floor area (m2)	$\pm 445.93$ m2 (existing unaltered) see sheet A5.1 for floor areas breakdown	min. 130 m2
floor space ratio	0.24 : 1	n/a
height of building (m)	existing unaltered	max. 7.6 m
number of storeys	2 1/2 storeys (existing unaltered)	2 1/2 storeys
parking stalls on site	as per Schedule C: 1 space per dwelling unit	as per Schedule C: 1 space per dwelling
SETBACKS:		
front (west)	32.35 m (existing) - $1.36$ m RD = $\pm 30.99$ m Front Yard	10.5 m
rear (east)	<b>18.0 m (proposed)</b>	7.5 m or 25% of lot depth (whichever is greater)
side (north)	0.3 m (existing unaltered)	3.0 m
side (south)	4.5 m (existing unaltered)	3.0m

## EXISTING PARCEL REMAINDER

NEW LOT:  
Stratagem Home



on incorporated  
ulation:  
ea removed  
e area remains

## PROJECT DATA - PROPOSED LOT

	PROPOSED PROJECT Custom zone	CURRENT or REFERENCE ZONING
ZONING:	Site Specific for building strata of 4 strata units	R1-A
site area (m2)	2717.3 m2, excludes lane, with 4 strata homes 679.52 m2 per strata unit (4950.8m2 former lot : 5 units = 990m2 per dwelling)	min. 460 m2 single family under R1-B 600 m2 panhandle under R1-B 740 m2 single family under R1-A 850 m2 panhandle under R1-A
site coverage %	25.6%, excludes lane	max. 40 % single-family
lot width (m)	58.22 m	min. 24 m
open site space % (landscaping)	59.33 % (1612.27 m2), excludes lane	n/a
total floor area (m2)	each unit exceeds min. 130 m2	min. 130 m2 per unit
height of buildings (m)	max. 7.34m (see unit data breakdown)	max. 7.6 m
number of storeys	max. 2 storeys (see unit data breakdown)	2 1/2 storeys
parking stalls on site	as per Schedule C: 1 space per dwelling unit min. 5 spaces provided	as per Schedule C: 1 space per dwelling unit min. 4 spaces required
bicycle parking	n/a	n/a
SETBACKS:	(see unit data breakdown)	
north	7.5m project rearyard	
south	5.0m project sideyard	
west	5.5m project sideyard	
east	5.5m project sideyard R1-B references: 7.5m frontyard & rearyard setbacks 1.5 and 3.0m sideyard setbacks Panhandle: 4.0m setback or 7.5m setback for windows in habital rooms	R1-A references: 7.5m frontyard & rearyard setbacks 3.0 sideyard setback Panhandle 4.0m setback or 7.5m setback for windows in habital rooms

## LOT 1

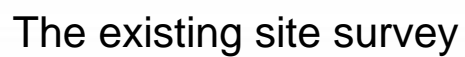
PROPOSED NEW ZONE  
strata units



Calculation incorporated  
Calculation:  
area removed  
per unit.



## Page 296 of 622



# 1745 ROCKLAND REDEVELOPMENT

# Rezoning Application No. 00444 for 1745 Rockland Avenue Rockland Avenue frontage Richmond Avenue driveway









## Planning and Land Use Committee Report

For the Meeting of August 27, 2015

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**To:** Planning and Land Use Committee                      **Date:** August 13, 2015

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Development Permit Application No. 000357 for 1745 Rockland Avenue

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion after the Public Hearing for Rezoning Application No. 00444, if it is approved:

"That Council authorize the issuance of Development Permit Application No.000357 for 1745 Rockland, in accordance with:

1. Plans date stamped June 25, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.
4. That Council authorize the Mayor and Corporate Administrator to execute the documents, in the form satisfactory to the City Solicitor, necessary to remove the Right-of-Way from the title of the property located at 1745 Rockland Avenue, prior to the issuance of a Building Permit."

### LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the bylaw.

Pursuant to Section 920 (8) of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Planning and Land Use Committee with information, analysis and recommendations for a Development Permit Application for the property located at

1745 Rockland Avenue. The proposal is to allow four new single family dwellings on strata lots to the rear of the existing Heritage-Designated house. The proposed strata lots fall within the definition of panhandle lots.

The following points were considered in assessing this Application:

- The proposed single family dwellings are subject to control and regulation under Development Permit Area 15B Intensive Residential Panhandle Lot. The proposal complies with the objectives of the Development Permit Area including ensuring that integration of panhandle lots and associated development are compatible with the immediate neighbours, surrounding neighbourhood character and streetscapes. In addition, achieving a high quality of architecture, landscape and urban design to mitigate negative impacts of panhandle lots.
- The proposed Landscape Plan includes the retention of clusters of trees through careful siting of the new buildings and the extensive use of permeable pavers. One Bylaw-Protected Big Leaf Maple would be removed but replaced with two trees in a nearby location. New trees would also be planted along the east boundary to mitigate the loss of the mature trees near that property line.
- There is a Right-of-Way registered on the title of the subject property related to the existing sewer, drain and storm water pipes, which were installed to service existing City catch basins and also contains the existing sanitary sewer service to the house at 1745 Rockland Avenue. Staff have found an alternate solution of rerouting the City catch basins on the Rockland Avenue frontage of the subject site. Accordingly, the storm drain main at 1745 Rockland Avenue would be abandoned and the City would no longer require access via the Right-of-Way which can, therefore, be released.

## BACKGROUND

### Description of Proposal

This proposal is associated with a Rezoning Application to allow four new single family dwellings on strata lots to the rear of the existing Heritage-Designated house, which is proposed to remain a single family dwelling on a separate large lot.

The proposed site plan, architectural and landscape design include the following (with more details provided in the attached letter from the architect):

- exterior finishes including cement-based stucco, cedar siding and soffits, wood fascia boards, exposed concrete elements (painted) and accent details in natural stone veneer as exterior finishes
- grey metal roofs and flashings
- prefinished aluminium clad windows with wood casements and wood entrance doors
- removal of some trees to permit new driveways and surface parking combined with the retention of all mature trees along the north, west and south boundaries, balanced with new trees near the east boundary edge and extensive new plantings
- perimeter wall along the east driveway that is designed for noise abatement
- internal garages for each single family dwelling.

Due to the high number and concentration of mature trees on the property, the applicant provided an Arborist Report (attached) to support the proposed scheme. Impacts on the mature landscape character are discussed under the Analysis section of this report.

### Sustainability Features

As indicated in the applicant's letter dated June 17, 2015 (attached) the proposed development would achieve Built Green BC Standards, including the use of natural materials for the exterior finishes and native species in landscaping design. The proposal would help to mitigate storm water runoff related to the tennis court through the reduction of hard surfaces, compared to the existing conditions.

### Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

### Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

### Relevant History

The Rezoning Application was considered at the Planning and Land Use Committee (PLUC) on September 18, 2014, and on December 11, 2014, with the following motions (minutes attached):

#### December 11, 2014

*It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council refer the report and application back to staff to consider all recent information, including information that was received at the Rockland Neighbourhood Association meeting held on December 3, 2014*

#### September 18, 2014

*It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:*

- 1. Indicate to the applicant that Rezoning Application # 00444 and Development Permit Application # 000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer and that staff explore with the applicant maintaining the trees and landscaping on the perimeter of the property.*
- 2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.*

### ANALYSIS

The following sections provide a summary of the consistency of the Application with the relevant City policies.

### Development Permit Area and Design Guidelines

The proposed design for the new single family dwellings is subject to the Development Permit Area (DPA) 15 B, Intensive Residential Panhandle Lot. In DPA 15 B, building form, character, finishes and landscaping details are controlled and regulated in relation to the *Advisory Design Guidelines for Buildings, Signs and Awnings, (1981)* and *Design Guidelines for Small Lot House*



(2002). Staff assessment of the proposed design in relation to the Guidelines is summarized below:

- Siting of the single family dwellings in the rear yard would have no impact on the views of the heritage house from Rockland Avenue, while one single family dwelling would be partially visible from Richmond Avenue.
- The form and massing of the single family dwellings are small in scale compared to the heritage house and their designs are complementary in composition, mix and the high quality of proposed materials.
- The existing and proposed landscaping and fences, as well as the rear yard setback distances for the proposed single family dwellings, will minimize overlook and privacy impacts on adjacent properties. Similarly, building heights and storeys that are less than the permitted maximum in the R1-A Zone may increase the visual separation between the proposed single family dwellings and neighbouring houses.
- While a number of mature trees would be removed to construct the new buildings and driveways, the proposed Landscape Plan includes the retention of clusters of trees. One Bylaw-Protected Big Leaf Maple would be removed but would be replaced with two trees in a nearby location, in accordance with the *Tree Protection Bylaw*. In addition, new trees would be planted along the east boundary to mitigate the loss of mature trees near the property line.

A letter (attached) dated August 7, 2015 from Hillel Architecture provides information on the design of the proposed single family dwellings.

### Underground Right-of-Way

There is a Right-of-Way registered on the title of the subject property related to the existing sewer, drain and storm water pipes, which were installed to service existing City catch basins and the existing sanitary sewer service to the house at 1745 Rockland Avenue. Staff have found an alternate solution of rerouting the City catch basins on the Rockland Avenue frontage of the subject site. Pursuant to the City's *Sanitary Sewer and Stormwater Utilities Bylaw 2014*, the applicant would be responsible for all associated capital costs. The storm drain main at 1745 Rockland Avenue would be abandoned and the City would no longer require access via the Right-of-Way. Accordingly, staff recommend that Council authorize the necessary legal documents to remove the Right-of-Way from the title, prior to the issuance of a Building Permit.

### CONCLUSIONS

The proposed site plan, architectural and landscape design are well-considered with respect to form, massing and character and minimize the potential impact of new development on the mature landscape character. Should Committee advance the concurrent Rezoning Application to a Public Hearing, staff recommend that Committee also forward this report to Council and that Council authorize the issuance of Development Permit No. 000357, if the Rezoning Application is approved.

**ALTERNATE MOTION**

That Council decline DP Application No 000357 for the property located at 1745 Rockland Avenue.

Respectfully submitted,



Brian Sikstrom, Senior  
Planner, Development  
Services Division

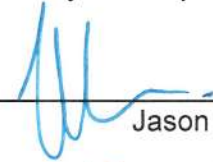


Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager: \_\_\_\_\_



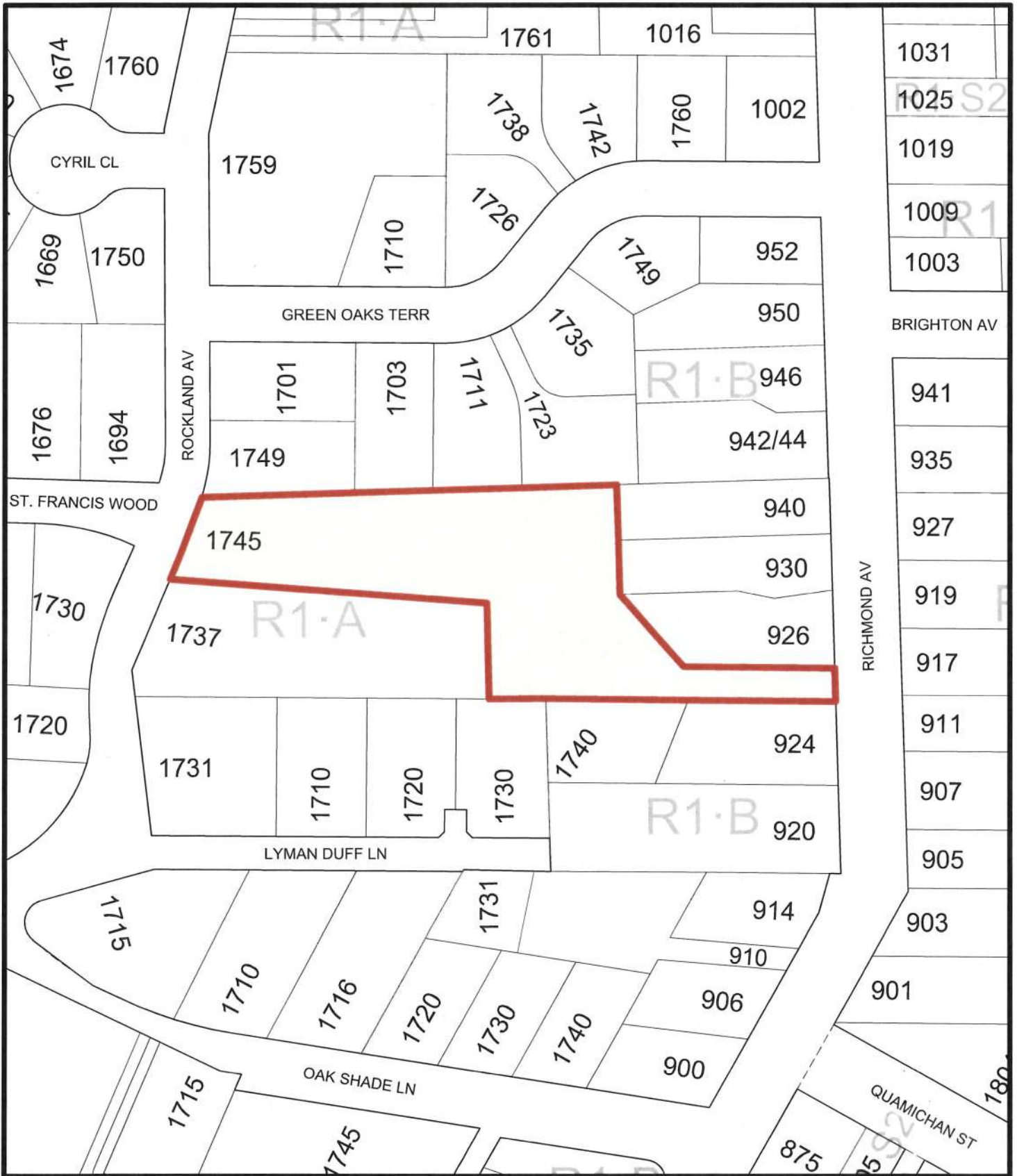
Jason Johnson

Date: \_\_\_\_\_

August 20, 2015

**List of Attachments**

- Zoning map
- Aerial photo
- Letter from Hillel Architecture, Inc. dated August 7, 2015
- Letter from Hillel Architecture Inc. dated June 17, 2015
- Plans for Rezoning Application No. 00444 and Development Permit Application No. 00357 stamped June 25, 2015
- Council Minutes dated September 25, 2014, and December 18, 2014
- Planning and Land Use Committee Report dated November 27, 2014, with attachments.



1745 Rockland Avenue

Rezoning #00444

Bylaw #











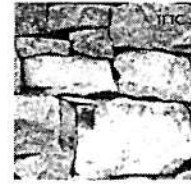
07 August 2015

Brian Sikstrom, Senior Planner  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6

RE: **Rockland Avenue Residences**  
1745 Rockland Avenue, Victoria BC

Rezoning Application #00444 Development Permit #000357

Hillel  
architecture



101 1831 Oak Bay Avenue  
Victoria BC V8R 1C3

phone 250 . 592 . 9198  
fax 250 . 592 . 9178

Mr. Sikstrom,

It has been requested from the Planning Department that we outline the material and finishes changes that may have evolved since the initial submissions for 1745 Rockland Road as multi-family duplex form dwellings to the revised proposal of single family dwellings. Please find below an outline of our design considerations as the project moved, in consultation with neighbours and the City, to a project of a reduced density and of single family homes in form.

#### CONTEXT AND FORM

The designated heritage home, accessed from the Rockland Road property entry, is referred to by name as the Ashton. The Ashton was designed by Francis Mawson Rattenbury, and built in 1901. The owners requested this home be designated in 2010. This heritage designation was granted by the City of Victoria. This was in fact the owner's first step in preserving the Ashton.

The original home contains gable ended main roofs and subordinate perpendicular gable ended dormers. The original home volume visible from the proposed project site, is this roof form placed over the horizontal plinth of the ground floor. This horizontal roof area also serves as outdoor social space with access from the second floor.

The new building volumes take this lead with a gable ended traditional roof with gable ended dormers referenced from the original heritage home, and places this volume on a horizontal plinth created by the lower floor similar to the original home. The form and character of the new buildings are also intended to respect the well-established greater neighbourhood context, therefore the building roof slopes and volumes are also designed with that greater context in mind. The unique green shingle exterior faces of the original home are left to uniquely define that Heritage Designated building, and set it as distinct from the new work.

#### MATERIALS

##### The Duplexes

The initial duplex housing forms, some of the finishes were designed to respond to neighbourhood influences, some designed to respect the influence of the heritage home, and prove appropriate for this multi-family housing form. These main building finishes were:

- Hardi panel and traditional vertical panel wood trim detailing in the upper gables, with asphalt shingle roofing.
- Stone appointments used to draw attention to key building features of the main floor
- Stucco field and wood trim for typical exterior main field finishes.

Hillel Architecture Inc.

page 1 of 2



The initial single family form.

With the introduction of the initial single family home, the composition's finishes had to bridge the design requirements of the duplex purchaser and the single family home purchaser. The single family home built form was larger in plan, and lower in actual height. Its roof system needed to match its volume and style established by the multi-family dwellings, and its finishes had to meet the more demanding expectations of the single family home. The finishes therefore subtly evolved;

- Hardi-panel & wood trim remained as traditional detailing in the upper gables, to tie composition together.
- Stone appointments grew to a more contemporary expression defining more building features of the main floor
- Cedar siding of the side elevations of the duplexes grew in proportion of the wall area of the single family dwelling.
- Stucco field became a smaller portion of the exterior wall area, but remained uniform through all buildings.

Overall, the single family form had a higher level of exterior finish, and its contemporary form became more distinct. The duplex forms with a taller disposition were visible from farther away and their roof detailing held more traditional cues from the greater Rockland Neighbourhood. The single family form was noticeably lower, and the contemporary ground floor portion provided a stronger influence over the building's character.

Current proposal of all single family homes

With this composition, the single family form honours the original design intent of the strong visual roof line of a gable ended main roof with two gable ended dormer roofs. This volume is placed over a horizontal ground floor plinth in form. The material finishes, following the original proposal, with one exception, presents the same materials in a higher level of finish;

- The hardi-panel of the gable roofs now dropped in favour of higher quality cedar siding throughout the second floor.
- The original asphalt shingles changed to the higher quality, and longer lasting, metal roofing.
- Stone appointments grew further to define main wall features, emphasizing entries, defining edges, and fireplaces.
- Stucco fields tie all homes together as the element that least seeks attention, just a smooth clean uniform element.

The single family home composition in also evolved in quality and level of finish in window systems, door and entry systems and in hardware and light fixture selection. These finer level of finishes and their evolution from the initial proposal are not possible to render in colour elevations provided but strongly influence the quality of the home.

We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,  
Hillel Architecture Inc.,  
Peter Hardcastle

17 June 2015

Mayor and Council  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6



101 18th Oak Bay Avenue  
Victoria BC V8R 1C3

phone 250.552.9198  
fax 250.552.9178

RE: **Rockland Avenue Residences**  
1745 Rockland Avenue, Victoria BC

Rezoning Application #00444 Development Permit #000357

Mayor and Council,

We hereby submit, on behalf of developer Parry Street Developments Ltd. appointed by the owners of the property, a revised rezoning and subdivision application and a concurrent development permit application for the redevelopment of a mature Rockland area property and the ongoing protection of a designated heritage home at 1745 Rockland Avenue.

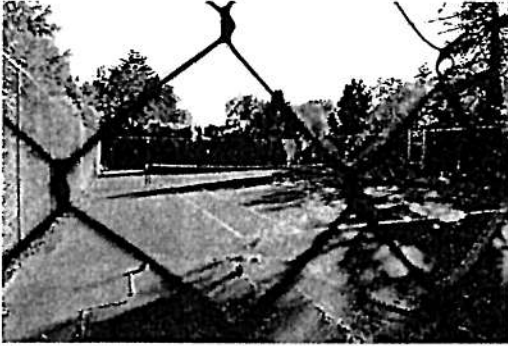
The subject property is 4,850 sq.m. and located at 1745 Rockland Avenue and is a through property that connects to Richmond Road. The site is currently occupied by a single-family dwelling requested by the owners to be heritage designated, which has been granted by the City of Victoria. A large tennis court occupies the center of the property, and a 9 meter lane continues to Richmond Road. This proposed development area remains concealed from both streets.



Hillel Architecture Inc.

page 1 of 4

The proposed redevelopment of the site is designed to respect the prominence, siting and landscaping associated with the original home, and is in keeping with design guidelines for low-density residential infill development. We propose that this center unused portion of the property permits opportunity to create additional dwellings, sympathetic to surrounding buildings and landscape patterns without compromising neighbouring properties.



#### CONTEXT

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Following a number of discussions with planning and engineering staff at the City of Victoria, a number of discussions with the Rockland Neighbourhood Association, two CALUC presentations, and several private meetings held with direct neighbours overseen by the Rockland Neighbourhood Association, a site specific zone is being requested for a portion of the site, with a parcel remainder protecting the area surrounding the designated heritage home.

The site specific zone is being requested to permit the creation of 4 strata units on this unique property, with criteria derived from the R1-B zone, and respecting the R1-A and R1-B zones of the neighbouring properties, and portions of this current lot which contains both.

The original home would remain sited in its R1-A lot, with no new bypassing driveway, no disturbance in its heritage setting, and with no disturbance to the grounds directly surrounding the home. It was the original home owners intent to protect this residence. Step one was their request to protect the residence, which was granted. Step two was to protect its setting, and this proposed site redevelopment does leave its surroundings unchanged.

#### REVISED PROJECT DESIGN

The original proposed scheme was based on three new buildings, each with a footprint similar in scale and density to those of surrounding properties. Each building proposed was a two-family dwelling, for a total of 6 new residences. Combined with the existing heritage home, it proposed therefore a total of seven dwellings on this lot. Initially this was seemingly acceptable to neighbours, the planning department, the existing home owner, and the developer. Slowly over time, increasing discussion and actual data analysis, support for the direction chosen waned. The basic density presented an unacceptable outcome to neighbours and members of the Planning and Land Use Committee.

It was suggested that a total of five new units, when combined with the original home may meet with increased support and it was hoped by that pursuit that a resolution was at hand. Again, an initial goal seemingly meeting with wide support, when actually realized presented an equally unacceptable outcome. The original submission was unacceptable principally based on a single data point: density. The revised scheme, although improving this density but not to an acceptable level, and yet at the same time added layers of new concerns.



#### THE REVISION

The proposed direction presented herein seeks approval for four new stand alone residences, as strata units, within a common site. The reduction of dwelling units to four has permitted a fundamentally new approach to site design, the approaching laneway that joins each of these residences, and their single family form more in keeping with the neighbourhood.

Project data outcomes should now meet a far greater level of acceptability. Five dwellings over the original property size is 990m<sup>2</sup> per dwelling, surpassing A1-A and R1-B requirements. When subdivided as we propose herein, the resulting lot - without counting the area of land along an existing 9 meter lane to Richmond Road - is 679.52m<sup>2</sup> per dwelling and exceeding the equivalent R1-B reference zone for min lot areas. When including the existing laneway land area, the density is 773 m<sup>2</sup> per dwelling and exceeds the equivalent R1-A reference zone min lot standards.

#### PARKING

The proposal honors the parking requirements as set out in Schedule C.

#### BUILDING HEIGHT

The proposal honours the permitted height of R1-A and R1-B zones. All strata units are below that of 7.6m permitted in the current R1-A zone of the property

#### ARCHITECTURE

The form and character of the new buildings are intended to respect this well-established neighbourhood. Much of the gable roof top and upper storeys reflect the more traditional architectural expressions and details of the neighbourhood context and tend to remain the most visible. As your eye travels down the exterior façade, the building lines and glazing patterns of the lower storeys, though more contemporary in their expression, still reflect traditional materials, including the introduction of stone masonry elements.

#### GREEN INITIATIVES

The proposed development will be built to Built Green BC standards. In addition, emphasis will be placed on:

- local and resourceful material selection
- water-conserving plumbing fixtures
- energy efficient / energy star appliances and fixtures
- low or zero VOC paints, finishes, and adhesives
- electric or gas fired radiant in-floor heating
- careful selection of windows to meet the BC Energy Efficiency Act
- native species landscaping

#### SERVICES RIGHT OF WAY

The existing site hosts a right of way for a sewer service line to residents up hill of this site location. This service right of way will remain, with its boundaries and service lines relocated to an area below the new laneway. This is shown on Drawing A1.2

#### ROAD DEDICATIONS

*The standard right-of-way for a secondary collector street is 20.0; however, future transportation-related needs on the corridor can be met in a right-of-way width of 15.0 m. To achieve this minimum on the portion of Rockland Avenue, a statutory right of way of 1.36 m is requested on this frontage. No permanent structures are to be permitted in this area, nor is any required parking or turnaround area to be permitted within 1 m of this area.*

Stated in correspondence from Steven Hutcheson June 2nd, 2015:

*If a subdivision were applied for we will require a 1.36m highway dedication on Rockland Avenue.*

Steve Hutchison, AScT

Transportation Planner

As this proposal now is seeking a division of the Lot, this original SRW request is escalated to a removal of land area under the term Highway Dedication. This removal of a minor land area does not change substantially any statistics presented herein. The minimum lot size for an R1-A single family home is 740m<sup>2</sup>. The parcel remainder associated with the Heritage home on Rockland Avenue is 1857.3m<sup>2</sup>

*The standard right-of-way for a secondary collector street is 20.0 m. To achieve this minimum on the portion of Richmond Avenue, a Statutory Right-of-Way (SRW) of 0.936 m is requested on this frontage. No permanent structures are to be permitted in this area, nor is any required parking or turnaround area to be permitted within 1 m of this area.*

Stated in correspondence from Steven Hutcheson June 2nd, 2015:

*If a subdivision were applied for we will require a 0.936m highway dedication on Richmond Avenue.*

Steve Hutchison, AScT

Transportation Planner

As this proposal now is seeking a division of the Lot, this original SRW request is escalated to a removal of land area under the term Highway Dedication. This removal of this minor land area from the new lot does not change any statistics presented herein. The 9 meter lane area in which this occurs is not considered in our data tables.

We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,

Hillel Architecture Inc.,



Peter Hardcastle



2 Site Context Plan  
A1.0 Scale: 1:1000

PROJECT DATA - EXISTING PARCEL REMAINDER		
EXISTING MAPS, MANAGER		CURRENT ZONING
ZONING:	R1-A	R1-A
site area (m <sup>2</sup> ):	1037.3 m <sup>2</sup>	min. 746 m <sup>2</sup>
site coverage %:	54.8 % (221 m <sup>2</sup> )	max. 40 %
site width (m):	25.6 m	24 m
open site space %:	45.2 % (416.3 m <sup>2</sup> )	n/a
total floor area (m <sup>2</sup> ):	2 445.91 m <sup>2</sup> (existing residential) use shown as 1 for floor area breakdown	min. 130 m <sup>2</sup>
floor space ratio:	0.24 : 1	n/a
height of building (m):	existing residential	max. 7.6 m
number of stories:	2 (2 stories existing residential)	2 (2 stories)
parking stalls on site:	20 per Schedule C: 1 space per dwelling unit	20 per Schedule C: 1 space per dwelling

### LEGAL DATA

**CLIENT**  
Magellan Holdings Ltd.  
3-58 Cook Street, Victoria BC V8V 2W7  
contact: Conrad Hyman

**CIVIC ADDRESS**  
1745 Rockland Avenue, Victoria BC

**SURVEY INFORMATION**  
based on legal survey by Glen Mitchell Land Surveying Inc., Re 11-15-8075 site (s)

**LEGAL ADDRESS**  
Lot A, Section 74, Victoria District, Plan 36239

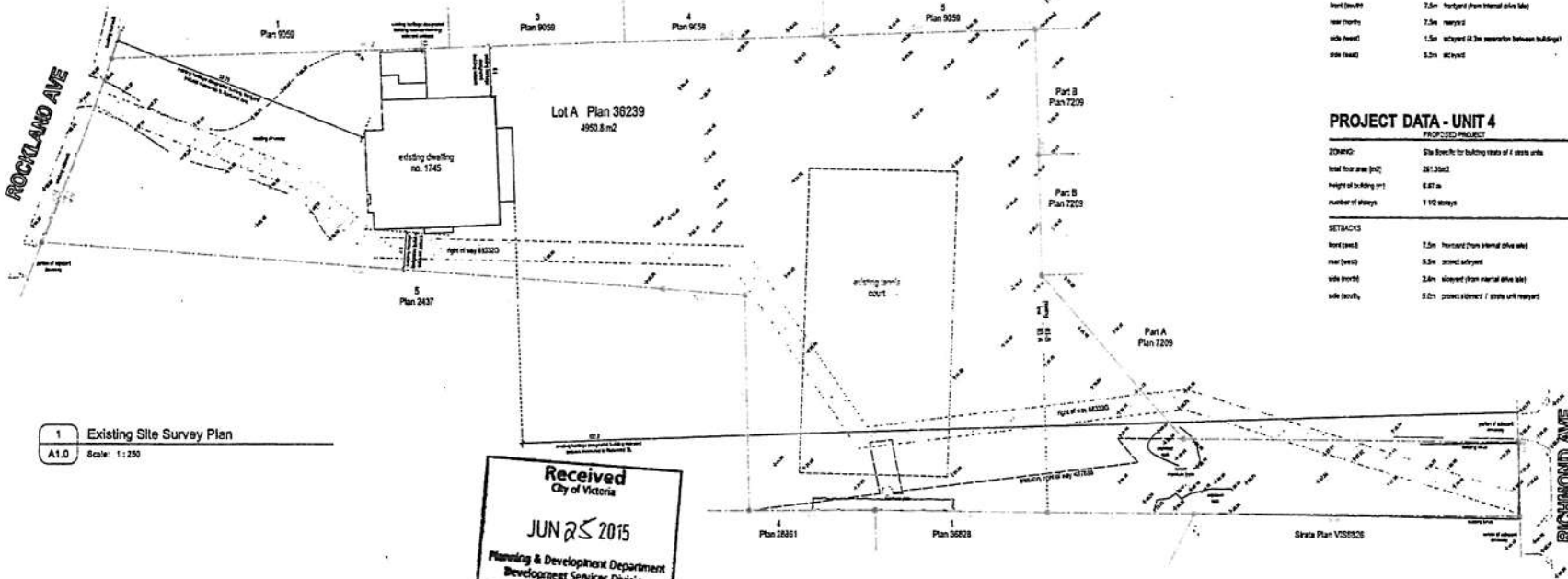
PROJECT DATA - PROPOSED LOT		
PROPOSED PROJECT		CURRENT or REFERENCE ZONING
Custom zone		R1-A
ZONING:	Site Specific for building status of 4 store units	R1-A
site area (m <sup>2</sup> ):	2717.3 m <sup>2</sup> , includes lawn, with 4 store houses	min. 458 m <sup>2</sup> single family under R1-B
site coverage %:	679.12 m <sup>2</sup> per store unit (650.12 m <sup>2</sup> house lot / 7.5 units = 86.68 m <sup>2</sup> per dwelling)	628 m <sup>2</sup> per house under R1-B
lot width (m):	25.6 m, includes lawn	746 m <sup>2</sup> single family under R1-A
open site space %:	25.8 %	650 m <sup>2</sup> per house under R1-A
lot width (m):	18.27 m	min. 40 % single family
open site space %:	29.33 % (512.27 m <sup>2</sup> ), includes lawn	n/a
total floor area (m <sup>2</sup> ):	each unit maximum max. 130 m <sup>2</sup>	min. 130 m <sup>2</sup> per unit
height of buildings (m):	max. 7.24 m (free unit does not count)	max. 7.6 m
number of stories:	max. 3 stories (free unit does not count)	2 (2 stories)
parking stalls on site:	20 per Schedule C: 1 space per dwelling unit (20 spaces provided)	20 per Schedule C: 1 space per dwelling unit (20 spaces provided)
skyline parking:	n/a	n/a

PROJECT DATA - UNIT 1	
PROPOSED PROJECT	
ZONING:	Site Specific for building status of 4 store units
total floor area (m <sup>2</sup> ):	202.21 m <sup>2</sup>
height of building (m):	7.24 m
number of stories:	2 stories

PROJECT DATA - UNIT 2	
PROPOSED PROJECT	
ZONING:	Site Specific for building status of 4 store units
total floor area (m <sup>2</sup> ):	242.85 m <sup>2</sup>
height of building (m):	6.54 m
number of stories:	1 (2 stories)

PROJECT DATA - UNIT 3	
PROPOSED PROJECT	
ZONING:	Site Specific for building status of 4 store units
total floor area (m <sup>2</sup> ):	155.59 m <sup>2</sup>
height of building (m):	5.83 m
number of stories:	1 story

PROJECT DATA - UNIT 4	
PROPOSED PROJECT	
ZONING:	Site Specific for building status of 4 store units
total floor area (m <sup>2</sup> ):	261.25 m <sup>2</sup>
height of building (m):	6.47 m
number of stories:	1 (2 stories)



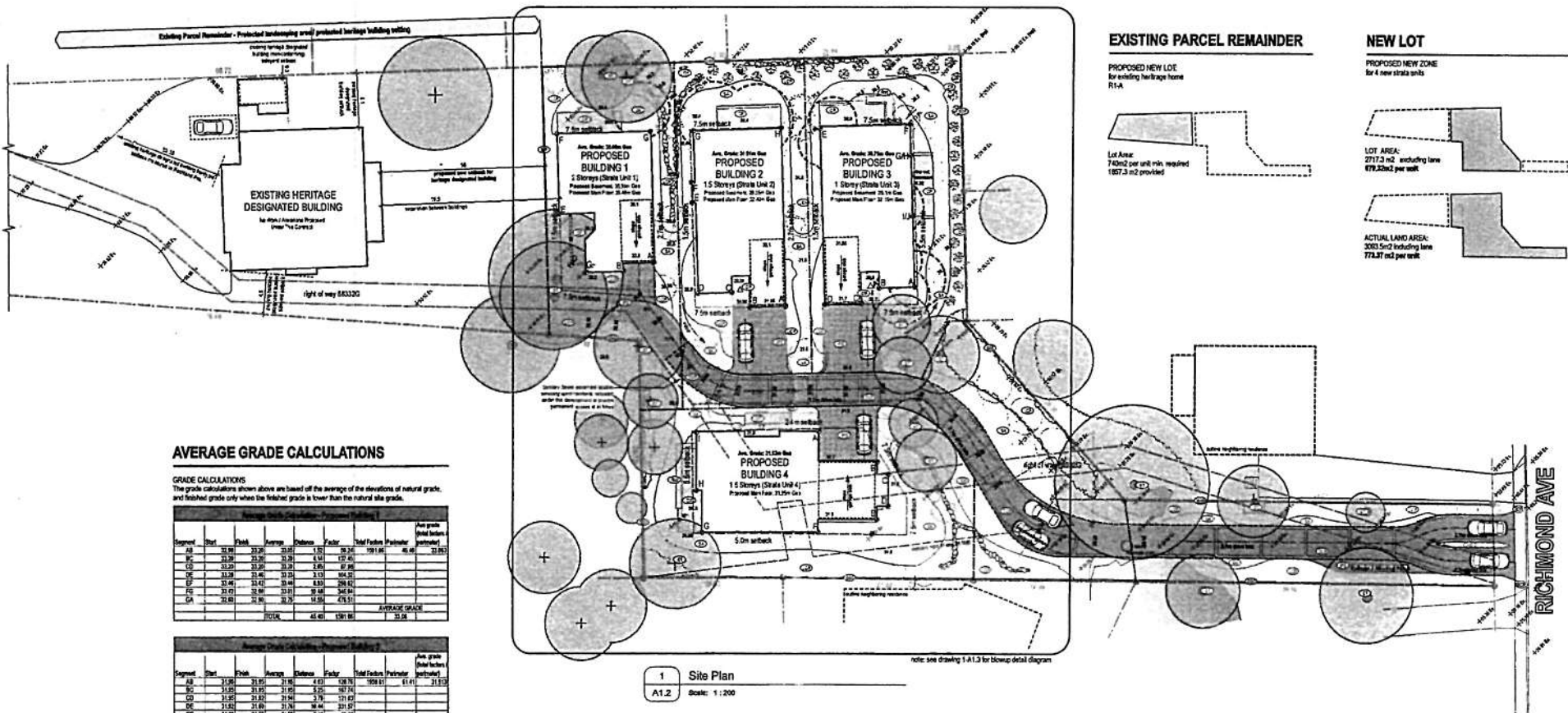
1 Existing Site Survey Plan  
A1.0 Scale: 1:250

**1745 ROCKLAND REDEVELOPMENT**  
1745 ROCKLAND AVENUE, VICTORIA BC

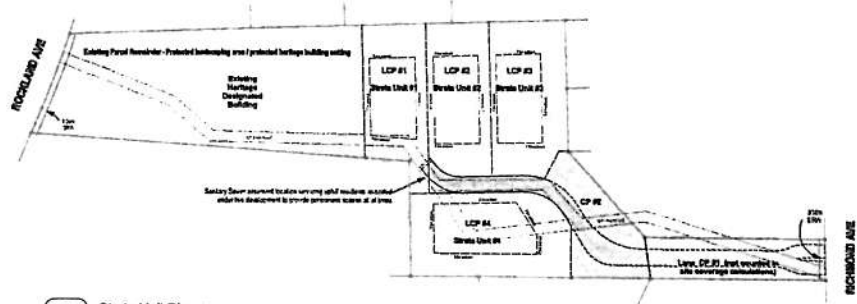
Planning and Land Use Committee - 27 Aug 2015

Project Data / Site Survey  
R4 A1.1





1 Site Plan  
A1.2 Scale: 1:200



**Hillel architecture**

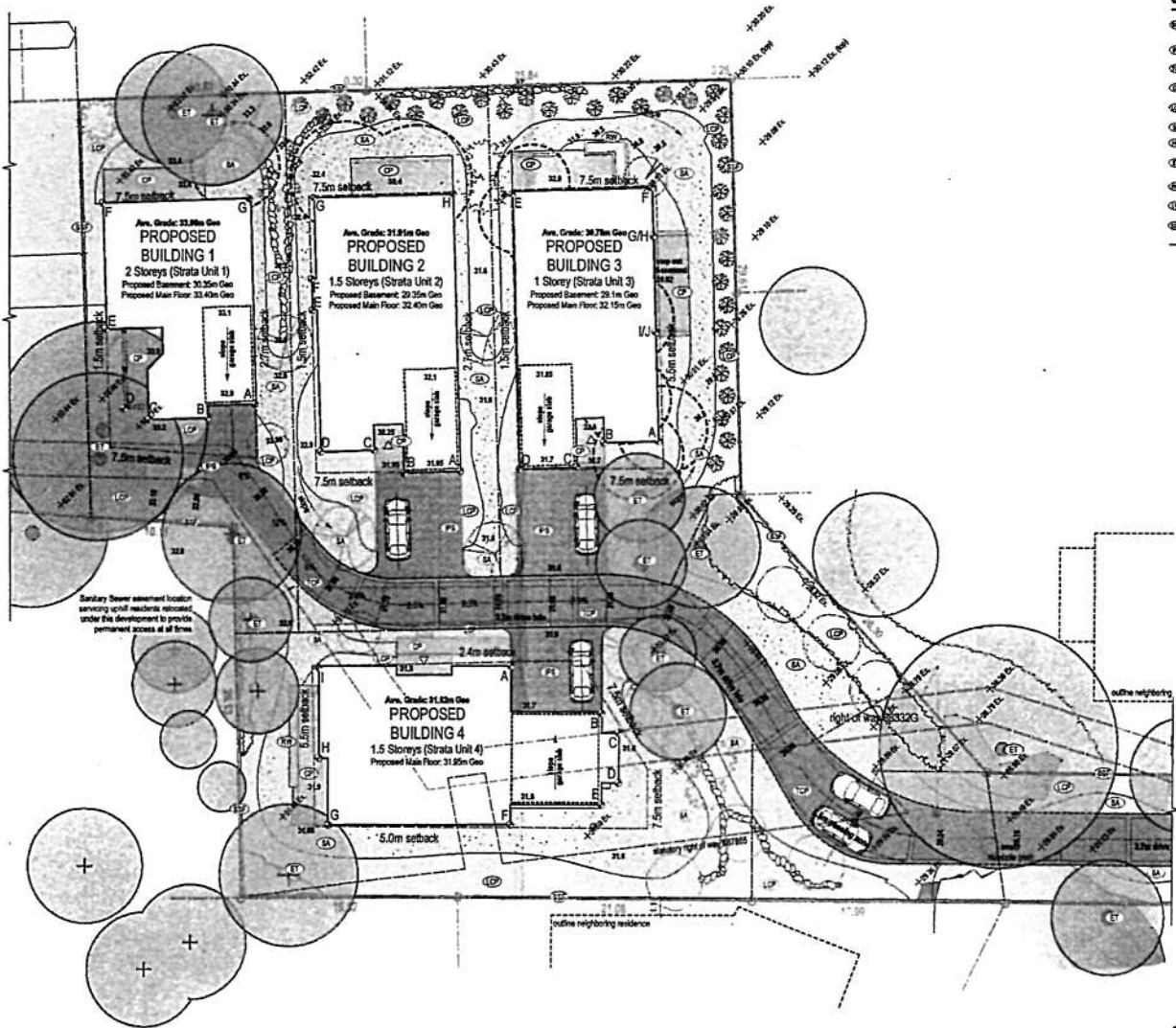
1745 Rockland Avenue Redevelopment  
1745 Rockland Avenue, Suite 101  
Vancouver, BC V6L 1K3

Site Plan & Strata Unit Plan  
R4 A1.2

10-1000 Oak Bay Avenue  
Vancouver, BC V6L 1K3  
Phone: 250-261-9981  
Fax: 250-261-9979

# SITE FINISHES LEGEND

- ① Proposed concrete sidewalk adjacent to existing sidewalk - note: report to not show existing sidewalk, and boundary side of new sidewalk
- ② 200-225 elevated gravel surface, in and around 8 parking / existing parking area - note: report to not show existing gravel, see landscaping plan for details
- ③ See how concrete parking, vehicle area - proposed finish
- ④ Proposed parking, parking and off-street parking - proposed finish on pathways, vehicle travel and parking
- ⑤ Proposed parking area including new tree plantings (not shown on site plan) - see landscaping plan for details
- ⑥ Gravel or sodded green areas - see landscaping plan for details
- ⑦ Proposed area planted with grass/turf - see landscaping plan for details
- ⑧ Existing trees to be retained - see landscaping plan 2 tree survey for species / sizes and required protection during potential future construction phase
- ⑨ Architectural drawings or proposed existing retaining / exterior walls, height varies - see landscaping plan for details
- ⑩ New elevated stone landscaping walls, height varies - see landscaping plan for details
- ⑪ New site retaining / fencing of property line and between proposed buildings, outer finish - see landscaping plan for details & dimensions

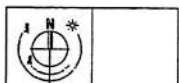


1 Site Plan - Detail Blowup  
A1.3 Scale: 1:150

NO.	DATE	DESCRIPTION
1	2015-08-10	Revised/Revised/Revised
2	2015-08-10	Revised/Revised/Revised
3	2015-08-10	Revised/Revised/Revised
4	2015-08-10	Revised/Revised/Revised
5	2015-08-10	Revised/Revised/Revised
6	2015-08-10	Revised/Revised/Revised
7	2015-08-10	Revised/Revised/Revised
8	2015-08-10	Revised/Revised/Revised
9	2015-08-10	Revised/Revised/Revised
10	2015-08-10	Revised/Revised/Revised



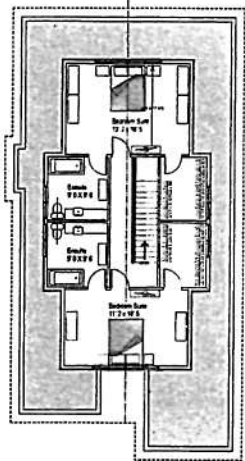
1745 Rockland Avenue Redevelopment  
1745 Rockland Avenue, Victoria, BC



Site Plan Detail Blowup  
R4 A1.3







5 Unit 2 - Upper Floor Plan  
A2.1 Scale: 1:100

Strata  
Unit 2

Strata Data

Unit 2 - Upper Floor Plan  
Unit 2 - Upper Floor Plan  
Unit 2 - Upper Floor Plan  
Unit 2 - Upper Floor Plan

Strata Data

Unit 2 - Upper Floor Plan  
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Unit 2 - Upper Floor Plan  
Unit 2 - Upper Floor Plan  
Unit 2 - Upper Floor Plan  
Unit 2 - Upper Floor Plan

Item	Description	Quantity
1	Unit 2 - Upper Floor Plan	1
2	Unit 2 - Upper Floor Plan	1
3	Unit 2 - Upper Floor Plan	1
4	Unit 2 - Upper Floor Plan	1
5	Unit 2 - Upper Floor Plan	1
6	Unit 2 - Upper Floor Plan	1
7	Unit 2 - Upper Floor Plan	1
8	Unit 2 - Upper Floor Plan	1
9	Unit 2 - Upper Floor Plan	1
10	Unit 2 - Upper Floor Plan	1

Hille  
architecture

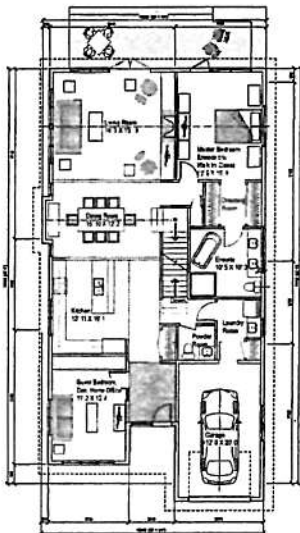


1745 Rockland Avenue Redevelopment  
1745 Rockland Avenue, Victoria BC

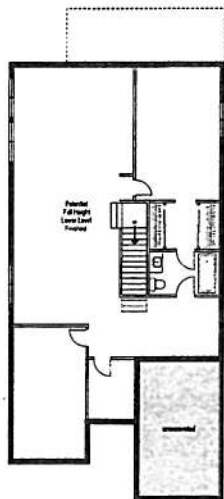
Unit 1 - Floor Plans  
R4 A2.1



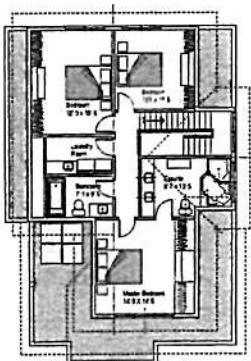
Unit 1 - Floor Plans  
R4 A2.1



4 Unit 2 - Main Floor Plan  
A2.1 Scale: 1:100



6 Unit 2 - Lower Floor Plan  
A2.1 Scale: 1:50



2 Unit 1 - Upper Floor Plan  
A2.1 Scale: 1:100

Strata  
Unit 1

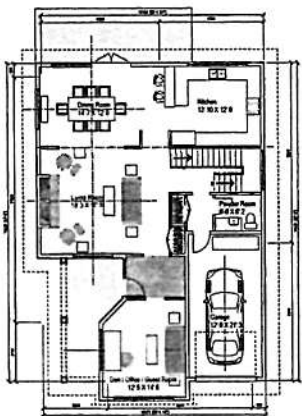
Strata Data

Unit 1 - Upper Floor Plan  
Unit 1 - Upper Floor Plan  
Unit 1 - Upper Floor Plan  
Unit 1 - Upper Floor Plan

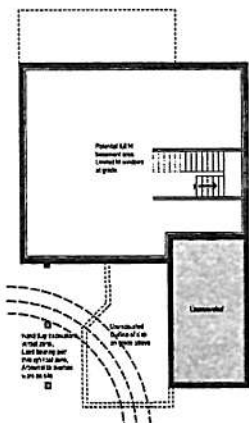
Strata Data

Unit 1 - Upper Floor Plan  
Unit 1 - Upper Floor Plan  
Unit 1 - Upper Floor Plan  
Unit 1 - Upper Floor Plan

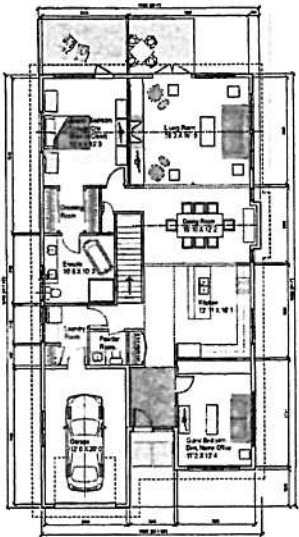
Unit 1 - Upper Floor Plan  
Unit 1 - Upper Floor Plan  
Unit 1 - Upper Floor Plan  
Unit 1 - Upper Floor Plan



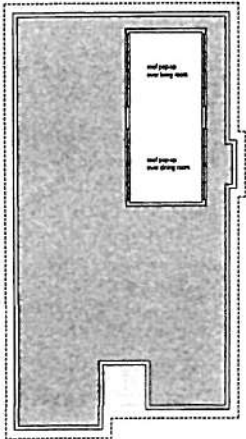
1 Unit 1 - Main Floor Plan  
A2.1 Scale: 1:100



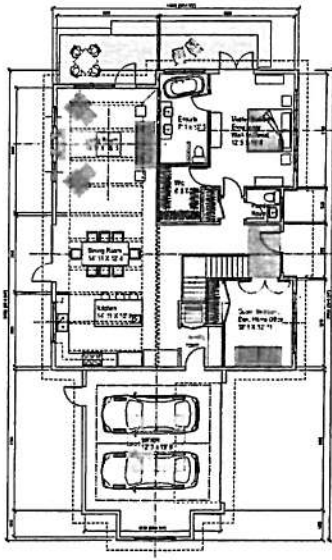
3 Unit 1 - Lower Floor Plan  
A2.1 Scale: 1:100



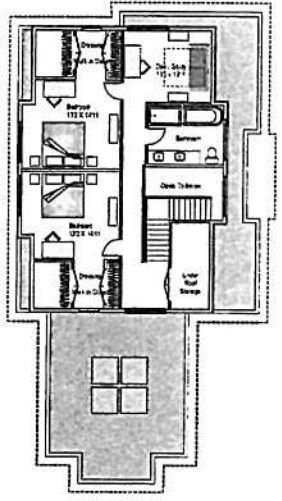
1 Unit 3 - Main Floor Plan  
A2.2 Scale: 1:100



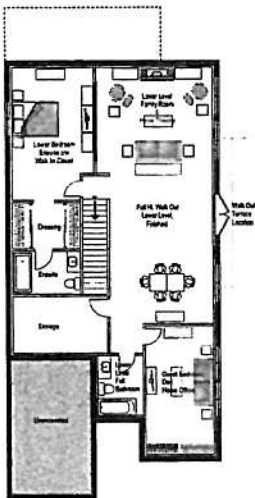
2 Unit 3 - Upper Floor Plan  
A2.2 Scale: 1:100



4 Unit 4 - Main Floor Plan  
A2.2 Scale: 1:100



5 Unit 4 - Upper Floor Plan  
A2.2 Scale: 1:100

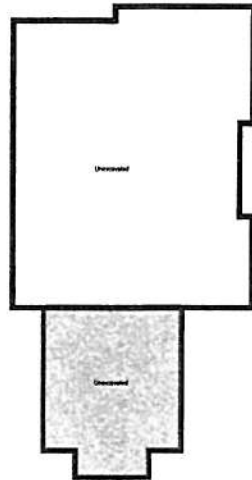


3 Unit 3 - Lower Floor Plan  
A2.2 Scale: 1:100

### Strata Unit 3

**Strata Data**  
1983-82 Building Footprint (excludes area of well)  
1983-82 City of Free-Strata Unit (excludes area of well reserved dedicated for parking area)

**Sales Data**  
1983-82 Main Floor Area (excludes area of well)  
1983-82 Main Floor Area (excludes area of well)  
1983-82 Total Building Footprint



6 Unit 4 - Lower Floor Plan  
A2.2 Scale: 1:100

### Strata Unit 4

**Strata Data**  
1983-82 Building Footprint (excludes area of well)  
1983-82 City of Free-Strata Unit (excludes area of well reserved dedicated for parking area)

**Sales Data**  
1983-82 Main Floor Area (excludes area of well)  
1983-82 Main Floor Area (excludes area of well)  
1983-82 Total Building Footprint

Item	Quantity	Unit	Value
1	1	sq. ft.	100.00
2	1	sq. ft.	100.00
3	1	sq. ft.	100.00
4	1	sq. ft.	100.00
5	1	sq. ft.	100.00
6	1	sq. ft.	100.00
7	1	sq. ft.	100.00
8	1	sq. ft.	100.00
9	1	sq. ft.	100.00
10	1	sq. ft.	100.00

**Hillel architecture**

1745 Rockland Avenue  
Victoria, BC V8N 1C2  
Phone: 250-361-9999  
Fax: 250-361-9998

North arrow pointing up.

1745 Rockland Avenue Redevelopment  
Unit 3 - Floor Plans  
R4  
A2.2



1 Unit 1 - Front Elevation (South)  
A3.1 Scale: 1:100



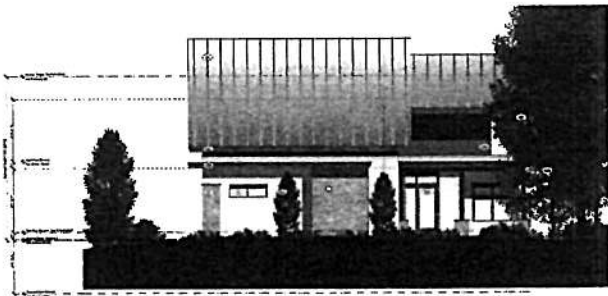
2 Unit 1 - Rear Elevation (North)  
A3.1 Scale: 1:100



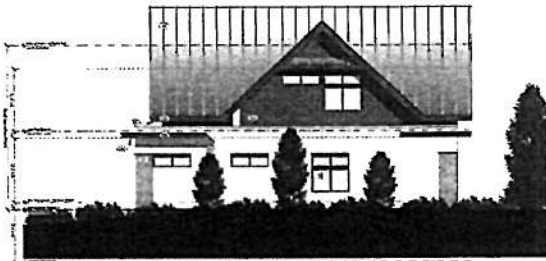
5 Unit 2 - Front Elevation (South)  
A3.1 Scale: 1:100



6 Unit 2 - Rear Elevation (North)  
A3.1 Scale: 1:100



3 Unit 1 - Side Elevation (West)  
A3.1 Scale: 1:100



4 Unit 1 - Side Elevation (East)  
A3.1 Scale: 1:100

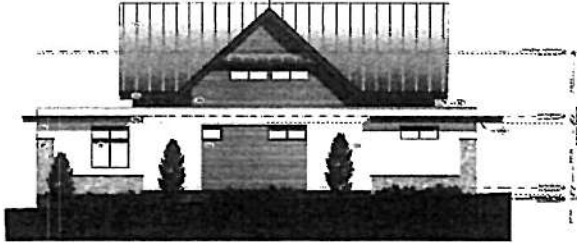
### ELEVATION FINISH LEGEND

List of finishes typical of all elevations

- 1. Prefinished standing seam metal roofing and flashings - Warm gray tone
- 2. Wood facade boards
  - a. Oil based stain - Clear finish
  - b. Painted - Graphite colour
- 3. Smooth face cementitious wood composite soffits (upper roof) and prefabricated metal ventilation strips - Painted - Graphite colour
- 4. 1949 T&G cedar soffit (lower roof), rough sawn square face visible - oil based stain finish
  - a. Clear finish
  - b. Warm gray colour
- 5. Cement based stucco, smooth trowel finish
  - a. Light gray colour
  - b. Graphite colour
- 6. 1949 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish
  - a. Clear finish
  - b. Warm gray colour
- 7. Natural stone veneer & retaining walls
- 8. Exposed architectural concrete elements - Painted - Graphite colour
- 9. Prefinished aluminum clad wood window units
- 10. Edge grain, oil stained wood entry door and glazed panels in black anodized aluminum frame
  - a. Clear finish
  - b. Warm gray colour
- 11. Edge grain, oil stained overhead wood garage door in black anodized aluminum frame
  - a. Clear finish
  - b. Warm gray colour
- 12. Laminated glass skylights in canopy roof overhang
- 13. Site mounted stainless tempered glass railing system and overhead stainless tempered glass panels and stainless steel fasteners
- 14. Bulb mounted down lighting & feature lighting
- 15. Raised unit numbering & letter box - Stainless steel



7 Unit 2 - Side Elevation (West)  
A3.1 Scale: 1:100



8 Unit 2 - Side Elevation (East)  
A3.1 Scale: 1:100



K1-101 Oak Bay Avenue  
Victoria BC V8P 1C3  
Phone 250-971-9799  
Fax 250-971-9799

1745 Rockland Avenue Redevelopment	
Unit 1 & 2 Elevations	R4 A3.1

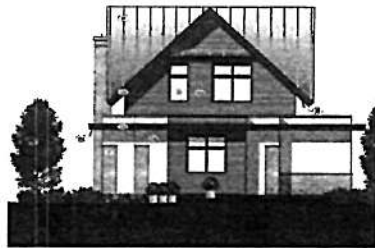




1 Unit 3 - Front Elevation (South)  
A3.2 Scale: 1:100



2 Unit 3 - Rear Elevation (North)  
A3.2 Scale: 1:100



5 Unit 4 - Front Elevation (East)  
A3.2 Scale: 1:100



8 Unit 4 - Rear Elevation (West)  
A3.2 Scale: 1:100



3 Unit 3 - Side Elevation (East)  
A3.2 Scale: 1:100



4 Unit 3 - Side Elevation (West)  
A3.2 Scale: 1:100

#### ELEVATION FINISH LEGEND

List of finishes typical of all elevations

- 1. Prefinished standing seam metal roofing and flashings - Warm gray zinc
- 2. Wood facade boards
  - a. Oil based stain - Clear finish
  - b. Painted - Graphite colour
- 3. Smooth face cementitious wood composite soffit (upper roof) and prefinished metal ventilation strips - Painted - Graphite colour
- 4. 19d/9 T&G cedar soffit (lower roof), rough sawn square face visible - oil based stain finish
  - a. Clear finish
  - b. Warm gray colour
- 5. Cement based stucco, smooth trowel finish
  - a. Light gray colour
  - b. Graphite colour
- 6. 19d/9 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish
  - a. Clear finish
  - b. Warm gray colour
- 7. Natural stone veneer & retaining walls
- 8. Exposed architectural concrete elements - Painted - Graphite colour
- 9. Prefinished aluminum clad wood window units
- 10. Edge grain, oil stained wood entry door and glazed panels in black wood/aluminum frame
  - a. Clear finish
  - b. Warm gray colour
- 11. Edge grain, oil stained overhead wood garage door in black anodized aluminum frame
  - a. Clear finish
  - b. Warm gray colour
- 12. Laminated glass skylights in canopy roof overhang
- 13. Side-mounted stainless tempered glass railing system and pinhead textured tempered glass panels and stainless steel fasteners
- 14. Building mounted down lighting & feature lighting
- 15. Raised unit numbering & letter box - Stainless steel



7 Unit 4 - Side Elevation (North)  
A3.2 Scale: 1:100



6 Unit 4 - Side Elevation (South)  
A3.2 Scale: 1:100

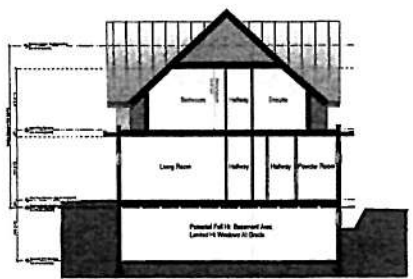


1745 Rockland Avenue Redevelopment  
Unit 3 & 4 Elevations

Project Name	1745 Rockland Avenue Redevelopment
Client	City of Vancouver
Architect	Hillel Architecture
Project No.	1745 Rockland Avenue Redevelopment
Scale	1:100
Date	2015
Drawn by	AS
Checked by	AS
Approved by	AS

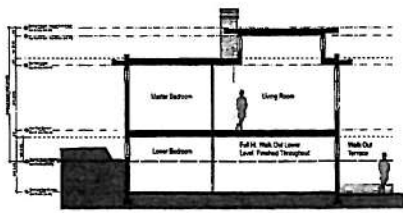


Strata  
Unit 1



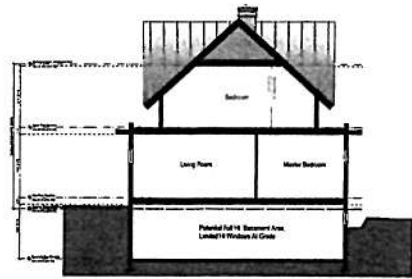
1 Unit 1 - Building Section  
A4.2 Scale: 1:100

Strata  
Unit 3



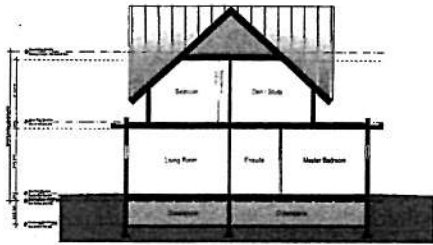
3 Unit 3 - Building Section  
A4.2 Scale: 1:100

Strata  
Unit 2



2 Unit 2 - Building Section  
A4.2 Scale: 1:100

Strata  
Unit 4



4 Unit 4 - Building Section  
A4.2 Scale: 1:100

Handwritten signature: #

Project	1745 Rockland Avenue Redevelopment
Location	1745 Rockland Avenue, Victoria BC
Client	1745 Rockland Avenue Redevelopment Society
Architect	Hillel Architecture
Scale	A4.2
Sheet	R4

Hillel  
architecture

1745 Rockland Avenue Redevelopment  
1745 Rockland Avenue, Victoria BC

Building Sections

Form: 120, 121, 122  
Rev: 120, 121, 122

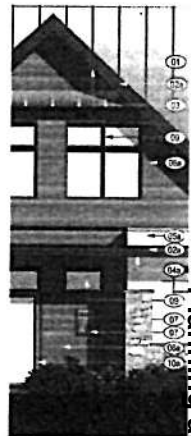
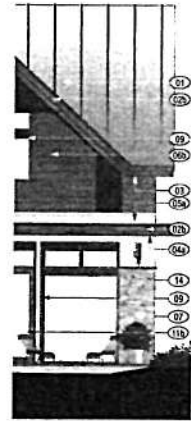
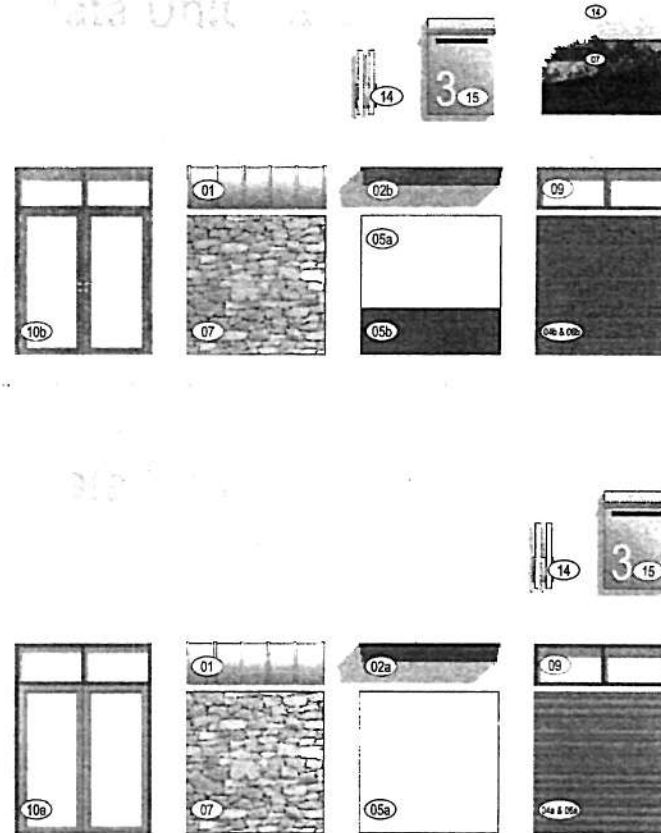


# Colour And Materials Palette

## Elevation Finish Legend

List of finishes typical of all elevations

- 01 Prefinished standing seam metal roofing and flashings - Warm gray tone
- 02 Wood fascia boards
  - a. Oil based stain - Clear finish
  - b. Painted - Graphite colour
- 03 Smooth face cementitious wood composite soffit (upper roof) c/w prefinished metal ventilation strips - Painted - Graphite colour
- 04 19x89 T&G cedar soffit (lower roofs), rough sawn square face visible - oil based stain finish
  - a. Clear finish
  - b. Warm gray colour
- 05 Cement based stucco, smooth trowel finish
  - a. Light gray colour
  - b. Graphite colour
- 06 19x89 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish
  - a. Clear Finish
  - b. Warm gray colour
- 07 Natural stone veneer & retaining walls
- 08 Exposed architectural concrete elements - Painted - Graphite colour
- 09 Prefinished aluminum clad wood window units
  - a. Edge grain, oil stained wood entry door c/w glazed panels in black anodized aluminum frame
  - b. Warm gray colour
- 10 Edge grain, oil stained overhead wood garage door in black anodized aluminum frame
  - a. Clear Finish
  - b. Warm gray colour
- 11 Laminated glass skylights in canopy roof overhang
- 12 Side-mounted frameless tempered glass railing system c/w pinhead textured tempered glass panels and stainless steel fasteners
- 13 Building mounted down lighting & feature lighting
- 14 Raised unit numbering & letter box - Stainless steel



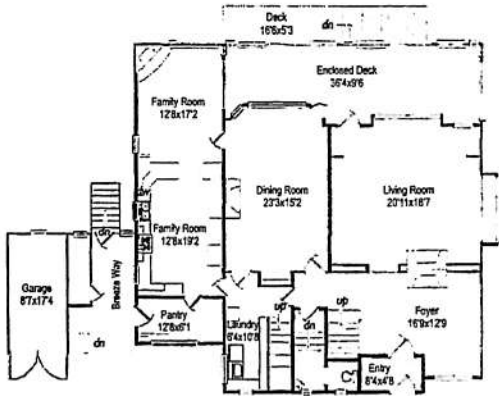
Item	Description	Quantity	Unit	Notes
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...



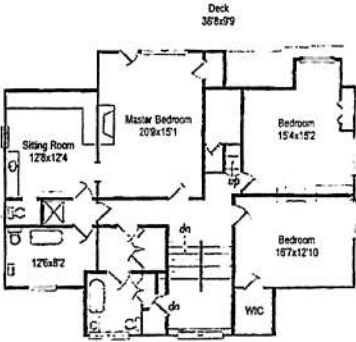
## 1745 ROCKLAND REDEVELOPMENT

1745 ROCKLAND AVENUE, VICTORIA BC

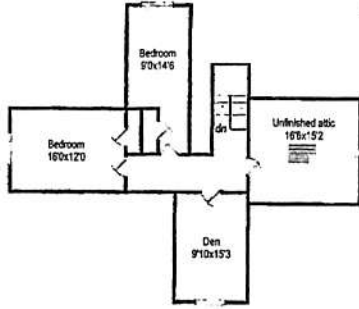




1 Main Floor Plan (by others)  
AS.1 Scale: 1:100



2 Upper Floor Plan (by others)  
AS.1 Scale: 1:100



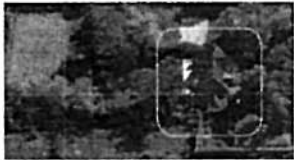
3 Attic Floor Plan (by others)  
AS.1 Scale: 1:100



1. Existing Street Access - Rockland Avenue



2.

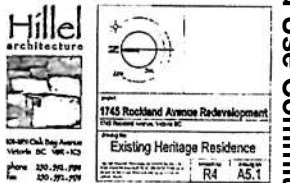


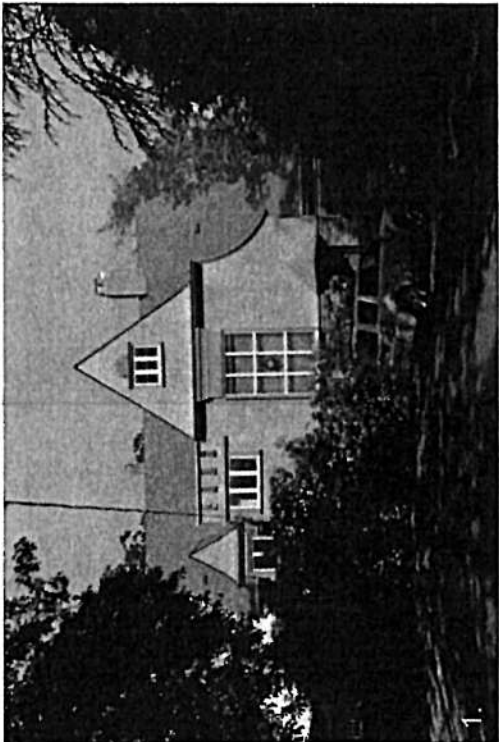
Heritage Register  
Rockland  
1745 Rockland Avenue  
Ashton  
Built 1901  
Heritage-Designated 2010  
For: Lyman & Elizabeth Duff  
Architect: Frands Mawson Rattenbury

BUILDING AREAS (by others)			
	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
Main Floor	2218	0	2218
Upper Floor	1818	0	1818
Attic	725	262	1087
Total	4861	262	5123
Garage	0	213	213
Decks	0	820	820

Note: Floor plans prepared by "True Measurement" Inc. 2012 measure June 13, 2017.  
For Renovation purposes only, measurements and square footage is approximate.

Project	1745 Rockland Avenue Redevelopment
Client	Lyman & Elizabeth Duff
Architect	Hillel architecture
Scale	R4 AS.1





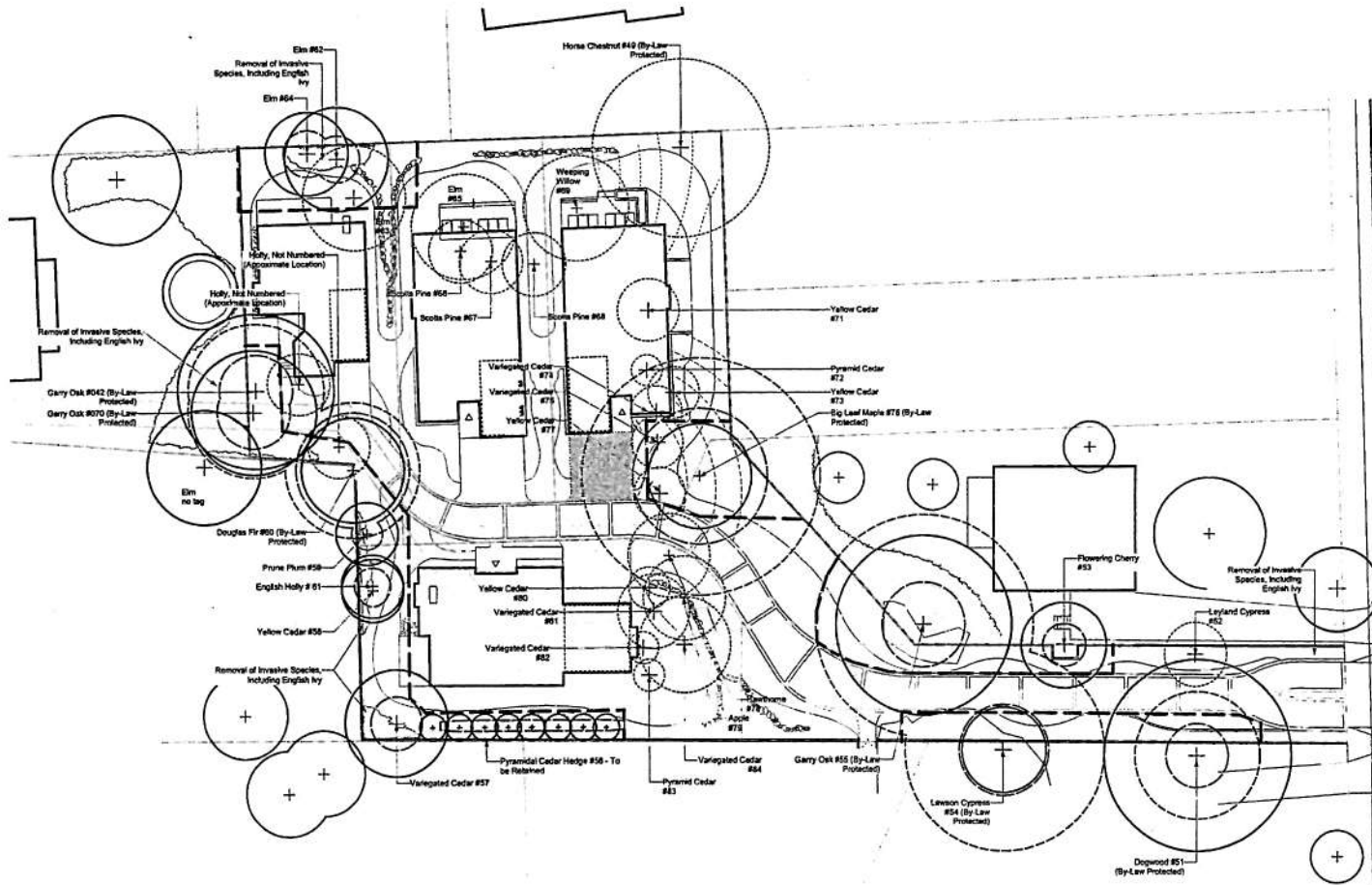
#

Item	Area	Volume	Weight	Value
1	100	100	100	100
2	100	100	100	100
3	100	100	100	100
4	100	100	100	100
5	100	100	100	100
6	100	100	100	100
7	100	100	100	100
8	100	100	100	100
9	100	100	100	100
10	100	100	100	100

Hillel  
Architecture  
1745 Rockland Avenue  
Rockland, Maine 05866  
Phone 207-951-0000  
Fax 207-951-0000

Item	Area	Volume	Weight	Value
1	100	100	100	100
2	100	100	100	100
3	100	100	100	100
4	100	100	100	100
5	100	100	100	100
6	100	100	100	100
7	100	100	100	100
8	100	100	100	100
9	100	100	100	100
10	100	100	100	100





**Legend**

Trees to be Retained:

- Extent of Critical Root Zone
- Extent of Crown Spread
- Extent of Protected Root Zone - Bylaw Protected Trees Only

Trees to be Removed

Protective Fencing

- Notes:**
1. Prior to any construction activity on site (i.e. demolition, excavation, construction), erect protective fencing around trees to be retained in locations shown on this plan. Fences are to remain in place until Project Arborist has approved their removal or through completion of the project. All protective fencing to be at least 1.2m (4') height. The barrier fencing must be of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The project arborist must be consulted before the fencing is removed or moved for any purpose.
  2. All work within protective fencing to be approved and supervised by Project Arborist.
  3. There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone.
  4. There shall be no cutting of branches of trees at any time without approval of Project Arborist. All pruning to be undertaken by ISA Certified Arborist.
  5. See Arborist Report for definition of Critical and Protected Root Zones. There should be no grade changes or excavation within the critical root zones of trees to be retained. If any additional excavations are required within critical root zones of trees, this excavation must be supervised by the project arborist. The arborist will determine which roots can be pruned and which roots must be retained.

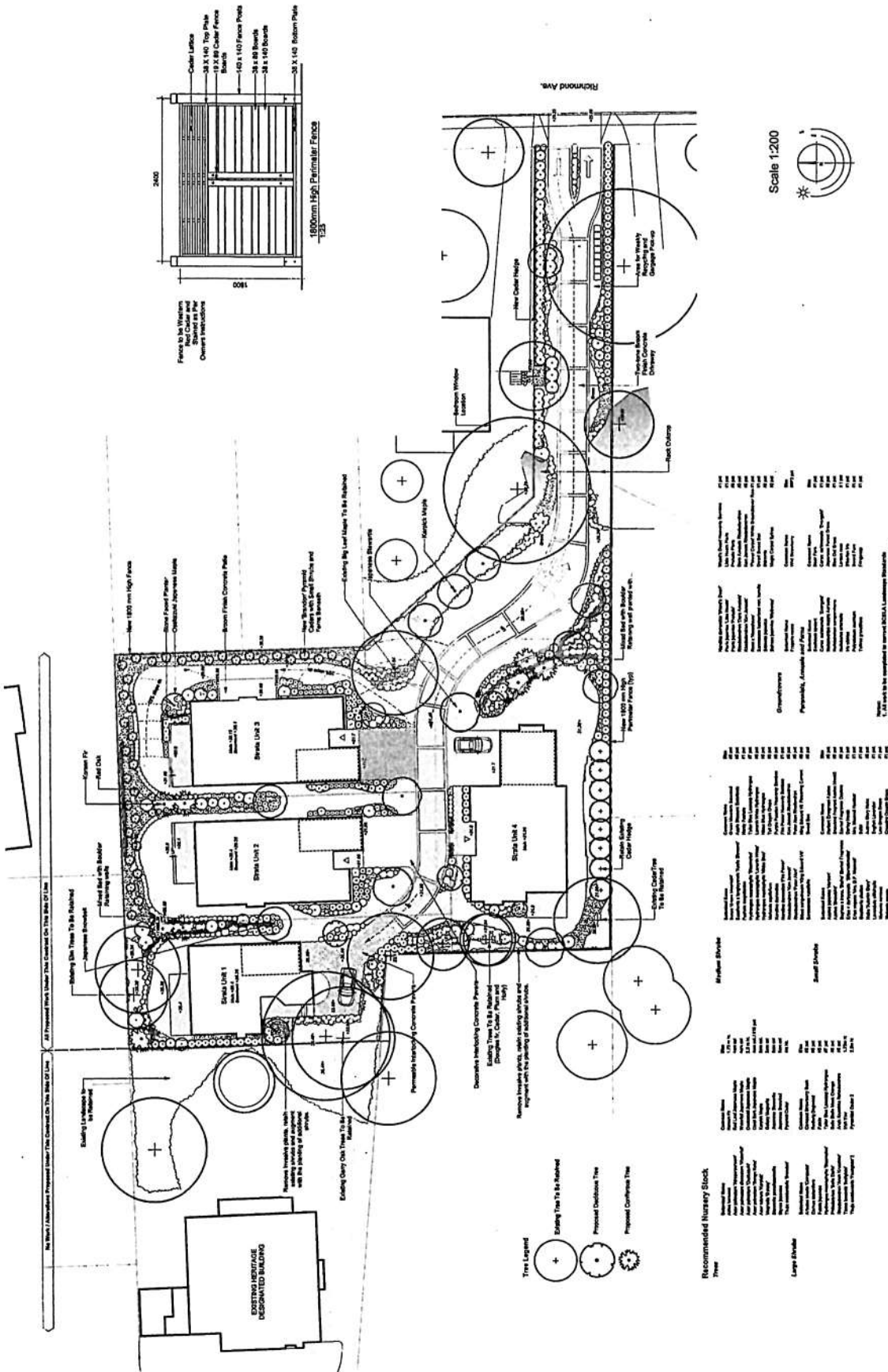


# 1745 Rockland Redevelopment - Tree Preservation Plan

**LADR**

Project R123 June 18, 2015

28-495 Dupplin Rd., Victoria B.C. V8Z 1B8  
Phone: (250) 598-0105 Fax: (250) 412-9098

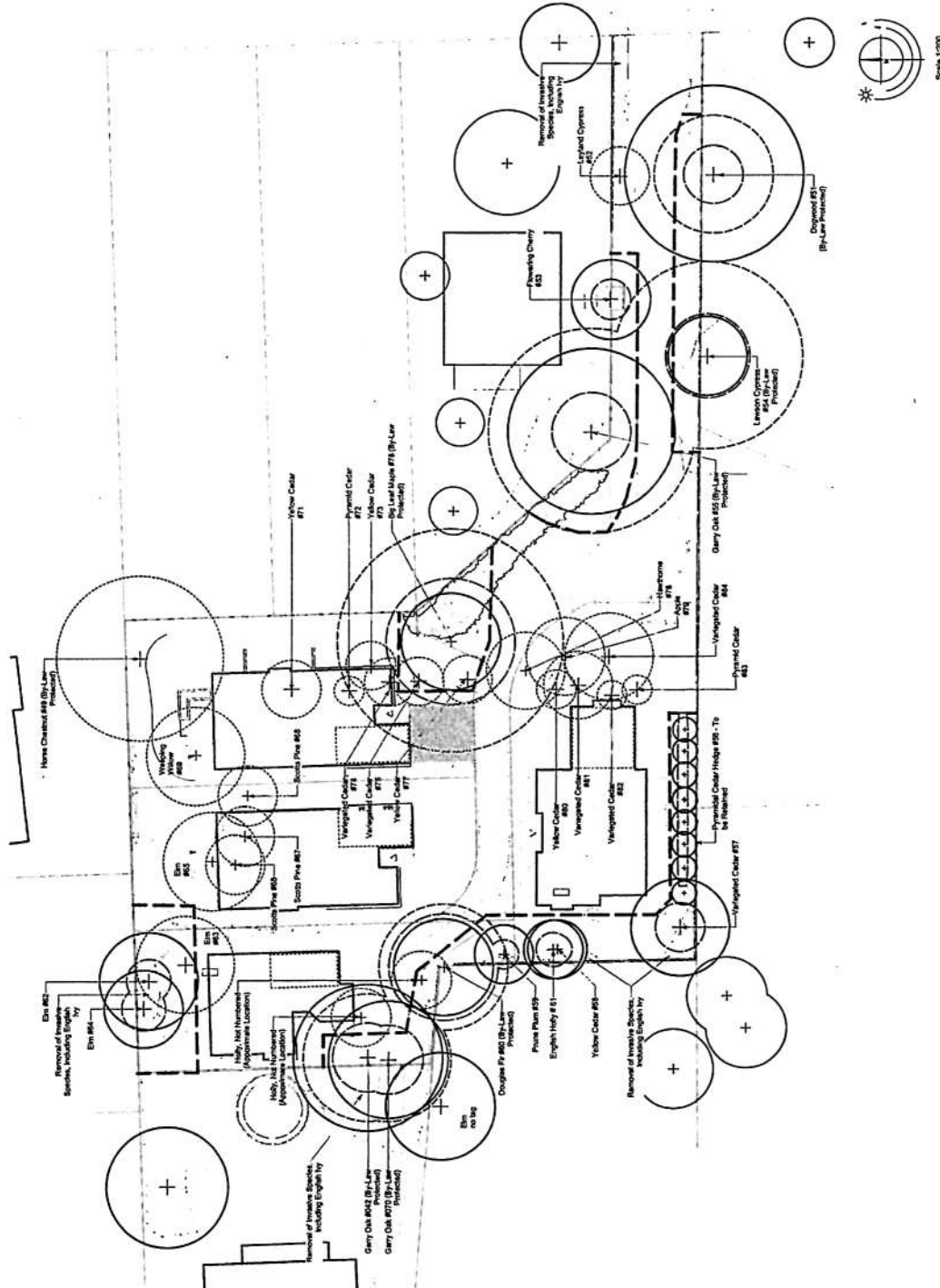


# 1745 Rockland Redevelopment - Landscape Concept Plan

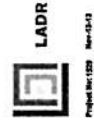


Revised June 17, 2015  
June 16, 2015  
June 15, 2015  
June 14, 2015  
June 13, 2015  
June 12, 2015  
June 11, 2015

28-495 Dufferin Rd., Victoria, B.C. V8T 1B8  
Phone: (250) 880-0105 Fax: (250) 412-0886



# 1745 Rockland Redevelopment - Tree Preservation Plan



Revised June 17, 2015  
 July 1, 2015  
 July 21, 2014  
 June 5, 2014  
 June 1, 2014  
 May 11, 2014

25-057 South St., Victoria, B.C. V8T 1B8  
 Phone: (250) 596-0100 Fax: (250) 412-0088



**REPORTS OF THE COMMITTEE**

**3. Planning and Land Use Committee – September 04, 2014**

**4. Rezoning Application # 00444 and Development Permit Application # 000357 for 1745 Rockland Avenue**

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:

1. Indicate to the applicant that Rezoning Application # 00444 and Development Permit Application # 000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer and that staff explore with the applicant maintaining the trees and landscaping on the perimeter of the property.
2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

Carried Unanimously  
Council meeting  
September 25, 2014

**REPORTS OF THE COMMITTEES**

**3. Planning and Land Use Committee – December 11, 2014**

**3. Rezoning Application # 00444 for 1745 Rockland**

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council refer the report and application back to staff to consider all recent information, including information that was received at the Rockland Neighbourhood Association meeting held on December 3, 2014.

Carried Unanimously

Council meeting  
December 18, 2014



## Planning and Land Use Committee Report For the Meeting of December 11, 2014

---

**To:** Planning and Land Use Committee **Date:** November 27, 2014  
**From:** Helen Cain, Senior Planner, Development Services Division  
**Subject:** Development Permit Application #000357 for 1745 Rockland Avenue.

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion, after the Public Hearing for Rezoning Application #00444, if it is approved:

"That Council authorize the issuance of Development Permit Application #000357 for 1745 Rockland Avenue, in accordance with:

1. Plans date stamped November 4, 2014;
2. Development meeting all *Zoning Regulation Bylaw* requirements;
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development Department; and
4. That Council authorize the Mayor and Corporate Administrator to execute the documents, in the form satisfactory to the City Solicitor, necessary to remove the Right-of-Way from the title of the property located at 1745 Rockland Avenue, prior to the issuance of a Building Permit."

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1745 Rockland Avenue. The proposal is to construct one new single family dwelling and two new duplexes on the same lot as a Heritage-Designated house.

The following points were considered in assessing these applications:

- The proposed duplexes are subject to control and regulation under Development Permit Area 15C Intensive Residential Rockland. The proposal complies with the applicable design guidelines including those related to preserving the estate character and mature landscaping where residential infill is introduced on a lot with an existing house.
- The proposed Landscape Plan includes the retention of clusters of trees through careful siting of the new buildings and the extensive use of permeable pavers. One Bylaw-Protected Big Leaf Maple would be removed but replaced with two trees in a nearby location. New trees would also be planted along the east boundary to mitigate the loss of the mature trees near that property line.



- There is a Right-of-Way registered on the title of the subject property related to the existing sewer, drain and stormwater pipes, which were installed to service existing City catch basins and also contains the existing sanitary sewer service to the house at 1745 Rockland Avenue. Staff have found an alternate solution of rerouting the City catch basins on the Rockland Avenue frontage of the subject site. Accordingly, the storm drain main at 1745 Rockland Avenue would be abandoned, and the City would no longer require access via the Right-of-Way, which can therefore be released.

## BACKGROUND

### Description of Proposal

This proposal is to retain a Heritage-Designated house and on the same lot to construct five new self-contained dwelling units including an additional single family dwelling and two duplexes.

The proposed site plan, architectural and landscape design include the following:

- primarily stucco and board-and-batten siding with accent details in natural stone veneer and cedar panels as exterior finishes for the duplexes
- vinyl windows with wood casements and wood entrance doors
- removal of some trees to permit new driveways and surface parking combined with the retention of all mature trees along the north, west and south boundaries, balanced with new trees near the east boundary edge and extensive new plantings
- perimeter wall along the east driveway that is designed for noise abatement
- internal garages for each duplex unit and free-standing garage for the single family dwelling with additional surface parking stalls between all three buildings.

Due to the high number and concentration of mature trees on the property, the applicant has provided an Arborist Report (attached) to support the proposed scheme. Impacts on the mature landscape character are discussed under the Analysis section of this report.

### Sustainability Features

As described in the applicant's letter (report and attached), the proposed development would achieve Built Green BC Standards, including the use of natural materials for the exterior finishes and native species in landscaping design. The proposal would help to mitigate stormwater runoff related to the tennis court through the reduction of hard surfaces, compared to the existing conditions.

### Relevant History

The Development Permit Application was considered at the Planning and Land Use Committee (PLUC) on September 18, 2014 (report and minutes attached), with a motion arising to reconsider the buildings, related to reducing the overall site density and the number of self-contained dwelling units from seven to six or fewer, and exploring maintaining the trees and landscaping on the perimeter of the lot.

## ANALYSIS

The following sections provide a summary of the consistency of the application with the relevant City policies.

## Consistency with Design Guidelines

The proposed design for the new semi-attached dwellings (i.e. duplexes) is subject to the OCP Development Permit Area (DPA) 15C Intensive Residential Rockland. In DPA 15C, building form, character, finishes and landscaping details are controlled and regulated in relation to the *Design Guidelines for Attached and Semi-Attached Dwellings in the Rockland Neighbourhood, 2011*. Staff assessment of the proposed design in relation to the Guidelines is summarized below:

- Siting of the duplexes in the rear yard would have no impact on the views of the heritage house from Rockland Avenue, while one duplex would be partially visible from Richmond Avenue.
- The form and massing of the duplexes are small in scale compared to the heritage house and their designs are complementary in composition, mix and the high quality of proposed materials.
- Windows would overlook the adjacent yards of the houses located at 1711 and 1723 Green Oaks Terrace and 1730 Lyman Duff Lane, but these openings are quite narrow and the north and south buildings are sited at a distance from the shared property lines. Similarly, the potential overlook to the rear yards of the houses on Richmond Avenue would be minimal due to the setback distance.
- While a number of mature trees would be removed to construct the new buildings, driveways and parking areas, the proposed Landscape Plan includes the retention of clusters of trees. One Bylaw-Protected Big Leaf Maple would be removed but would be replaced with two trees in a nearby location, in accordance with the *Tree Protection Bylaw*. In addition, new trees would be planted along the east boundary to mitigate the loss of mature trees near the property line.
- The total site coverage (18%) would be quite low and extensive use of permeable brick pavers is proposed in place of the existing hard-surfaced tennis court.

## Underground Right-of-Way

There is a Right-of-Way registered on the title of the subject property related to the existing sewer, drain and stormwater pipes, which were installed to service existing City catch basins and also contains the existing sanitary sewer service to the house at 1745 Rockland Avenue. Staff have found an alternate solution of rerouting the City catch basins on the Rockland Avenue frontage of the subject site. Pursuant to the City's *Sanitary Sewer and Stormwater Utilities Bylaw 2014*, the applicant would be responsible for all associated capital costs. The storm drain main at 1745 Rockland Avenue would be abandoned, and the City would no longer require access via the Right-of-Way. Accordingly, staff recommend that Council authorize the necessary legal documents to remove the Right-of-Way from the title, prior to the issuance of a Building Permit.

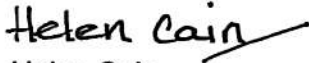
## CONCLUSIONS

The proposed site plan, architectural and landscape design are well-considered with respect to form, massing and character and minimize the potential impact of new development on the mature landscape character. Should Committee advance the concurrent Rezoning Application to a Public Hearing, staff recommend that Committee also forward this report to Council and that Council authorize the issuance of Development Permit #000357, if the Rezoning Application is approved.

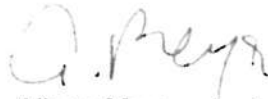
## ALTERNATE MOTION

That Council decline Development Permit Application #000357 for the property located at 1745 Rockland Avenue.

Respectfully submitted,



Helen Cain  
Senior Planner  
Development Services Division



Alison Meyer, Assistant Director  
Development Services Division  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:

\_\_\_\_\_  
Jason Johnson

Date: \_\_\_\_\_

HC:aw

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### List of Attachments

- Zoning map
- Aerial photo
- Letters from Hillel Architecture, Inc., stamped November 4, 2014
- Plans for Rezoning Application #00444 and Development Permit Application #00357, stamped November 4, 2014
- Council Minutes dated September 25, 2014
- Letters from Rockland Community Association, stamped September 17, 2014, and July 12, 2014
- Planning and Land Use Committee Report, dated September 4, 2014, with the following additional attachments
  - Letters from Hillel Architecture, Inc., stamped June 10, 2014, and March 12, 2014
  - Plans for Rezoning Application #00444 and Development Permit Application #000357, Arborist Report from Talbot McKenzie dated October 24, 2013
  - Letter stamped July 24, 2014, from Rockland Community Association, stamped April 8, 2013.

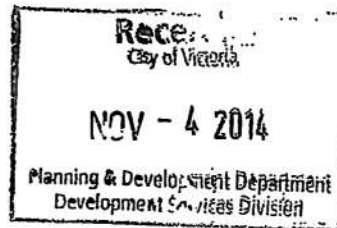






OCTOBER 31st, 2014

**Mayor and Council**  
Community Planning and Sustainable Development  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6



101 1831 Oak Bay Avenue  
Victoria BC V8R 1C3

phone 250.592.9198  
fax 250.592.9178

**RE: Rockland Avenue Residences**  
1745 Rockland Avenue, Victoria BC  
Rezoning and Development Permit Applications

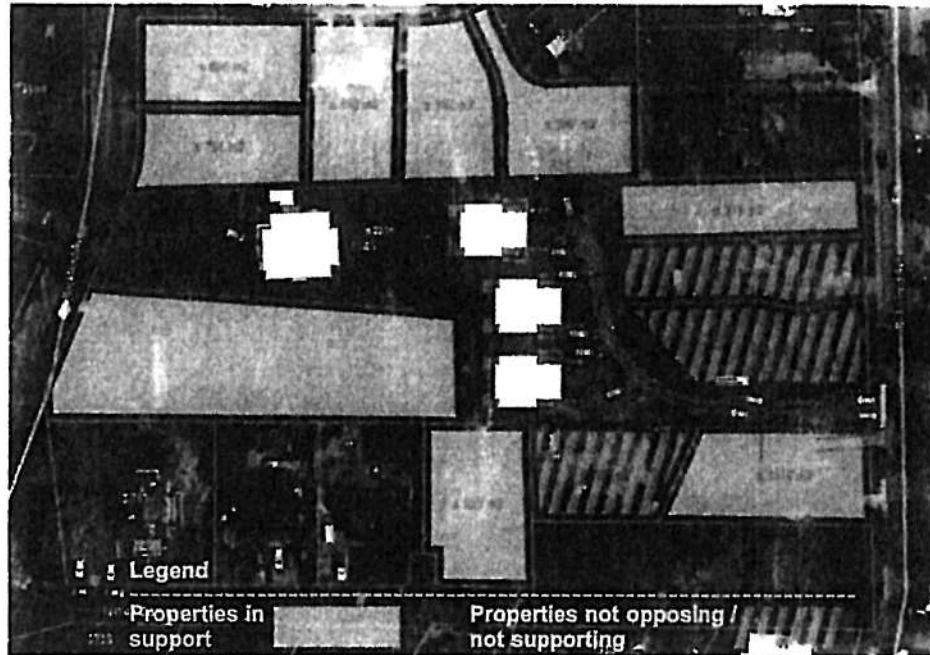
The Rezoning application #00444 and Development Permit application #000357 reviewed by the planning and Land Use Committee on September 4<sup>th</sup>, 2014 resulted in a council motion requesting the Developer reconsider the number of units proposed from the submitted count of six new dwelling units combined with the original heritage home to six in total or less.

#### Background

The original submission - a request for a custom zone permitting the intended density while respecting the setbacks and standards of all neighbouring zones - was carefully designed to suit the unique property, and to respect the neighbouring R1 -A and R1-B zoned properties. The design submitted exceeded all neighbouring zones for setbacks, and therefore the intended level of separation, privacy, bldg ht., and noise abatement. In addition, site coverage was targeted to be substantially less than neighbouring properties, and the resultant landscaping area therefore quite high also in comparison. In consideration of its completely hidden context, and its 70m setback from its road access from Richmond Road the proposal also proposed to provide each dwelling with one guest stall to address parking concerns we anticipated would be stated by Richmond Road homeowners.

In all 23 neighbouring properties were consulted, and provided commentary in consideration of a four lot R1-B potential consideration and our 3 attached dwelling buildings. One abstained as the lot was up for sale, and 22 other properties favored the attached dwelling solution over the more imposing four single family homes. In preparation for the final submission, all neighbouring contiguous properties were again consulted and the resultant letters of support and the diagram enclosed below were submitted with our application. No objections were received at that time.





Site plan diagram, documenting neighbouring support, submitted August 18, 2014

At the September 4<sup>th</sup> PLUC meeting several councilors voiced their support for the density proposed and several voiced concern. The final motion - to request a submission of six or less dwelling units - was reviewed with the land owners and the developer. It was decided that a submission factually less in the number of dwellings, and factually less in built area would be submitted so that a density decrease was achieved in both measures as intended by council. In addition, commentary from council guided submission revisions which increased side yard setback from 1740 Lyman Duff Lane.

The enclosed revised Submission exhibits the same qualities, materials, and architectural style of the original proposal. Effort has been made to ensure that the new single family home suits this new and very private "streetscape" reflecting both the aesthetics of the new development, takes the same references from the existing heritage home, and draws many details from the greater surrounding neighbourhood context.

Regards

Hillel Architecture Inc  
Peter Hardcastle

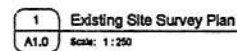
Enclosures as requested

**Bubbled:**

- 1 bubbled set 8 ½" x 11"
- 1 bubbled set 11" x 17"
- 3 bubbled sets full size (24" x 36")

**Not Bubbled:**

- 1 set full size (24" x 36") – not bubbled
- 1 set 11" x 17" – not bubbled
- 1 set 8 ½" x 11" – not bubbled



		COMPARISON NEIGHBORHOODS PROPERTIES ZONED	COMPARISON NEIGHBORHOODS PROPERTIES ZONED
ZONING	Spot Rezoning	R1B	R1A
Site area (Ac)	1858.1 ac (25,289,02)	min. 400 sq. per lot	min. 740 sq. per lot
Site coverage %	< 40% (40% max. allowed)	max. 40 %	max. 40 % single family max. 75 % attached units
Site width (ft)	50.58 ft	n/a	n/a
Open lot space % (hardscaping)	34 %	n/a	n/a
Number of dwelling units	1 - single detached 400 - 2nd and 3rd story attached units	max. 400 sq. per unit / house	max. 750sq. single family min. 500 sq. per unit
Initial floor area (sq-ft)	6,426.27 sq. (existing) (existing) 2,778.88 sq. (proposed building 1) 2,778.88 sq. (proposed building 2) 7,205.16 sq. (proposed building 3)	min. 300 sq. ft (for 1st and 2nd story)	min. 100sq. ft
Floor space ratio	1 - 1.4 2 - 1.4 3 - 1.4 4 - 1.4 5 - 1.4 6 - 1.4 7 - 1.4 8 - 1.4 9 - 1.4 10 - 1.4 11 - 1.4 12 - 1.4 13 - 1.4 14 - 1.4 15 - 1.4 16 - 1.4 17 - 1.4 18 - 1.4 19 - 1.4 20 - 1.4 21 - 1.4 22 - 1.4 23 - 1.4 24 - 1.4 25 - 1.4 26 - 1.4 27 - 1.4 28 - 1.4 29 - 1.4 30 - 1.4 31 - 1.4 32 - 1.4 33 - 1.4 34 - 1.4 35 - 1.4 36 - 1.4 37 - 1.4 38 - 1.4 39 - 1.4 40 - 1.4 41 - 1.4 42 - 1.4 43 - 1.4 44 - 1.4 45 - 1.4 46 - 1.4 47 - 1.4 48 - 1.4 49 - 1.4 50 - 1.4 51 - 1.4 52 - 1.4 53 - 1.4 54 - 1.4 55 - 1.4 56 - 1.4 57 - 1.4 58 - 1.4 59 - 1.4 60 - 1.4 61 - 1.4 62 - 1.4 63 - 1.4 64 - 1.4 65 - 1.4 66 - 1.4 67 - 1.4 68 - 1.4 69 - 1.4 70 - 1.4 71 - 1.4 72 - 1.4 73 - 1.4 74 - 1.4 75 - 1.4 76 - 1.4 77 - 1.4 78 - 1.4 79 - 1.4 80 - 1.4 81 - 1.4 82 - 1.4 83 - 1.4 84 - 1.4 85 - 1.4 86 - 1.4 87 - 1.4 88 - 1.4 89 - 1.4 90 - 1.4 91 - 1.4 92 - 1.4 93 - 1.4 94 - 1.4 95 - 1.4 96 - 1.4 97 - 1.4 98 - 1.4 99 - 1.4 100 - 1.4	min. 300 sq. ft (for 1st and 2nd story)	min. 100sq. ft
Height of building (ft)	7.33 (proposed building 1) 7.34 (proposed building 2) 1.40 (proposed building 3)	max. 7.5 m	max. 7.5 m 7.10 (detached)
Number of stories	1 - 1 story (existing) (existing) 2 - 2 stories (proposed building 1) 2 - 2 stories (proposed building 2) 3 - 3 stories (proposed building 3)	2 stories	2 stories

PUSHING			
pushing slide on slide	10 seconds rest	on per Schedule C 1 space for each single dualing	on per Schedule C 1 space for each single buddy dualing
	2 spaces for winging of dualing 2 spaces for wing 20 dualing 7 space each for reply 100 dualing 4 space clearing for 10 dualing		2 space for each bus buddy dualing
bicycle pushing		n/a	n/a
wheel pushing		n/a	n/a

SETBACKS EXISTING HISTORIC DESIGNATED BUILDING				
front	(rear)	22.25 m (rear) (from Public Lot line)	2.5 m	19.8 m
side	(north & south)	existing garage non-conforming rearset 2.5m (1.67 m)	4.5m (rearward)	4.5m (rearward)

SETEACH'S PROPOSED BUILDINGS			
row	(rate)	79.28 m: measured from Richardson St. in proposed building 1	7.2 m (or 25% of lot depth, whichever is greater)
side	(north & south)	4.5 m: (existing) 4.5 m: (existing)	7.2 m (unsubstantiated)
separation space between buildings		1.1 m: see Seteach's 2017/18 development building plan	not stated
		26.21 m: from building 2 to existing Seteach's developed building	not stated
		27.14 m: from building 2 to existing Seteach's developed building	

RESIDENTIAL UNITS: PROPOSED NEW BUILDINGS			
over 144 sq ft (a1)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
144 sq ft (a1) - 200 sq ft (a2)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
200 sq ft (a2) - 300 sq ft (a3)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
300 sq ft (a3) - 400 sq ft (a4)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
400 sq ft (a4) - 500 sq ft (a5)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
500 sq ft (a5) - 600 sq ft (a6)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
600 sq ft (a6) - 700 sq ft (a7)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
700 sq ft (a7) - 800 sq ft (a8)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
800 sq ft (a8) - 900 sq ft (a9)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
900 sq ft (a9) - 1,000 sq ft (a10)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,000 sq ft (a10) - 1,100 sq ft (a11)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,100 sq ft (a11) - 1,200 sq ft (a12)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,200 sq ft (a12) - 1,300 sq ft (a13)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,300 sq ft (a13) - 1,400 sq ft (a14)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,400 sq ft (a14) - 1,500 sq ft (a15)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,500 sq ft (a15) - 1,600 sq ft (a16)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,600 sq ft (a16) - 1,700 sq ft (a17)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,700 sq ft (a17) - 1,800 sq ft (a18)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,800 sq ft (a18) - 1,900 sq ft (a19)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
1,900 sq ft (a19) - 2,000 sq ft (a20)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,000 sq ft (a20) - 2,100 sq ft (a21)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,100 sq ft (a21) - 2,200 sq ft (a22)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,200 sq ft (a22) - 2,300 sq ft (a23)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,300 sq ft (a23) - 2,400 sq ft (a24)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,400 sq ft (a24) - 2,500 sq ft (a25)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,500 sq ft (a25) - 2,600 sq ft (a26)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,600 sq ft (a26) - 2,700 sq ft (a27)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,700 sq ft (a27) - 2,800 sq ft (a28)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,800 sq ft (a28) - 2,900 sq ft (a29)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
2,900 sq ft (a29) - 3,000 sq ft (a30)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,000 sq ft (a30) - 3,100 sq ft (a31)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,100 sq ft (a31) - 3,200 sq ft (a32)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,200 sq ft (a32) - 3,300 sq ft (a33)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,300 sq ft (a33) - 3,400 sq ft (a34)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,400 sq ft (a34) - 3,500 sq ft (a35)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,500 sq ft (a35) - 3,600 sq ft (a36)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,600 sq ft (a36) - 3,700 sq ft (a37)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,700 sq ft (a37) - 3,800 sq ft (a38)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,800 sq ft (a38) - 3,900 sq ft (a39)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
3,900 sq ft (a39) - 4,000 sq ft (a40)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
4,000 sq ft (a40) - 4,100 sq ft (a41)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
4,100 sq ft (a41) - 4,200 sq ft (a42)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
4,200 sq ft (a42) - 4,300 sq ft (a43)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
4,300 sq ft (a43) - 4,400 sq ft (a44)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
4,400 sq ft (a44) - 4,500 sq ft (a45)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
4,500 sq ft (a45) - 4,600 sq ft (a46)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
4,600 sq ft (a46) - 4,700 sq ft (a47)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
4,700 sq ft (a47) - 4,800 sq ft (a48)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
4,800 sq ft (a48) - 4,900 sq ft (a49)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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5,100 sq ft (a51) - 5,200 sq ft (a52)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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5,300 sq ft (a53) - 5,400 sq ft (a54)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
5,400 sq ft (a54) - 5,500 sq ft (a55)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
5,500 sq ft (a55) - 5,600 sq ft (a56)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
5,600 sq ft (a56) - 5,700 sq ft (a57)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
5,700 sq ft (a57) - 5,800 sq ft (a58)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
5,800 sq ft (a58) - 5,900 sq ft (a59)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
5,900 sq ft (a59) - 6,000 sq ft (a60)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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6,100 sq ft (a61) - 6,200 sq ft (a62)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
6,200 sq ft (a62) - 6,300 sq ft (a63)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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6,400 sq ft (a64) - 6,500 sq ft (a65)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
6,500 sq ft (a65) - 6,600 sq ft (a66)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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6,900 sq ft (a69) - 7,000 sq ft (a70)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
7,000 sq ft (a70) - 7,100 sq ft (a71)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
7,100 sq ft (a71) - 7,200 sq ft (a72)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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7,500 sq ft (a75) - 7,600 sq ft (a76)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
7,600 sq ft (a76) - 7,700 sq ft (a77)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
7,700 sq ft (a77) - 7,800 sq ft (a78)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
7,800 sq ft (a78) - 7,900 sq ft (a79)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
7,900 sq ft (a79) - 8,000 sq ft (a80)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,000 sq ft (a80) - 8,100 sq ft (a81)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,100 sq ft (a81) - 8,200 sq ft (a82)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,200 sq ft (a82) - 8,300 sq ft (a83)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,300 sq ft (a83) - 8,400 sq ft (a84)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,400 sq ft (a84) - 8,500 sq ft (a85)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,500 sq ft (a85) - 8,600 sq ft (a86)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,600 sq ft (a86) - 8,700 sq ft (a87)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,700 sq ft (a87) - 8,800 sq ft (a88)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,800 sq ft (a88) - 8,900 sq ft (a89)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
8,900 sq ft (a89) - 9,000 sq ft (a90)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,000 sq ft (a90) - 9,100 sq ft (a91)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,100 sq ft (a91) - 9,200 sq ft (a92)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,200 sq ft (a92) - 9,300 sq ft (a93)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,300 sq ft (a93) - 9,400 sq ft (a94)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,400 sq ft (a94) - 9,500 sq ft (a95)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,500 sq ft (a95) - 9,600 sq ft (a96)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,600 sq ft (a96) - 9,700 sq ft (a97)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,700 sq ft (a97) - 9,800 sq ft (a98)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,800 sq ft (a98) - 9,900 sq ft (a99)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
9,900 sq ft (a99) - 10,000 sq ft (a100)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
10,000 sq ft (a100) - 10,100 sq ft (a101)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
10,100 sq ft (a101) - 10,200 sq ft (a102)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
10,200 sq ft (a102) - 10,300 sq ft (a103)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
10,300 sq ft (a103) - 10,400 sq ft (a104)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
10,400 sq ft (a104) - 10,500 sq ft (a105)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
10,500 sq ft (a105) - 10,600 sq ft (a106)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
10,600 sq ft (a106) - 10,700 sq ft (a107)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
10,700 sq ft (a107) - 10,800 sq ft (a108)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
10,800 sq ft (a108) - 10,900 sq ft (a109)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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11,200 sq ft (a112) - 11,300 sq ft (a113)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
11,300 sq ft (a113) - 11,400 sq ft (a114)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
11,400 sq ft (a114) - 11,500 sq ft (a115)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
11,500 sq ft (a115) - 11,600 sq ft (a116)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
11,600 sq ft (a116) - 11,700 sq ft (a117)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
11,700 sq ft (a117) - 11,800 sq ft (a118)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
11,800 sq ft (a118) - 11,900 sq ft (a119)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
11,900 sq ft (a119) - 12,000 sq ft (a120)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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12,200 sq ft (a122) - 12,300 sq ft (a123)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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13,300 sq ft (a133) - 13,400 sq ft (a134)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
13,400 sq ft (a134) - 13,500 sq ft (a135)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
13,500 sq ft (a135) - 13,600 sq ft (a136)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
13,600 sq ft (a136) - 13,700 sq ft (a137)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
13,700 sq ft (a137) - 13,800 sq ft (a138)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
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14,500 sq ft (a145) - 14,600 sq ft (a146)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
14,600 sq ft (a146) - 14,700 sq ft (a147)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
14,700 sq ft (a147) - 14,800 sq ft (a148)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
14,800 sq ft (a148) - 14,900 sq ft (a149)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
14,900 sq ft (a149) - 15,000 sq ft (a150)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
15,000 sq ft (a150) - 15,100 sq ft (a151)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
15,100 sq ft (a151) - 15,200 sq ft (a152)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
15,200 sq ft (a152) - 15,300 sq ft (a153)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
15,300 sq ft (a153) - 15,400 sq ft (a154)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
15,400 sq ft (a154) - 15,500 sq ft (a155)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
15,500 sq ft (a155) - 15,600 sq ft (a156)	units: 124.54 a2	units: 79.0 a2	units: 79.0 a2
15,600 sq ft (a156) - 15,700 sq ft (a			

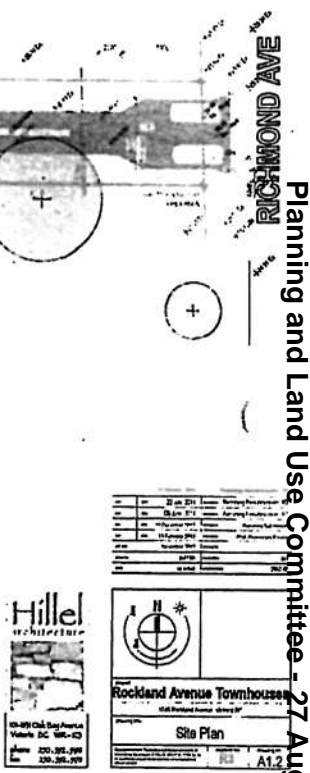
FLOOR AREA PROPOSED BUILDINGS	Building 1 (units 1 & 2)	Building 2 (units 3 & 4)	Building 3 (units 5 & 6)
main (7th) floor area	150.21 m <sup>2</sup>	150.21 m <sup>2</sup>	150.21 m <sup>2</sup>
upper (2nd) floor area	118.54 m <sup>2</sup>	121.54 m <sup>2</sup>	121.54 m <sup>2</sup>
*1st + 2nd stories total floor area	278.68 m <sup>2</sup>	278.68 m <sup>2</sup>	278.68 m <sup>2</sup>
*All Three Proposed Buildings Combined			



2	Site Context Plan
A1.0	Scale: 1:1000

**SURVEY INFORMATION**  
based on legal survey by Glen Mitchell Land Surveying Inc  
file 11-15-8675 site (x)

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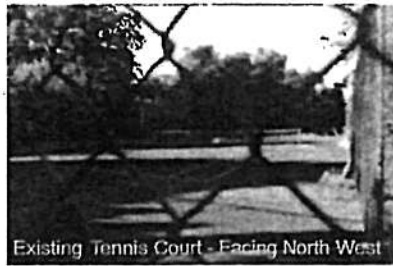


## Planning and Land Use Committee - 27 Aug 2015





Existing Tennis Court - Facing North East



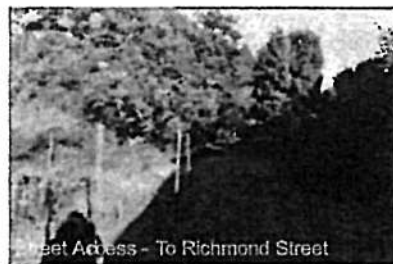
Existing Tennis Court - Facing North West



Existing Tennis Court - Facing South East



Existing Tennis Court - Facing South West



Street Access - To Richmond Street



Existing Street Access - Rockland Avenue



1 Neighboring Building Setback Diagram  
A1.3 Scale: 1:500



Street Access - From Richmond Street

- The lot area surrounding the "Existing Heritage Designated Building" is roughly 1370 m². The area is consistent with R1A.
- The lot area surrounding the "Proposed Building 1" is roughly 550 m². The area appears to be consistent with neighboring properties.
- The lot area surrounding the "Proposed Building 2" is roughly 625 m². The area appears to be consistent with neighboring properties.
- The lot area surrounding the "Proposed Building 3" is roughly 542 m². The area appears to be consistent with neighboring properties.

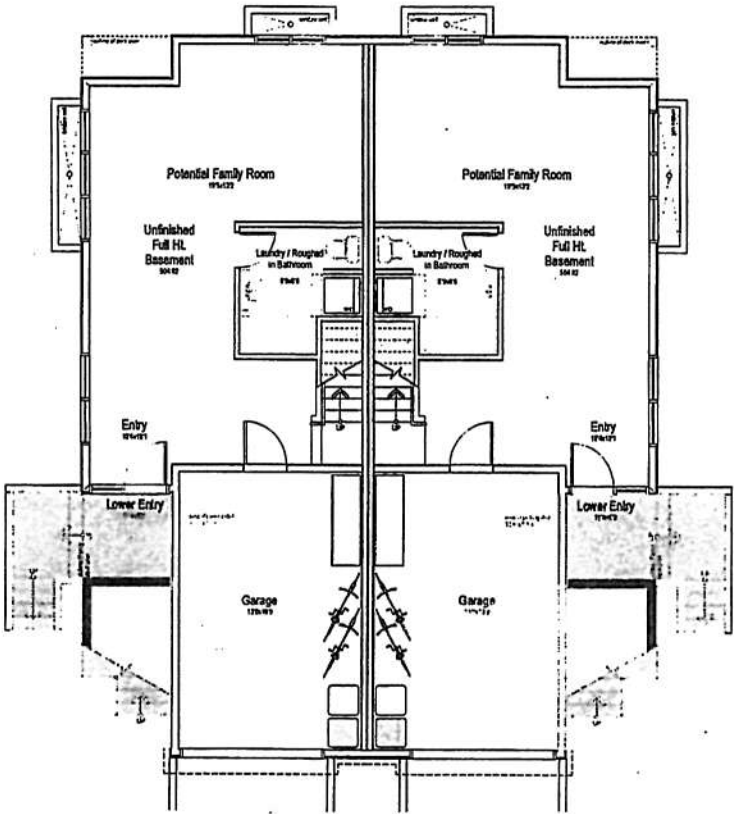
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Hillel architecture

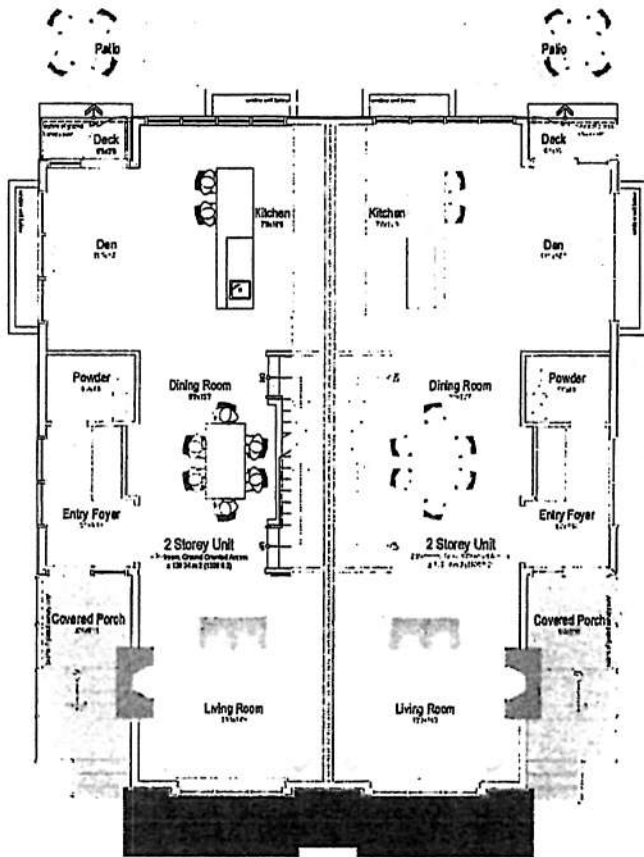
Rockland Avenue Townhouses

Exist. Photos & Setback Diagram

27 Aug 2015



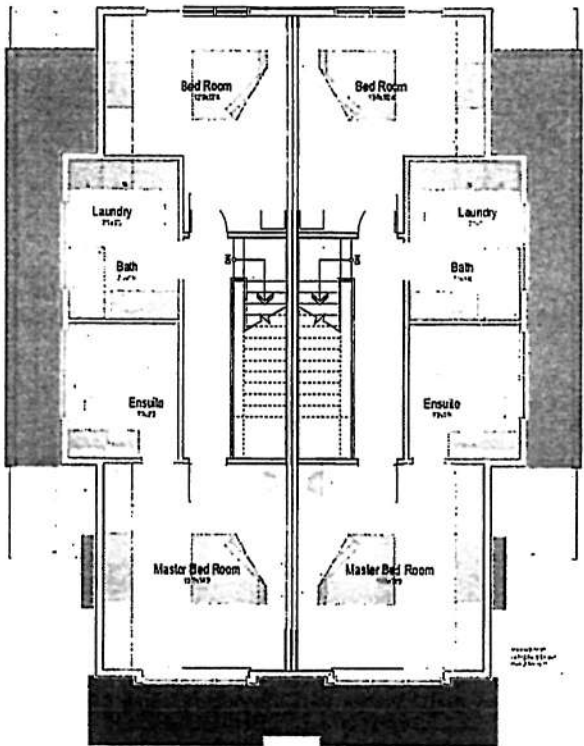
1 Buildings 1 & 2 Typical Lower (Basement) Floor Plan  
A2.1 Scale: 1:50



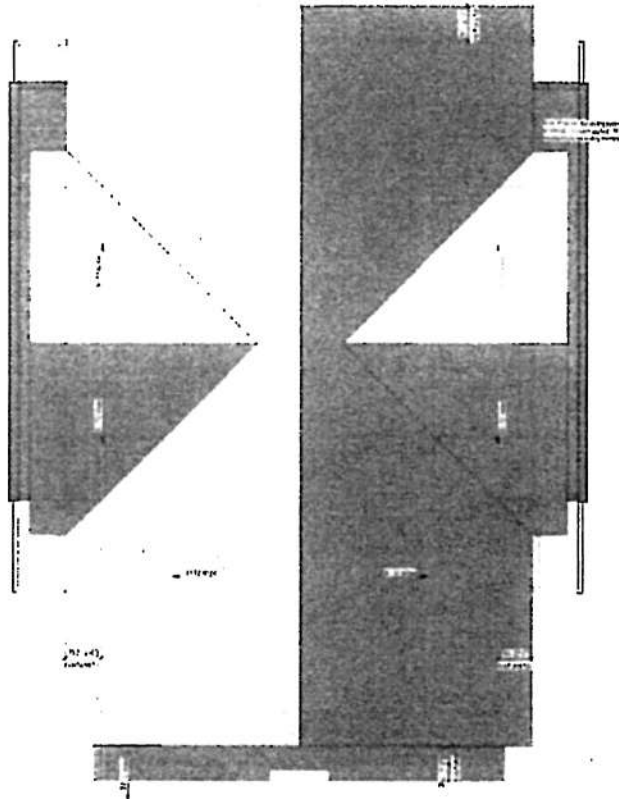
2 Buildings 1 & 2 Typical Main Floor Plan  
A2.1 Scale: 1:50

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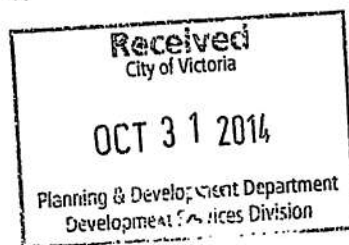




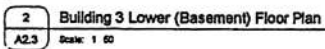
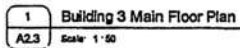
1 Buildings 1 & 2 Typical Upper Floor Plan  
A2.2 Scale: 1:50




2 Buildings 1 & 2 Typical Roof Plan  
A2.2 Scale: 1:50





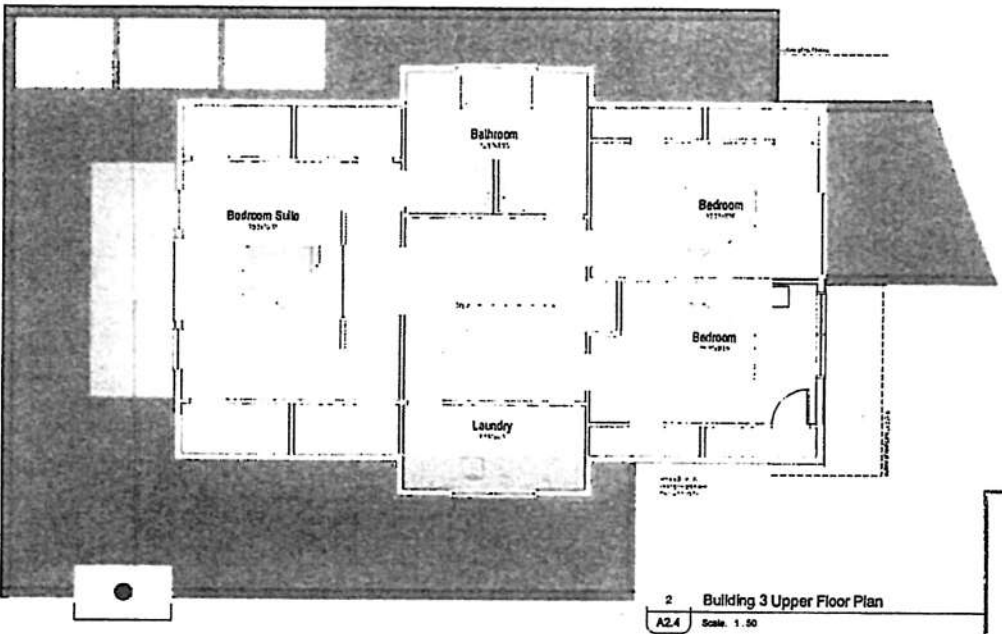
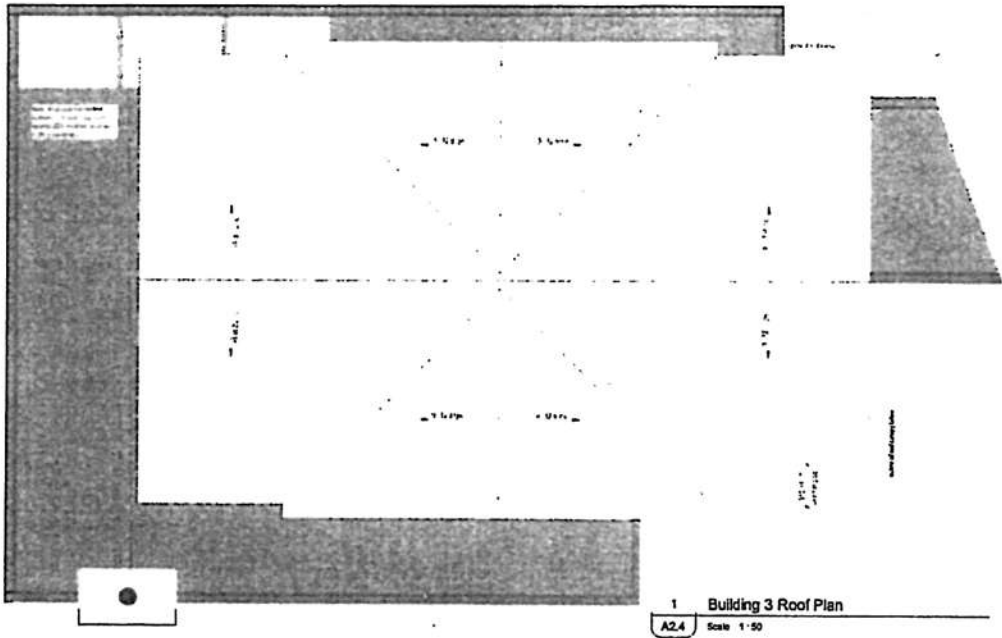


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Development Services Division

 Building 3 Floor & Roof Plans	
Project Name: Rockland Avenue Townhouse Project No: 1745 Drawing No: A2.4	Date: 2014.08.27 Scale: 1:50



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face of neighboring home PL

Internal property streetscape not visible from Richmond Road

PL face of neighboring home

**1** Concealed Streetscape Elevation  
A3.1 Scale: 1:100



face of designated heritage building  
1745 Rockland Avenue

PL

face of neighboring home  
230 Richmond Road

**2** Property Internal Section  
A3.1 Scale: 1:200



City of Victoria

OCT 31 2014

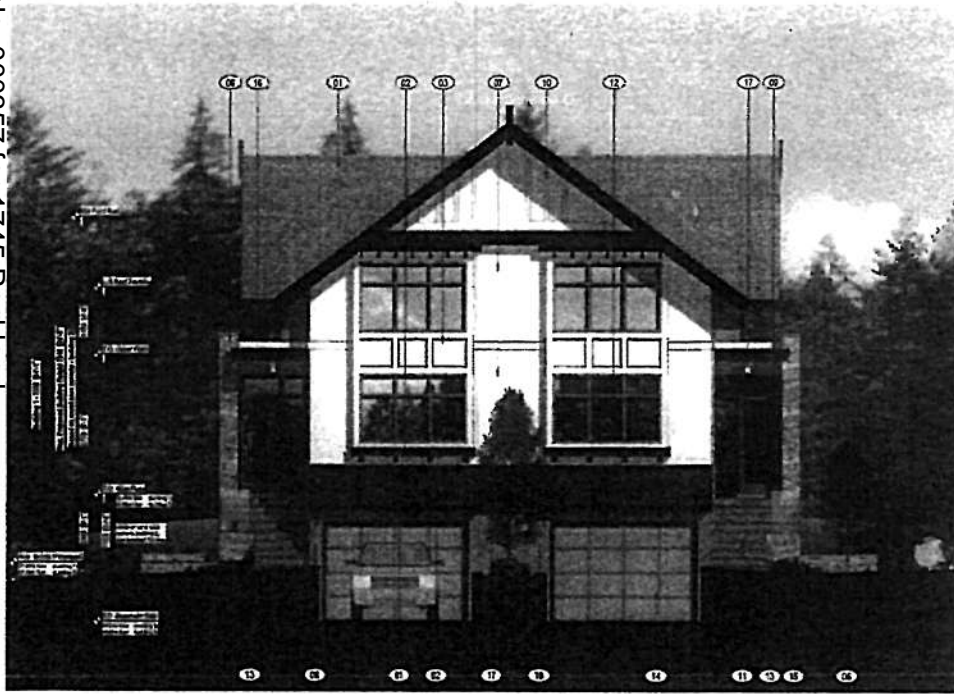
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Development Services Division



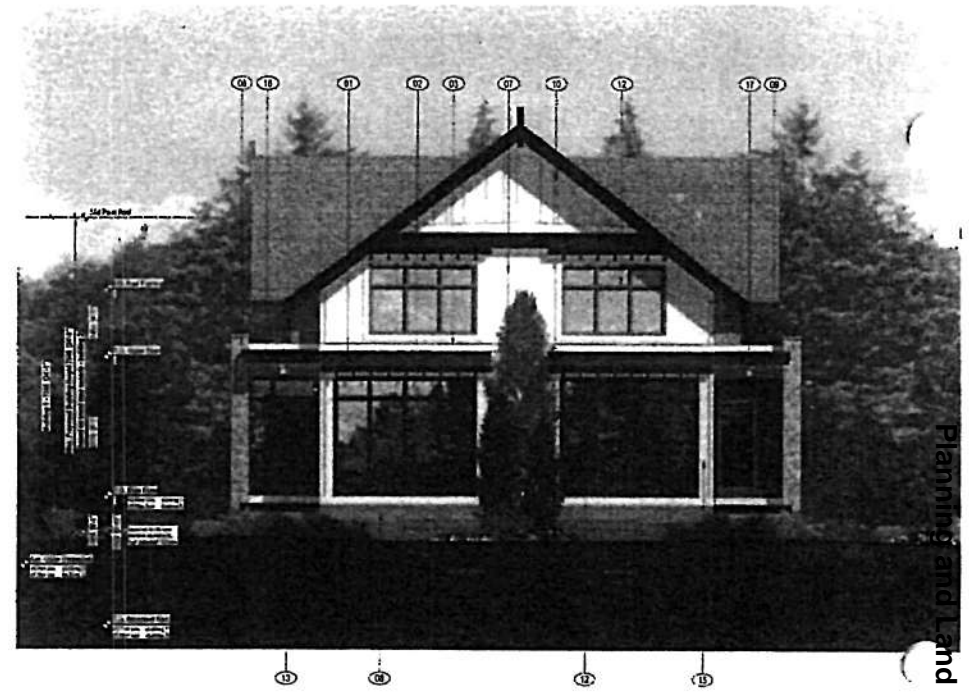
Drawn By	Checked By	Date	Drawn By	Checked By	Date
2124/21	2124/21	2014-08-27	2124/21	2124/21	2014-08-27
2124/21	2124/21	2014-08-27	2124/21	2124/21	2014-08-27
2124/21	2124/21	2014-08-27	2124/21	2124/21	2014-08-27
2124/21	2124/21	2014-08-27	2124/21	2124/21	2014-08-27
2124/21	2124/21	2014-08-27	2124/21	2124/21	2014-08-27
2124/21	2124/21	2014-08-27	2124/21	2124/21	2014-08-27
2124/21	2124/21	2014-08-27	2124/21	2124/21	2014-08-27
2124/21	2124/21	2014-08-27	2124/21	2124/21	2014-08-27
2124/21	2124/21	2014-08-27	2124/21	2124/21	2014-08-27

Rockland Drive Townhouse  
Streetscape Elevations





1 Building 1 & 2 Typical Front Elevation (East)  
A3.2 Scale: 1:50

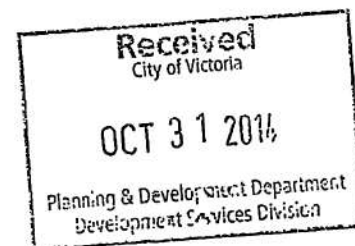


2 Building 1 & 2 Typical Rear Elevation (West)  
A3.2 Scale: 1:50

# ELEVATION FINISH LEGEND

List of finishes typical of all elevations

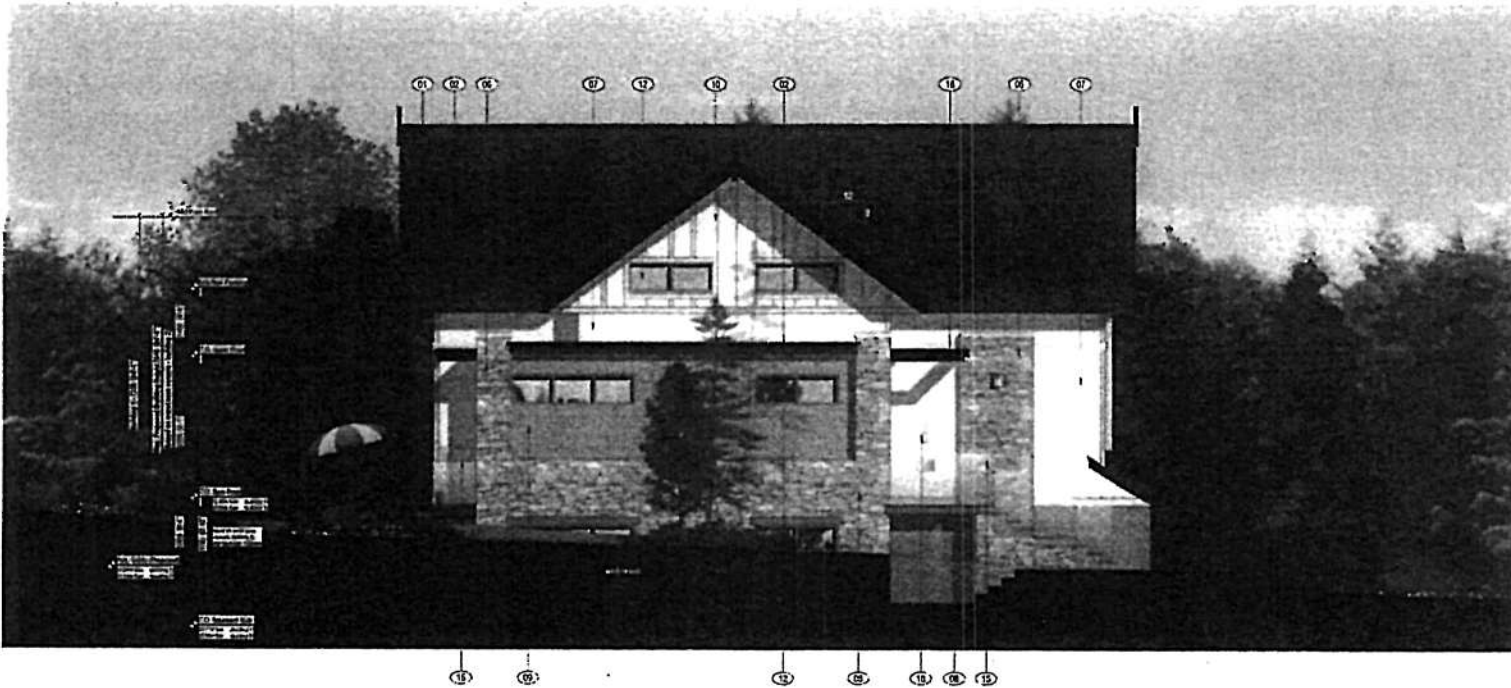
- |   |   |
|---|---|
| (01) Asphalt shingles - Arch spec colour  | (10) Smooth face cementitious wood composite board and batten siding - To match stucco colour   |
| (02) Wood fascia & exposed rafter tails - Painted - Graphite colour   | (11) Exposed architectural concrete elements - Painted - Arch spec colour   |
| (03) Wood fascia & window casing - Painted - Clean white colour   | (12) Aluminum window units - Clear anodized or prefinished black  |
| (04) Smooth face cementitious wood composite with upper roof tile prefinished metal ventilation slope - Painted - Graphite colour | (13) Clear finished, edge grain wood entry door tile glazed panels in black anodized aluminum frame - Arch spec colour                |
| (05) 19d9 T&G cedar (lower model), rough sawn square face vertical of barrel steel finish - Driftwood grey colour                 | (14) Clear finished, edge grain, overhead wood garage door in black anodized aluminum frame - Arch spec colour                        |
| (06) Natural stone veneer & retaining walls - Arch spec colour  | (15) Side-mounted frameless tempered glass ceiling system tile pinhead textured tempered glass panels and stainless steel balustrades |
| (07) Cement based stucco, smooth finish - Light grey colour   | (16) Laminated glass canopy with domed surface in graphite colored structural framing   |
| (08) Cement based stucco, smooth finish - Warm Gray colour  | (17) Building mounted down lighting & interior lighting   |
| (09) 19d9 T&G cedar siding, square face cut, rough sawn face visible - of barrel steel finish - Arch spec colour                  | (18) Raised unit numbering - Stainless steel  |



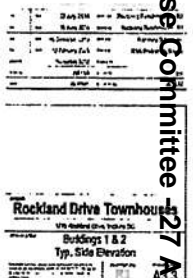
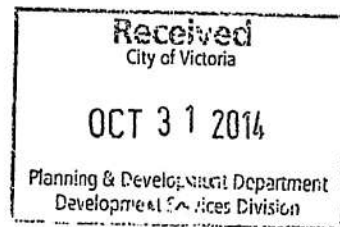
# ELEVATION FINISH LEGEND

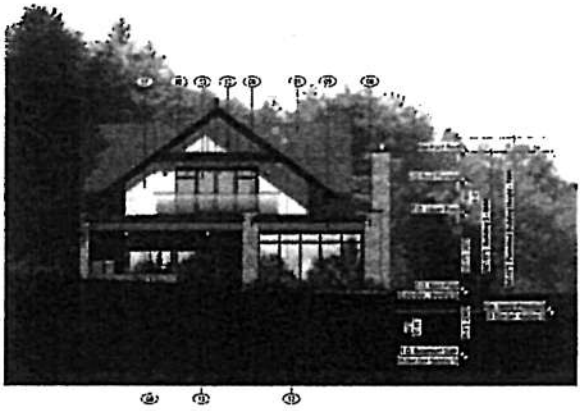
List of finishes typical of all elevations:

- |      |   |      |   |
|------|---|------|---|
| (61) | Asphalt shingles - Arch spec colour   | (16) | Smooth face cementitious wood composite board and batten siding<br>To match stucco colour   |
| (62) | Wood fascia & exposed rafter tails - Painted - Graphite colour  | (17) | Exposed architectural concrete elements - Painted - Arch spec colour  |
| (63) | Wood fascia & window casing - Painted - Clean white colour  | (18) | Aluminum window units - Clear anodized or prefinished black   |
| (64) | Smooth face cementitious wood composite soffit (upper roof) or<br>prefinished metal ventilation units - Painted - Graphite colour | (19) | Clear finished, edge grain, wood entry door or glazed panels in<br>black anodized aluminum frame - Arch spec colour               |
| (65) | 19mm T&G cedar (lower roof), rough sawn square face vertical<br>cedar based stain finish - Driftwood gray colour                  | (20) | Clear finished, edge grain, milled wood garage door in black<br>anodized aluminum frame - Arch spec colour                        |
| (66) | Natural stone veneer & retaining walls - Arch spec colour   | (21) | Side-mounted frameless tempered glass railing system with pinhead<br>lacquered tapered glass panels and stainless steel balusters |
| (67) | Cement based stucco, smooth trowel finish - Light gray colour   | (22) | Laminated glass canopy with etched surface in graphite colored<br>structural framing  |
| (68) | Cement based stucco, smooth trowel finish - Warm Gray colour  | (23) | Building mounted down lighting & feature lighting   |
| (69) | 12mm T&G cedar siding, square face cut, rough sawn face visible<br>- oil based stain finish - Arch spec colour                    | (24) | Robled unit rebarbing - Stainless steel   |

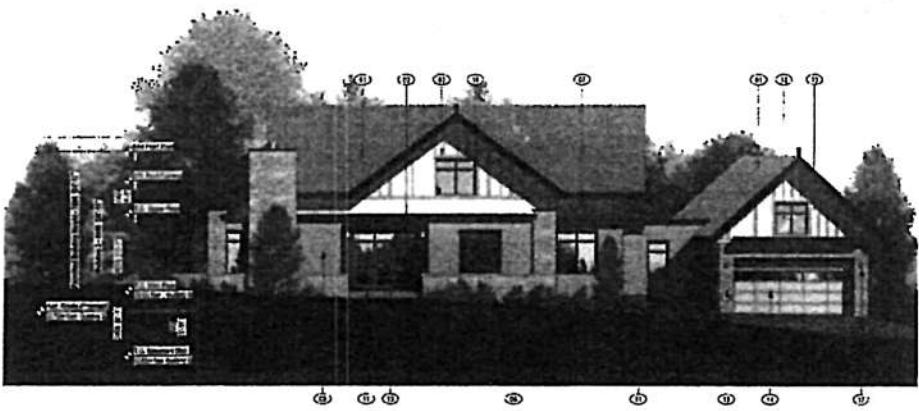


1 Buildings 1 & 2 Typical Side Elevation (North & South)  
A3.3 Scale: 1:50

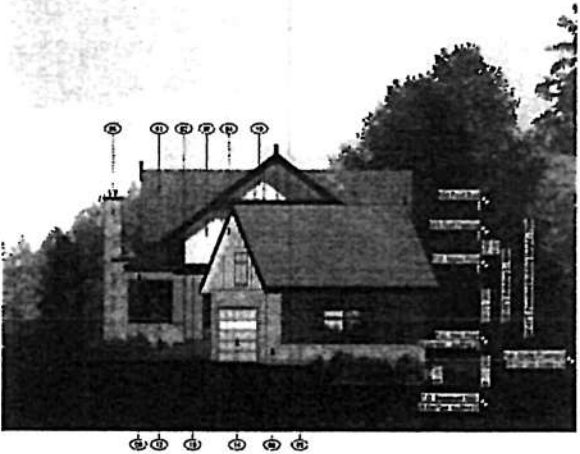




1 Building 3 Rear Elevation (West)  
A3.4 Scale: 1:100



2 Building 3 Interior Side Elevation (North)  
A3.4 Scale: 1:100



3 Building 3 Front Elevation (East)  
A3.4 Scale: 1:100



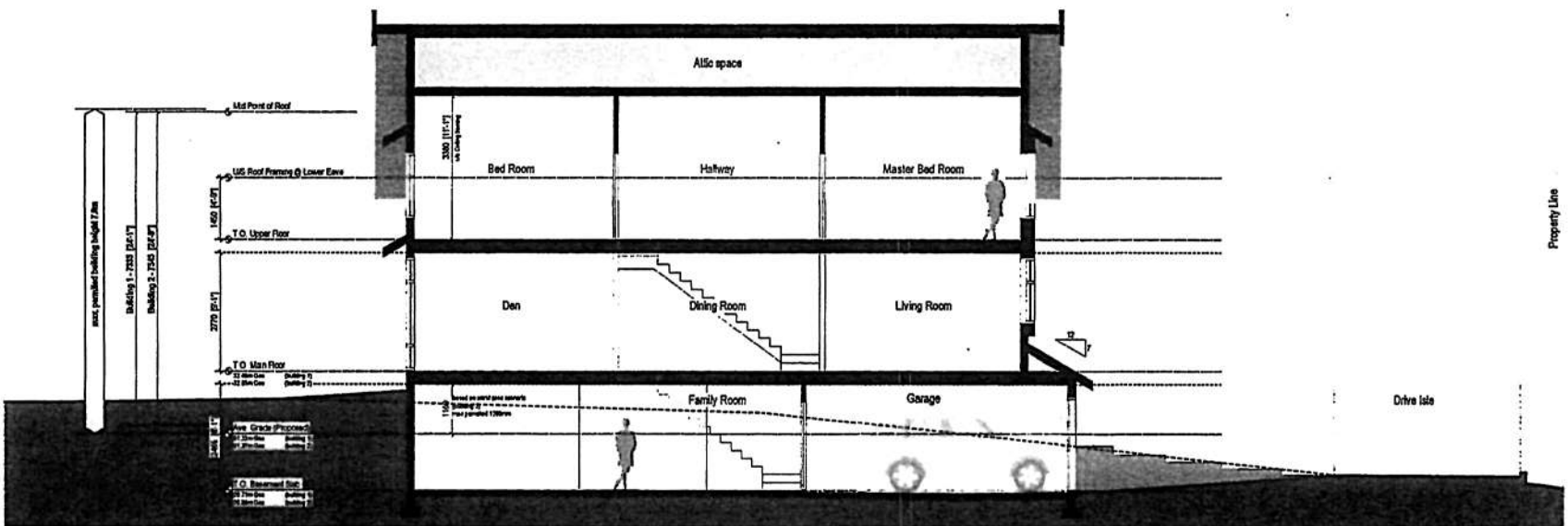
4 Building 3 Exterior Side Elevation (South)  
A3.4 Scale: 1:100

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Project	Rockland Avenue Townhouse
Location	1745 Rockland Avenue, Victoria, BC
Client	Rockland Avenue Townhouse
Architect	Hillel Architecture
Project No.	1745-RA
Scale	1:100
Date	2014.08.27

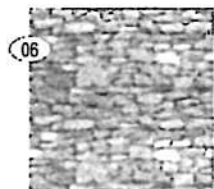
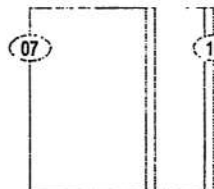
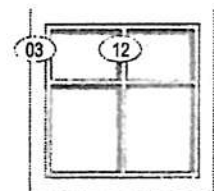
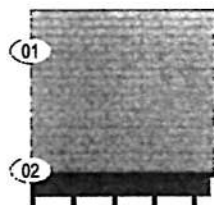
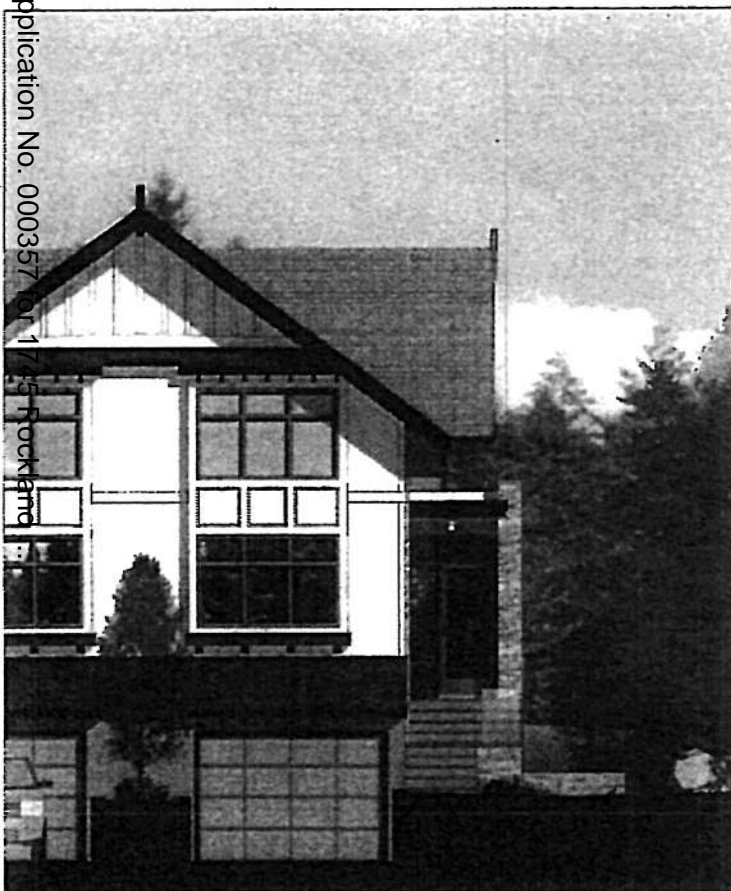




1	Typical Building Section (Building 2 Shown)
A4.1	Scale: 1:50

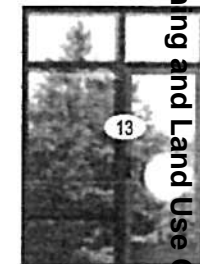
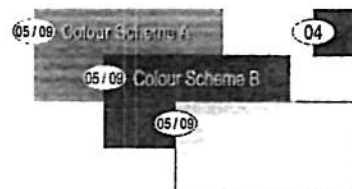
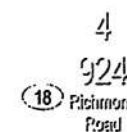
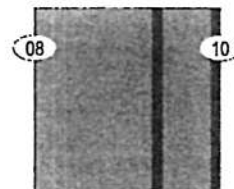
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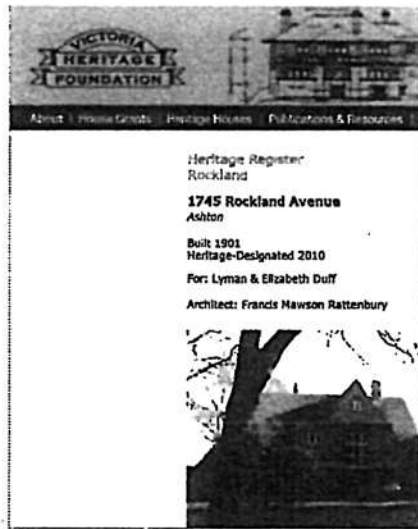
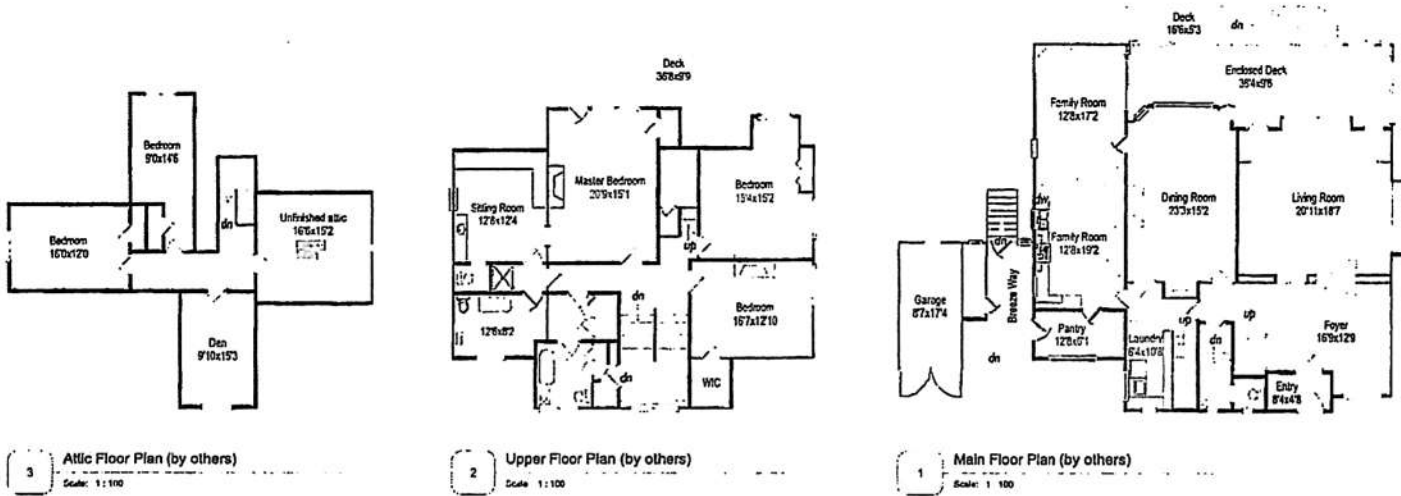
# Colour And Materials Palette



- (01) Asphalt shingles - Arch spec colour
- (02) Wood fascia & exposed rafter tails - Painted - Graphite colour
- (03) Wood fascia & window casing - Painted - Clean white colour
- (04) Smooth face cementitious wood composite soffit (upper roof) clw prefinished metal ventilation strips - Painted - Graphite colour
- (05) 19x89 T&G cedar (lower roofs), rough sawn square face visible - oil based stain finish - Driftwood gray colour
- (06) Natural stone veneer & retaining walls - Arch spec colour
- (07) Cement based stucco, smooth trowel finish - Light gray colour
- (08) Cement based stucco, smooth trowel finish - Warm Gray colour
- (09) 19x89 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish - Arch spec colour

- (10) Smooth face cementitious wood composite board and baton siding - To match stucco colour
- (11) Exposed architectural concrete elements - Painted - Arch spec colour
- (12) Aluminum window units - Clear anodized or prefinished black
- (13) Clear finished, edge grain, wood entry door clw glazed panels in black anodized aluminum frame - Arch spec colour
- (14) Clear finished, edge grain, overhead wood garage door in black anodized aluminum frame - Arch spec colour
- (15) Side-mounted frameless tempered glass railing system clw pinhead textured tempered glass panels and stainless steel fasteners
- (16) Laminated glass canopy with dimpled surface in graphite color structural framing
- (17) Building mounted down lighting & feature lighting
- (18) Raised unit numbering - Stainless steel





**BUILDING AREAS** (by level)

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
Main Floor	2714	0	2714
Upper Floor	1813	0	1813
Attic	755	243	1000
<b>Total</b>	<b>5282</b>	<b>243</b>	<b>5525</b>
Garage	0	213	213
Also Unfinished	0	670	670

Note: Areas shown are for "One Storey" only. For 2012 version, see June 13, 2012. For additional details, see the attached and the Heritage Register.



Received  
City of Victoria

**OCT 31 2014**

Planning & Development Department  
Development Services Division

**Planning and Land Use Committee**

**27 Aug 2015**

Rockland Avenue Townhouse  
Existing Heritage Residence

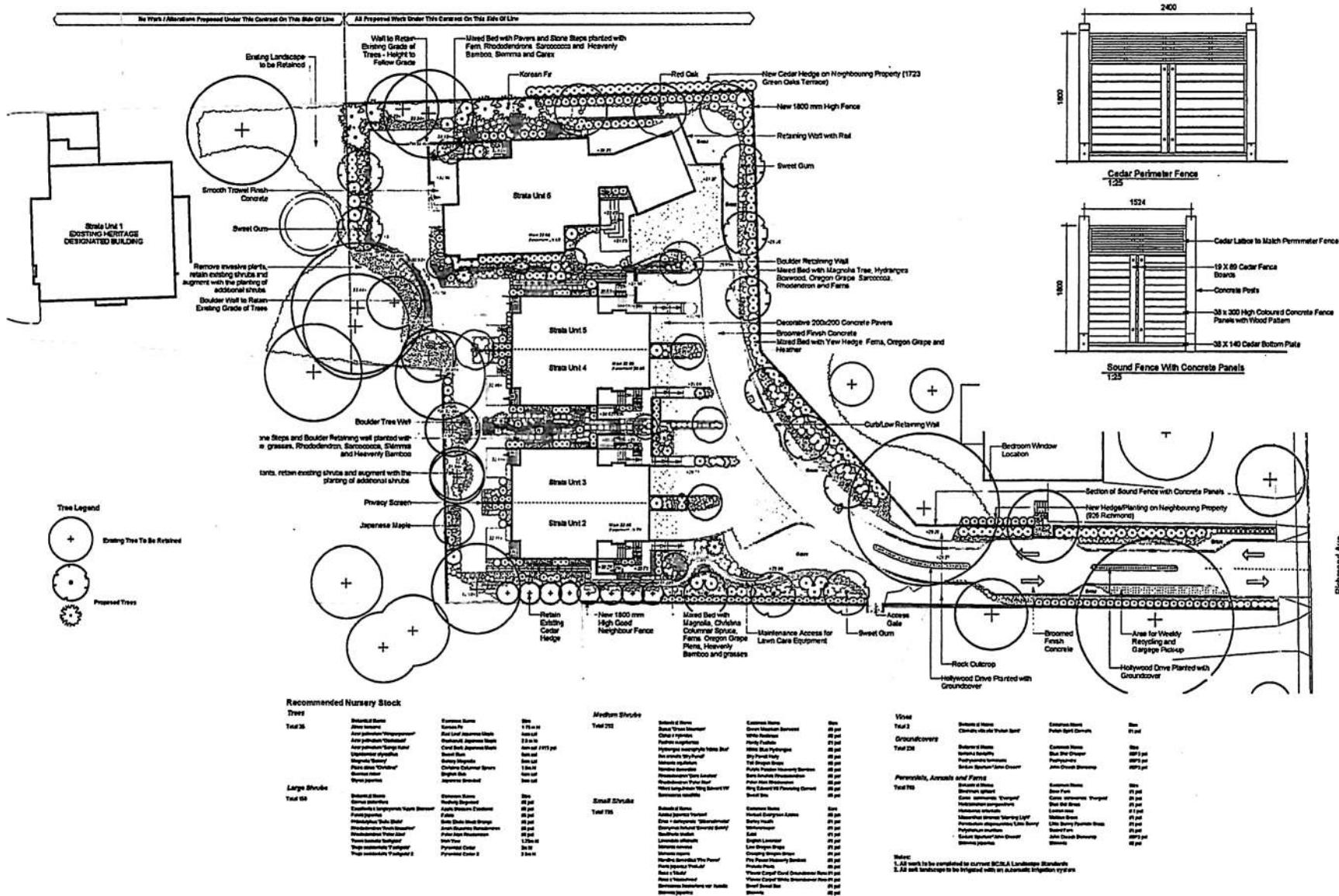




Rockland Avenue Townhouses	
Existing Heritage Residence	
2 of 2	



Received  
City of Victoria  
OCT 31 2014  
Planning & Development Department  
Development Services Division



# 1745 Rockland Drive Townhouses - Landscape Concept Plan

OCT 31 2014  
 Planning & Development Department  
 Development Services Division

LADR  
 Project No: 1304 New-13-13

28-405 Duxton Rd. Victoria, B.C. V8T 1B1  
 Phone: (250) 598-0105 Fax: (250) 412-0555

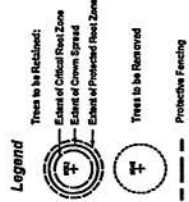
Scale 1:200



Revised Oct 30, 2014  
 July 21, 2014  
 June 5, 2014  
 June 3, 2014  
 Mar 11, 2014

OCT 31 2014

Planning & Development Department  
Development Services Division



There are two specific study areas within the 1.4 acre study area. One is a 0.2 acre area located on the north side of the project area. This area is currently used for agricultural purposes and is zoned for agricultural use. The other area is a 1.2 acre area located on the south side of the project area. This area is currently used for agricultural purposes and is zoned for agricultural use. The project area is currently used for agricultural purposes and is zoned for agricultural use. The project area is currently used for agricultural purposes and is zoned for agricultural use.







## Planning and Land Use Committee Report For Meeting of September 18, 2014

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**To:** Planning and Land Use Committee      **Date:** September 4, 2014  
**From:** Helen Cain, Senior Planner, Development Services Division  
**Subject:** **Rezoning Application #00444 and Development Permit Application #000357 for 1745 Rockland Avenue** – Application to rezone from R1-A (Rockland Single Family Dwelling District) to a new zone to permit one single family dwelling unit plus six semi-attached dwelling units. Concurrent Development Permit Application.

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1745 Rockland Avenue. The applicant proposes to rezone from the R1-A Zone (Rockland Single Family Dwelling District) to a new zone to increase the development potential to construct three side-by-side semi-attached buildings (six self-contained dwelling units) on the same lot as a Heritage-Designated house, built in 1902. The proposal for a total of seven self-contained dwellings on this site exceeds the maximum number set out in the R1-A Zone. There are also concerns regarding the amount of surface parking related to the proposal and its effect on the conservation of the estate character and potential green space.

The following points were considered in assessing these applications:

- The property is designated as Traditional Residential in the *Official Community Plan, 2012*, (OCP). While the proposal is generally aligned with that land designation, it is not compatible with the OCP policies related to sensitive infill in Rockland on lots with estate character. Additionally, the proposed intensity of development would be inconsistent with the *Rockland Neighbourhood Plan, 1987*.
- Development and construction of the proposed new semi-attached dwelling units would be subject to control and regulation under Development Permit Area 15C - Intensive Residential Rockland. While the proposal complies with some of the applicable design guidelines, the site plan does not adequately address the conservation of estate character and existing green space.
- Staff have concerns with respect to the proposed 18 parking stalls which exceeds the number of parking spaces required. Surplus parking related to the proposed new dwelling units should be removed to reduce the extent of hard surfaces and to increase the open space, which would better align with the OCP strategic directions for Rockland and the associated design guidelines.

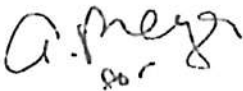
Staff are recommending that the Planning and Land Use Committee consider directing:

- the applicant to reduce the total number of dwelling units from seven units to six or fewer units
- the applicant to remove the parking spaces related to the new development that exceed the zoning standard requirement and to substitute soft landscaping in those spaces
- staff to prepare another report to return to the Planning and Land Use Committee once the revisions are complete.

### Recommendations

1. That Council:
  - a. indicate to the applicant that Rezoning Application #00444 and Development Permit Application #000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer, and reduce the number of parking stalls and related hard-surfaced area to provide one parking stall per new dwelling unit in addition to the parking provided for the Heritage-Designated house, with increased soft landscaping to be substituted for the hard surfacing;
  - b. direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

Respectfully submitted,




Helen Cain  
Senior Planner  
Development Services Division



Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

  
Jason Johnson

Date:

Sept. 11/14

HC/aw/ljm

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\REZ\REZ00444\1745 ROCKLAND PLUC REPORT.DOC



## 1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1745 Rockland Avenue.

## 2.0 Background

### 2.1 Description of Proposal

The subject property is a large lot containing a Heritage-Designated single family dwelling, which will be retained and is intended to be used as a single family house only, without a secondary suite. There is a tennis court on the eastern portion of the parcel which is proposed to be removed to construct three semi-attached buildings each comprised of two self-contained dwelling units to provide a total of six new dwelling units. Each semi-attached dwelling would be side-by-side in building layout, which complies with the R1-A Zone (Rockland Single Family Dwelling District) where "semi-attached dwelling" is a permitted use. In the *Zoning Regulation Bylaw*, the latter use is defined as "a building used or designed for use as two dwelling units, each having direct access to the outside at grade level and where neither unit is wholly or partly above the other". It is necessary for the proponents to apply for a rezoning since the proposal exceeds the number of self-contained dwelling units allowed in the current R1-A Zone (Rockland Single Family Dwelling District).

The proposed site plan, architectural and landscape design include the following:

- the single family detached Heritage-Designated house on the western portion of the lot and six new semi-attached dwelling units on the eastern portion of the lot
- garage integrated with front elevation for each semi-attached dwelling unit with surplus surface parking stalls between the buildings
- primarily stucco and board-and-batten siding with accent details in natural stone veneer and cedar panels on the new semi-attached units
- vinyl windows with wood casements, wood entry doors and garage doors for the new semi-attached units
- removal of some trees to permit new driveways and surface parking combined with retention of all mature trees around the north, west and south boundaries, as well as new trees adjacent to the east boundary and extensive plantings
- new wall along the east driveway that is designed for noise abatement.

Due to the high number and concentration of mature trees on the property, the applicant has provided an Arborist Report (attached) to support the proposed scheme. Impacts on the existing landscape character are discussed in "Section 4: Issues" of this report.

#### 2.1.1 Sustainability Features

As described in the applicant's letter (attached), the proposed development would achieve Built Green BC Standards, including the use of natural materials for the exterior finishes and native species in landscaping design. The proposal would help to mitigate stormwater runoff related to the tennis court through reducing hard surfaces compared to existing conditions.

## 2.2 Existing Site Development and Development Potential

The data table below compares the proposal with the existing R1-A Zone (Rockland Single Family Dwelling District), which was amended in 2011. However, the more detailed analysis undertaken in conjunction with this proposal has identified that the most recent amendment does not carry forward the previous practice of including the existing self-contained dwelling unit in the site area per unit calculation. An asterisk indicates this discrepancy between the proposal and the other regulatory approaches.

Zoning Criteria	Proposal	Zone Standard R1-A (current)	Zone Standard R1-A (prior to 2011)
Site area (m <sup>2</sup> ) – minimum	4950.80* (or 825.13 m <sup>2</sup> per semi-attached or attached dwelling unit – six units)	5010.00 (or 835 m <sup>2</sup> per semi-attached or attached dwelling unit – six units)	5845.00 (or 835 m <sup>2</sup> required per dwelling unit - seven units)
Total floor area (m <sup>2</sup> ) – maximum	1306.31	n/a	n/a
Lot width (m) – minimum	58.58	24.00	24.00
Height (m) – maximum	7.54	7.60	11 (single family dwelling) 10.5 (attached and semi-attached dwelling units)
Storeys – maximum	2	2.5	2.5
Site coverage (%) – maximum	17.08	25.00	25.00
Open site space (%) – minimum	36.60	n/a	n/a
Setbacks (m) – minimum			
Front (east) – Rockland Ave	32.35 (existing house)	10.50	10.50
Rear (west) – Richmond Ave	83.99 (new dwellings)	10.50	10.50
Side (north)	70.39 (new dwellings)	42.80 (25% lot depth)	42.80 (25% lot depth)
Side (south)	5.00	3.00	3.00
	3.90	3.00	3.00
Vehicle parking (stalls)	7 minimum required 18 provided	7 minimum required	7 minimum required
Attached dwelling siting	rear	side or rear	side or rear

## 2.3 Land Use Context

The immediately adjacent land use to the north, south, east and west is single family dwellings located in the R1-B Zone (Single Family Dwelling District), R1-A Zone (Rockland Single Family Dwelling District), and R1-G Zone (Gonzales Single Family Dwelling District).

## 2.4 Legal Description

Lot A, Section 74, Victoria District, Plan 36239.

## 2.5 Consistency with City Policy

### 2.5.1 Official Community Plan, 2012

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential. It should also be noted that the OCP includes policies to support heritage through allowances, such as zoning, to achieve a balance between new development and conservation through infill that is sensitive and demonstrates an innovative design.

At the local area level, the OCP provides a land use policy vision and strategic directions for Rockland in the City-wide context, including several policies relevant to the subject property. The latter emphasizes conservation of historic architectural and landscape character, including urban forest on private lands, maintaining existing houses and large lots through sensitive infill that retains open and green space, and overall estate character.

### 2.5.2 Rockland Neighbourhood Plan, 1987

Aligned with the OCP, the *Rockland Neighbourhood Plan, 1987* has policies that focus on retention of heritage and historic buildings, landscape and streetscape features, estate character and ensuring new development complements nearby heritage sites. This local area plan also states that the R1-A Zone should be retained. While the design of the proposed new semi-attached dwellings would complement the heritage house in form, massing and character, the density is significantly higher than the R1-A Zone and a larger site area per dwelling than proposed is needed to better respect the estate character of the lot.

## 2.6 Consistency with Design Guidelines

The proposed design for the new semi-attached dwellings is subject to OCP Development Permit Area (DPA) 15C Intensive Residential Rockland. In DPA 15C, building form, character, finishes and landscaping details are controlled and regulated in relation to the *Design Guidelines for Attached and Semi-Attached Dwellings in the Rockland Neighbourhood, 2011*. Staff assessment of the proposed design in relation to the guidelines is summarized below:

- Siting of the semi-attached dwellings behind the heritage house would have no impact on views of the heritage house from Rockland Avenue while part of one of the new semi-attached buildings would be visible from Richmond Avenue.
- The form and massing of the new semi-attached buildings are small in scale compared to the house and their design is complementary in composition, mix and quality of exterior finishes.
- Windows would overlook adjacent yards of the houses located at 1711 and 1723 Green Oaks Terrace and 1730 Lyman Duff Lane, but these openings are quite narrow and the north and south buildings are sited at a distance from the shared property lines. Similarly, potential overlook to the rear yards of houses on Richmond Avenue would be minimal due to the setback distance.
- As a result of providing surface parking surplus to the minimum requirements of the *Zoning Regulation Bylaw*, the site plan and landscape plan for the eastern portion of the site are car-oriented with an excess of paved areas. However, these are permeable hard surfaces and the new site coverage for impermeable surfaces is less than the existing conditions with the tennis court.



- While some mature trees will be removed to construct the buildings and parking surfaces, including one Bylaw-Protected Big Leaf Maple, the landscape scheme retains all trees along the property boundaries and adds new plantings and trees along the east boundary.

Aspects of the design that do not adequately comply with the relevant guidelines are discussed further in "Section 4: Issues" of this report.

## 2.7 Community Consultation

In accordance with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning Applications, the applicant consulted with the Rockland CALUC on March 5, 2014. A letter from the CALUC is attached to this staff report.

## 3.0 Issues

The main outstanding issues related to these applications are:

- proposed density and permitted uses
- consistency with design guidelines
- underground infrastructure and right-of-way.

## 4.0 Analysis

### 4.1 Proposed Density and Permitted Uses

The R1-A Zone, Rockland Single Family Dwelling District, sets out key rules related to land use and development potential. With respect to the land use, the R1-A Zone allows a variety of uses including single family dwellings as well as attached and semi-attached dwellings. In the *Zoning Regulation Bylaw*, a "semi-attached dwelling" is defined as "a building used or designed for use as two dwelling units, each having direct access to the outside at grade level and where neither unit is wholly or partly above the other". An "attached dwelling" means "a building used or designed as three or more self-contained dwelling units, each having direct access to the outside at grade level, where no dwelling unit is wholly or partly above another dwelling unit". These definitions will be relevant in considering the potential resolution of the minimum site area per unit concerns discussed further below.

As indicated in "Section 2.3" and laid out in the data table, the key issue that has necessitated the rezoning is the number of units proposed on the site relative to the site area. The overall site area is 4,950.80 m<sup>2</sup>, in a highly unusual shape with a conventional frontage on Rockland Avenue and most of the site located in the R1-A Zone, with a much narrower extension of the lot to front on Richmond Avenue, providing a driveway to the new semi-attached dwellings, which is currently zoned as R1-B, Single Family Dwelling District. To simplify the analysis and since this is proposed as a site-specific rezoning, the analysis has treated the entire site area as if it were entirely in the R1-A Zone.

The current R1-A Zone relies primarily on establishing a minimum site area of 835 m<sup>2</sup> for each attached or semi-attached dwelling unit to determine the potential number of units allowed. Based on this, the site at 1745 Rockland Avenue is too small to accommodate the proposed six new semi-attached dwelling units; the site would need to be 59.2 m<sup>2</sup> larger in size to meet the 835 m<sup>2</sup> per unit rule. Said another way, there is only 825.13 m<sup>2</sup> of site area per semi-attached unit provided instead of the 835 m<sup>2</sup> required.

It should be further noted that the R1-A Zone was amended in 2011 with an unintended change to site area requirements. Prior to the 2011, the regulations stated that the minimum site area was 835 m<sup>2</sup> per dwelling unit which as a practice had included the existing single family unit in the calculations of required minimum site area per unit. Under the previous R1-A Zone, the minimum site area required to accommodate the existing single family dwelling unit plus the proposed six new semi-attached units would be 5,845.0 m<sup>2</sup> or 894.2 m<sup>2</sup> bigger than it is. Said another way, the proposed development is only providing 707.25 m<sup>2</sup> per dwelling unit instead of the 835 m<sup>2</sup> previously required, or about 85% of the previous requirement.

Given this analysis and the fact that in every calculation method, the proposal is requesting more dwelling units than the current zoning allows, staff do not recommend that Council approve the rezoning necessary to allow the proposed total of seven units (the one existing single family house plus six new semi-attached units). Staff would recommend that Council either decline the rezoning outright or that the proponent revise the proposal to a maximum of six units (one existing single family house plus five or fewer new dwelling units). It is recognized that a total of six dwelling units on the site would still be providing only 825.13 m<sup>2</sup> of site area per unit overall, compared to 835 m<sup>2</sup>.

## **4.2 Consistency with Design Guidelines**

### **4.2.1 Landscape Character**

Three new buildings would cover the eastern portion of the lot with limited open and green space. While a number of trees would be removed to construct the new buildings, driveways and parking areas, the proposed Landscape Plan includes the retention of clusters of trees through careful siting and use of brick pavers as a permeable surface rather than impermeable concrete in the surface treatment. One Bylaw-Protected Big Leaf Maple would be removed but would be replaced with two trees in a nearby location, in accordance with the *Tree Protection Bylaw*. In addition, new trees would be planted along the east boundary to mitigate the loss of mature trees near the property line.

### **4.2.2 Vehicle Parking and Access**

The number of surface parking stalls that are proposed exceeds the zoning criteria applicable to the new development. It is accepted that the existing single family heritage house, oriented to Rockland Avenue, provides five parking stalls, exceeding the minimum standard related to that unit. Each of the new semi-attached units includes a single car garage as well as driveways of varying lengths. The further provision of an extra surface parking stall related to each new unit has introduced a greater extent of hard surfaces that does not respond to the design objective for more natural or soft landscaping characteristic of Rockland yards. Staff recommend the removal of the surplus surface parking for the new units to lessen the extent of hard surfaces and that additional soft landscaping features be added in this available open space.

## **4.3 Underground Right-of-Way**

There is an existing Section 219 Covenant registered on title for the purpose of permitting an Underground Right-of-Way and sewage and stormwater piping and drains to traverse the land parcel. This existing infrastructure was installed in part to provide services to other properties on Rockland Avenue.

The proposed site plan would require relocation of the sewage and stormwater piping and drains, and the Underground Right-of-Way, presently secured through a Section 219 Covenant. Should Council choose to advance the Rezoning Application, staff recommend that a legal agreement be prepared, executed and registered to secure the commitment to the relocation of the Right-of-Way and associated infrastructure, prior to a Public Hearing. It should be noted that the applicant would be responsible for future construction costs related to this infrastructure.

## **5.0 Resource Impacts**

There are no resource impacts associated with this development.

## **6.0 Conclusions**

Staff consider the concept of infill on the subject property to align with the OCP and Rockland policies related to mix of housing types in City neighbourhoods and heritage conservation. While a degree of flexibility of the zoning standards related to the new attached or semi-attached dwellings would be acceptable to accommodate population growth in this local area and to help support heritage retention, the proposal as presented is requesting more residential dwelling units than is appropriate. However, the proposed site plan, architectural and landscape design are generally well-considered with respect to form, massing and character and minimizing the potential impact on the mature landscape character. Staff are, therefore, recommending that the proposal be revised to decrease the overall number of dwelling units on the site to a total of six or fewer and that the new dwelling units provide one parking stall as a garage and remove all the surplus surface parking and replace it with suitable soft landscaping.

## **7.0 Recommendations**

### **7.1 Staff Recommendations**

1. That Council:
  - a. indicate to the applicant that Rezoning Application #00444 and Development Permit Application #000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer, and reduce the number of parking stalls and related hard-surfaced area to provide one parking stall per new dwelling unit in addition to the parking provided for the Heritage-Designated house, with increased soft landscaping to be substituted for the hard surfacing;
  - b. direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

### **7.2 Alternate Recommendations (decline)**

1. That Council consider declining Rezoning Application #00444 and Development Permit Application #000357 for the property located at 1745 Rockland Avenue.



## 8.0 List of Attachments

- Zoning map
- Aerial photo
- Letters from Hillel Architecture, Inc., stamped June 10, 2014, and March 12, 2014
- Plans for Rezoning Application #00444 and Development Permit Application #00357, stamped July 24, 2014
- Arborist Report from Talbot McKenzie dated October 24, 2013
- Letter from Rockland Community Association, stamped April 8, 2014.

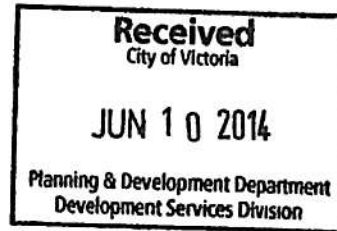






06 June 2014

Mayor and Council  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6



RE: **Rockland Avenue Residences**  
1745 Rockland Avenue, Victoria BC

Rezoning and Development Permit Applications

We hereby submit, on behalf of developer Magellan Holdings Ltd. appointed by the owners of the property, a rezoning application and a concurrent development permit application for the redevelopment of a mature Rockland area property and the ongoing protection of a designated heritage home. The following report is divided in to the following sections;

1. DESCRIPTION OF PROPERTY
2. DESCRIPTION OF EXISTING HERITAGE HOME
3. ZONING CONTEXT AND BYLAW REVIEWS
4. ZONING COMMENTARY AND DESIGN RATIONALE
5. ARCHITECTURAL INTENT, DESIGN RESOLUTION

#### 1. DESCRIPTION OF PROPERTY

The subject property is located at 1745 Rockland Avenue and is a through property that connects to Richmond Road. The site is currently occupied by a single-family dwelling of heritage value. A winding path through mature landscaping leads to a large sunbathed tennis court to the rear of the home before eventually connecting to a narrow lane leading down towards Richmond Road. At 4,850 sq.m. ( $\pm 1.2$  acres,  $\pm 52,200$  ft<sup>2</sup>), the proposed site is generous though it largely remains concealed from both streets. It also is concealed from most of the surrounding neighbouring properties due to mature landscaping well above a storey in height.



The site has been owned by a local family for generations and their ownership will remain. The first stage was the protection of the original heritage home. This proposed redevelopment of the site, stage two, is designed to respect the prominence, setting, and views associated with the original heritage home. The goal is to develop the rear portion of the property currently occupied by a competitive size tennis court no longer enjoyed by the family. A development which is in keeping with design guidelines for low-density residential infill development, while providing an opportunity to create three two-family dwellings, sympathetic to surrounding buildings and landscape patterns. A development which, we emphasise, will be entirely concealed from both Rockland and Richmond Roads.



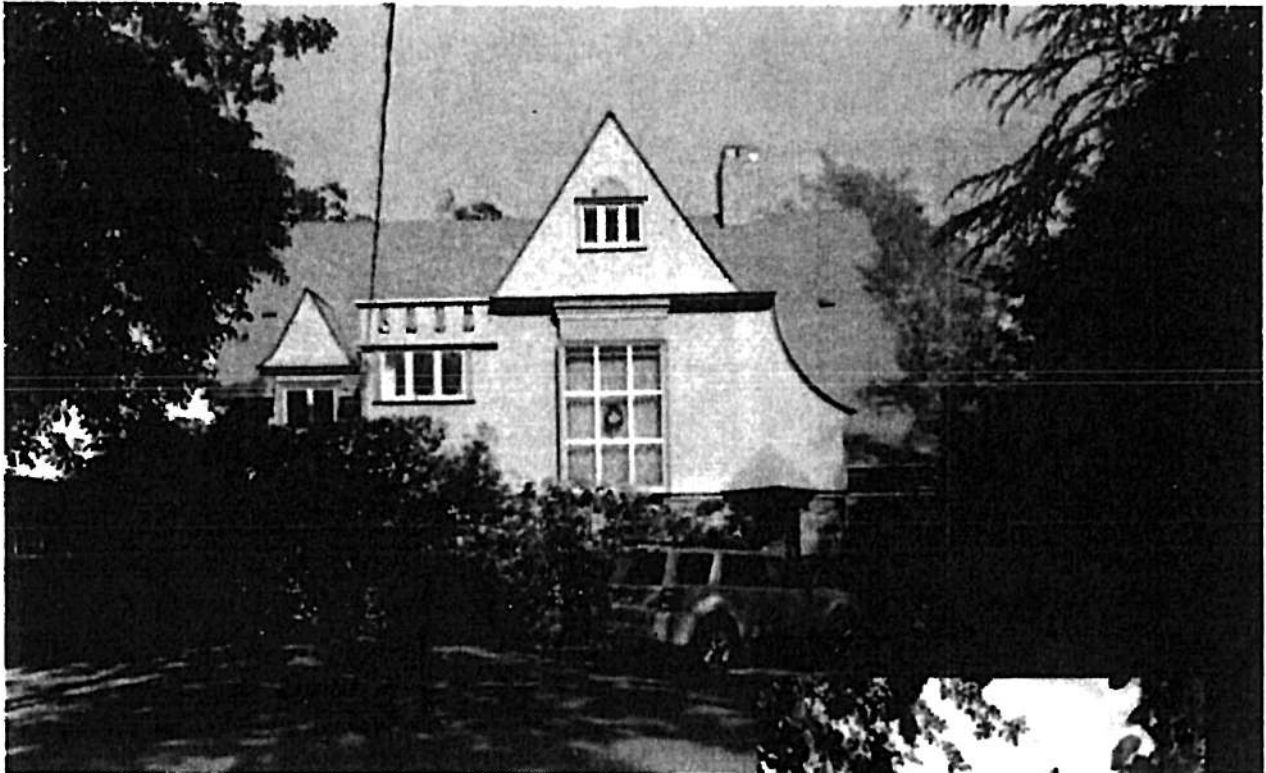
Views of the proposed building site; existing 665 m<sup>2</sup> [ 7158 ft<sup>2</sup> ] of asphalt tennis court no longer used.



## 2. EXISTING HERITAGE HOME

The designated heritage home, accessed from the Rockland Road property entry, is referred to by name as the Ashton. The Ashton was designed by Francis Mawson Rattenbury, and built in 1901. The current family members, owners for now multiple generations, will continue to own the Ashton following this proposed development. The owners requested this home be designated in 2010. This heritage designation was granted by the City of Victoria.

This was in fact the owner's first step in preserving the Ashton. This second stage is the protection of the heritage gardens and setting of the Ashton, while also carefully developing its unseen rear properties.



As requested by the Planning Department, floor plans of this single family home have been documented. Under this development proposal, this house will, by covenant, be protected as a single family home for perpetuity. No interior or exterior changes are planned under this stage two of the protection of this heritage home.

Plans and elevations were not requested at the time of the request for Heritage Designation of this residence, and no record drawings or original permit submission drawings have been found at this time. The plans recording this as a single family residence today, as requested, have been documented and are contained in this submission package. Extensive photographic coverage is available on request. A limited number of these images have been submitted as elevation records.





### 3. ZONING CONTEXT

#### a) Designation

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Subsequent to a number of discussions with planning staff at the City of Victoria, preliminary discussions with the Rockland Neighbourhood Association, and taking into consideration input received from surrounding neighbours, a site specific zone is being requested for this whole site. It has been requested that a zoning comparison, based on the current R1-A zone and an R1-A5 zone be provided.

The development request is to permit the creation of 7 strata-titled units, to cover the existing heritage house and a portion of the property appropriate to its floor area as determined by zoning and a registered BC Land Surveyor, and 3 new two unit townhouse residences on the remaining portion, each with exclusive use parking areas and private green spaces. The R1-A5 zone, Rockland (St Charles) Townhouse District was deemed by planning department staff to be the most suitable for comparative purposes. For the design team, our original goal was also to respect the zoning criteria of all surrounding properties to ensure that the proposal does not impose. Therefore throughout this design report, comparisons to the R1-B zone are also made.

#### b) Density comparison

A review of lots sizes surrounding 1745 Rockland Road was undertaken. The results are assembled on the enclosed site photo. As a point of comparison, the approximate land surrounding each building is demonstrated. This shows that the approximate size the proposed "land areas" and buildings are no different than those of the properties that surround them. Although this is not an officially acceptable comparison, it does have value. Land areas are similar. Building footprints are similar. Therefore their average site coverage of the new buildings, in their context, is not dissimilar to those that surround them.



#### Summary of permitted Lot sizes as per zoning regulations

The heritage home currently resides on a portion of the site which is zoned R1-A. This proposal, by intent, was to completely respect the criteria of all of its surrounding neighbours and strict adherence to the criteria of the R1-B zoning was the starting point of the design team process. R1-5A was identified by the Planning Department as a suitable similar zone for comparison purposes.

R1-A permits single family homes on 740m<sup>2</sup> lots, and for attached / semi attached dwellings at 835m<sup>2</sup> Ea = 1670m<sup>2</sup>

Two "homes" therefore would occupy 1480m<sup>2</sup>

Two "townhomes" would occupy 1670m<sup>2</sup> (a 12.8% penalty for this more efficient housing type)

R1-B permits single family homes on 460m<sup>2</sup> lots.

R1 5A, our designated zoning regulation of comparison, lists 470 m<sup>2</sup> per unit

#### c) Density Analysis,

This proposal for 1745 Rockland provides 707m<sup>2</sup> per unit, and 1414m<sup>2</sup> per attached dwelling.

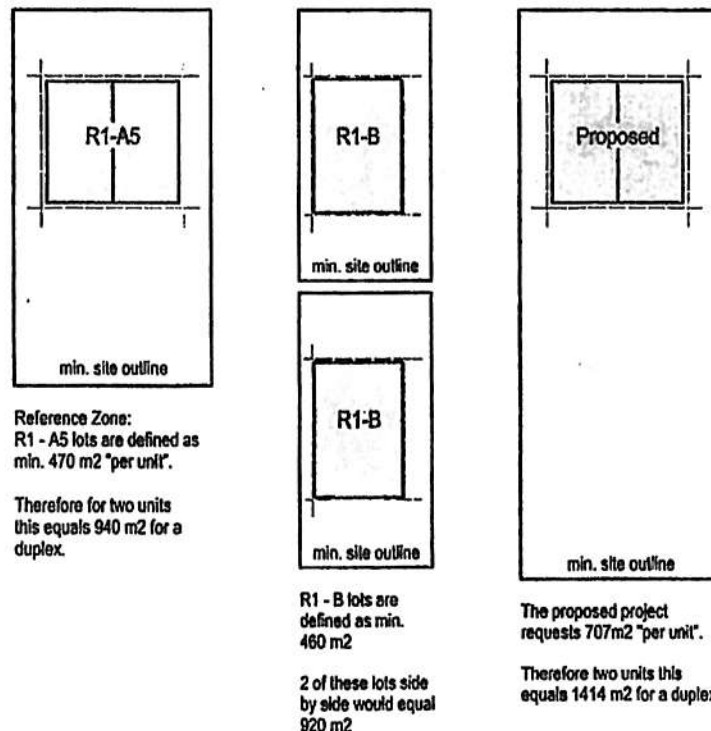
It exceeds R1 B min lot standards ( all neighbouring properties ) by 153% (our target reference)

It exceeds the reference zone standards of R1-A5 by 150% (City's target reference)

It closely follows the larger R1-A single family lot standards of 740m<sup>2</sup>: 95%

It is respectful of R1-A attached dwelling standards of 1670m<sup>2</sup>: 85%.

The project exceeds all setbacks of ALL zones above and substantially in many regards. .

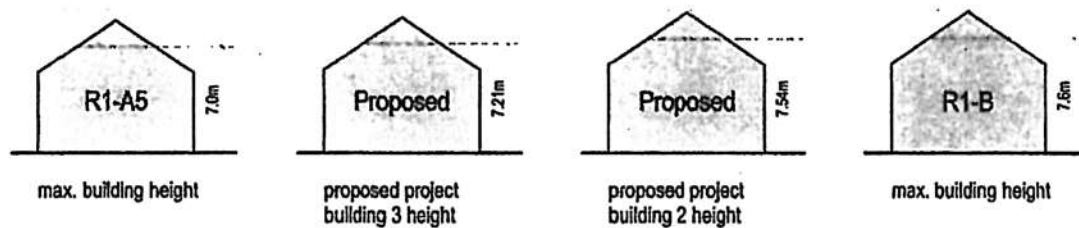


The intent was to respect the surrounding property owners, and R1-B standards therefore became our target reference for this development proposal. We exceed the permitted zoning density of the surrounding lots by 153%.

**d) Building Height**

The new buildings vary slightly in building height relative to their calculated average grade as you progress across the site, from a height of 7.21m to 7.54m. They have been designed to respect the surrounding neighbours and the permitted building heights of their zones.

Comparatively speaking, all three buildings are below the permitted ht. of 7.6 m defined by the R1-A. All three buildings are below the permitted ht. of 7.6 m defined by the R1-B zones of all surrounding properties. The City had asked that we compare this proposal with the R1-A5 zone in which the maximum permitted ht. is listed as 7.0m. The proposed buildings exceed this by a modest amount (from 210mm to 540mm: average 375mm). The diagram below shows the lower permitted ht. of the R1-A5 zone, lowest and the highest of the three proposed buildings in the centre of the diagram, and the higher permitted ht.s of both the R1-A and R1-B zones.

**e) Parking**

The amount of off-street parking provided exceeds the minimum requirements. A minimum of one stall per dwelling is required. We have officially provided double this requirement by providing 2 stalls per residence. One enclosed, and one guest stall. In addition, we have ensured that each driveway has sufficient length to accommodate parking outside of the garage, as an unofficial additional parking opportunity. Because the new residences are set back from Richmond Road, guests entering the private lane must all know with confidence, that when they enter this property that sufficient parking is available. We wished also to reassure residents along the busy parking corridor of Richmond Road (generated by new sports fields and new theatre), that this project is not adding to a parking burden in the community. Off-street parking has been designed using high quality, permeable and durable paving materials.

**f) Greenspace and site coverage**

The City has asked that we consider removing excess parking. Reducing the parking count is typically not encouraged by council and we would prefer to honour our parking as proposed. Part of the City's concern was increasing our green space. In reviewing this issue we must note that the current solution offers the following favorable site coverage, in comparison to its potential zoning criteria of its neighbours:

- 40% site coverage for R1-A,
- 40% site coverage for R1-B,
- 35% site coverage for R1-A5,
- 17.8% as proposed.

Our green space, the resultant percentage of landscaped areas after deduction of all paving, buildings, decks, stairs, and hard surfaces is approximately 34%. Not only would very few proposals provide the very significant setbacks we are able to provide, but now we also find herein a statistic which is again reflecting very well on the proposal submitted. A minimum green space is stated on the R1-A5 zone. We comply with this zone.





Similar to breathing space around the heritage building, the perception of privacy can be a result of understanding the distances between building faces. The minimum 7.5m rear yard setback in R1-A and R1-B surrounding properties combined with the front yard setback of 7.5m from the target reference zone, R1-B, is one form of breathing room that can be measured as a sign of acceptable and predictable privacy between new building faces and those existing outdoor private spaces of neighbouring homes. With this in mind, it would predict that 15m between the new building faces and the rear yard building faces of the existing homes is an acceptable measure of privacy. Our proposal greatly surpasses this "breathing space", or this measure of acceptable privacy:

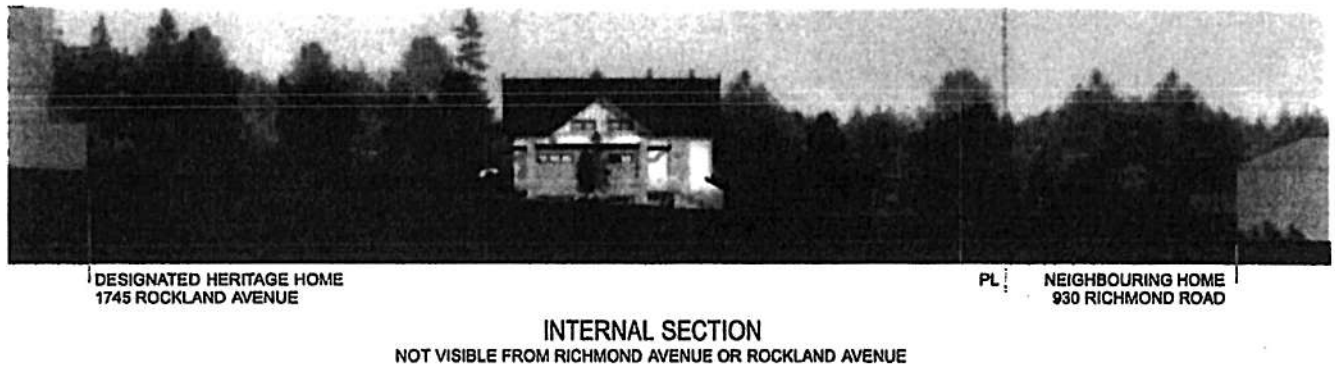
Duplex units 6 & 7: bldg front faces over 20.4 meters from property line,  $\pm 40.3\text{m}$  to neighbour's building face

Duplex units 4 & 5: bldg front faces over 12.7 meters from property line,  $\pm 28.9\text{m}$  to neighbour's building face.

Duplex units 3: bldg front faces over 18.7 meters from property line, 38.5m to neighbour's bldg face

Duplex units 2: bldg front faces over 23 meters from property line, 38.5m to neighbour's bldg face.

These significant distances come from a proposal that voluntarily exceeds neighbouring zoned standards of front yards, rear yards, and side yards. Graphically these distances result in the proposal section shown below demonstrating the actual distances relative to building side elevations. The distances are dramatic, far exceeding expectations.



In addition, intentionally, no primary living spaces have windows overlooking the sideyards in this proposal.

#### Side yards

It should also be noted that another form of comparison of perceived privacy is in understood from the sideyard setbacks. In this context, each surrounding R1-A or R1-B zone, the min side yard set back is 3m, so potentially homes could exist where there is 6m between building faces. Here again, the proposal provides the following distances between building faces;

Duplex units 6 & 7: bldg faces  $\pm 20.4\text{m}$  and  $\pm 18.2\text{m}$  to neighbours building face

Duplex units 4 & 5: (central building, internal to project, no impact on neighbours).

Duplex units 2 & 3: bldg front faces over 12.4 meters and 7.4m to neighbours bldg face.

Once again, demonstrating this graphically reveals the much greater privacy between dwellings than existing zoning would create, and more privacy than existing neighbours currently enjoy. The diagram below demonstrates the Richmond Road Street edge adjacent to our proposal for 1745 Rockland Road.



The proposed streetscape shown above demonstrates the proposals more generous spacing of residences. We must also note that this "streetscape" is internal, and completely concealed from both Richmond and Rockland Roads.

All homes typically look into their neighbour's rear yards, and rear yard areas are also typically beside neighbouring rear yard areas, therefore compromising one's conversational privacy outdoors. In this proposal, neighbours private outside spaces are adjacent to this proposal's unoccupied side yards. In the other direction, a neighbouring private rear yard area is adjacent to our "unoccupied" and very generous front yard setbacks. It would appear that this proposal significantly exceeds privacy that could be anticipated by the current zoning(s) – all of them.

#### d) Sound

These very large distances are significant when mitigating noise (vehicles or conversation) which diminishes by the distance squared.

*"Sound pressure is inversely proportional to the distance of the point of measurement from the source, so that if we double the distance we halve the sound pressure".*

#### **Sound Energy Quantities:**

*Sound intensity, sound energy density,*

*sound energy, acoustic power:*

*Inverse Square Law  $1/r^2$*

In a neighbourhood where rear yard building faces could be 15m from each other and meet zone regulations, we have a solution that is providing over double that distance; 40.3m, 38.5m, 38.5m, and one location just under double that distance: 28.9m. Similarly, our side yard distances also exceed acceptable zone standards and in some locations, these too, are over double the acceptable standards. The vehicle sound source location varies significantly from that which would be acceptable in this neighbourhood. Any home would be permitted to have a family car in a front yard driveway, or have a



driveway that passes by a home to enter a garage in their rear yard area. The proposed development places cars typically well away from neighbours windows, and far exceeding distances that would typically arise from cars in front yard driveways, or in rear access driveways.

The loudest sounds from cars are typically generated at their locking and unlocking ( a high frequency alarm's beep), or from a car engine starting. In this proposal, these distances from vehicle parking where these sounds would be generated are well in excess the distance that is acceptable in these zones. Where a car could park within mere meters of a neighbouring window, this proposal provides the following distances from the sound source - the commonly parked car in a driveway, in front of a garage (not even an official stall) – to the closest window of a neighbouring residence: 19.8m, 35m, 35m , 26m, 26.9m, 35.5m, 9.2m. This averages  $\pm 25m$  and exceeds that which would occur under the compared zones – all of them.

It should be noted that 976 Richmond Road has expressed a concern over the potential noise of vehicles passing their home in the proposed access lane. They have suggested, through a friend and consultant, that portions of this fence be built of concrete components similar to a sound attenuating barrier along a highway. The Developer has accepted this request and this portion of fencing has been demonstrated on revised landscaping plans. By the paragraph above this would appear completely acceptable in all of these zones.

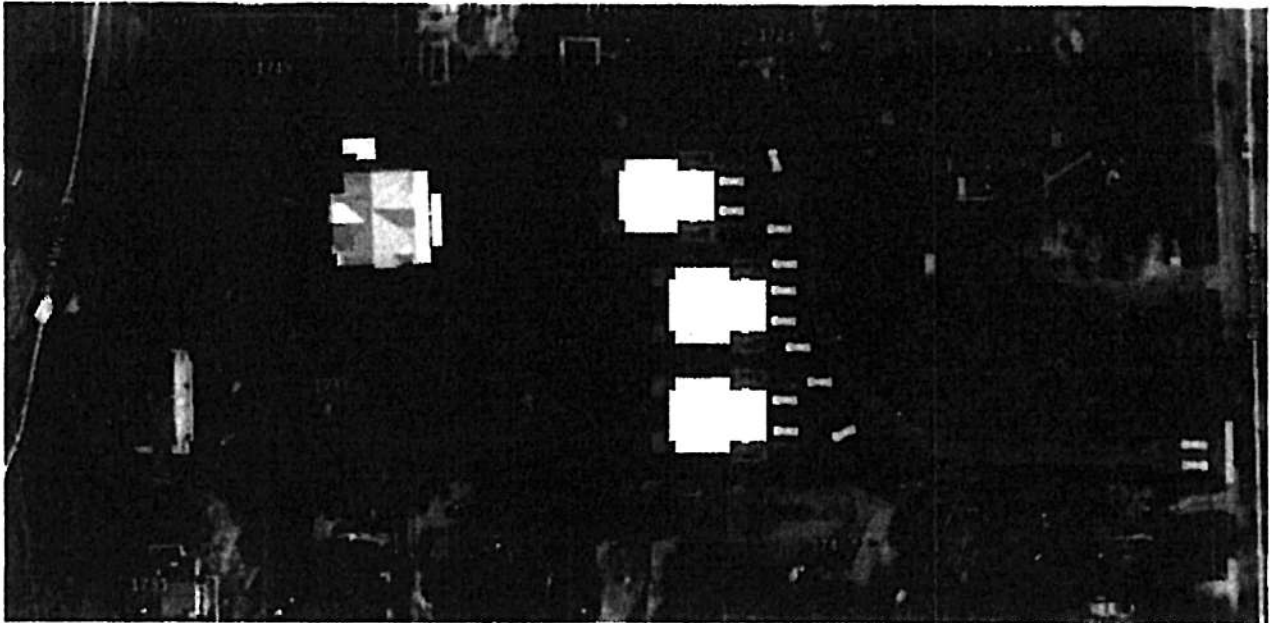
## 5. ARCHITECTURAL INTENT, DESIGN RESOLUTION

The fabric of this community consists primarily of medium to large single family homes, where low-density residential infill development, such as duplex or small scale townhomes, as set out in the OCP have been given consideration where appropriate. For the owners of the existing heritage house, the developer, and the design team, the form and character of the new buildings, including sitting, scale, massing, exterior finish and detailing, must be sympathetic to its built and natural surroundings. There is no desire to impose on surrounding properties, especially those with heritage significance, nor undermine their prominence from the street.

### A) Site Design

This proposal develops a site area of an existing competitive size tennis court, deep in the lot, and hidden within the property from both Richmond and Rockland Roads. The Court provides a large, clear, level area suitable for new development. This tennis court is 665.5 m<sup>2</sup> of asphalt in area. 7163 ft<sup>2</sup> of site coverage of a hard surface without the ability to absorb, retain, or even control its water run off. This water run off has also provided significant volumes of overland water flow into neighbouring rear yards.

As a comparison, the new development has a site coverage of 507 m<sup>2</sup> of new buildings. A reduction of this site coverage. Or one could compare the tennis court area with new planned paved areas. In this comparison, the former tennis court area of 665 m<sup>2</sup> would compare with the 709m<sup>2</sup> of all roads, all parking areas, all driveways, and pathways combined. The roads, however, are internally drained and will prevent surface water run off from all driveway surfaces. The buildings will, as expected, take all roof water flows and channel this volume to perimeter storm water systems. This development will therefore positively improve the current overland water flow issues that the owners became aware of only after interviewing the neighbours through this process. That tennis court over time has provided difficulties to neighbouring properties. We are amending this "found" issue.



#### Access location

This site has the unique benefit of access from two streets, therefore the new development will be accessed from Richmond Road. The new development is completely concealed from Rockland Road. In addition, the original home will be spared the usual condition of having to drive past it on a generous width road bed in order to new work typically built in rear yard portions. In this proposal a private lane off of Richmond Road will serve these new residences. This new access lane travels 71 meters into the property from Richmond Road before the face of the first garage door, ensuring this new "streetscape" is completely concealed from Richmond Road. Being concealed from both roads dramatically lowers the imposition of this project on the greater neighbourhood.

#### B) Housing Type

A duplex is a remarkable vehicle for providing the qualities of a single-family home in a typically more affordable manner. There is little or no compromise to the qualities of space, both indoors and extending outwards to private green spaces. The two plus bedroom homes are well suited to couples, young families, empty nesters and everyone in between. While children can play outdoors on quiet, safe drives with little traffic, the site is equally well-suited to those wanting an in-town locale but appreciative of the quietness that this retreat-like setting will provide being so removed from the neighbouring roads.

#### C) Architecture

The form and character of the new buildings are intended to respect this well-established neighbourhood. Much of the gable roof top and upper storeys reflect the more traditional architectural expressions and details of the neighbourhood context and tend to remain the most visible. The building volume takes a gable ended traditional roof with gable ended dormers referenced from the original heritage home, and places this volume on a flat roofed plinth similar to the original home.

As your eye travels down the exterior façade from this traditional roof to the building lines and glazing patterns of the lower storeys, the design evolves into a more contemporary expression, yet still reflecting those traditional materials and proportions. They present a more modern, more generously glazed, cleaner lined composition on this lower level. It is at the lower level that traditional stone is used, similar to heritage home and other homes in the community, to draw attention. Here that strong reference to the past (the stone) is used to define the proposals modern edge. A juxtaposition. A planned one.

Windows on the main floor, in keeping with contemporary open interior design, and a desire to maximize views, are generous in height. Provide a greater connection with the outside natural setting. They extend the more traditional window proportions of the upper, more private and traditional storeys. This is demonstrated best in the rear facades, and the front entry areas of the front facades.



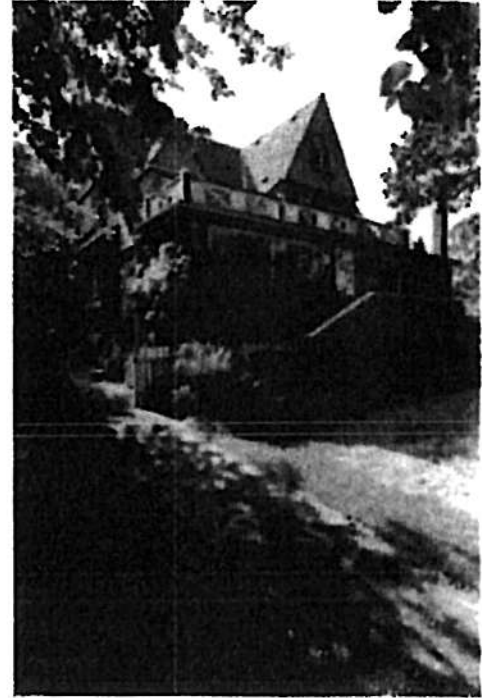


#### d) Response to Heritage Home

The City has asked how our design "is responsive to heritage home". The designated heritage home is designed by known respected architect, and is unique. We want to preserve that uniqueness - not copy or build on it. We wish to protect its uniqueness and this is the standard approach towards heritage buildings accepted worldwide, and as stated in the guide to the conservation of heritage buildings: new work is to be distinct so as to make clear that which is heritage from that which is new. But it can be the generator of some criteria, some design references. One just has to be careful NOT to reproduce it.



The original home contains gable ended main roofs and subordinate perpendicular gable ended dormer roofs. The original home places this roof over flat roof sections of the main floor. This basic volume was in fact the design influence for the new bldgs that were to respect but not copy that original home.



Our new buildings feature a prominent gable ended main roof, and twin perpendicular subordinate dormer roofs, each gable ended. The roof forms the same volume in plan as the original home. In addition, the roof volumes sits above the flat roofed main floor below as does the original home.

The main facade of the heritage home presents three part window divisions, as do the new buildings. The subordinate side gables of the heritage home offer two part divided windows, as do the new buildings. The original home contains stone feature elements on the ground floor to define key features and call attention to the main entry. So too, do the new buildings draw attention to the main entry by the use of stone features. Special attention should be noted here, that we do not use stone to appoint the garage entry. This element is slightly recessed, and purposefully understated. It is the front door to which the design brings one's focus.

In addition, many more design references were taken from the neighbourhood in order to blend with the larger neighbourhood's context and character as a whole. Features, trim patterns, materials, and typical design style were all considered. It was important to have some design references from the main house but not too many so as to seem as if we would undermine its uniqueness, and to have many design elements drawn from neighbourhood inspiration to ensure a "fit" that should result in these buildings being perceived as "always being there" as time passes.

**e) Exterior finishes**

The City has asked us to reconsider exterior finishes for durability and their fit with the heritage home. The exterior materials engaged are stone, cement based stucco with fine stone dashing, and solid wood trim. This same material palette is used extensively throughout Victoria, and is present on numerous, if not most, heritage homes. Many of which have lifetimes extending beyond 100 years. Few materials can exceed the durability of stone, or cement based stucco with fine stone dashing.

The exterior of the "Ashton" is unique, and green in colour. As this colour is unique its repeated use may detract from that uniqueness. In addition, this is the colour of the Ashton today. Tests have not been conducted on site to verify if this is infact the original intent for the Ashton.



**f) Varying housing design**

The City has requested the owners consider different building designs for each building. Typically, zoning statements advocate that multi-family residential buildings project a cohesive, uniform architectural response. And that when a heritage building is present, that it provides some of those design references to tie the composition together. The proposed solution does make design reference to the existing designated residence, and also takes numerous references from the Rockland Neighbourhood as a whole.

We have illustrated in the previous page that the proposal has been edited to include three colour schemes for exterior materials to increase some variables in the buildings, and yet will also have both façade design and a selection of stonework and trim which carries over from building to building to tie the composition together. Individual colour schemes for the three buildings provide distinction on the more intimate scale of a resident returning to their "home". Three different driveway approaches also ensure a more individual setting to each new building. And at no time is the existing heritage home or its setting changed in anyway.

**g) Paving materials**

The City has asked that we not consider brick pavers because of their limited weight bearing potential. It should be noted that brick pavers can be used for full weight bearing capacity requirements of municipal roads, and can be engineered to withstand all imposed loads. The road base is engineered for the purposes intended. A local example: At the Selkirk Waterfront all roads are capable of municipal traffic and no vehicle damage has resulted over the years. What does result is the ability to lift the paving materials to amend the services below grade, and reinstall the paving materials.

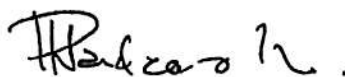
The driveway at 1745 Rockland was designed as a fire access route to support fire fighting vehicles and would have handled those imposed loads. During the technical review, the Fire Department identified that sprinklering the buildings in exchange for this fire access route was permitted. The revised proposal exercises this option to sprinkler the buildings. As a result revised drawings reduce the width of the roadbed, and increase the landscaping by approximately 2000 ft<sup>2</sup> over the original proposal. This was a good outcome, and a pleasure to amend the drawing herein.

**Conclusion**

We trust that the foregoing provides you with sufficient information for the Planning and Land Use Committee. The owners, the elected developer, and the architectural firm will gladly make ourselves available for a full presentation at the PLUC project review, and at any City Council meeting if the members believe this would help provide any further clarity. We certainly find that even though this submission correspondence is lengthy, there is even more design considerations that could be mentioned that have not made the "cut" to be enclosed herein.

We all believe, that this proposal has been designed with utmost care, respect for both the criteria of local zoning, but also the more important subjective criteria important to the neighbourhood. In many cases, as outlined above, we exceed zoning requirements several fold. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,  
Hillel Architecture Inc.,



Peter Hardcastle

Addressed to Mayor and Council,

Includes response to Planning Department commentary integrated throughout.

Hillel Architecture Inc.

page 15 of 16





10 DECEMBER 2013

Mayor and Council  
CITY OF VICTORIA  
1 Centennial Square  
Victoria BC V8W 1P6

RE: **Rockland Avenue Residences**  
1745 Rockland Avenue, Victoria BC



Rezoning and Development Permit Applications

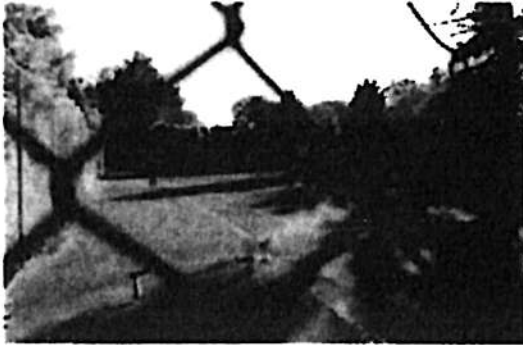
Mayor and Council,

We hereby submit, on behalf of developer Parry Street Developments Ltd. appointed by the owners of the property, a rezoning application and a concurrent development permit application for the redevelopment of a mature Rockland area property and the ongoing protection of a designated heritage home.

The subject property is located at 1745 Rockland Avenue and is a through property that connects to Richmond Road. The site is currently occupied by a single-family dwelling of heritage value. A winding path through mature landscaping leads to a large sunbathed tennis court to the rear of the home before eventually connecting to a narrow lane leading down towards Richmond Road. At 4,850 sq.m., the proposed site is generous though it largely remains concealed from both streets, and most of the surrounding neighbouring properties due to mature landscaping well above a storey in height.

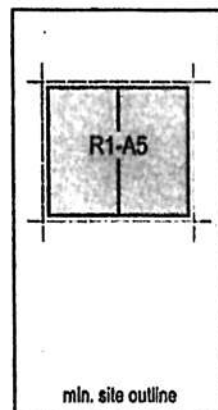


The site has been owned by a local family for generations and their ownership will remain; however, they have an opportunity to benefit from the careful redevelopment of the site, and in particular, the rear portion of the property currently occupied by a competitive size tennis court no longer enjoyed by the family. The proposed redevelopment of the site is designed to respect the prominence, siting and views associated with the original home, which is in keeping with design guidelines for low-density residential infill development, while providing an opportunity to create three two-family dwellings, sympathetic to surrounding buildings and landscape patterns.



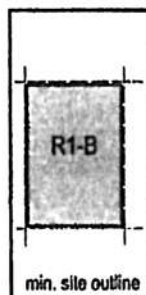
## CONTEXT

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Subsequent to a number of discussions with planning staff at the City of Victoria, preliminary discussions with the Rockland Neighbourhood Association and taking into consideration input received from surrounding neighbours, a site specific zone is being requested for the whole site, based on a modified R1-A5 zone, to permit the creation of 7 strata-titled units, to cover the existing heritage house and six new residences, each with exclusive parking spots and private green spaces. The R1-A5 zone, Rockland (St Charles) Townhouse District was deemed to be the most suitable for the site, for comparative purposes.



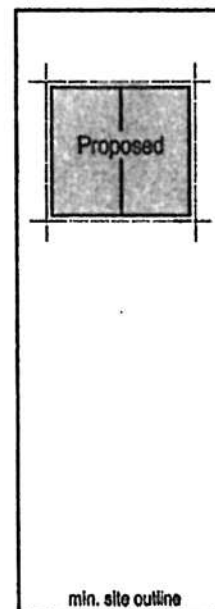
Reference Zone:  
R1 - A5 lots are defined as  
min. 470 m<sup>2</sup> "per unit".

Therefore for two units  
this equals 940 m<sup>2</sup> for a  
duplex.



R1 - B lots are  
defined as min.  
460 m<sup>2</sup>

2 of these lots side  
by side would equal  
920 m<sup>2</sup>

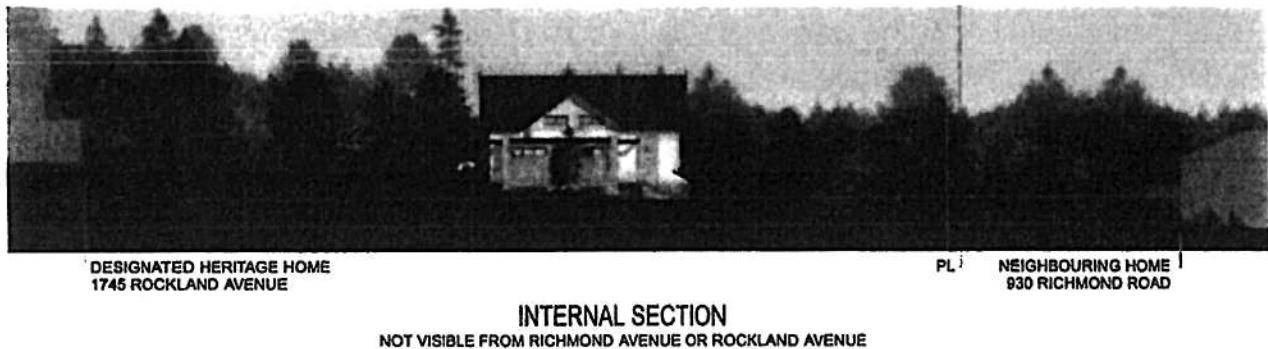


The proposed project  
requests 707m<sup>2</sup> "per unit".

Therefore two units this  
equals 1414 m<sup>2</sup> for a duplex

Over the course of developing the proposed scheme, a detailed analysis of other R1-B properties in close proximity was undertaken in an effort to better understand the context of the Rockland neighbourhood and expectations for future infill development. This included a review of a more traditional four-lot subdivision of fee simple lots at the rear of the property as an alternative to the three duplexes being pursued. The developer initiated a series of one on one interviews with neighbouring property owners, detailed drawings in hand, and of the 23 interviews which took place, 22 were supportive of the proposal to develop three duplexes. The 23<sup>rd</sup> interview was affected by a change in ownership although the new owners have since been informed about the proposal. The neighbours appreciated the comprehensive, more controlled yet shared approach to site planning, circulation, building design and landscape design that the creation of fee simples lots, separately developed and fenced, would not bring to the property.

The fabric of this community consists primarily of medium to large single-family homes, where low-density residential infill development, such as duplex or small-scale townhomes, have been given consideration where appropriate. For the owners of the existing heritage house and the design team, the form and character of the new buildings, including siting, scale, massing, exterior finish and detailing, must be sympathetic to its built and natural surroundings. There is no desire to impose on surrounding buildings, especially those with heritage significance, nor undermine their prominence from the street.



## SITE DESIGN

An existing competitive size tennis court deep and hidden within the property, provides a large, clear, level area suitable for new development.

Because the site has the unique benefit of access from two streets, the new development will be accessed from Richmond Road and the original home will be spared the usual condition of having to drive past it to access the residences beyond. A private road off Richmond Road, incorporated into the landscape design, will serve the new residences. This new access lane travels 71 meters into the property before the face of the first garage door, ensuring this new "streetscape" is very private completely concealed from Richmond Road.

The proposed scheme is based on three new buildings, each with a footprint similar in scale and density to those of surrounding properties. Each building is a two-family dwelling, for a total of 6 new residences. Each residence benefits from a private garage, a designated guest parking stall, and each private driveway is long enough to accommodate additional cars if necessary. The purpose here is to reassure neighbours, who expressed their concern over an abundance of street parking related to school activities close by, that this property is capable of handling its parking demand internally.





While sufficient breathing room has been considered for the existing heritage house, the proposed new development would be equally respectful of neighbouring properties and their need for privacy and access to views and natural light. The separation space between the new buildings and the new buildings and adjacent property lines has been carefully considered and mature, tall, trees and well established landscaping will remain in place to mitigate views between properties and between existing and new dwellings. Particular emphasis was paid to the siting, exposure and quality of exterior patio and other social spaces.

#### HOUSING TYPE

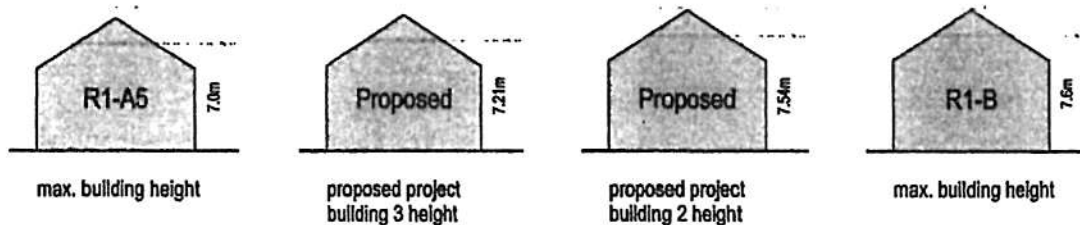
A duplex is a remarkable vehicle for providing the qualities of a single-family home in a typically more affordable manner. There is little or no compromise to the qualities of space, both indoors and extending outwards to green space. The two plus bedroom homes are well suited to couples, young families, empty nesters and everyone in between. While children can play outdoors on quiet, safe drives with little traffic, the site is equally well-suited to those wanting an in-town locale but appreciative of the quietness that this retreat-like setting will provide being so removed from the neighbouring roads.

#### PARKING

The amount of off-street parking provided exceeds the minimum requirements. A minimum of two spaces per dwelling has been provided along with additional spaces for visitors. Because the new residences are set back from Richmond Road, guests entering the private lane must all know with confidence, that when they enter this property that sufficient parking is available. Off-street parking has been designed to respect the existing and mature natural landscape features and will be incorporated into the new landscape design for the site, using high quality, permeable and durable paving materials.

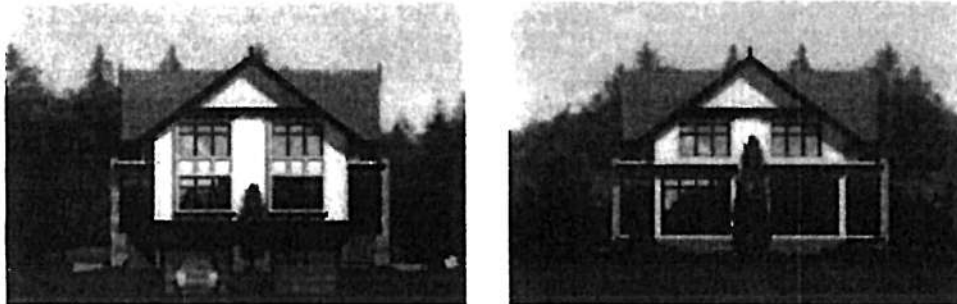
## BUILDING HEIGHT

The buildings vary modestly in building height relative to calculated average grade, from a height of 7.21m to 7.54m. They have been designed to respect surrounding development and permitted building heights. Comparatively speaking, they are higher than the maximum permitted building height of 7.0 m defined in the R1-A5 zone but lower than the maximum building height of 7.6 m defined by the R1-B zone as illustrated in the diagram below.



## ARCHITECTURE

The form and character of the new buildings are intended to respect this well-established neighbourhood. Much of the gable roof top and upper storeys reflect the more traditional architectural expressions and details of the neighbourhood context and tend to remain the most visible. As your eye travels down the exterior façade, the building lines and glazing patterns of the lower storeys, though more contemporary in their expression, still reflect traditional materials, including the introduction of stone masonry elements. Windows on the main floor, in keeping with open concept living, a more contemporary approach to interior design and a desire to maximize views, access to natural light and the connection to outdoor living spaces, are generous in height, extending the more traditional window proportions of the upper, more private storeys.



The palette of exterior materials, finishes and colour extends this more modern approach to tradition. From the details of how doors and window are trimmed, to stucco cladding, stone masonry features at the base and the warmth of clear finish fir entry and garage doors, the integrity and durability of materials and finishes will be paramount to the success of the project. The colour scheme is subdued and a blend of more traditional and natural tones which tend to age and weather well. The residences have been designed to nestle in to their surroundings as opposed to standing out in sharp contrast.

## GREEN INITIATIVES

The proposed development will be built to Built Green BC standards. In addition, emphasis will be placed on:

- local and resourceful material selection
- water-conserving plumbing fixtures
- energy efficient / energy star appliances and fixtures
- low or zero VOC paints, finishes, and adhesives
- electric or gas fired radiant in-floor heating
- careful selection of windows to meet the BC Energy Efficiency Act
- native species landscaping

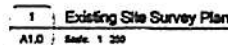
We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,

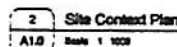
Hillel Architecture Inc.,

  
Peter Hardcastle





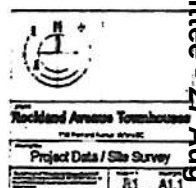
WORLDWIDE PROPOSED BUILDINGS	Building 1 (units 1 & 2)	Building 2 (units 3 & 4)	Building 3 (units 5 & 6)
lower (summit) floor	125.2' x 6'	125.2' x 6'	125.2' x 6'
main (2nd) floor area	125.2' x 6'	125.2' x 6'	125.2' x 6'
upper (3rd) floor area	125.2' x 6'	125.2' x 6'	125.2' x 6'
*Total - 2nd stories total floor area	250.4 sq-ft	250.4 sq-ft	250.4 sq-ft
*Total Three Proposed Buildings Combined	751.2 sq-ft		



**SURVEY INFORMATION**  
based on legal survey by Glen Mitchell Land Surveying Inc  
file 11-16-2075 site 104

1745 ROCKLAND AVENUE TOWNHOUSES

Planning and Use Committee - 27 Aug 2015



# **SITE FINISHES LEGEND**

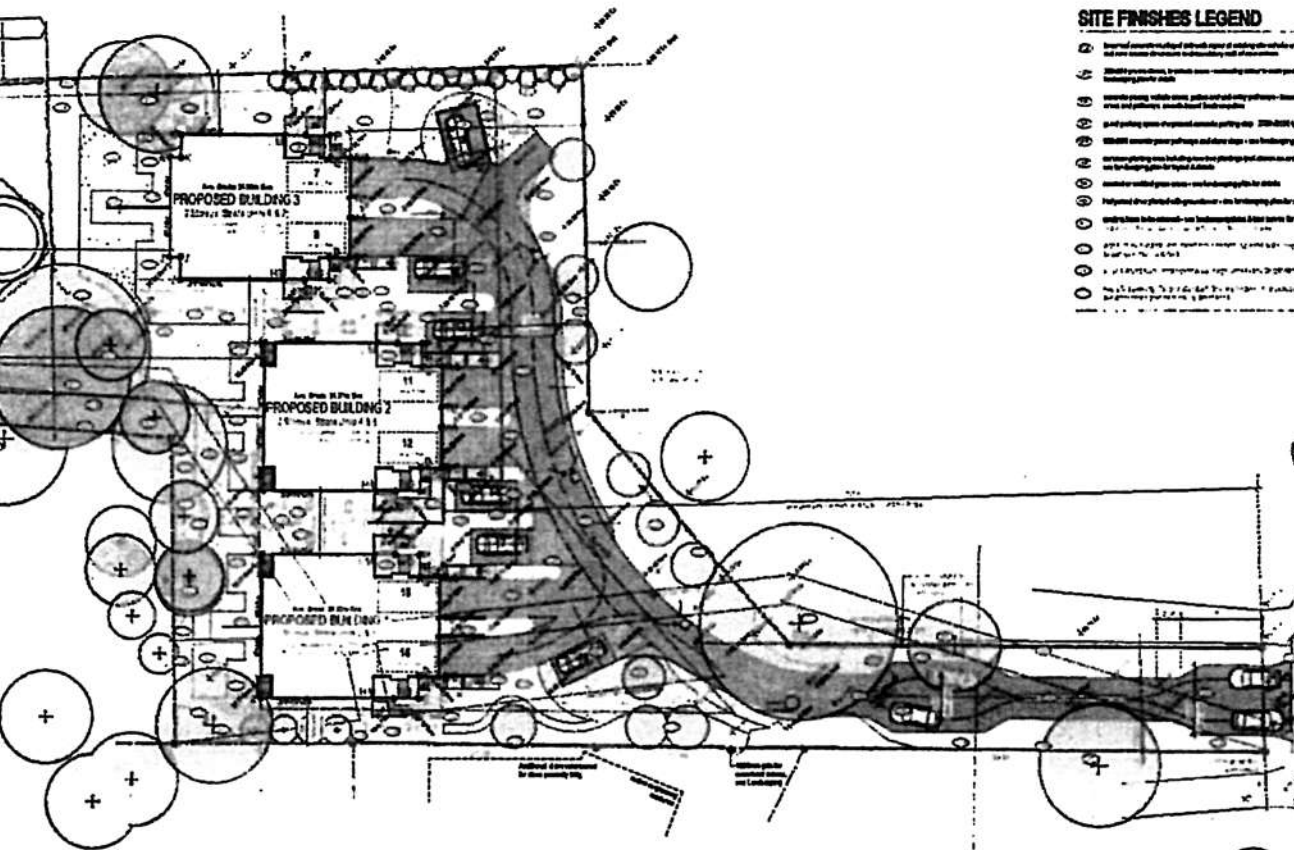
- 1. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 2. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 3. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 4. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 5. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 6. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 7. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 8. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 9. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 10. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 11. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 12. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 13. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 14. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 15. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 16. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 17. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 18. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 19. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance
- 20. Proposed concrete sidewalk with edge of sidewalk at vehicle entry - owner responsible for edge of sidewalk and subsequent sidewalk maintenance

## **AVERAGE GRADE CALCULATIONS**

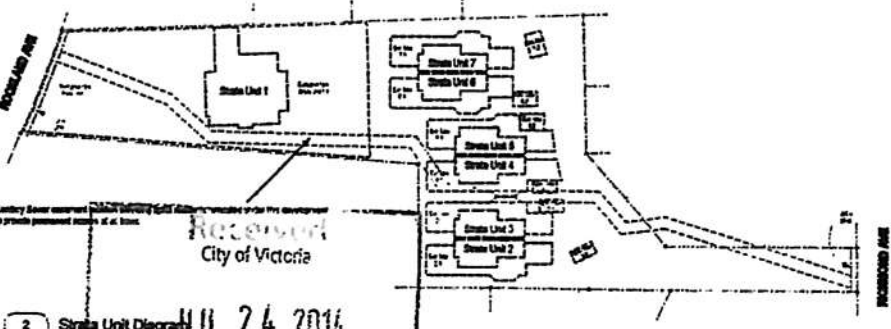
Area	Area (sq. ft.)	Existing Grade (ft.)	Proposed Grade (ft.)	Volume (cu. yd.)
1	1,200	1.5	1.5	0.0
2	1,200	1.5	1.5	0.0
3	1,200	1.5	1.5	0.0
4	1,200	1.5	1.5	0.0
5	1,200	1.5	1.5	0.0
6	1,200	1.5	1.5	0.0
7	1,200	1.5	1.5	0.0
8	1,200	1.5	1.5	0.0
9	1,200	1.5	1.5	0.0
10	1,200	1.5	1.5	0.0
11	1,200	1.5	1.5	0.0
12	1,200	1.5	1.5	0.0
13	1,200	1.5	1.5	0.0
14	1,200	1.5	1.5	0.0
15	1,200	1.5	1.5	0.0
16	1,200	1.5	1.5	0.0
17	1,200	1.5	1.5	0.0
18	1,200	1.5	1.5	0.0
19	1,200	1.5	1.5	0.0
20	1,200	1.5	1.5	0.0

Area	Area (sq. ft.)	Existing Grade (ft.)	Proposed Grade (ft.)	Volume (cu. yd.)
1	1,200	1.5	1.5	0.0
2	1,200	1.5	1.5	0.0
3	1,200	1.5	1.5	0.0
4	1,200	1.5	1.5	0.0
5	1,200	1.5	1.5	0.0
6	1,200	1.5	1.5	0.0
7	1,200	1.5	1.5	0.0
8	1,200	1.5	1.5	0.0
9	1,200	1.5	1.5	0.0
10	1,200	1.5	1.5	0.0
11	1,200	1.5	1.5	0.0
12	1,200	1.5	1.5	0.0
13	1,200	1.5	1.5	0.0
14	1,200	1.5	1.5	0.0
15	1,200	1.5	1.5	0.0
16	1,200	1.5	1.5	0.0
17	1,200	1.5	1.5	0.0
18	1,200	1.5	1.5	0.0
19	1,200	1.5	1.5	0.0
20	1,200	1.5	1.5	0.0

Area	Area (sq. ft.)	Existing Grade (ft.)	Proposed Grade (ft.)	Volume (cu. yd.)
1	1,200	1.5	1.5	0.0
2	1,200	1.5	1.5	0.0
3	1,200	1.5	1.5	0.0
4	1,200	1.5	1.5	0.0
5	1,200	1.5	1.5	0.0
6	1,200	1.5	1.5	0.0
7	1,200	1.5	1.5	0.0
8	1,200	1.5	1.5	0.0
9	1,200	1.5	1.5	0.0
10	1,200	1.5	1.5	0.0
11	1,200	1.5	1.5	0.0
12	1,200	1.5	1.5	0.0
13	1,200	1.5	1.5	0.0
14	1,200	1.5	1.5	0.0
15	1,200	1.5	1.5	0.0
16	1,200	1.5	1.5	0.0
17	1,200	1.5	1.5	0.0
18	1,200	1.5	1.5	0.0
19	1,200	1.5	1.5	0.0
20	1,200	1.5	1.5	0.0



**1 Site Plan**  
A1.2 Scale: 1:200



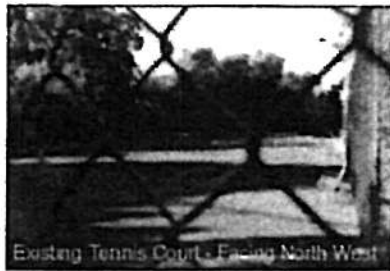
**2 Strata Unit Diagram**  
A1.2 Scale: 1:200

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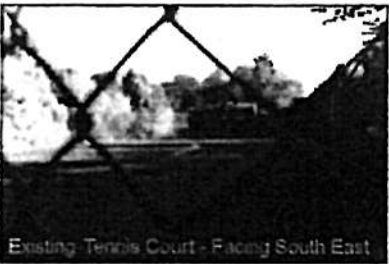




Existing Tennis Court - Facing North East



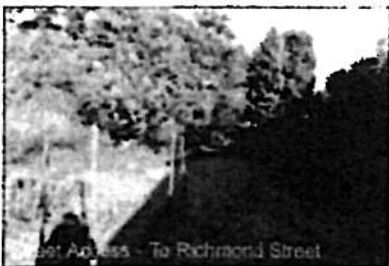
Existing Tennis Court - Facing North West



Existing Tennis Court - Facing South East



Existing Tennis Court - Facing South West



Street Access - To Richmond Street



Existing Street Access - Richmond Street



1 Neighboring Building Setback Diagram  
A1.3 Scale: 1:500

- The lot area surrounding the "Existing Heritage Building" is roughly 838 m2, the area appears to be consistent with neighboring properties.
- The lot area surrounding the "Proposed Building 1" is roughly 853 m2, the area appears to be consistent with neighboring properties.
- The lot area surrounding the "Proposed Building 2" is roughly 862 m2, the area appears to be consistent with neighboring properties.
- The lot area surrounding the "Proposed Building 3" is roughly 886 m2, the area appears to be consistent with neighboring properties.



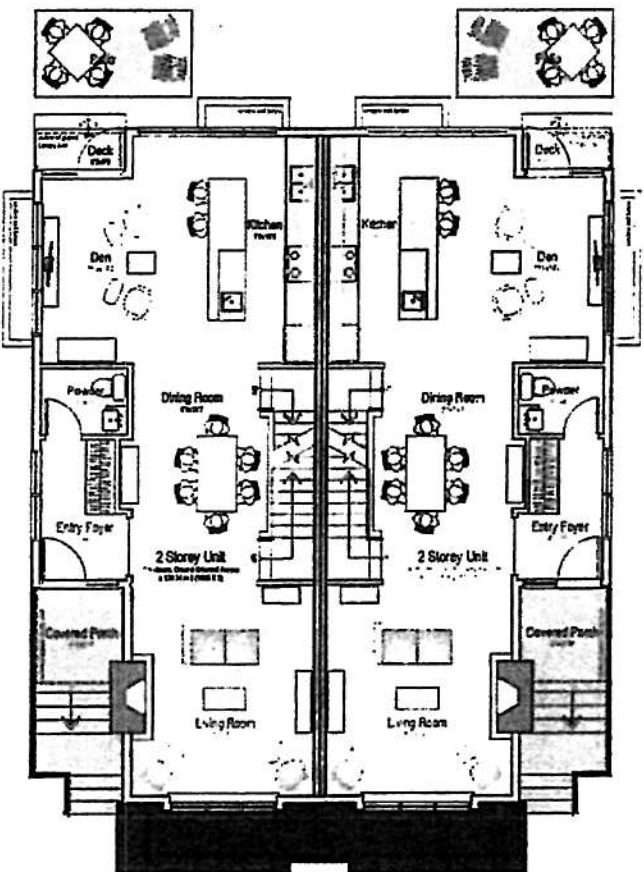
Street Access - To Richmond Street

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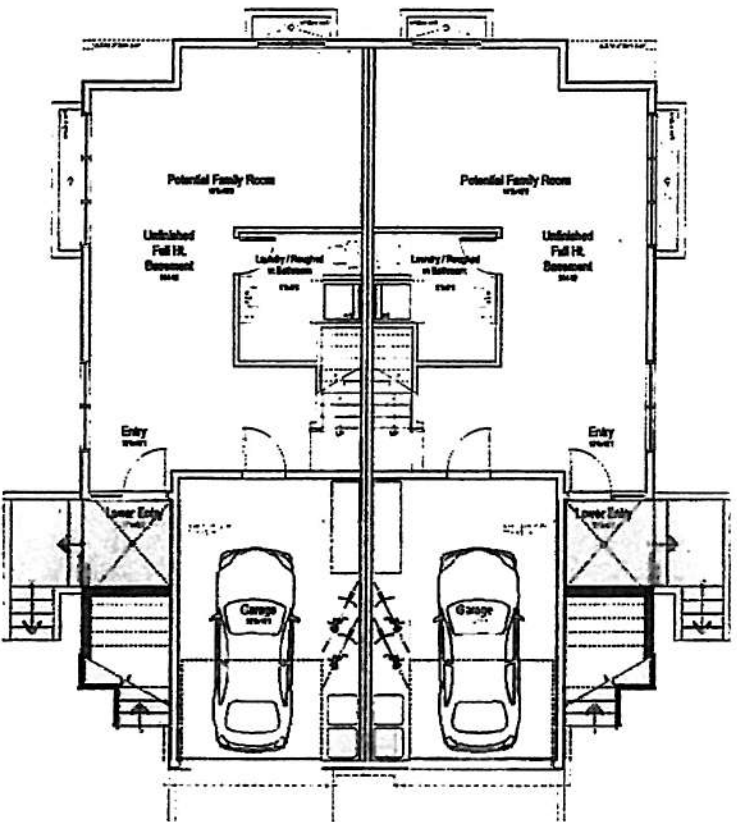
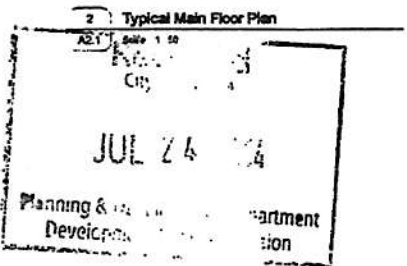
<p><b>Hillel</b> architects</p> <p>1745 Rockland Avenue Victoria BC V8M 1A5 Tel: 251-1111 Fax: 251-1112</p>	<p><b>Rockland Avenue Townhouse</b> 1745 Rockland Avenue Victoria BC V8M 1A5 Tel: 251-1111 Fax: 251-1112</p>
---	--



Project Name	Rockland Avenue Townhouse
Project Address	1745 Rockland Avenue, Rockland, NJ 07643
Project Type	Typ. Lower & Main Floor Plan
Project Status	RT
Project Date	07/24/14

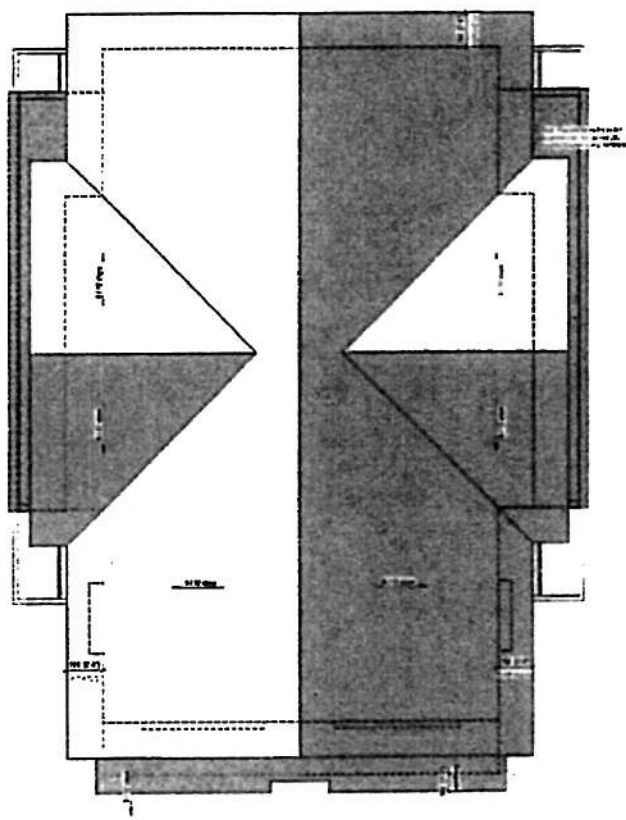


2 Typical Main Floor Plan

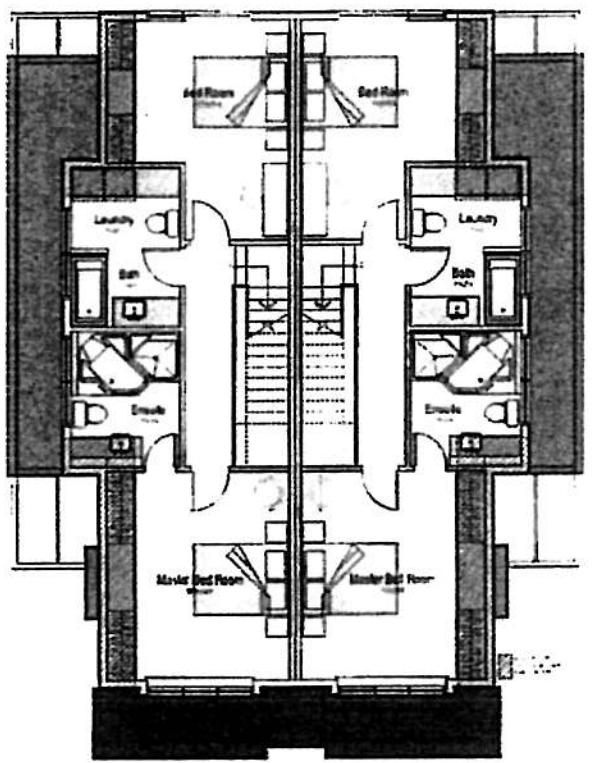


1 Typical Lower (Basement) Floor Plan  
A2.1 Scale 1"=3'

Project Name	Rockland Avenue Townhome
Project No.	1745
Client	Rockland Avenue Townhome
Architect	Hillel Architecture
Scale	1/32
Sheet No.	A2.2
Sheet Title	Typ. Upper Floor & Roof Plan
Revision	R1



2 Typical Roof Plan  
A2.2 Scale 1/32



1 Typical Upper Floor Plan  
A2.2 Scale 1/32

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1 Conceded Streetscape Elevation  
A3.1 Scale: 1/100

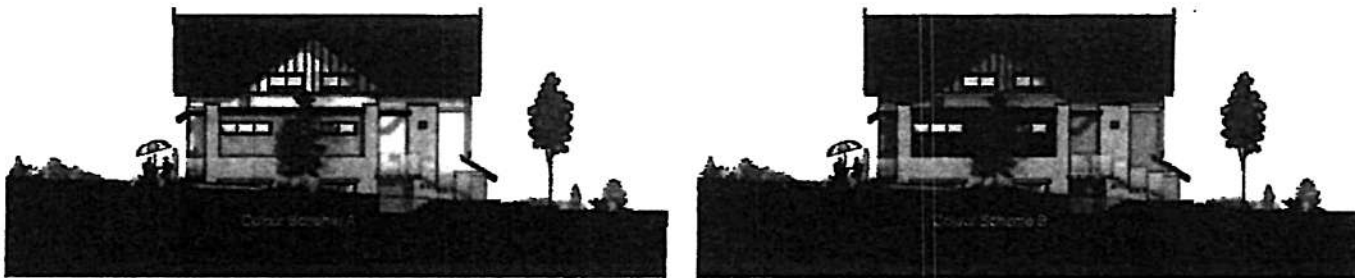


Side-rear elevation of the proposed unit  
Scale: 1/100

Proposed building unit from the side-rear elevation  
Scale: 1/100

Side-rear elevation of the proposed unit  
Scale: 1/100

2 Property Internal Section  
A3.1 Scale: 1/200



Option Scheme A

Option Scheme B

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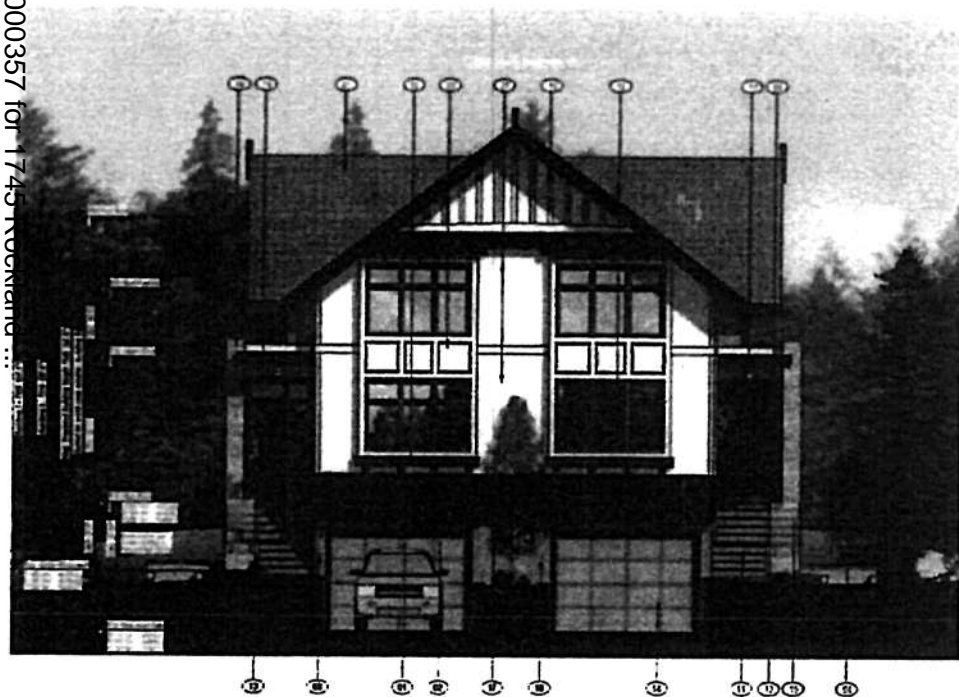
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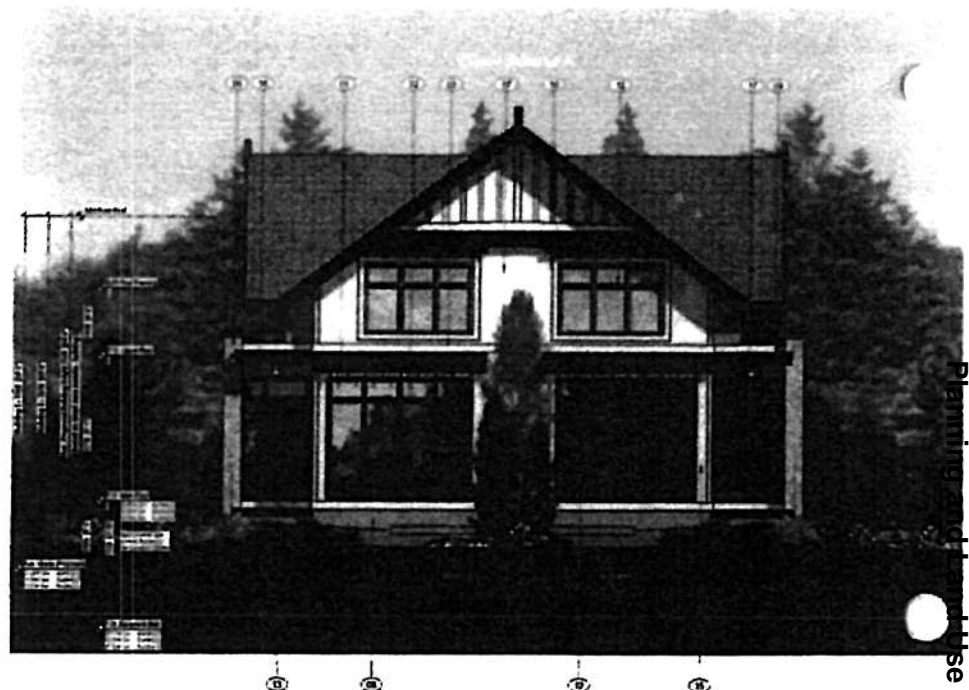


Project Name	Rockland Drive Townhouses
Client	Rockland Drive Townhouses
Location	Rockland Drive, Mississauga, ON
Scale	1/100
Sheet No.	A3.1
Drawn By	RT
Checked By	AS





1 Typical Front Elevation (East)  
A3.2 Scale: 1" = 3'



2 Typical Rear Elevation (West)  
A3.2 Scale: 1" = 3'

### ELEVATION FINISH LEGEND

- List of finish types at all elevations
- |   |  |
|---|--|
| 10 Asphalt shingles - Arch spec color   | 16 Smooth face composite wood composite board and batten siding - Teakish stone color  |
| 11 Wood shake & exposed rafters - Painted - Graphite color  | 17 Exposed structural concrete elements - Painted - Arch spec color  |
| 12 Wood shake & weather cladding - Painted - Clean white color  | 18 Aluminum window sills - Clear anodized or prefinished black   |
| 13 Smooth face composite wood composite board (siding) - Arch spec color                                      | 19 Clear finished, edge grain, wood entry door or glass panels in steel anodized aluminum frame - Arch spec color              |
| 14 1200 T&G cedar (lower roof), rough sawn square face cedar - all based stone finish - Delmoned grey color   | 20 Clear finished, edge grain, overhead wood garage door in black anodized aluminum frame - Arch spec color                    |
| 15 Natural stone veneer & retaining walls - Arch spec color   | 21 Self-mounted hardware tempered glass entry system or polished industrial tempered glass panels and stainless steel hardware |
| 16 Concrete board stone, smooth board finish - Light grey color   | 22 Laminated glass canopy with sloped surface in graphite colored structural framing   |
| 17 Concrete board stone, smooth board finish - Warm Grey color  | 23 Building mounted down lighting & feature lighting   |
| 18 1200 T&G cedar siding, square face cut, rough sawn face visible - all based stone finish - Arch spec color | 24 Recessed exit numbering - Stainless steel   |

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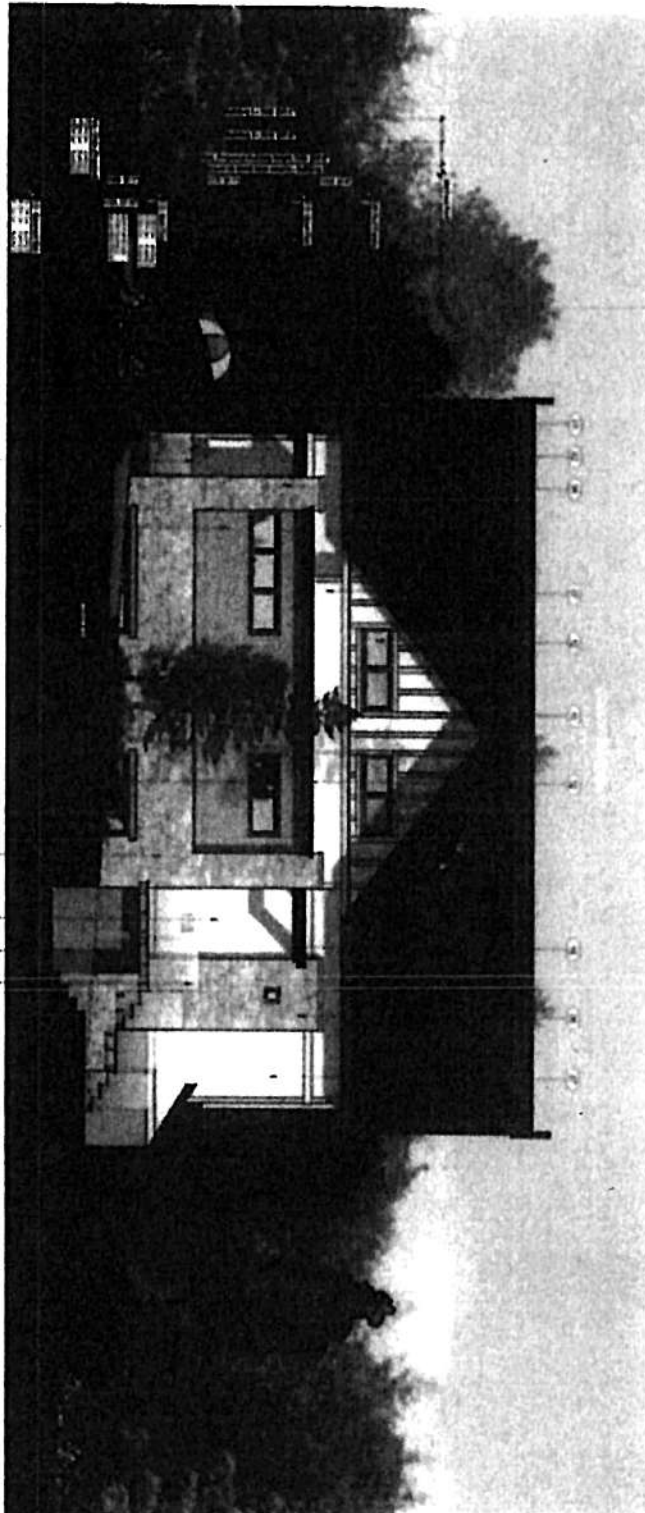


Rockland Drive Townhouse  
Typ. Front & Rear Elevations  
A3.2

### ELEVATION FINISH LEGEND

List of systems typed in all directions

- [illegible]



1 Typical Side Elevation (North & South)

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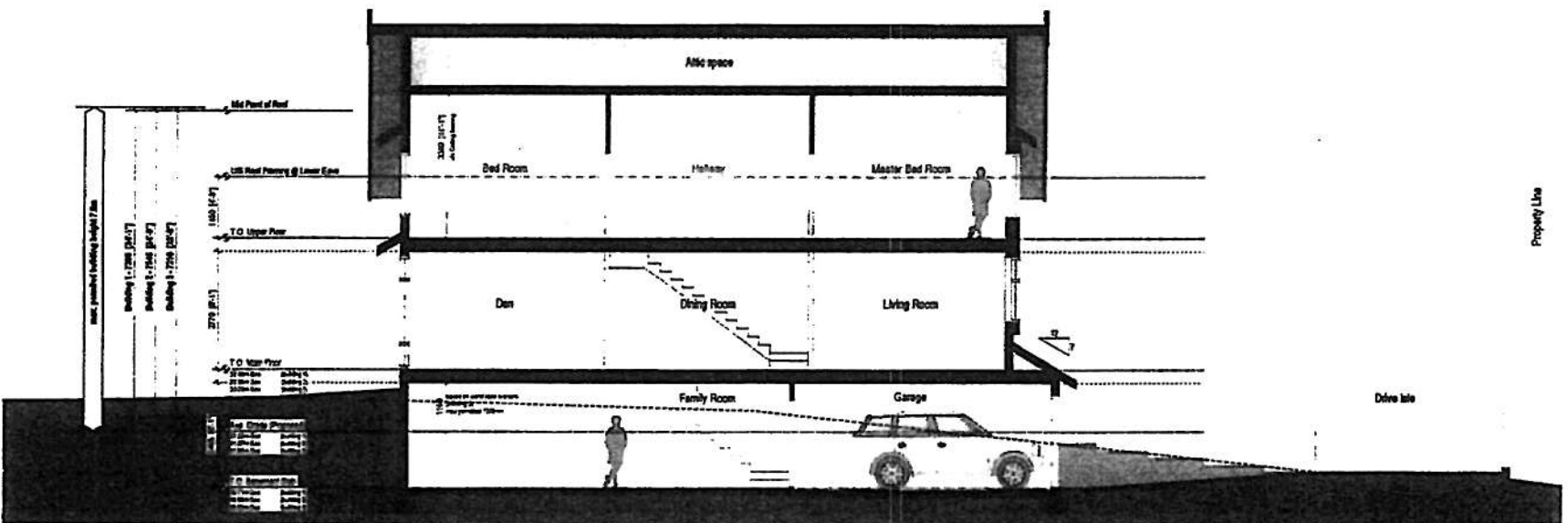
Planning & Development  
Development Services Division



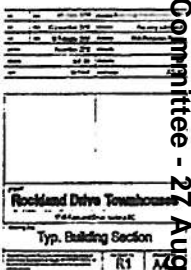
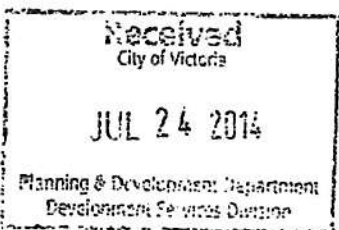
**Rockland Drive Forward**

Typ. Slide Eversion

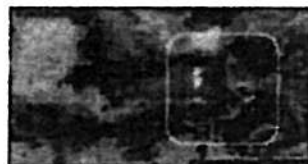
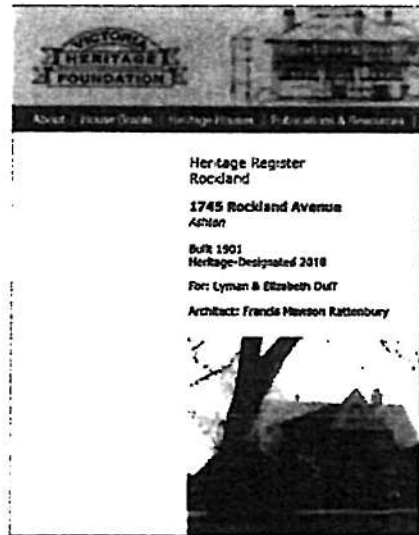
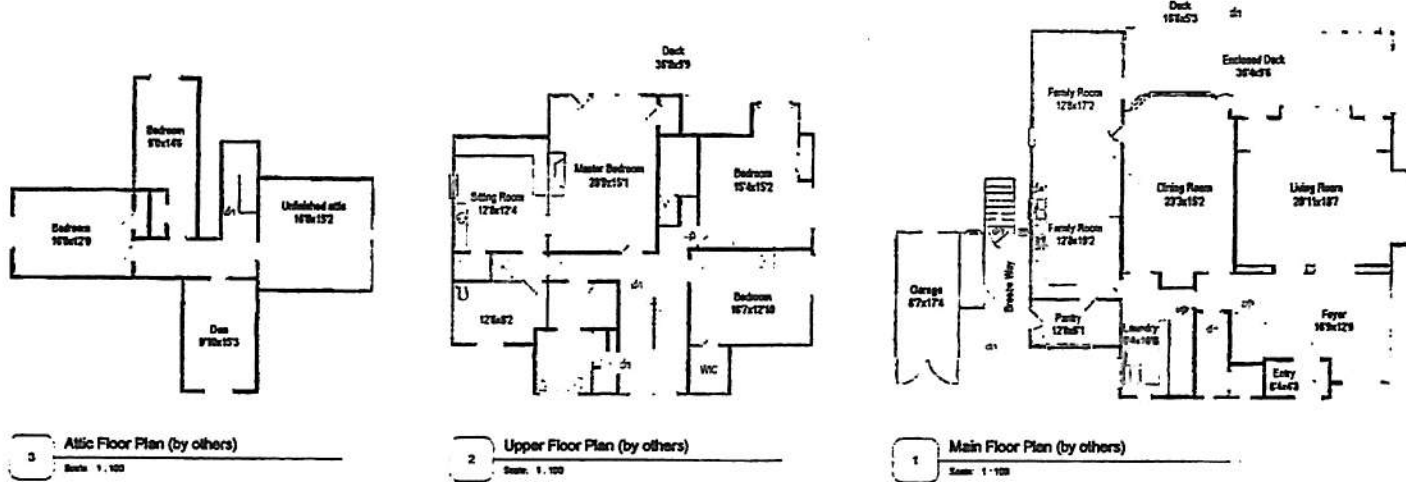
R1



1 Typical Building Section (Building 2 Shown)  
A4.1 Scale 1/80







**BUILDING AREAS (by others)**

	FOOTPRINT 21'	W/THROAT 21'	TOTAL 21'
Main Floor	2216	0	2216
Upper Floor	828	0	828
Attic	716	200	916
<b>Total</b>	<b>3760</b>	<b>200</b>	<b>3960</b>
Garage	0	210	210
Attic (unfinished)	0	600	600

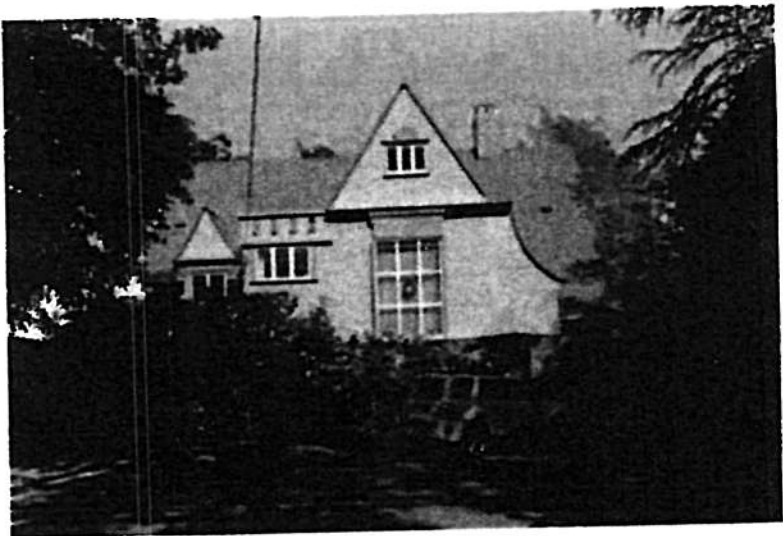
Note: Floor plans prepared by "The Measurement" for 2017 measure June 10, 2017. For additional property info, measurements and owner details are available.



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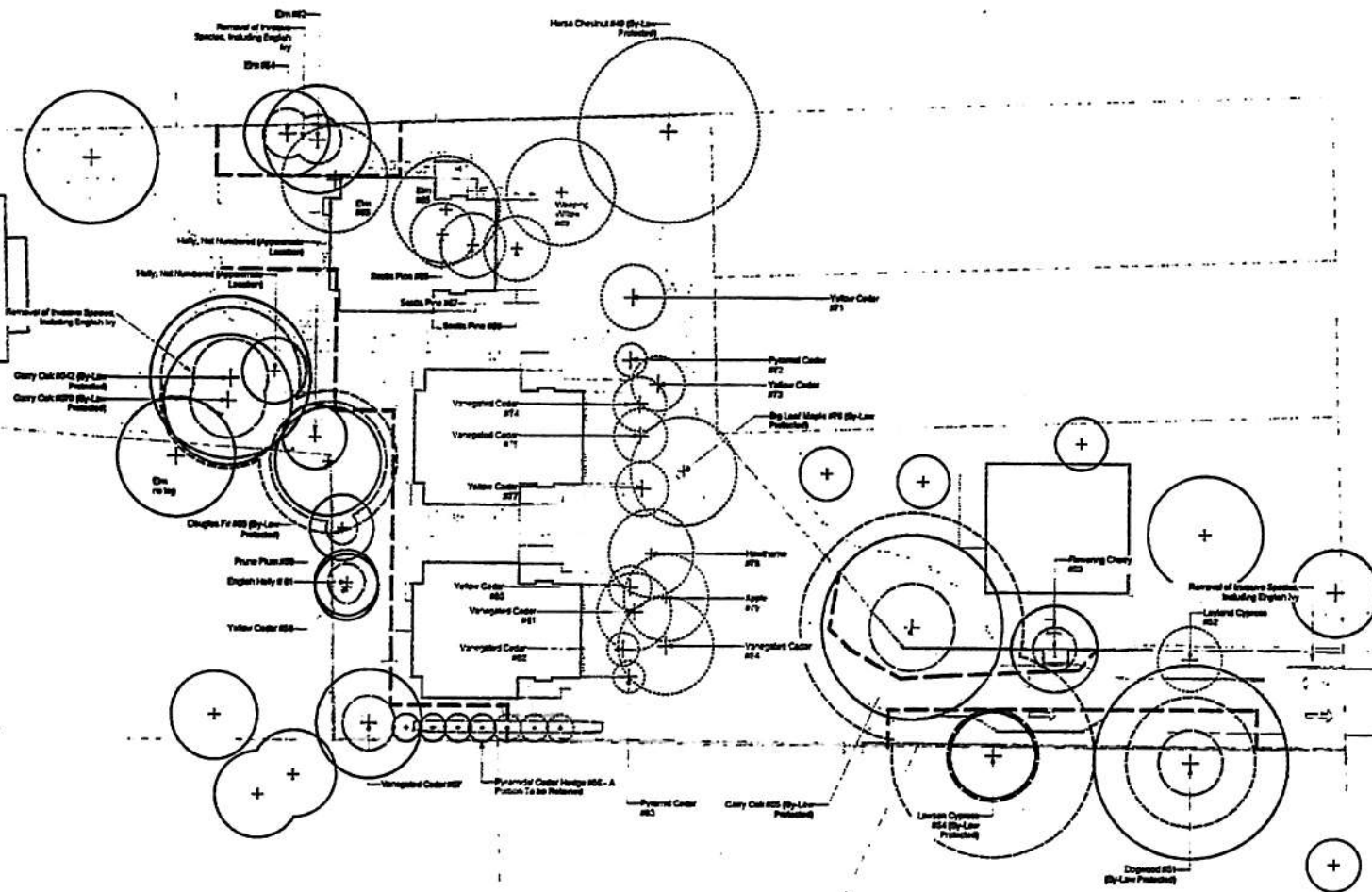
Project Name	Rockland Avenue Townhouses
Project No.	2014-000357
Project Address	1745 Rockland Avenue, Victoria, BC V8M 1C3
Project Description	Existing Heritage Residence
Project Status	2d/2





28-495 Daplyn Rd. Victoria, B.C. V8T 1G8  
Phone: (250) 593-0206 Fax: (250) 512-0806





# Legend

- Trees to be Retained:
  - Extent of Critical Root Zone
  - Extent of Crown Spread
  - Extent of Protected Root Zone - Bylaw Protected Trees Only
- Trees to be Removed
- Protective Fencing

## Notes:

1. Prior to any construction activity on site (i.e. excavation, foundation, construction, and protective fencing) all trees to be retained or removed shall be identified on this plan. Factors are to include in place of Project Approval has approved their removal or through completion of the project. All protection for be at least 1.2m (4') height. The number of trees to be retained shall be at least the same as the number of trees to be removed. A solid fence or wall shall be placed between the trees to be retained and the trees to be removed. This solid fence or wall shall be constructed with plywood or similar material. The project must be completed before the trees to be removed or removed for any purpose.
2. All trees to be retained shall be protected by a protective fence and approved by Project Approval. The fence shall be at least 1.2m (4') height and shall be constructed with plywood or similar material. The project must be completed before the trees to be removed or removed for any purpose.
3. There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone.
4. There shall be no cutting or removal of trees at any time without approval of Project Approval. All pruning to be undertaken by ISA Certified Arborist.
5. See Attached Report for details of Critical and Protected Root Zones. There should be no grade changes or excavation within the Critical Root Zone or Protected Root Zone. If any excavation is required within the Critical Root Zone or Protected Root Zone, the excavation must be supervised by the project architect. The architect will determine when work can be ground and which roots must be retained.



Revised July 21, 2014  
June 5, 2014  
June 2, 2014  
May 11, 2014

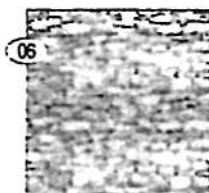
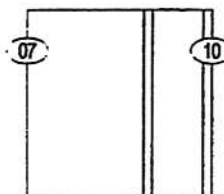
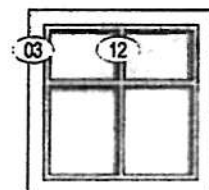
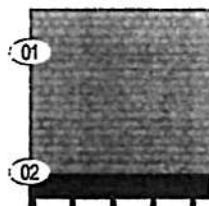
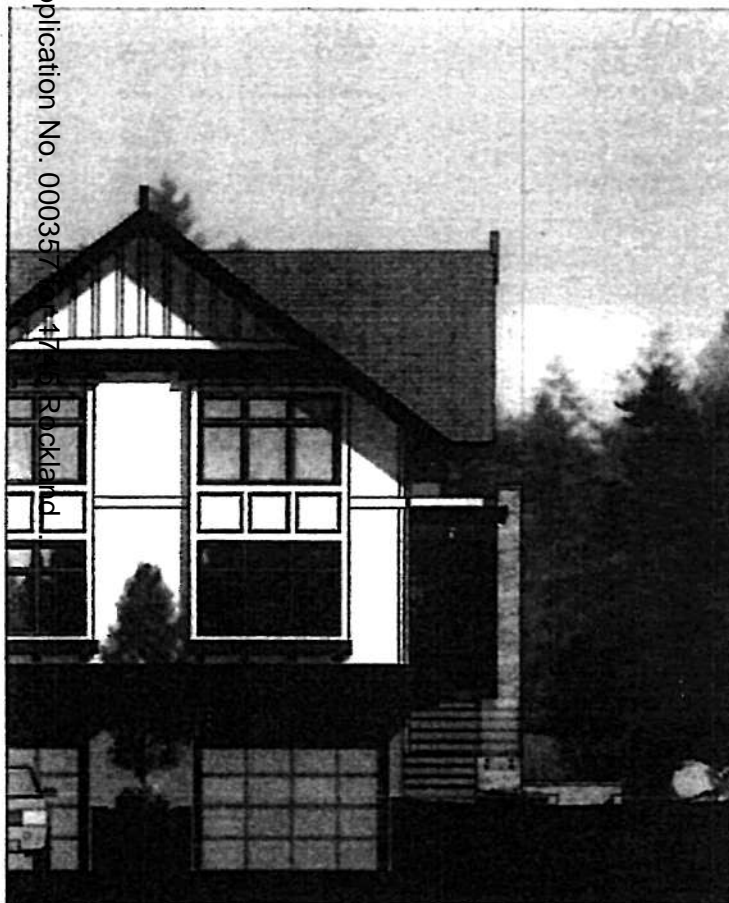


38-488 Duxton Rd. Victoria, B.C. V8C 1G8  
Phone: (250) 381-0100 Fax: (250) 412-0100



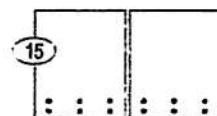
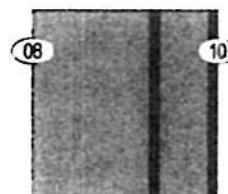
## 1745 Rockland Drive Townhouses - Tree Preservation Plan

# Colour And Materials Palette

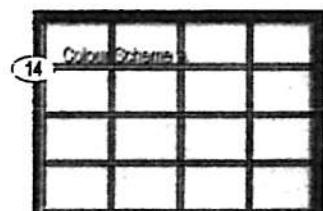
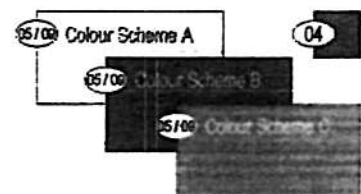
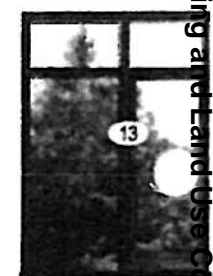


- 01 Asphalt shingles - Arch spec colour
- 02 Wood fascia & exposed rafter tails - Painted - Graphite colour
- 03 Wood fascia & window casing - Painted - Clean white colour
- 04 Smooth face cementitious wood composite soffit (upper roof) c/w prefinished metal ventilation strips - Painted - Graphite colour
- 05 19x29 T&G cedar (lower roofs), rough sawn square face visible - oil based stain finish - Driftwood gray colour
- 06 Natural stone veneer & retaining walls - Arch spec colour
- 07 Cement based stucco, smooth trowel finish - Light gray colour
- 08 Cement based stucco, smooth trowel finish - Warm Gray colour
- 09 19x29 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish - Arch spec colour

- 10 Smooth face cementitious wood composite board and batten siding - To match stucco colour
- 11 Exposed architectural concrete elements - Painted - Arch spec colour
- 12 Aluminum window units - Clear anodized or prefinished black
- 13 Clear finished, edge grain, wood entry door c/w glazed panels in black anodized aluminum frame - Arch spec colour
- 14 Clear finished, edge grain, overhead wood garage door in black anodized aluminum frame - Arch spec colour
- 15 Side-mounted frameless tempered glass railing system c/w pinhead textured tempered glass panels and stainless steel factory
- 16 Laminated glass canopy with dimpled surface in graphite colored structural framing
- 17 Building mounted down lighting & feature lighting
- 18 Raised unit numbering - Stainless steel



4  
924  
Richmond Road



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REZONING PERMIT APPLICATION SUBMISSION

1745 ROCKLAND AVENUE TOWNHOUSES

1745 ROCKLAND AVENUE, VICTORIA, BC



## **Talbot Mackenzie & Associates**

**Consulting Arborists**

October 24, 2013

Parry Street Developments  
c/o Homewood Constructors  
160 - 4396 West Saanich Road  
Victoria, BC V8Z 3E9

Attention: Conrad Nyren

Re: Arborist Report for 1745 Rockland Avenue

### **Assignment:**

Prepare a tree retention report to be used during the construction of the proposed townhouse development located at 1745 Rockland Avenue. The property is composed of a parcel that fronts Rockland Avenue with the proposed townhouse site located on the eastern portion of the property and having a driveway access to Richmond Avenue.

### **Methodology:**

For the purpose of this report, we reviewed the site plan outlining the building footprints, driveway and parking areas and the location of the service corridor. During our September 03, 2013 site visit, we examined and documented the resource of trees that are located within the boundaries of the subject property, and on the boundary of the neighbouring properties where they could potentially be impacted. The trees are identified by number on the site plan and in the field with a numbered metal tag. The information that was compiled including the tree number, the tree species, size (d.b.h.), protected root zone (PRZ), critical root zone (CRZ), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

### **Tree Resource:**

The tree resource on the property is composed of a mixture of native and exotic tree species. There are only four (4) bylaw-protected trees located within the boundaries of the subject property.

- Garry oaks #42 and #70, Horse chestnut #49, and Big Leaf maple #76

There are four (4) bylaw-protected trees located on the neighbouring properties or on the property boundaries where they could potentially be impacted.

- Dogwood #51, Lawson cypress #54, Garry oak #55, and Douglas-fir #60

.../2

Box 48153 RPO Uptown  
Victoria, BC V8Z 7H6  
Ph: (250) 479-8733 ~ Fax: (250) 479-7050  
Email: trechelp@telus.net



Most of the trees are reasonably healthy and have structural characteristics that indicate that they are worthy of retention. One exception may be Horse chestnut #49 that has experienced numerous large scaffold limb failures, has weakness present at several scaffold limb unions in its upper canopy and shows evidence that the large stems have been topped or heavily reduced historically. The structure of the tree is difficult to assess due to the extent of ivy covering the canopy. We will assess the structure of this tree and determine the suitability for retention once the ivy has been removed from its canopy. The tree may require further canopy reduction, if it is deemed suitable to retain.

The trees remaining are exotic species not protected by size or by species under the Municipal Tree Protection bylaw.

As noted in our Tree Resource Spreadsheet, there is one elm tree located on the neighbouring property at 1737 Rockland Avenue that will not be impacted by the proposed development, but has a large broken scaffold limb hung up in its canopy that could strike the subject property when it fails. The property owner should be informed of the potential risk posed.

**Potential impacts:** Following our inspection of the tree resource and review of the plans that were supplied, we anticipate that the highest onsite impacts may occur during:

- Excavation for the proposed driveway footprint and parking areas.
- Excavation for the proposed building footprint.
- Excavation for the service corridors.

To facilitate the construction required for this project, it will be necessary to remove only one of the bylaw-protected trees, specifically, Big Leaf maple #76. It will also be necessary to remove all of the trees that are located within the footprints of these features, as shown on the site plan, that are not bylaw protected.

The exotic tree species along the property boundaries are located where it should be possible to isolate most from the construction impacts, and accordingly they can be retained, if desired. It may be necessary to remove the pyramidal cedar hedge along the southern property boundary; however, its function in the landscape can be easily duplicated by the installation of large nursery stock.

### **Mitigation of impacts**

We recommend the following procedures be implemented, to reduce the impacts on the trees to be retained.

**Barrier fencing:** Areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones as defined in our Tree Resource Spreadsheet. Where the building or driveway footprint and other features encroach within the critical root zone area, the fencing should be erected 1 metre off the edge of building footprint and 0.5 metre off the edge of the driveway footprint, or where determined by the project arborist.

..../3

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Victoria, BC V8Z 7H6  
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The barrier fencing to be erected must be a minimum of 4 feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If a flexible fencing material is used, the top and bottom of the fencing must be secured to the posts by a wire or board that runs between these posts. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. Solid hording material may also be required along the driveway access to protect the trunks of trees from mechanical injury if vehicles or machinery are permitted close to tree trunks and where blasting is required.

**Building footprint:** It is our opinion that the building footprints are located where the excavation required will not have a detrimental impact on the large Douglas-fir #60 and Garry oaks #42 and #70.

The plans show decks and other features that encroach within the critical root zone areas of these three bylaw-protected trees. It is our understanding that these are wooden decks that will be constructed at an elevation that is above the existing site grade. It may not be possible to excavate to a depth of load bearing soils in this location without disturbing the critical root structures. The project arborist must review the details for these features to determine that they can be constructed and installed without impacting the root zones of these bylaw-protected trees. Any excavation within the defined critical root zone areas must be supervised by the project arborist.

**Driveway:** The driveway is located where there is a potential to impact the bylaw-protected trees on the neighbouring properties, including dogwood #51, Lawson cypress #54, Garry oak #55 as well as Horse chestnut #49 on the subject property.

The canopies of the oak, cypress and dogwood trees extend over the footprint for the access driveway, and where pruning will be required to attain adequate clearance above the driveway. The location of the driveway outlined in the preliminary plans would have resulted in the removal of one of the large stems. During a subsequent review of the driveway with the architect and landscape architect, it was determined that the driveway footprint can be adjusted so that this large stem can be retained and protected. The project arborist must direct all of the pruning work required for clearance above and along the driveway footprint.

The footprint for the driveway also encroaches within the root zones of the trees that are located on either side of this footprint. A rock outcrop is located at the base of oak #55 that has diverted and limited the spread of roots from this tree into the footprint. Careful removal of this rock outcrop, if required, will be necessary to avoid damaging the roots that will be growing along the soil rock interface. Retaining a strip of rock between the driveway edge and the tree is recommended to protect these critical root structures.

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The plans call for permeable paving to be installed in the locations where the driveway encroaches into the root zones of the adjacent trees. It appears that the driveway corridor has been disturbed historically for the purpose of installing a storm water main along this corridor. It is likely that there was root disturbance and root loss resulting from this installation. There is also likely to be additional disturbance along this corridor to install an underground hydro service.

The project arborist must supervise the excavation for the driveway footprint and determine where permeable surfacing is required and what grades must be maintained to bridge any critical root structures that are located beneath the driveway footprint (we have attached typical floating driveway specification that could be adapted for your use). The end of the driveway and parking stall may encroach within the root zone of Horse chestnut #49, and where bank retention will be required to compensate for the grade change in this location. If it is determined that this tree can be retained, the project arborist should review the location of and requirements for the bank retention and determine how best to construct this feature while protecting and retaining any critical root structures in this location.

#### **Blasting/rock removal:**

Bedrock will be encountered within the driveway footprint and the service corridor, and may also be located within the building footprint. Where blasting is required to level rock areas, it must be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and driveway footprints and the service corridors. The use of small low-concussion charges and multiple small charges will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees that are to be retained. Provisions must be made to store blast rock, and other construction materials and debris away from critical tree root zones.

#### **Servicing:**

An existing service corridor runs the length of the driveway access. An increase in the width of this corridor will be required to accommodate additional underground services. We anticipate that locating these services on the north side of the existing storm water service may result in the least impact on the adjacent trees. The project arborist must supervise the excavation required to install these services. If any flexibility as to the location of these services is possible, the most suitable locations can be determined at the time of excavation. The arborist may determine that the use of hand digging and/or airspade excavation or the use of hydro excavation may be required where these services encroach within the root zones of the bylaw-protected trees. .

**Offsite work:** The plans did not show, and we are not aware of any upgrades or replacements of offsite municipal infrastructures. This offsite work will not impact any of the bylaw-protected trees but could impact trees on the municipal frontages of the adjacent properties.

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**Pruning:** The canopies of the trees on the adjacent properties extend over the property line and into the proposed driveway access of the subject property. It is likely that some pruning of the canopies of the retained trees will be required to attain adequate clearance from and above the area of excavation and construction. The project arborist must direct all of the pruning work required for clearance above and along the driveway footprint, and all pruning required must be completed by an ISA Certified arborist. All of the bylaw protected trees are located where there is unlikely to be any further pruning required to attain clearances from the buildings that are constructed on this site. Cyclical pruning will be required in future years to maintain adequate clearance above the driveway.

**Work Area and Material Storage –** It is important that the issue of storage of excavated soil, material storage, and site parking be reviewed prior to the start of construction; where possible, these activities should be kept outside of the critical root zones. If there is insufficient room for onsite storage and working room, the arborist must determine a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts (i.e. mulch layer, bridging etc).

**Arborist Role –** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing and hording
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising excavation for the building footprint, driveway footprint, and service corridor where they encroach within the critical root zones of trees that are to be retained.
- Provide direction for the blasting contractor

**Review and site meeting:** Once the development receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

**Summary:** It is our opinion that there is a high probability that the bylaw-protected trees that are designated for retention can be successfully protected and retained if the precautions and procedures that are outlined in this report are followed and implemented during the construction phase.

Please do not hesitate to call us at 250-479-8733 should you have any further questions. Thank you.

Yours truly,

Tom Talbot & Graham Mackenzie  
ISA Certified, & Consulting Arborists

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Enclosure: Tree Resource Spreadsheet, Floating driveway specifications and diagram, Barrier fencing diagram, reviewed plans.

cc: Bev Windjack/Julie Lommerse, LADR Landscape architects Ltd:

**Disclosure Statement**

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

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September 03, 2013

**TREE RESOURCE  
for  
1745 Rockland Avenue**

1 of 5

Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
51	67	12.0	6.0	Dogwood	18.0	fair	fair	good	Located on the adjacent property at 924 Richmond Avenue. Anthracnose infection on foliage. Some weakness and included bark present at the stem unions. We anticipate that the removal of two 15 cm diameter lateral limbs from a 50 cm scaffold limb that extends over the property boundary will be required for clearance above the driveway. <b>Bylaw-protected.</b>
52	21	n/a	2.0	Leyland cypress	6.0	good	good	moderate	Young tree. May be located on the neighbouring property at 926 Richmond Avenue. Pruning of side limbs for clearance will be required if retained. Not bylaw-protected
53	38	n/a	4.0	Flowering cherry	8.0	fair/poor	fair	moderate	May be located on the neighbouring property at 926 Richmond Avenue. Indicators of Bacterial canker infection and Cherry Bark Tortrix infestation. Some side pruning of limbs for clearance will be required. Not bylaw-protected
54	4 x 28 3 x 24	19.0	8.0	Lawson cypress (Chamaecyparis)	8.0	fair	fair	good	Located on the adjacent property at 924 Richmond Avenue. Mature specimen. Some weakness at stem union and separation of stems in canopy present. The removal of 1 x 24 cm stem that extends over the property boundary may be required. <b>Bylaw-protected.</b>
55	42/46/ 63	21.0	8.0	Garry oak	17.0	fair	fair	good	May be located on the neighbouring property at 926 Richmond Avenue. 42 cm stem is weakly attached to the main trunk. Pruning to raise canopy over the proposed driveway or removal of one of the large stems may be required for driveway clearance. <b>Bylaw-protected.</b>
56	multiple	n/a	1.0	Pyramid cedar (Thuja)	2.0	fair/good	fair/good	good	19 trees growing in a hedgerow. One tree dead and uprooted. One tree suppressed by adjacent variegated cedar. Not bylaw-protected
57	3 x 33	n/a	5.0	Variegated cedar (Thuja)	10.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected

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September 03, 2013

**TREE RESOURCE  
for  
1745 Rockland Avenue**

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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
58	28	n/a	3.0	Yellow cedar (Chamaecyparis)	6.0	good	fair/poor	good	Split between main growth leader at midpoint in canopy height. Not bylaw-protected
59	22	n/a	3.0	Prune plum	6.0	fair	fair	moderate	Fruit tree. Some dead limbs in canopy. Not bylaw-protected
60	74	13.3	10.0	Douglas-fir	11.0	fair	fair	poor	Located on property boundary with 1737 Rockland Avenue. Some indicators of health stress, dead limbs, short annual shoot elongation. Surface roots lifting pavement. Ivy covering trunk. <b>Bylaw-protected.</b>
61	32	n/a	3.5	English Holly	6.0	good	fair	good	Topped historically. Ivy covering canopy. Not bylaw-protected
no tag	n/a	n/a	n/a	Elm	11.0	good	fair	moderate	Located on property boundary with 1737 Rockland Avenue. Grouping of large elm trees. Large scaffold limb failed and hung up in canopy. Poses risk to use of subject property.
70	70	12.6	7.0	Garry oak	12.0	fair	fair	good	Co-dominant stems removed historically. Decay visible in pruning wounds. Some health stress, seasonal infestation by Jumping oak Gall Wasp. Closer examination of structure recommended. <b>Bylaw-protected.</b>
42	72	13.0	7.0	Garry oak	15.0	good	fair/poor	good	Co-dominant stems and limbs removed historically. Decay visible in pruning wounds. Closer examination of structure recommended. <b>Bylaw-protected.</b>
62	37	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. No visible defects. Not bylaw-protected
63	42	n/a	4.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. May have been topped historically. Not bylaw-protected

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September 03, 2013

**TREE RESOURCE  
for  
1745 Rockland Avenue**

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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
64	11/14/ 17/27	n/a	4.5	Elm	8.0	good	fair/poor	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Possible weakness at stem unions. Not bylaw-protected
65	2 x 35	n/a	6.5	Elm	10.0	good	fair	moderate	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Not bylaw-protected
66	34	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
67	29	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
68	31	n/a	3.5	Scotts pine	6.0	good	fair	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Heavily end-weighted limbs in canopy. Not bylaw-protected
69	60	n/a	6.0	Weeping willow	10.0	fair	fair/poor	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. Numerous dead stems. Infected with willow leaf and twig blight. Heavy canopy lean. Not bylaw-protected
49	80	14.4	8.0	Horse chestnut	17.0	good	fair/poor	good	Ivy covering trunk and canopy. Difficult to assess structure due to extent of ivy. Assess structure and suitability for retention once site cleared and ivy removed. History of large scaffold limb failure. Weakness present at scaffold limb union in upper canopy. Large stems topped or heavily reduced historically. May require further canopy reduction, if retained. Bylaw-protected.

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September 03, 2013

**TREE RESOURCE  
for  
1745 Rockland Avenue**

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Tree #	d.b.h. (cm)	PRZ	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
71	32	n/a	3.5	Yellow cedar (Chamaecyparis)	6.0	good	good	good	Not bylaw-protected
72	1 x 12 4 x 9	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair/poor	good	Weakness at stem union. Some separation of stems. Not bylaw-protected
73	26	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Not bylaw-protected
74	20/20/ 31	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
75	19/24	n/a	5.0	Variegated cedar (Thuja)	5.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected
76	21/28/ 34	11.4	6.5	Big Leaf maple	10.0	good	fair	good	Bylaw-protected.
77	15	n/a	3.0	Yellow cedar (Chamaecyparis)	5.0	good	good	good	Canopy covered with Polygonum vine. Not bylaw-protected
78	12/15/ 15	n/a	3.5	Hawthorne	8.0	fair	fair	moderate	Multiple stemmed tree, suppressed in grove. Leaf shedding due to insect infestation and fungal infection of foliage. Not bylaw-protected
79	35	n/a	3.5	Apple	8.0	good	good	moderate	Fruit tree. Not bylaw-protected

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September 03, 2013

**TREE RESOURCE  
for  
1745 Rockland Avenue**

5 of 5

<b>Tree #</b>	<b>d.b.h. (cm)</b>	<b>PRZ</b>	<b>CRZ</b>	<b>Species</b>	<b>Crown Spread(m)</b>	<b>Condition Health</b>	<b>Condition Structure</b>	<b>Relative Tolerance</b>	<b>Remarks / Recommendations</b>
80	23	n/a	3.0	Yellow cedar (Chamaecyparis)	4.0	good	good	good	Not bylaw-protected
81	2 x 30 1 x 5	n/a	5.0	Variegated cedar (Thuja)	7.0	good	fair	moderate	Some weakness at stem union. Not bylaw-protected
82	12/17	n/a	3.0	Yellow cedar (Chamaecyparis)	3.0	poor	poor	good	Declining tree, one dead stem and stress in remainder. Recommend removal. Not bylaw-protected
83	13/17	n/a	2.0	Pyramid cedar (Thuja)	3.0	good	fair	good	Some weakness at union of main stems. Not bylaw-protected
84	13/17/ 32	n/a	4.5	Variegated cedar (Thuja)	9.0	good	fair	moderate	Some weakness at union of main stems. Not bylaw-protected

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### Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

PRZ – **protected root zone** - the area of land surrounding a bylaw-protected tree that contains the bulk of the critical roots of the tree. Indicates the radius of a circle of protected land, measured in metres, calculated by multiplying the diameter of the tree by 18.

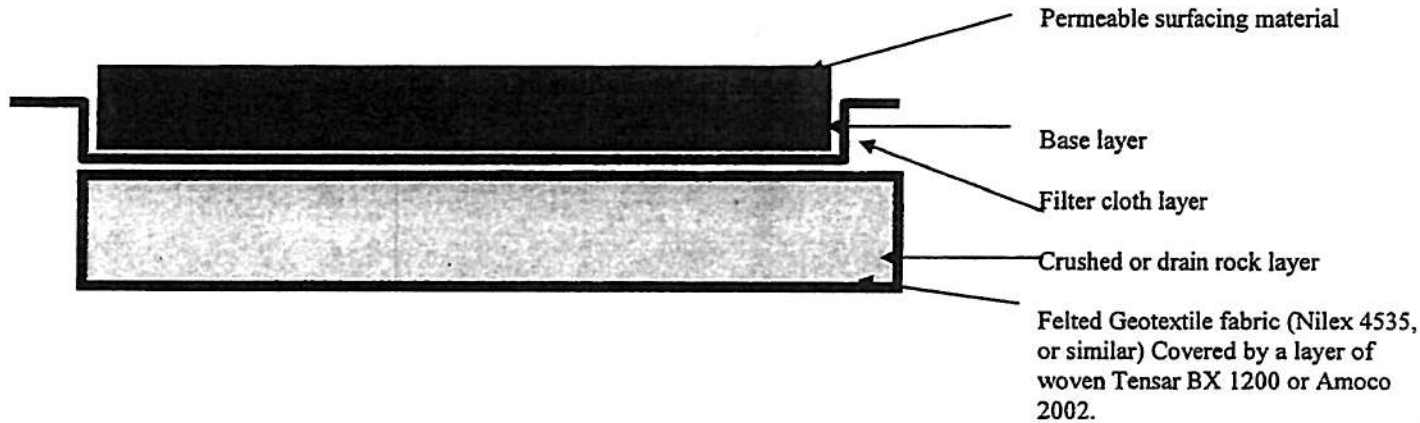
CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Relative Tolerance – relative tolerance of the selected species to development impacts.

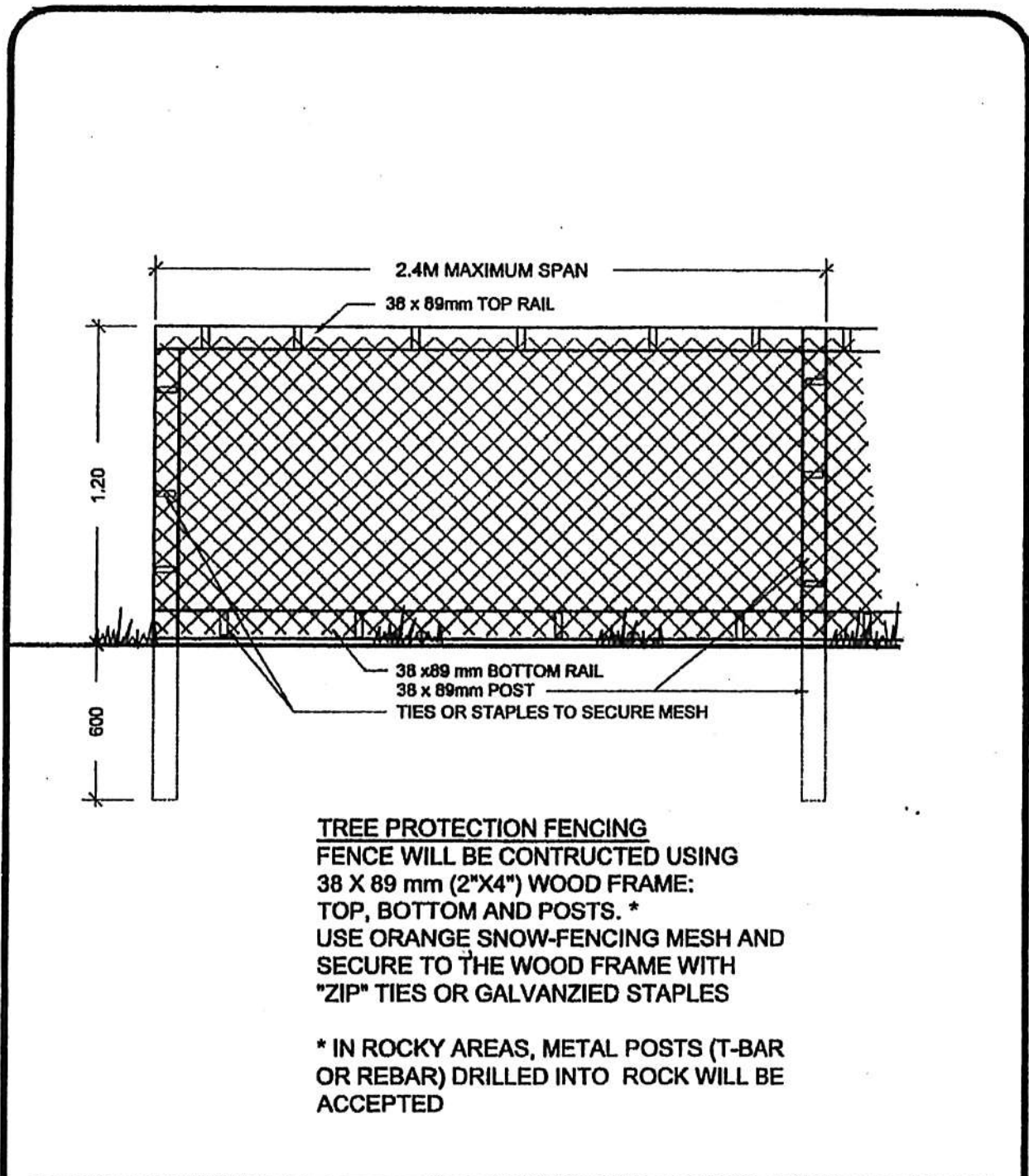
**Diagram – Site Specific Floating Driveway, Parking and Sidewalk Areas**



### **Specifications for Floating Driveway and Parking Areas**

1. Excavation for sidewalk construction must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the driveway. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.





DETAIL NAME:

**TREE PROTECTION FENCING**

DATE: Oct 30/07  
 DRAWN: DM  
 APP'D. RR  
 SCALE: N.T.S.

**E105**  
 DRAWING



## ROCKLAND NEIGHBOURHOOD ASSOCIATION



April 8, 2014

Mayor and Council  
Helen Cain, Senior Planner  
City of Victoria

Regarding 1745 Rockland Avenue

On March 5<sup>th</sup>, a CALUC meeting was held with the proponent, Conrad Nyren of Parry Street Developments, and Peter Hardcastle of Hillel Architecture Inc. Nineteen residents attended, along with five attendees from the Rockland and Fairfield Gonzales LUC's.

Peter Hardcastle presented a strata development of the property to include the original 1901 heritage-designated Rattenbury home and three duplexes housing six individual families. The current tennis court would be removed along with the existing perimeter hedging and trees. A panhandle entrance would access the new duplexes off of Richmond Avenue.

Neighbourhood concerns included

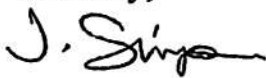
- A request for clarification of how stratifying the lot precludes the criteria of the panhandle regulations. The property fits the definition of a panhandle lot as described in Schedule A of the zoning regulations. The Rockland LUC said they would be requesting clarification from the city.
- That with housing, parking and driveway, the development significantly reduces green space.
- That the proposed duplexes are built with the minimum setbacks, seriously encroaching on neighbours' privacy.
- That the significant increase in height and breadth over what is appropriate in a panhandle lot would aesthetically dwarf the existing homes on Richmond and shadow their rear gardens.
- That secondary suites might be installed, increasing density. Mr. Nyren stated that to reassure neighbours, specifics could and would be written into the strata by-laws disallowing secondary suites.

- That it is of paramount importance that new landscaping be truly effective in maintaining neighbours' privacy and that standards be binding. Mr. Nyren stated that landscaping specifics could and would be written into the strata by-laws to enforce strict standards to ensure privacy going forward.
- That there would be additional road noise of multiple residents coming and going through the Richmond Avenue panhandle driveway. Mr. Nyren stated that discussion of fencing standards would take place with the neighbours and that the fencing to be installed would be of a sufficient calibre to mitigate traffic noise. In addition, the developers plan to landscape the driveway edges for additional sound baffling.
- That parking will be insufficient for guests and trades if each residence has two cars and parking is restricted on Richmond.
- That the driveway is located too close to the curve on Richmond Avenue for safe entrance and exit.
- Blasting may be required on the driveway. Where will the power pole in the driveway entrance be moved to?
- Drainage from the property is currently a problem. What will be done to alleviate that? Mr. Hardcastle stated that the current civil plan calls for storm drains and three catch basins.
- Despite requests, the developers have yet to provide the land-use committee with legible plans.

It is the Rockland Neighbourhood Association's position that proposals such as this, which attempt to profit from degrees of densification not allowed in the existing zoning, threaten to destabilize a neighbourhood. Not only do they ignore the very measures in our bylaws that ensure green space, privacy, property value, and protection from traffic noise, but they also lead to feelings of cynicism and frustration in the neighbourhood. People need reassurance that the zoning that was in place when they purchased their properties will be respected in the future. Site-specific zoning undermines their sense of confidence in their neighbourhood.

We therefore ask that this proposal be rejected.

Sincerely,



Janet Simpson  
President, Rockland Neighbourhood Association





## Planning and Land Use Committee Report

For the Meeting of August 27, 2015

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**To:** Planning and Land Use Committee **Date:** August 14, 2015

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00483 for 2550 Rock Bay Avenue

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00483 for 2550 Rock Bay Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

### LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2550 Rock Bay Avenue. The proposal is to rezone the land from the M-2 Zone, Light Industrial District, to the M2-I Zone, Douglas-Blanshard Industrial District, in order to permit an expanded range of light industrial/service commercial uses. The specific proposal is for interior renovations that would extend the second floor area for professional offices as well as a showroom and storage space for the cabinet-making business on the ground floor.

The following points were considered in assessing this Application:

- The proposal is consistent with the *Official Community Plan, 2012* and the *Burnside Neighbourhood Plan, Revised 2012*.
- Permitting an expanded range of uses for this property is in keeping with encouraging and supporting economic activities and sustaining jobs in the City.
- There are a number of other nearby M2-I Zoned properties.
- The area is largely service-commercial in character.

## BACKGROUND

### Description of Proposal

The proposal is to rezone the land from the M-2 Zone, Light Industrial District, to the M2-I Zone, Douglas-Blanshard Industrial District, in order to permit an expanded range of light industrial/service commercial uses. The specific proposal is for interior renovations that would extend the second floor area for professional offices as well as a showroom and storage space for the cabinet-making business on the ground floor. The proposed renovation includes extending the second floor over what is currently a double-height shop floor. The existing building envelope will be maintained with new windows, skylights and doors. No additional parking above the existing five year spaces is proposed. Therefore, a request for a reduced parking requirement has been made in association with this Application and is reviewed in a concurrent Development Variance Permit.

### Sustainability Features

As indicated in the applicant's letter dated July 30, 2015, the sustainability features associated with this Application are the retention of an existing building with sustainable products and materials where feasible including new windows and doors providing better energy efficiency.

### Active Transportation Impacts

The Application proposes a secure bike enclosure and a bike rack as required under Schedule C of the *Zoning Regulation Bylaw*. A requested reduction from eight to five parking spaces is reviewed in association with a concurrent Development Variance Application for this property.

### Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

### Land Use Context

The area is characterized by a variety of light industrial, service commercial and automobile sale and service uses.

Immediately adjacent land uses include:

- North – medical marijuana dispensary
- South – car repair and furniture sales and manufacturing
- East – light industrial uses
- West – residential, service commercial and light industrial uses.

### Existing Site Development and Development Potential

The site is at the corner of Rock Bay Avenue and John Street and is in the M-2 Zone, Light Industrial District. A wide variety of light industrial/service commercial uses are permitted under this zoning, including accessory offices. The floor area of the current building is 0.88:1 Floor Space Ratio (FSR) which well below the maximum permitted floor area of 3:1 FSR.



The existing site development is comprised of a two-storey building built in 1946 occupied by a cabinet making manufacturing and furniture sales business. Rear yard parking for five cars is accessed from John Street.

Under the current M-2 Zone, the property could be developed for a building of five storeys with a range of light industrial and service commercial uses.

### Data Table

The following data table compares the proposal with the existing M-2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard M2-I Zone
Site area (m <sup>2</sup> ) - minimum	732.00	N/A
Total floor area (m <sup>2</sup> ) - maximum	644.00	2196.00
Density (Floor Space Ratio) - maximum	0.88:1	3:1
Height (m) - maximum	6.84	15.00
Parking - minimum	5*	8
Bicycle parking stalls (minimum)	5 class 1 + 2 class 2	5 class 1 + 1 class 2

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Burnside-Gorge CALUC at a Community Meeting held on June 15, 2015. A letter dated June 17, 2015, is attached to this report.

## ANALYSIS

### Official Community Plan

The property is in the General Employment Urban Place Designation in which light industrial, commercial, including office and retail, education, research and development and health services are envisaged uses.

### Local Area Plans

The *Burnside Neighbourhood Plan* identifies the area as light industrial with a move toward more multi-tenant and mixed uses with commercial uses envisaged.



## CONCLUSIONS

The proposal to rezone the property to the M2-I Zone, Douglas-Blanshard Industrial District, to permit an expanded range of uses for this property is in keeping with encouraging and supporting economic activities and sustaining jobs in the City. There are a number of other nearby M2-I Zoned properties. The area is largely service-commercial in character. Staff recommend that Council consider approving the proposal.

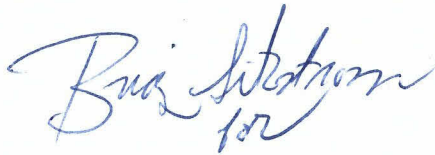
## ALTERNATE MOTION

That Council decline Rezoning Application No. 00483 for the property located at 2550 Rock Bay Avenue.

Respectfully submitted,



Brian Sikstrom, Senior  
Planner, Development  
Services Division



Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:

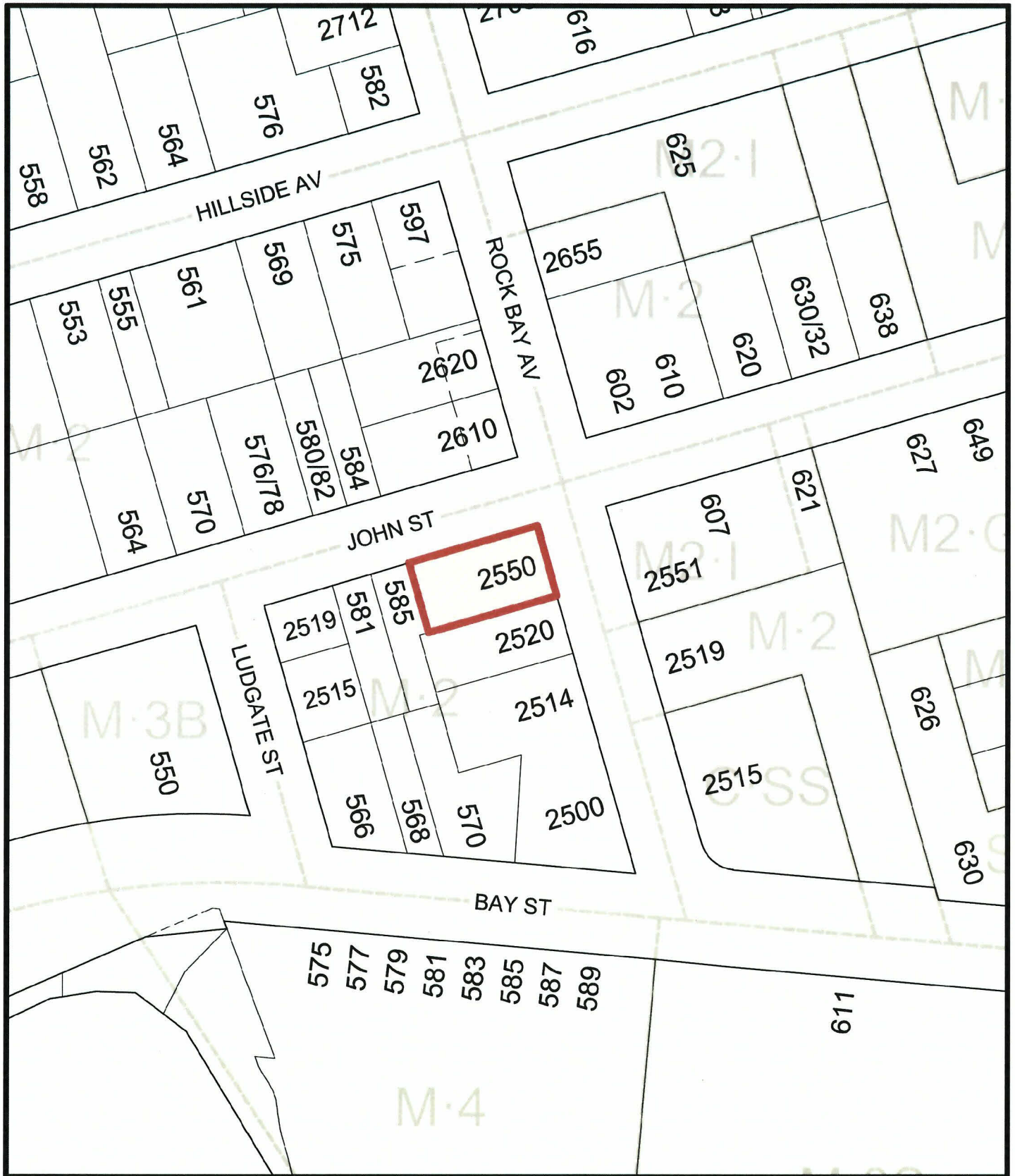


Jason Johnson

Date: August 19, 2015

## List of Attachments

- Zoning Map
- Aerial Photo
- Letter from the Applicant dated July 30, 2015
- Letter from the Burnside Gorge Community Association dated June 17, 2015
- Plans reduced to 8.5" x 11" dated July 30, 2015.



2550 Rock Bay Avenue  
Rezoning #00483  
Bylaw #







2550 Rock Bay Avenue  
Rezoning #00483  
Bylaw #





# Successful Visions Group Inc

July 30, 2015

City of Victoria  
1 Centennial Square  
Victoria BC

Attention: Mayor and Council

**RE: Proposal to rezone 2550 Rock Bay Avenue from M-2 to M2-1  
Lot A. Plan VIP55947. Section 4. Victoria District. (PID 01 8-1 41 - 293)**

Your Worship and Members of Council,

I wish to gain your approval to rezone my property from M-2 Light Industrial District, to the M2-1 Light Industrial District.

2550 Rock Bay Avenue is located in the industrial neighbourhood of Victoria. The existing building on the property will be retained and would be renovated to extend the existing second floor space to permit professional office space and showroom.

My building was previously three residential lots and has housed only my millwork factory since the 1994 building permit. Currently the millwork factory is located on the ground floor with the business office and showroom as well as some factory production space on a second level. The second floor expansion will add 1,614 square feet which will increase employment opportunities.

This proposal conforms to the OCP notably (Chapter 14) OCP6.13.14.7 and the OCP implementation strategy (2013). This proposal will retain and enhance the employment base in the area.

## **Location and Background**

My property is located in the Rock Bay Industrial area, approximately two kilometres Northwest of the downtown core of Victoria. The Rock Bay area was originally developed in the 1900's as a residential neighbourhood but has transformed to industrial and service commercial uses over the past 40 years. Presently, only a few of the original residential dwellings remain and the area is generally retained as the core of industrial activity in the area.

Phone: (250) 384-5711 Fax: (250) 361- 3914 Email: [svgi@shaw.ca](mailto:svgi@shaw.ca)  
2550 Rock Bay Ave Victoria BC V8T 4R6

# Successful Visions Group Inc

Over the past ten years, development in this area has been a process of evolving from traditional industrial uses towards a diverse service commercial and light industrial base with this occurring mostly on a site by site basis. These sites are becoming more flexible to allow retailing, warehousing, manufacturing, and offices.

My property is situated on the southwest corner of Rock Bay Avenue and John Street, towards the Southern periphery of the neighbourhood. It lies east of Bridge Street, which like Rock Bay Avenue is a north to south arterial route carrying traffic from Gorge Road to Bay Street. Properties lying west of Bridge Street are zoned for more heavy industrial use, whereas the properties along Rock Bay Avenue are more service-commercial in nature.

## **Rationale**

The proposed M2-1 zone is the same as that of the property directly across from my property on Rock Bay Avenue (607 John Street).

My property is currently zoned M-2 Light Industrial District. The current zoning allows virtually all non offensive light industrial land uses, as well as banks, churches, clubs, restaurants and retail sales, but does not permit professional offices at present. There are a number of buildings in the neighbourhood that have been rezoned or that are located on a site with pre-existing zoning that permits an office use.

The proposed renovation that is being presented in support of the change in zone, currently envisages a professional office above the existing millwork shop floor. The existing show room and office associated with the millwork factory would be relocated from their current location on a mezzanine level within the building, to a full 2<sup>nd</sup> storey over the currently double height millwork shop floor.

As part of the proposal, the density of the site (measured as Floor Space Ratio) would increase by approximately 25% of the site area (from 0.62 : 1 to 0.88 : 1). This is still well below the permitted Floor Space Ratio of 3.00 : 1.0, for both the M2 and M2-1 zones.

The proposal does not require a change to the Official Community Plan.

Diversifying the possible uses of the building and encouraging professional office use in the neighbourhood, I believe is a positive aspect of the project. At present there are a number of retail and manufacturing businesses selling and /or producing millwork, furniture, and architectural fittings in the vicinity. Several professional offices and design firms have also taken up residence in nearby buildings that already had the appropriate zoning, or were purposely rezoned in order to accommodate them. There are also a number of businesses that make the

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2550 Rock Bay Ave Victoria BC V8T 4R6



# Successful Visions Group Inc

neighbourhood a desirable area in which to set up a business with restaurants, brewpubs, cafes etc., making it a desirable location for employees and business owners alike.

## Transportation

The property is located within 1 block of two major transportation arteries and within ¼ mile of a third, all of which are major public transit routes, (BC Transit Route #11, (Gorge Road), #14 (Bay Street), as well as all major routes on Douglas Street going North). The site also has relatively convenient access to the Galloping Goose Regional Trail and various trails that connect with it. Access to the trail is possible from nearby adjacent streets leading to Selkirk Waterfront, or by continuing across the Bay Street Bridge to the trail running alongside the Railyards development in Vic West.

In support of our 2 or 3 stall parking variance accompanying this rezoning application we offer the following rationales: a) our 4 corner location has approx. 25 free street parking spots of 1-2 hours; b) our loading zone is minimally used with 8 spots easily accessed; c) there are 5 class 1 + 2 class 2 bicycles stalls; d) the nature of our retail sales 0 to 1 visitor per day could perhaps allow for a relaxed calculation of 1 space per 65m<sup>2</sup> of floor area thus requiring 2 stalls only for retail.

## Heritage

The existing 22 year old building is not heritage; it is adjacent to some older buildings. The proposed renovations do not pose an obstruction, visual or otherwise, to or from any adjacent properties. The exterior envelope of the existing building is not being enlarged in any way.

## Sustainability

The proposal is to retain the existing building, expanding floor space only within the existing envelope. Re-zoning the property is increasing the possible uses of the existing structure. I have no desire to remove the existing building and in expanding the possible uses I am extending the usefulness and life of the building.

Sustainability hinges on reducing and re-using resource and the adaptive re-use of an existing building is one way to achieve this.

Sustainable products and materials will be used where possible and where it makes economic sense. The project will not, however, be targeting any particular sustainability verification program (LEED/Built Green). It is the goal of the design office to ensure that the office space will use environmentally preferable materials for finishes and construction. In addition, alternative heating sources will be explored for both the new professional offices and the existing office and showroom of the millwork factory.

Phone: (250) 384-5711 Fax: (250) 361- 3914 Email: [svgi@shaw.ca](mailto:svgi@shaw.ca)  
2550 Rock Bay Ave Victoria BC V8T 4R6



# Successful Visions Group Inc

new windows and doors be installed throughout for consistency of appearance as well as for the benefits of better energy efficiency.

The existing insulation of the building (where present) will be upgraded to ensure that the overall effective R/RSI values meet or exceed current Building Code and ASHRAE 90.1 requirements. Wherever possible, passive heating and cooling techniques will be utilized for the upgraded building, through the use of expanded areas of glazing, solar shading, high thermal mass materials and finishes within the new spaces.

## Infrastructure

The existing infrastructure within the site and off site will not be adversely impacted by the proposal, which is primarily intended to increase the usefulness of the existing building, not to greatly increase the size. As such, an upgrade to the existing infrastructure is not seen as being a major component of this project.

The City of Victoria's Public Works Department is currently upgrading John Street and it is believed that my site is in accordance to the design goal.

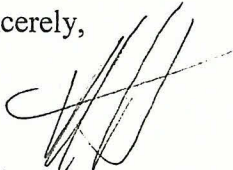
## Safety and Security

More business equals more eyes on the street. Flexible operating hours of a diverse group of businesses is no better deterrent to undesirable activities. I believe proposals such as mine increase the amount of legitimate activity and are encouraging the ongoing development of similar properties.

## Summary

The proposal is for a modest renovation that will benefit local businesses that wish to operate within the City of Victoria. The rezoning is a requirement for the design office to consider this location for their future office space. It expands the uses of the site and complements the current trend of businesses moving from a light industrial based, to service commercial and professional uses. The proposal is in keeping with the City's Plan for this area to be an ongoing employment district.

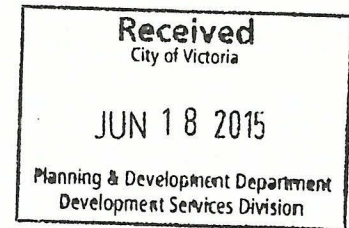
Sincerely,



Marian Dashwood-Jones

Phone: (250) 384-5711 Fax: (250) 361- 3914 Email: [svgi@shaw.ca](mailto:svgi@shaw.ca)  
2550 Rock Bay Ave Victoria BC V8T 4R6

June 17, 2015



Dear Mayor and Council:

**CALUC Community Meeting: Rezoning Application for 2550 Rock Bay Avenue**

On June 15, 2015, the Burnside Gorge Community Association (BGCA) hosted a CALUC community meeting that was advertised to discuss the proposal to rezone 2550 Rock Bay Avenue from M-2 (Light Industrial District) to M2-1 (Douglas-Blanshard Industrial District). The proposed changes would allow for professional office space and expanded showroom space on the second floor.

Marian Dashwood-Jones presented as the property owner. Feedback on this proposal is summarized below.

Parking

- No parking variance would be applied for. The site accommodates the required parking spaces.

Building tenants

- The owner has identified potential tenants.
- One attendee asked whether there is a need for professional office space given high vacancy rates downtown and in other parts of the city. The owner responded that they intend to offer reasonable rent and that other businesses in the area have successfully secured tenants in office space.

Building use/zoning

- The proposed professional office space on the second floor would have a separate entrance from the street.
- If the owner is successful in securing the proposed M2-1 zoning, the building would continue to be M2-1 in perpetuity, independent of ownership. The M2-1 zone allows uses in addition to the current M2 zoning and does not displace any uses allowed in M2 zones.
- One attendee suggested that the office space be used as medical office in future, given a lack of medical services in the area.
- One attendee expressed concern about the loss of manufacturing space through conversion to office space. The owner responded that heavy manufacturing has steadily decreased over time in Rock Bay and that new services have moved into former manufacturing space.





Burnside Gorge Community Association

27 Aug 2015 10:00 AM  
L151-004831 1/23-100-0000  
Info: Burnside Gorge Community Association

### Broader Context for Development

In addition to facilitating comments on the specific rezoning application at BGCA community meetings, the Chair also seeks feedback from attendees on their wishes for, and thoughts about, the immediate vicinity of a subject property. This information is provided to Mayor and Council and the Planning department to help provide critical, holistic perspectives on neighbourhood development objectives. Over time, this will help us stitch together a more comprehensive view and put rezoning applications into context of overarching community goals.

Attendees provided the following comments about the area around 2550 Rock Bay Avenue:

- We should develop Rock Bay as a live/work neighbourhood to attract tech workers and others who are interested in this type of space.
- Increasing residential use in the neighbourhood would need to be accompanied by new amenities.
- Rock Bay Avenue needs stoplights at intersections instead of four-way stops. There are accidents along Rock Bay Avenue regularly.

Respectfully,

*Carolyn Gisborne*

Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Marian Dashwood-Jones, Successful Visions Group Inc.

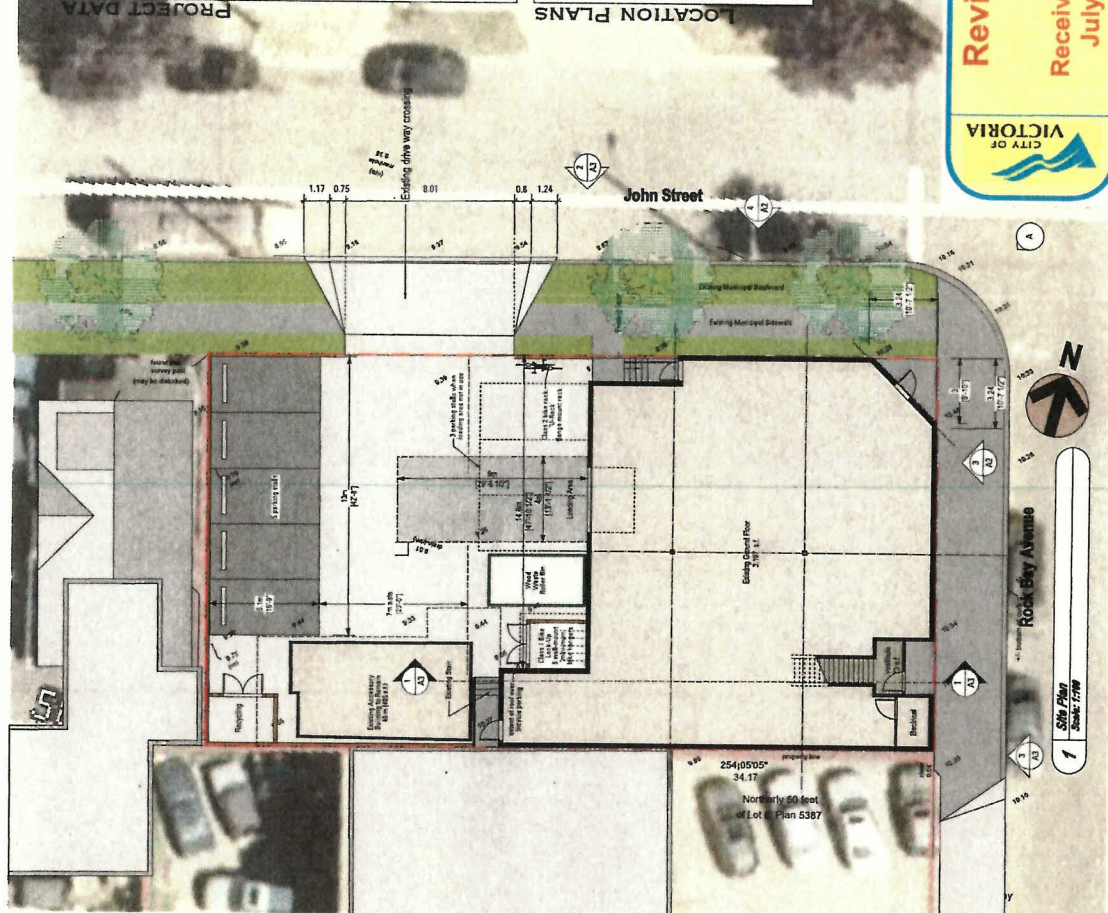
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Burnside Gorge Community Association



PROJECT DATA

<b>Owner:</b>	Reynolds Media Group 2550 Rock Bay Avenue Victoria BC
<b>Architect:</b>	Joseph S. Reed, URBIC & Associates, B.C. Joe Reed Architect Inc, 111 Yates Street, Victoria, B.C. Telephone: 250-409-7600 Fax: 250-529-7600 jreed@jreedarchitect.com
<b>City Address of Property:</b>	2550 Rock Bay Avenue, Victoria BC
<b>Legal Description:</b>	LOT 1A, SECTION 1, TOWNSHIP 1, PLAN 15980
<b>Zoning:</b>	Existing: Industrial Proposed: Light Industrial District
<b>Site Area:</b>	3,272.91 LL (786 m <sup>2</sup> )
<b>Building Area:</b>	3,872.91 LL (889 m <sup>2</sup> )
<b>Floor Area:</b>	3,172.91 LL (728 m <sup>2</sup> )
<b>Floor Area Ratio:</b>	0.98
<b>Use:</b>	Warehouse - Production and Storage Area on 1st Floor Warehouse - Office and Showroom Area on 2nd Floor Warehouse - Office and Showroom Area on 3rd Floor Warehouse - Office and Showroom Area on 4th Floor Warehouse - Office and Showroom Area on 5th Floor Warehouse - Office and Showroom Area on 6th Floor Warehouse - Office and Showroom Area on 7th Floor Warehouse - Office and Showroom Area on 8th Floor Warehouse - Office and Showroom Area on 9th Floor Warehouse - Office and Showroom Area on 10th Floor Warehouse - Office and Showroom Area on 11th Floor Warehouse - Office and Showroom Area on 12th Floor Warehouse - Office and Showroom Area on 13th Floor Warehouse - Office and Showroom Area on 14th Floor Warehouse - Office and Showroom Area on 15th Floor Warehouse - Office and Showroom Area on 16th Floor Warehouse - Office and Showroom Area on 17th Floor Warehouse - Office and Showroom Area on 18th Floor Warehouse - Office and Showroom Area on 19th Floor Warehouse - Office and Showroom Area on 20th Floor Warehouse - 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Office and Showroom



LOCATION PLANS



A - EXISTING BUILDING

**Revisions**  
Received Date:  
July 30/15

**CITY OF VICTORIA**

PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT

2550 ROCK BAY AVENUE  
VICTORIA, BC

A1

JUL 30 2015  
Planning & Development Department  
Development Services Division

Joe Newell  
812 Yates Street, Victoria, BC V8W 1Y3  
P: (250) 382-4340, F: (250) 382-5733  
www.joewellarchitect.com

Date: June 2015, Revised: 30 July 2015 for O/P



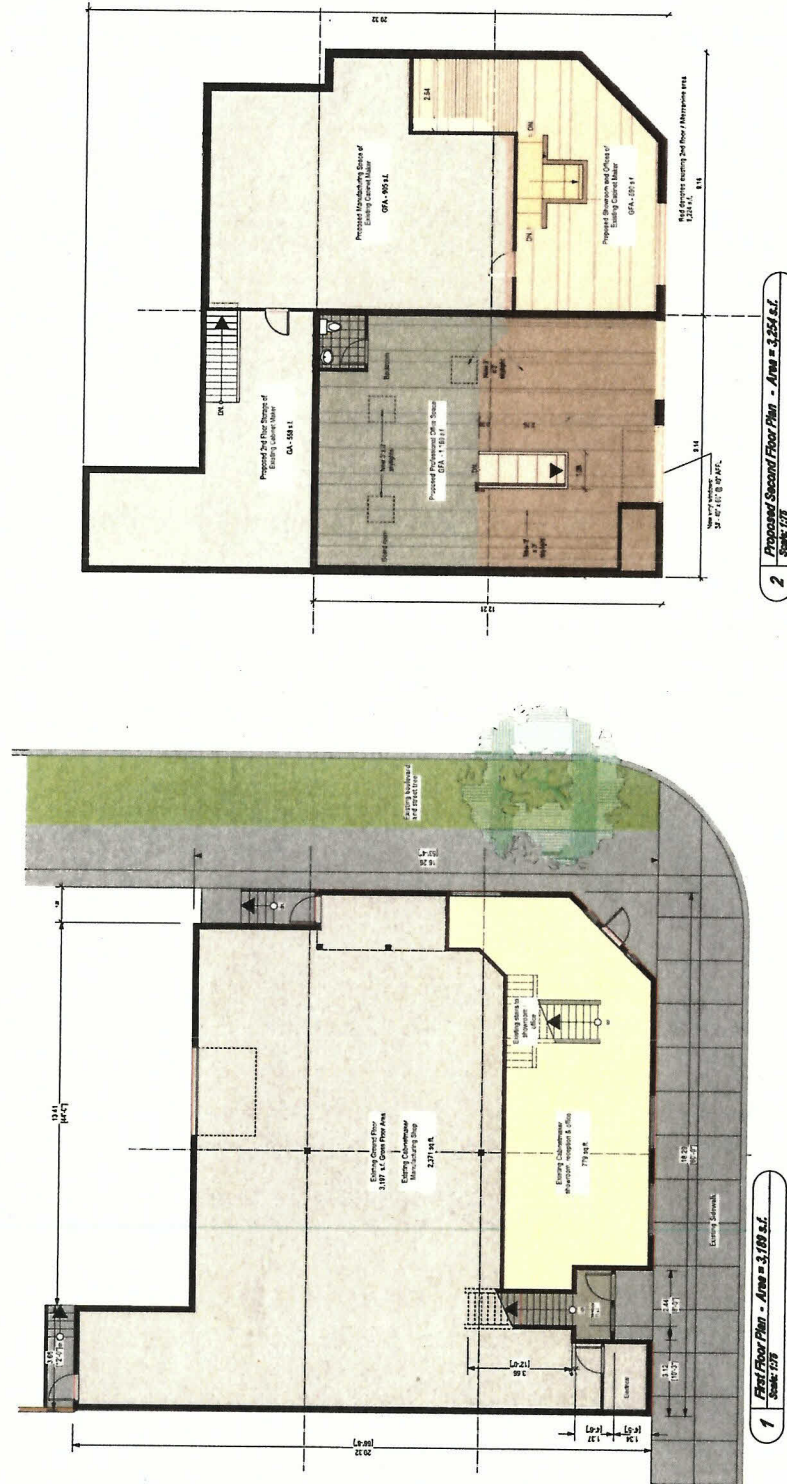
A2

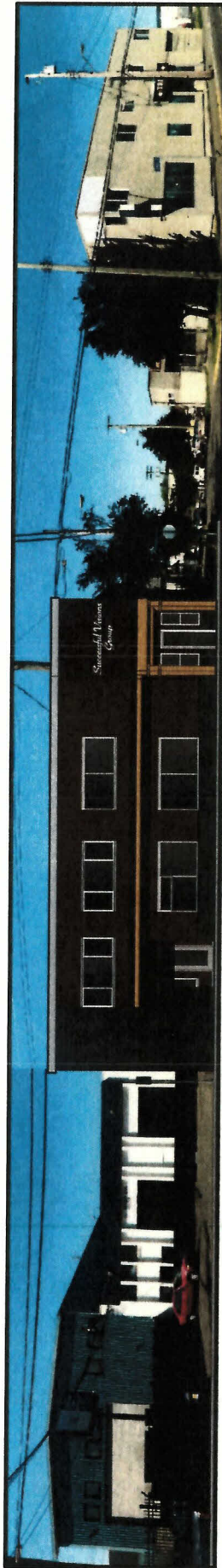
PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT

JUL 30 2015

**Planning & Development Department  
Development Services Division**

2550 ROCK BAY AVENUE

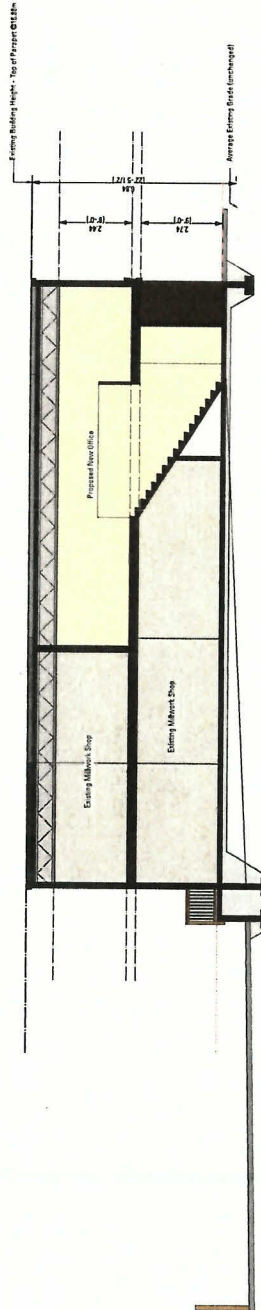




3 East Elevation - Rock Bay Avenue  
Scale: 1/8"



2 North Elevation - John Street  
Scale: 1/8"



1 Building Section  
Scale: 1/8"

2550 ROCK BAY AVENUE  
PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT  
City of Victoria

Received  
City of Victoria

A3

JUL 30 2015

Planning & Development Department  
Development Services Division

Joe Newell  
812 Yates Street, Victoria, BC V8W 1K3  
P: (250) 382-4240, F: (250) 382-5723  
www.joeandjillarchitect.com

July 2015





## Page 435 of 622



# Subject Property Overview



## Rezoning Application #00483 for Rock Bay Avenue Location

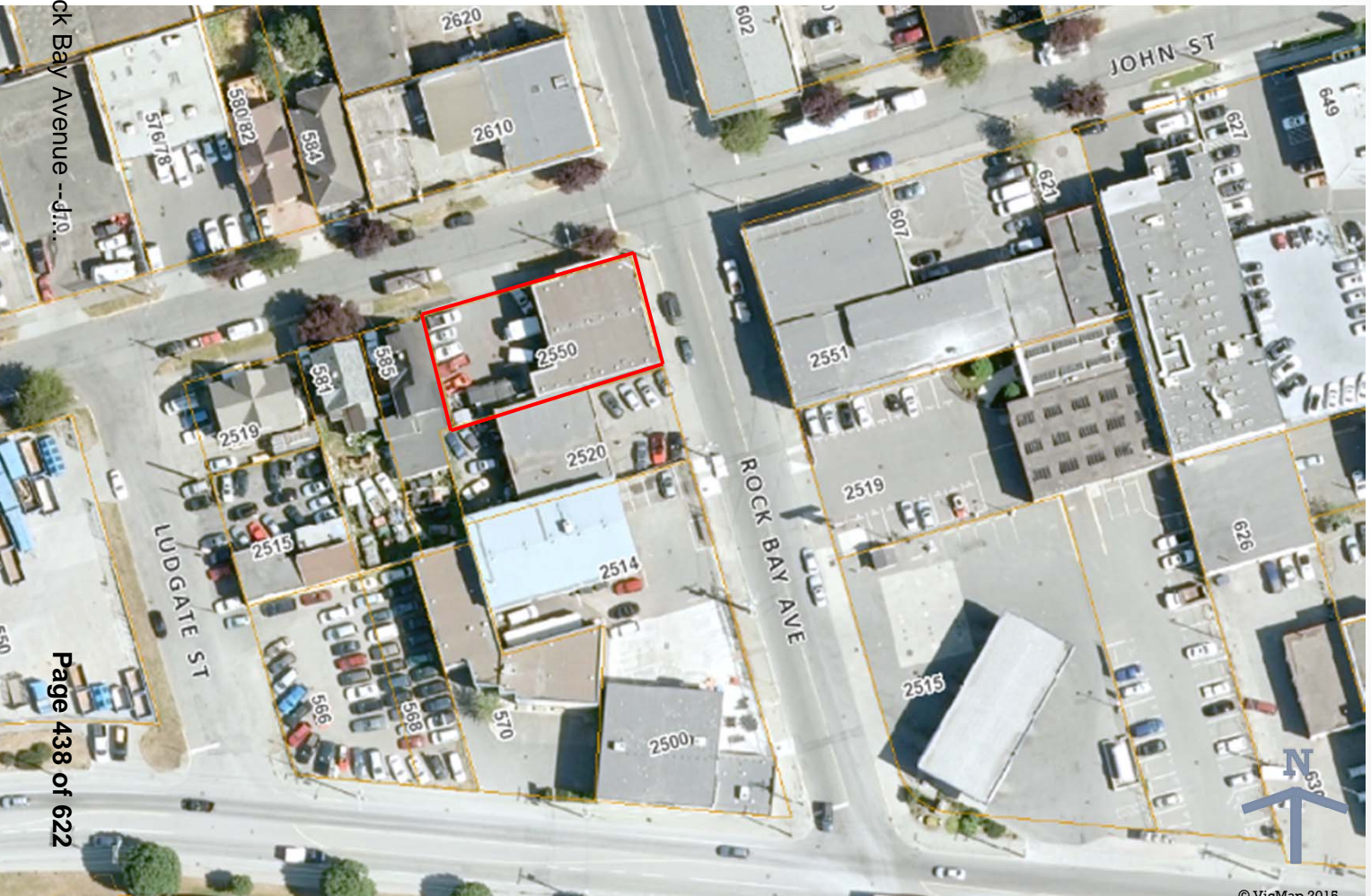




Rezoning Application No. 00483 for 2550 Rock Bay Avenue --J.....



# Subject Property Overview



## Rezoning Application #00483 for Rock Bay Avenue Location



# Subject Property Overview



## Rezoning Application #00483 for Rock Bay Avenue Street View - North Facing







# Subject Property Overview



## Rezoning Application #00483 for Rock Bay Avenue Street View - Existing Main Entrance





## Subject Property Overview



### Rezoning Application #00483 for Rock Bay Avenue Street View - Existing Main Entrance



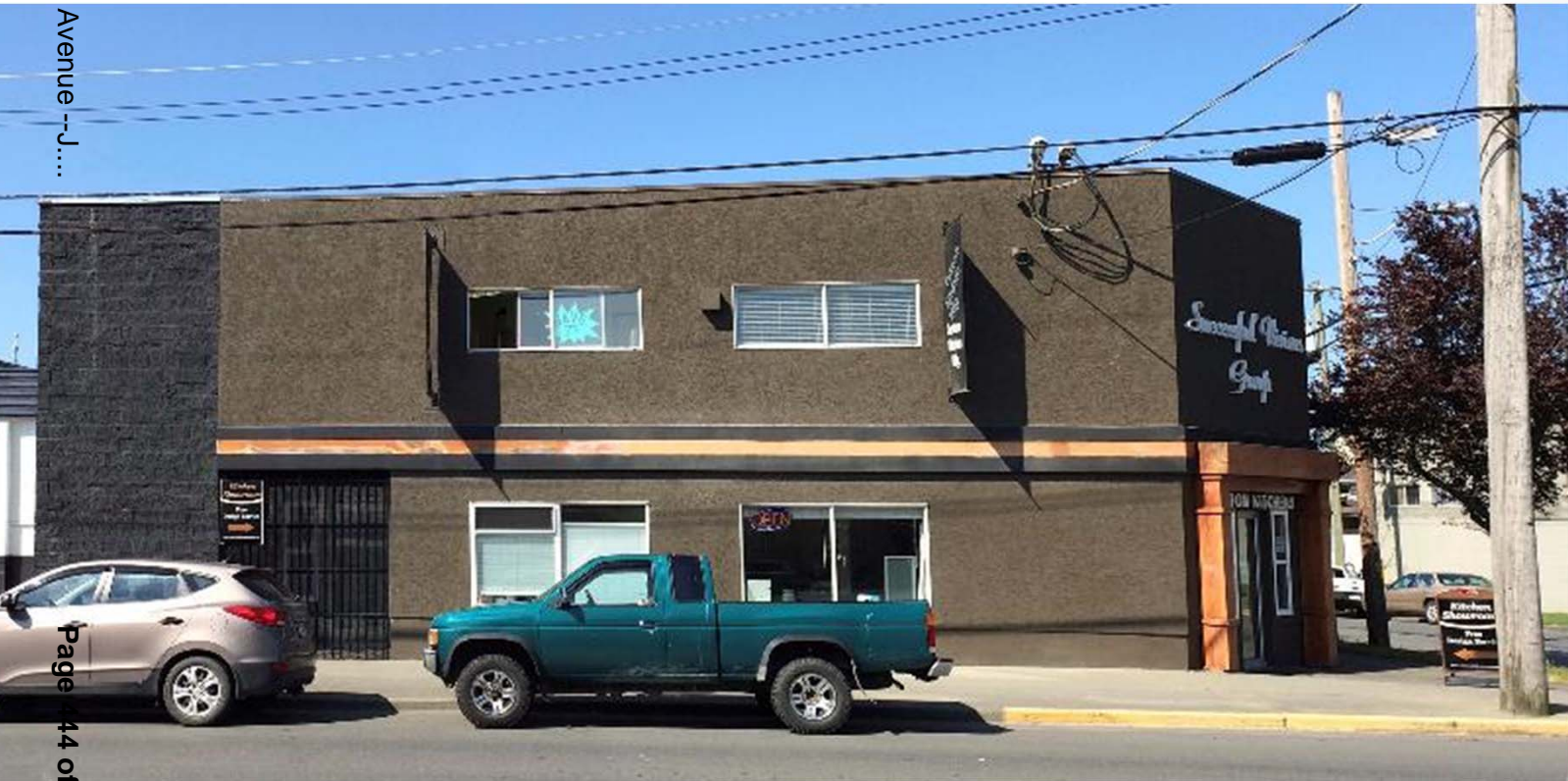




## Subject Property Overview

1

### Rezoning Application #00483 for Rock Bay Avenue Street View – East Facing





# Proposed Development

3

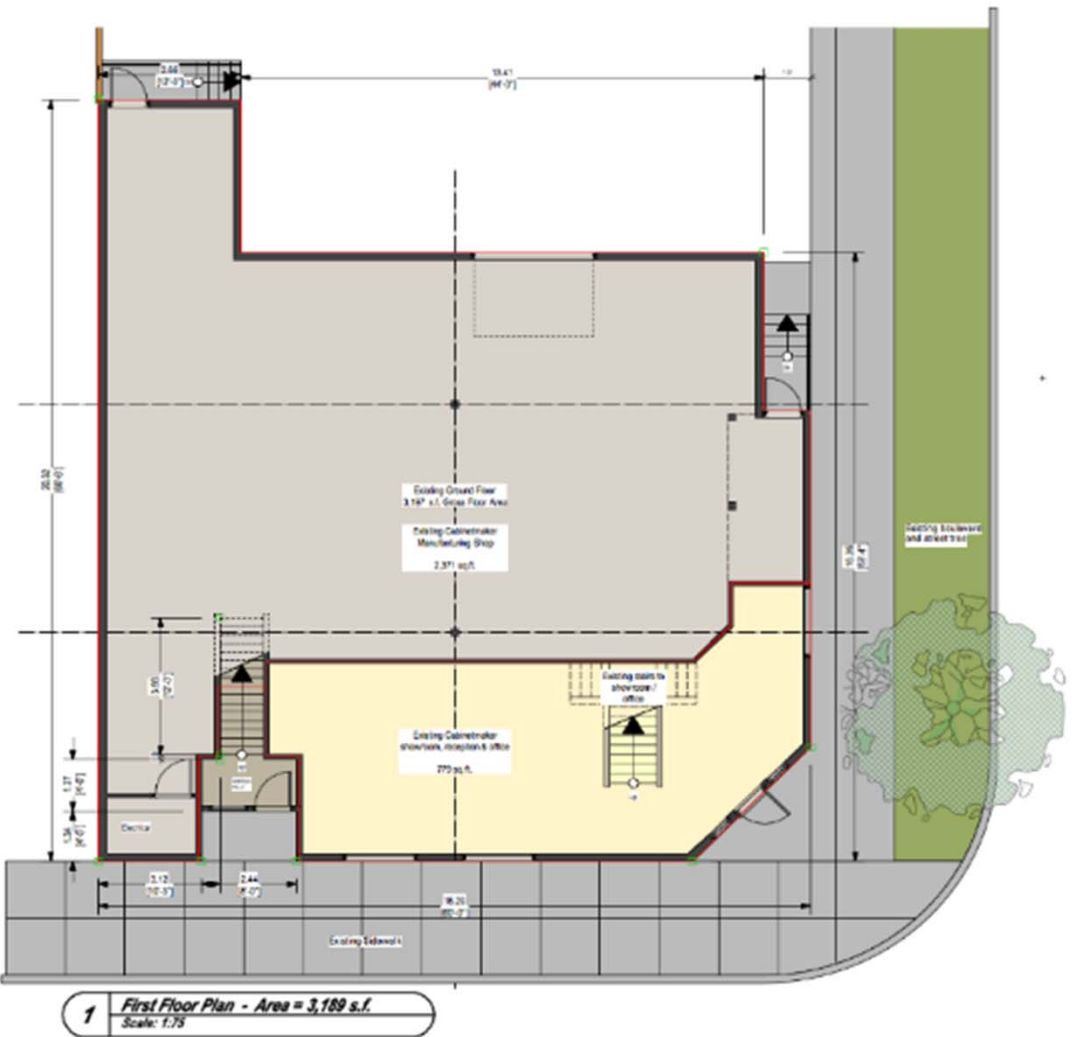
## Rezoning Application #00483 for Rock Bay Avenue Site Plan





# Proposed Development

# Rezoning Application #00483 for 2550 Rock Bay Avenue



483 for 2550 Rock Bay

197<sup>Aven</sup>Sq.Ft.

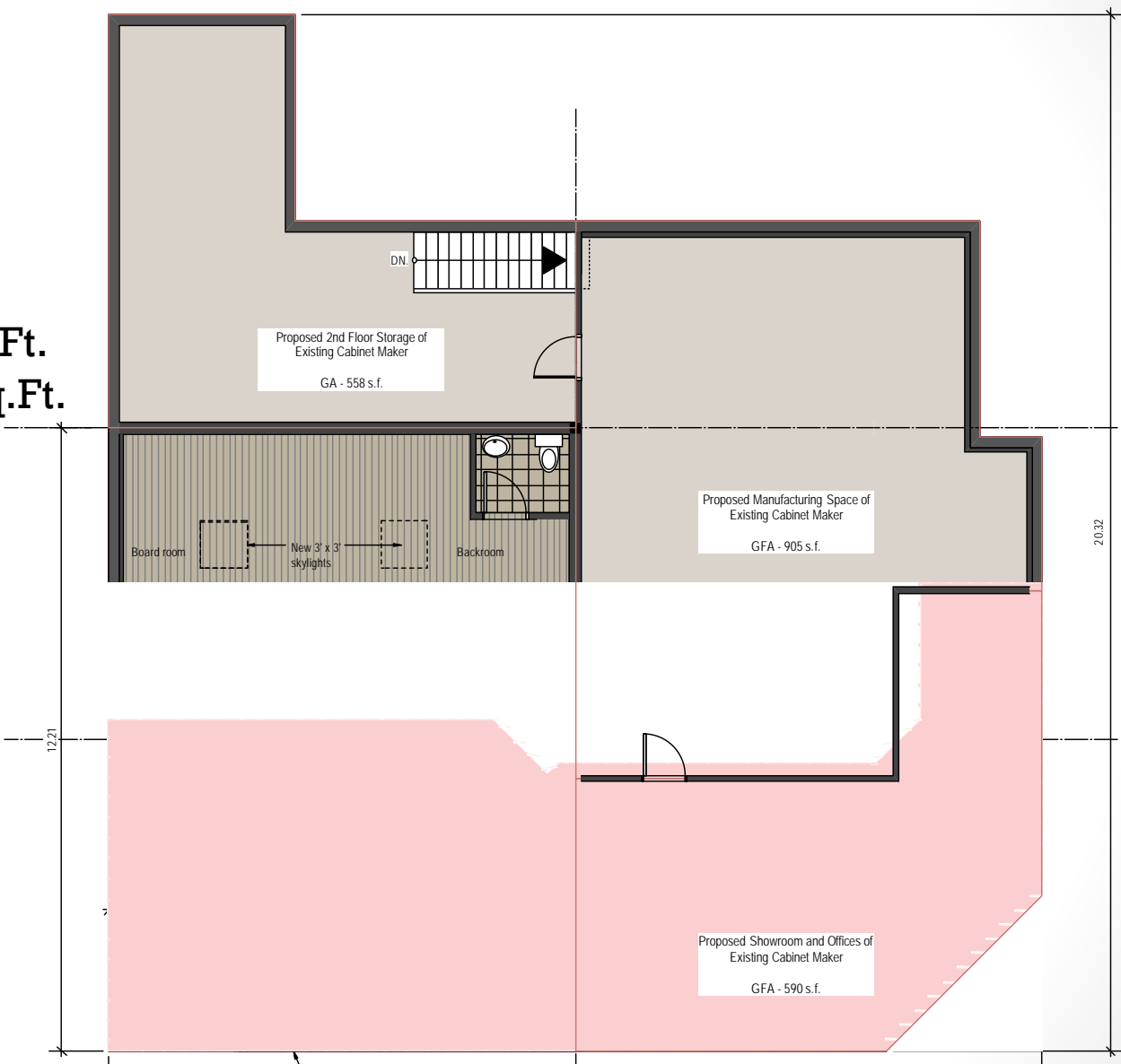
# Proposed Development

3

## Rezoning Application #00483 for Rock Bay Avenue

### Upper Floor Plan

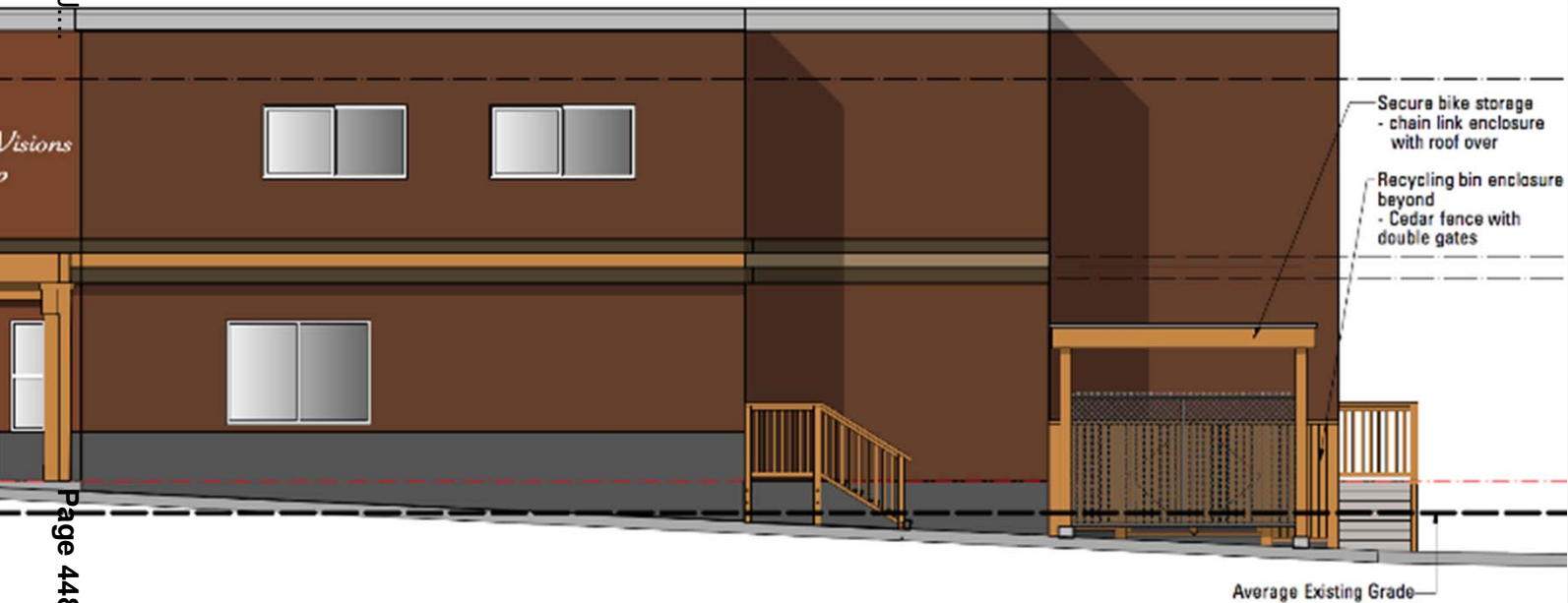
Proposed: 1,615 Sq.Ft.  
Total: 3,255 Sq.Ft.



## Proposed Development

3

### Rezoning Application #00483 for Rock Bay Avenue North Exterior Elevation



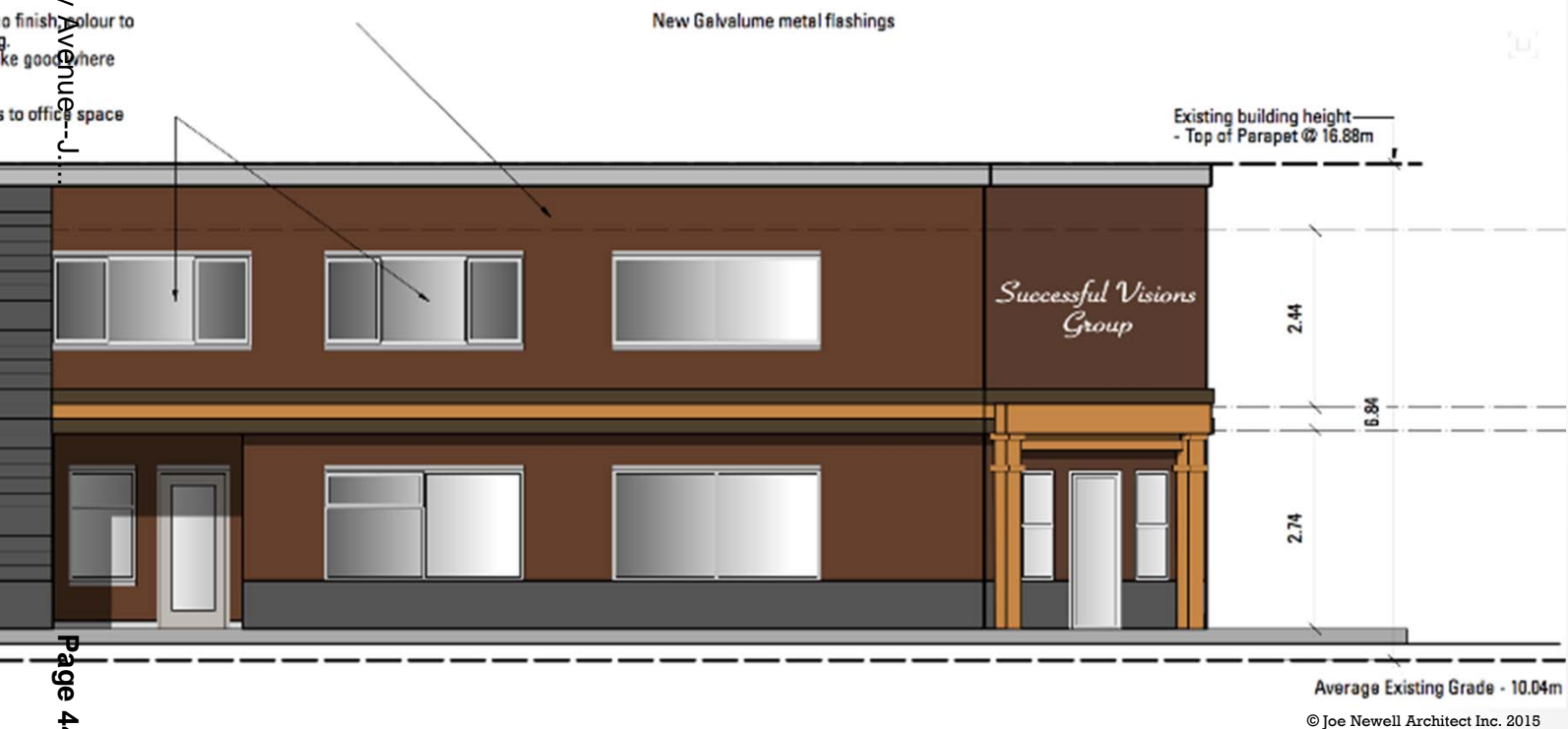
© Joe Newell Architect Inc. 2015



# Proposed Development

3

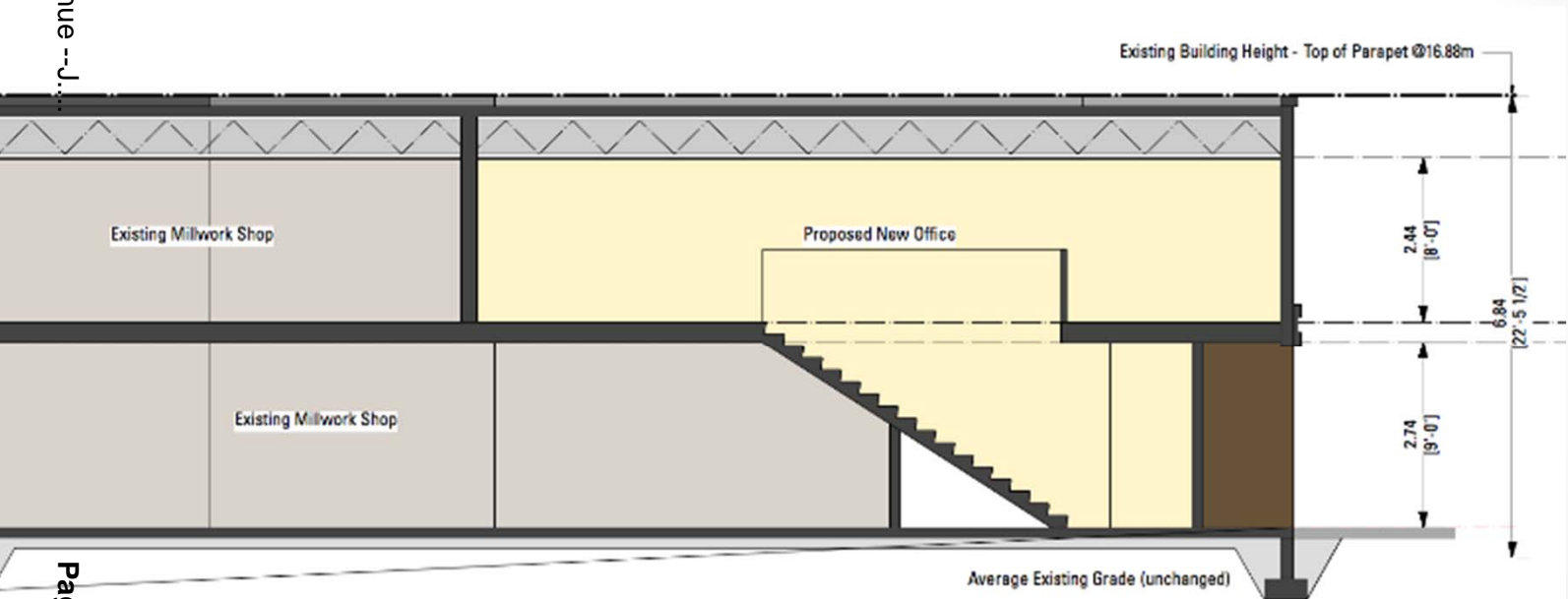
## Rezoning Application #00483 for Rock Bay Avenue East Exterior Elevation



# Proposed Development

3

## Rezoning Application #00483 for Rock Bay Avenue Building Section



© Joe Newell Architect Inc. 2015

# Rezoning Application #00483 for Rock Bay Avenue Street Views



© Joe Newell Architect Inc. 2015

an Street View



© Joe Newell Architect Inc. 2015

ck Bay Avenue View

Proposed Development

3



## Rezoning Application #00483 for Rock Bay Avenue Summary

Rezoning: M-2 Light Industrial District, to M2-I Douglas  
Blanshard Industrial District.

- Will permit professional office space occupancy

### Proposal:

Renovation of existing building within building envelope

- 1,614 square feet added to second floor
- 1,160 square feet of new office space
- New windows and skylights
- Upgraded insulation

Floor Space Ratio below maximum permitted

### Official Community Plan:

Conforms to the OCP

# Proposed Development

3

## Development Variance Application #00155 for Rock Bay Avenue Site Plan



# Proposed Rezoning 2550 Rock Bay Ave.

Office & Light Industrial Development



## Project Information

### Proposal (continued):

Density of the site (Floor Space Ratio) increased by approximately 25% (from 0.62 : 1 to 0.88 : 1)

- Well below permitted FSR of 3.0 : 1.0, for M2 and M2-I zones.

### Official Community Plan:

Conforms to the OCP notably:

- Chapter 14 *OCP* 6.13.14.7
- The OCP Implementation Strategy (2013).

### Advantages:

Expanded flexibility of space usage

Increased opportunities for professional office space and design centers

Employment base in the area retained and enhanced

# Project Data

<b>Owner:</b>	Successful Visions Group 2550 Rock Bay Avenue Victoria BC		
<b>Architect:</b>	Joseph R. Newell, MAIBC, B. Arch, B.E.S. Joe Newell Architect Inc, 612 Yates Street, Victoria, B.C. Telephone: 382-4240 Fax: 382-5733 joenewell@joenewellarchitect.com		
<b>Civic Address of Property: Legal Description</b>	2550 Rock Bay Avenue, Victoria BC LOT A, SECTION 4, VICTORIA DISTRICT, PLAN VIP55947		
<b>Zoning:</b>	Existing	M2 - Light Industrial District	
	Proposed	M2-I - Douglas Blanshard Industrial District	
<b>Site Area:</b>		7,877.00 s.f.	( 732 m2)
<b>Building Area:</b>		3,587.00 s.f.	( 333 m2)
<b>Floor Area:</b>	First Floor	3,197.00 s.f.	( 297 m2)
	Second Floor	3,255.00 s.f.	( 302 m2)
	Existing Accessory Building	485.00 s.f.	( 45 m2)
	Total:	6,937.00 s.f.	( 644 m2)
<b>Floorspace Ratio:</b>	Permitted:	3.0 : 1.0	
	Proposed:	0.88 : 1.00	
<b>Uses:</b>	<b>Cabinet Maker - Production and Storage</b>		
	Area on 1st floor	2,856.00 s.f.	( 265 m2)
	Area on 2nd floor	1,463.00 s.f.	( 136 m2)
	Total - Manufacturing	4,319.88 s.f.	( 401 m2)
	<b>Cabinet Maker - Office and Showroom (Retail)</b>		
	Area on 1st floor	779.00 s.f.	( 72 m2)
	Area on 2nd floor	590.00 s.f.	( 55 m2)
	Total - Office and Showroom	1,369.00 s.f.	( 127 m2)
	<b>Professional Office</b>		
	Area on 1st floor	75.00 s.f.	( 7 m2)
	Area on 2nd floor	1,160.00 s.f.	( 108 m2)
	Total - Office	1,235.00 s.f.	( 115 m2)

# Proposed Development

3

## Project Data

### Setbacks:

<b>Front Yard (Rock Bay Avenue - East):</b>	Required:	None	
	Proposed:	None	(Existing)
<b>Side Yard (Interior - South):</b>	Required:	None	
	Proposed:	None	(Existing)
<b>Side Yard (John Street - North):</b>	Required:	None	
	Proposed:	None	(Existing)
<b>Rear Yard (Interior - West):</b>	Required:	14.00 m	( 45.9 ' )
	Proposed: to existing accessory building	0.00 m	( 0.0 ' ) (Existing)
<b>Street Intersection Setback</b>	Required:	Line connecting points 3 m from intersection	
	Proposed:	Line connecting points 3.2 m from intersection	

<b>Building Height:</b>	Maximum:	15.00 m	( 49.2 ' )
	Proposed:	6.84 m	( 22.4 ' ) (Existing)

<b>Parking:</b>	Required:	
	for Manufacturing (cabinet maker)	1 stall/140m <sup>2</sup> - 401/140 = 2.9 = 3 stalls
	for Display (cabinet maker)	1 stall/37.5m <sup>2</sup> - 127/37.5 = 3.4 = 4 stalls
	for Office	1 stall/65 m <sup>2</sup> - 115/65 = 1.77 = 2 stalls
		Total required 8 stalls required
Proposed:	5 stalls provided	Variance required
	(Additional 3 stalls when loading area not in use)	

<b>Loading</b>	Required - 1 space	Provided: 1 space	(Existing)
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<b>Bicycle Parking:</b>	Manufacturing: 80% Class 1 / 20% Class 2	1 space/950 m <sup>2</sup> industrial = 328/ 950 = 1
	Retail: 50% Class 1 / 50% Class 2	1 space/205 m <sup>2</sup> Retail = 150 / 205 = 1
	Office: 50% Class 1 / 50% Class 2	1 space/205 m <sup>2</sup> Office = 115 / 205 = 1
	Required:	6 required as minimum as per Bylaw
	Proposed:	5 Class 1 spaces and 2 Class 2 spaces



# Outline

## 1 Subject Property Overview

- Location
- Street Views

## 2 Rezoning Rationale

- Existing Zoning
- Project Information

## 3 Proposed Development

- Project Data
- Site Plan
- Floor Plans
- Exterior Elevations
- Building Section
- Street Views

## 4 Summary



## Planning and Land Use Committee Report For the Meeting of August 27, 2015

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**To:** Planning and Land Use Committee                      **Date:** August 14, 2015  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Development Variance Permit No. 00155 for 2550 Rock Bay Avenue

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00483, if it is approved, Council consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00155 for 2550 Rock Bay Avenue, in accordance with:

1. Plans date stamped July 30, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - Schedule C Section 16 - Required parking spaces relaxed from 8 parking spaces (3 for manufacturing, 2 for offices and 3 for cabinet display and sales) to 5 parking spaces.
3. The Development Variance Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 922 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the Permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 2550 Rock Bay Avenue. The proposal is in association with a Rezoning Application to permit an expanded range of light industrial/service commercial uses and to renovate the interior of the building. The renovation would extend the second floor area for professional offices as well as a showroom and storage space for the cabinet-making business on the ground floor. The addition of professional office use and expanded floor area increases the parking requirement from five stalls to eight stalls.

The following points were considered in assessing this Application:

- The proposed increase in floor area and additional uses may result in an increased parking demand.
- Additional customer parking can be absorbed into the existing street parking.
- Increased employee parking demand will not be accommodated on the street and alternative modes of transportation will need to be considered.
- The provision of a secure bike enclosure, as well as a bike rack as proposed by the applicant, will help mitigate increased employee parking demand.
- The location of the building near major transit routes, as well as convenient access to the Galloping Goose Regional Trail, is a factor that support reduced parking.
- A reduced parking standard for retail sales of furniture may be justified given the larger floor area required for display.

## **BACKGROUND**

### **Description of Proposal**

The proposal is in association with a Rezoning Application to permit an expanded range of light industrial/service commercial uses and to renovate the interior of the building. The renovation would extend the second floor area (by 150m<sup>2</sup>) for professional offices as well as a showroom and storage space for the cabinet-making business on the ground floor. The addition of professional office use and expanded floor area increases the parking requirement from five stalls to eight stalls.

The proposed variance is to reduce the parking requirement from eight to five stalls. The five stalls currently exist in the rear yard of the building with driveway access John Street. Also in the rear yard, the proposal includes the addition of a secure bike enclosure and a two-stall bike rack.

### **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this application.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit Application.

### **Existing Site Development and Development Potential**

The site is presently comprised of a two-storey building built in 1946 occupied by a cabinet making manufacturing and furniture sales business. Rear yard parking for five cars is accessed from John Street.



## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 5, 2015, the Application was referred for a 30-day comment period to the Burnside-Gorge CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes a variance, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

## ANALYSIS

The proposed increase in floor area and additional uses may result in an increased parking demand. Additional customer parking can be absorbed into the existing street parking. However, increased employee parking demand will not be accommodated on the street and alternative modes of transportation will need to be considered. The provision of a secure bike enclosure as well as a bike rack, as proposed by the applicant, will help mitigate increased employee parking demand. The location of the building near major transit routes, as well as convenient access to the Galloping Goose Regional Trail, is also cited by the applicant as a factor that support the provision of reduced parking. Staff note that a reduced parking standard for retail sales of furniture may be justified given the larger floor area required for display.

## CONCLUSIONS

The proposed parking variance is relatively minor in nature. Staff recommend that Council consider approving a reduction in the required parking from eight to five stalls.

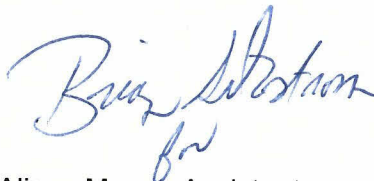
## ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00155 for the property located at 2550 Rock Bay Avenue.

Respectfully submitted,



Brian Sikstrom  
Senior Planner  
Development Services  
Division



Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date: August 19, 2015

**List of Attachments**

- Zoning map
- Aerial Mmap
- Letter from applicant dated July 30, 2015
- Plans dated July 30, 2015.







2550 Rock Bay Avenue  
Rezoning #00483  
Bylaw #





# Successful Visions Group Inc

July 30, 2015

City of Victoria  
1 Centennial Square  
Victoria BC

Attention: Mayor and Council

**RE: Proposal to rezone 2550 Rock Bay Avenue from M-2 to M2-1  
Lot A. Plan VIP55947. Section 4. Victoria District. (PID 01 8-1 41 - 293)**

Your Worship and Members of Council,

I wish to gain your approval to rezone my property from M-2 Light Industrial District, to the M2-1 Light Industrial District.

2550 Rock Bay Avenue is located in the industrial neighbourhood of Victoria. The existing building on the property will be retained and would be renovated to extend the existing second floor space to permit professional office space and showroom.

My building was previously three residential lots and has housed only my millwork factory since the 1994 building permit. Currently the millwork factory is located on the ground floor with the business office and showroom as well as some factory production space on a second level. The second floor expansion will add 1,614 square feet which will increase employment opportunities.

This proposal conforms to the OCP notably (Chapter 14) OCP6.13.14.7 and the OCP implementation strategy (2013). This proposal will retain and enhance the employment base in the area.

## **Location and Background**

My property is located in the Rock Bay Industrial area, approximately two kilometres Northwest of the downtown core of Victoria. The Rock Bay area was originally developed in the 1900's as a residential neighbourhood but has transformed to industrial and service commercial uses over the past 40 years. Presently, only a few of the original residential dwellings remain and the area is generally retained as the core of industrial activity in the area.

Phone: (250) 384-5711 Fax: (250) 361- 3914 Email: [svgi@shaw.ca](mailto:svgi@shaw.ca)  
2550 Rock Bay Ave Victoria BC V8T 4R6

# Successful Visions Group Inc

Over the past ten years, development in this area has been a process of evolving from traditional industrial uses towards a diverse service commercial and light industrial base with this occurring mostly on a site by site basis. These sites are becoming more flexible to allow retailing, warehousing, manufacturing, and offices.

My property is situated on the southwest corner of Rock Bay Avenue and John Street, towards the Southern periphery of the neighbourhood. It lies east of Bridge Street, which like Rock Bay Avenue is a north to south arterial route carrying traffic from Gorge Road to Bay Street. Properties lying west of Bridge Street are zoned for more heavy industrial use, whereas the properties along Rock Bay Avenue are more service-commercial in nature.

## **Rationale**

The proposed M2-1 zone is the same as that of the property directly across from my property on Rock Bay Avenue (607 John Street).

My property is currently zoned M-2 Light Industrial District. The current zoning allows virtually all non offensive light industrial land uses, as well as banks, churches, clubs, restaurants and retail sales, but does not permit professional offices at present. There are a number of buildings in the neighbourhood that have been rezoned or that are located on a site with pre-existing zoning that permits an office use.

The proposed renovation that is being presented in support of the change in zone, currently envisages a professional office above the existing millwork shop floor. The existing show room and office associated with the millwork factory would be relocated from their current location on a mezzanine level within the building, to a full 2<sup>nd</sup> storey over the currently double height millwork shop floor.

As part of the proposal, the density of the site (measured as Floor Space Ratio) would increase by approximately 25% of the site area (from 0.62 : 1 to 0.88 : 1). This is still well below the permitted Floor Space Ratio of 3.00 : 1.0, for both the M2 and M2-1 zones.

The proposal does not require a change to the Official Community Plan.

Diversifying the possible uses of the building and encouraging professional office use in the neighbourhood, I believe is a positive aspect of the project. At present there are a number of retail and manufacturing businesses selling and /or producing millwork, furniture, and architectural fittings in the vicinity. Several professional offices and design firms have also taken up residence in nearby buildings that already had the appropriate zoning, or were purposely rezoned in order to accommodate them. There are also a number of businesses that make the

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2550 Rock Bay Ave Victoria BC V8T 4R6



# Successful Visions Group Inc

neighbourhood a desirable area in which to set up a business with restaurants, brewpubs, cafes etc., making it a desirable location for employees and business owners alike.

## Transportation

The property is located within 1 block of two major transportation arteries and within ¼ mile of a third, all of which are major public transit routes, (BC Transit Route #11, (Gorge Road), #14 (Bay Street), as well as all major routes on Douglas Street going North). The site also has relatively convenient access to the Galloping Goose Regional Trail and various trails that connect with it. Access to the trail is possible from nearby adjacent streets leading to Selkirk Waterfront, or by continuing across the Bay Street Bridge to the trail running alongside the Railyards development in Vic West.

In support of our 2 or 3 stall parking variance accompanying this rezoning application we offer the following rationales: a) our 4 corner location has approx. 25 free street parking spots of 1-2 hours; b) our loading zone is minimally used with 8 spots easily accessed; c) there are 5 class 1 + 2 class 2 bicycles stalls; d) the nature of our retail sales 0 to 1 visitor per day could perhaps allow for a relaxed calculation of 1 space per 65m<sup>2</sup> of floor area thus requiring 2 stalls only for retail.

## Heritage

The existing 22 year old building is not heritage; it is adjacent to some older buildings. The proposed renovations do not pose an obstruction, visual or otherwise, to or from any adjacent properties. The exterior envelope of the existing building is not being enlarged in any way.

## Sustainability

The proposal is to retain the existing building, expanding floor space only within the existing envelope. Re-zoning the property is increasing the possible uses of the existing structure. I have no desire to remove the existing building and in expanding the possible uses I am extending the usefulness and life of the building.

Sustainability hinges on reducing and re-using resource and the adaptive re-use of an existing building is one way to achieve this.

Sustainable products and materials will be used where possible and where it makes economic sense. The project will not, however, be targeting any particular sustainability verification program (LEED/Built Green). It is the goal of the design office to ensure that the office space will use environmentally preferable materials for finishes and construction. In addition, alternative heating sources will be explored for both the new professional offices and the existing office and showroom of the millwork factory.

Phone: (250) 384-5711 Fax: (250) 361-3914 Email: [svgi@shaw.ca](mailto:svgi@shaw.ca)  
2550 Rock Bay Ave Victoria BC V8T 4R6

# Successful Visions Group Inc

new windows and doors be installed throughout for consistency of appearance as well as for the benefits of better energy efficiency.

The existing insulation of the building (where present) will be upgraded to ensure that the overall effective R/RSI values meet or exceed current Building Code and ASHRAE 90.1 requirements. Wherever possible, passive heating and cooling techniques will be utilized for the upgraded building, through the use of expanded areas of glazing, solar shading, high thermal mass materials and finishes within the new spaces.

## Infrastructure

The existing infrastructure within the site and off site will not be adversely impacted by the proposal, which is primarily intended to increase the usefulness of the existing building, not to greatly increase the size. As such, an upgrade to the existing infrastructure is not seen as being a major component of this project.

The City of Victoria's Public Works Department is currently upgrading John Street and it is believed that my site is in accordance to the design goal.

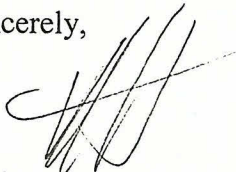
## Safety and Security

More business equals more eyes on the street. Flexible operating hours of a diverse group of businesses is no better deterrent to undesirable activities. I believe proposals such as mine increase the amount of legitimate activity and are encouraging the ongoing development of similar properties.

## Summary

The proposal is for a modest renovation that will benefit local businesses that wish to operate within the City of Victoria. The rezoning is a requirement for the design office to consider this location for their future office space. It expands the uses of the site and complements the current trend of businesses moving from a light industrial based, to service commercial and professional uses. The proposal is in keeping with the City's Plan for this area to be an ongoing employment district.

Sincerely,



Marian Dashwood-Jones

Phone: (250) 384-5711 Fax: (250) 361- 3914 Email:[svgi@shaw.ca](mailto:svgi@shaw.ca)  
2550 Rock Bay Ave Victoria BC V8T 4R6





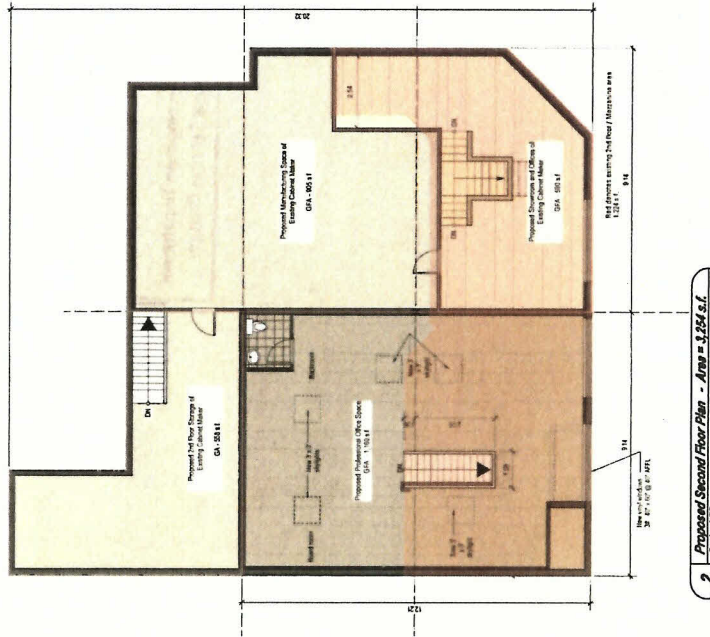
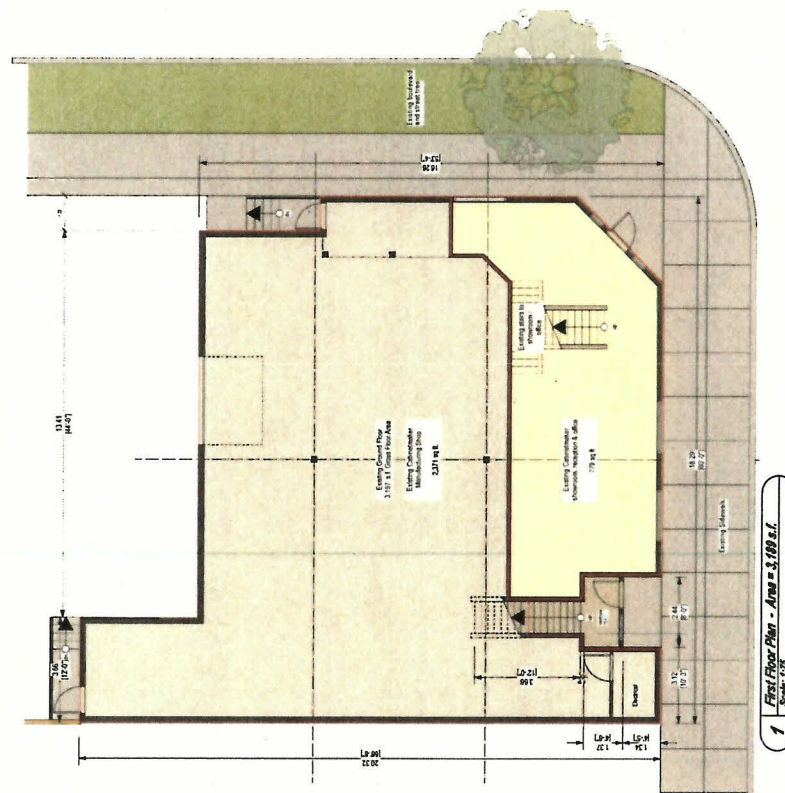
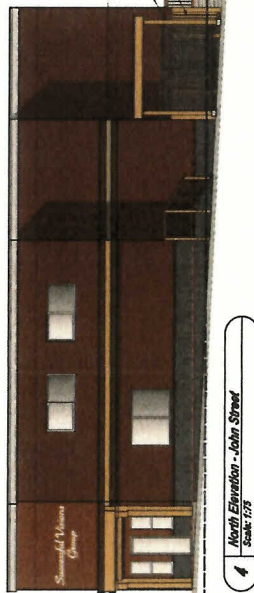


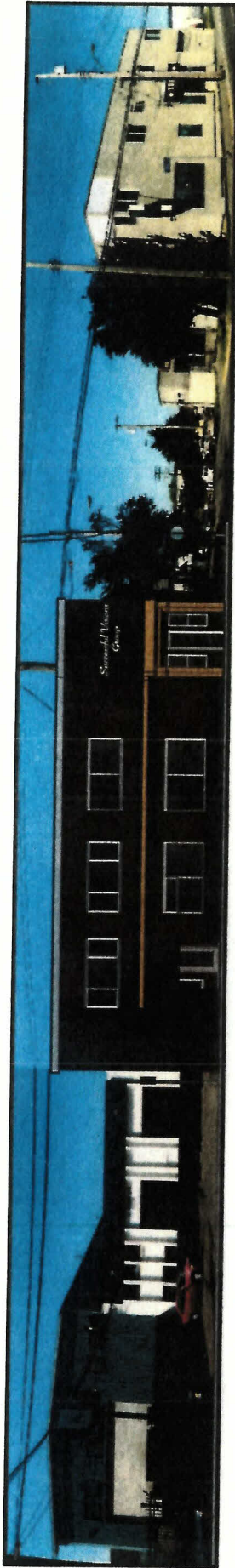
JUL 30 2015

Planning & Development Department  
Development Services Division

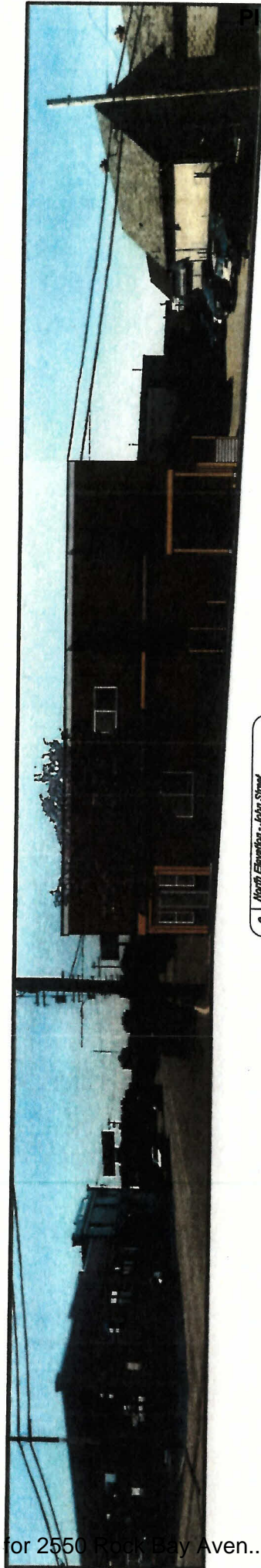
**PROPOSED OFFICE / LIGHT INDUSTRIAL DE**

**2550 ROCK BAY AVENUE**

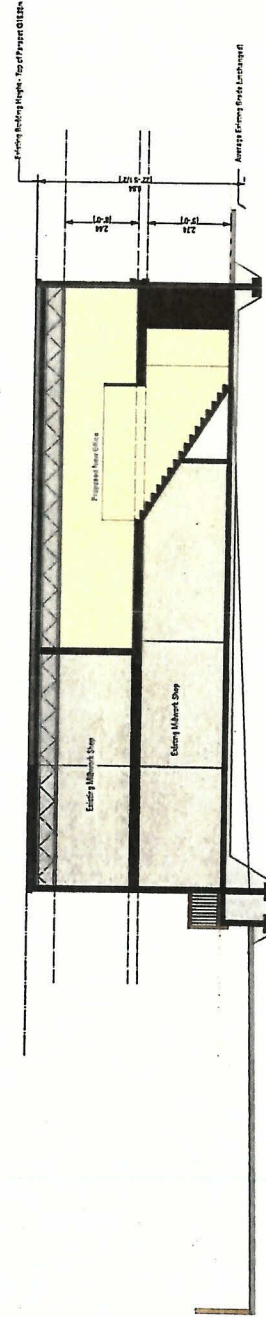




3 East Elevation - Rock Bay Avenue  
Scale: 1/8"



2 North Elevation - John Street  
Scale: 1/8"



1 Building Section  
Scale: 1/8"

2550 ROCK BAY AVENUE  
PROPOSED OFFICE / LIGHT INDUSTRIAL DEVELOPMENT  
A3

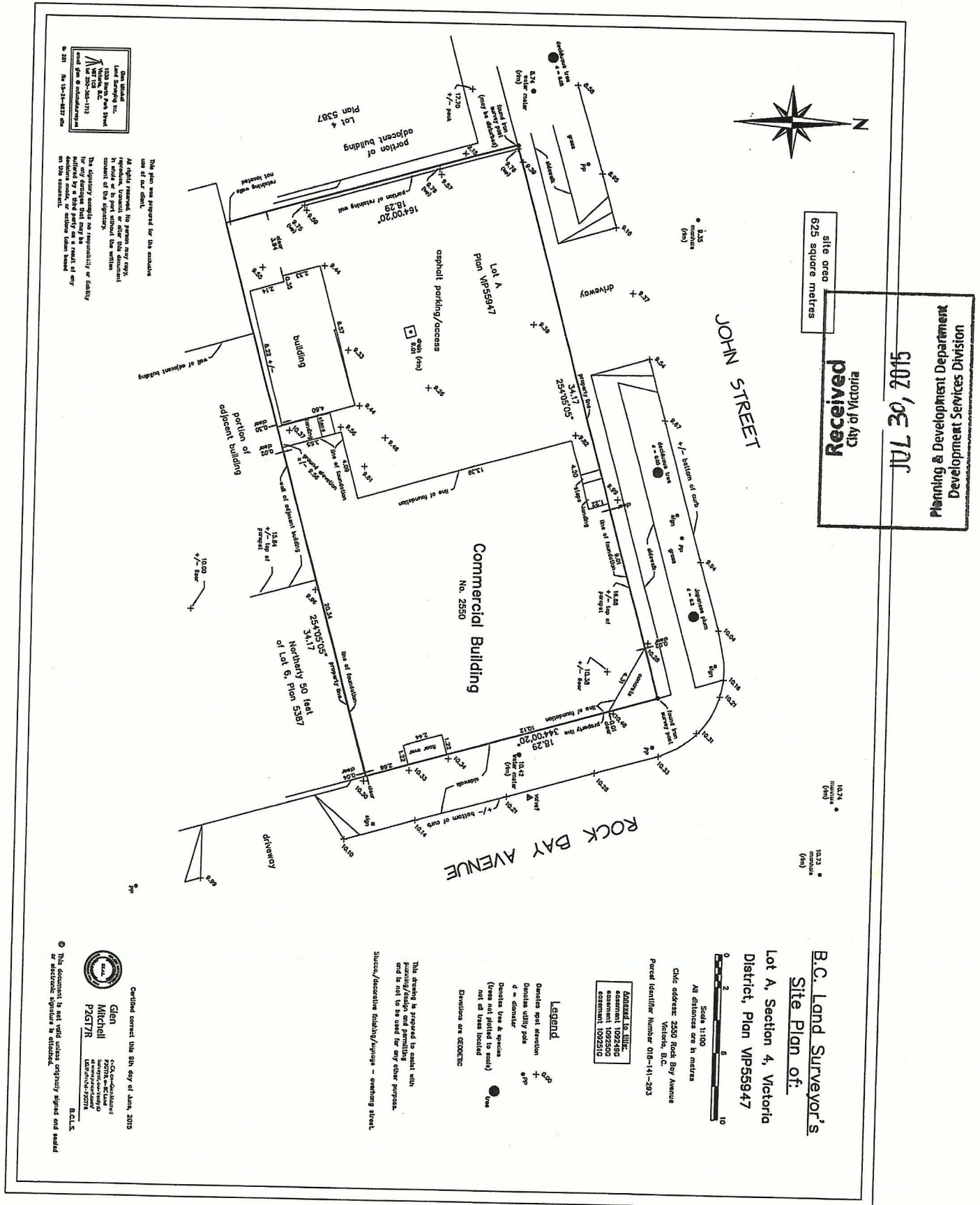
Joe Newell  
113 WEST 12TH STREET, VICTORIA, BC V8V 1K5  
P: (250) 382-4260, F: (250) 382-9700  
www.joewellarchitect.com

1000-400-2015

JUL 30 2015

Planning & Development Department  
Development Services Division









## Planning and Land Use Committee Report

For the Meeting of August 27, 2015

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**To:** Planning and Land Use Committee      **Date:** August 13, 2015  
**From:** Jim Handy, Senior Planner – Development Agreements, Development Services Division  
**Subject:** Development Permit Application No. 000435 for 254 Belleville Street

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 000435 for 254 Belleville Street, in accordance with:

1. Plans date stamped July 13, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.”

### LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan, 2012*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of commercial, industrial and multi-family residential development, a Development Permit may include requirements respecting the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 254 Belleville Street. The Application proposes to locate a refrigeration unit at the existing Victoria Clipper Ferry Terminal.

The following points were considered in assessing this Application:

- The proposed refrigeration unit will be used as food storage for a food truck that was approved by Council on April 30, 2015.
- The building will be located in an area where it is largely screened from public view.

## BACKGROUND

### Description of Proposal

The proposal is to locate a refrigeration unit at the existing Victoria Clipper Ferry Terminal. The proposed refrigeration unit will be used as food storage for a food truck (previously approved) that will be located on the premises.

Specific details include:

- the refrigeration unit will be a converted steel storage container
- the building will have floor area of 14.6m<sup>2</sup> and would be 2.4m in height
- the building will be located inside a secure fenced area used for freight storage.

### Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

### Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this Application.

### Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

### Existing Site Development and Development Potential

The site is presently in the existing IHT3 Zone, Inner Harbour Commercial District, which allows for a range of uses including docks for ferries and aircraft, accessory facilities for marine related transportation (i.e. parking, ticket offices etc.), retail, offices, restaurants and outdoor storage.

### Data Table

The following data table compares the proposal with the existing IHT3 Zone, Inner Harbour Commercial District. There are no variances required to accommodate this proposal.



Zoning Criteria	Proposal	Zone Standard
Site area (m <sup>2</sup> ) - minimum	11,880	n/a
Total floor area (m <sup>2</sup> ) - maximum	1,303	5,940
Height (m) - maximum	2.4 (from grade - the highest point of the building is below the grade of Belleville Street)	0.8 (above Belleville Street)
Site coverage % - maximum	11	n/a
Parking - minimum	35	24
Bicycle parking stalls (minimum)	Nil	n/a

### Relevant History

The proposed refrigeration unit will be used as food storage for a food truck that will be located on the premises. The siting of a food truck at this location was approved by Council on April 30, 2015.

### Community Consultation

The Application does not propose any variances and, therefore, in accordance with the *Community Association Land Use Committee (CALUC) Procedures*, has not been referred to the James Bay Neighbourhood Association Land Use Committee.

### ANALYSIS

The *Official Community Plan, 2012* (OCP) identifies this property within Development Permit Area (DPA) 9 (HC): Inner Harbour. The following Design Guidelines are applicable to the application site:

- *Downtown Core Area Plan*
- *Advisory Design Guidelines for Buildings, Signs and Awnings*
- *The Belleville International Terminal Design Guidelines*
- *Victoria Harbour Plan*
- *Standards and Guidelines for the Conservation of Historic Places in Canada.*

The proposal is consistent with the aforementioned Guidelines on the following basis:

- The proposed development supports the use of the site as an international transportation terminal for ferries.
- The building will be located in an area where it is largely screened from public view.

### CONCLUSIONS

The Application is to locate a relatively small building at the existing Victoria Clipper Ferry Terminal. The building would be used as a refrigeration unit in conjunction with a food truck.



The proposal is consistent with the *Official Community Plan* and the applicable Design Guidelines.

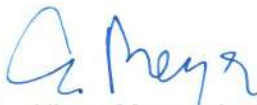
### ALTERNATE MOTION

That Council decline Development Permit Application No. 000435 for the property located at 254 Belleville Street.

Respectfully submitted,



Jim Handy, Senior Planner –  
Development Agreements  
Development Services Division



Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager: —



Jason Johnson

Date: \_\_\_\_\_

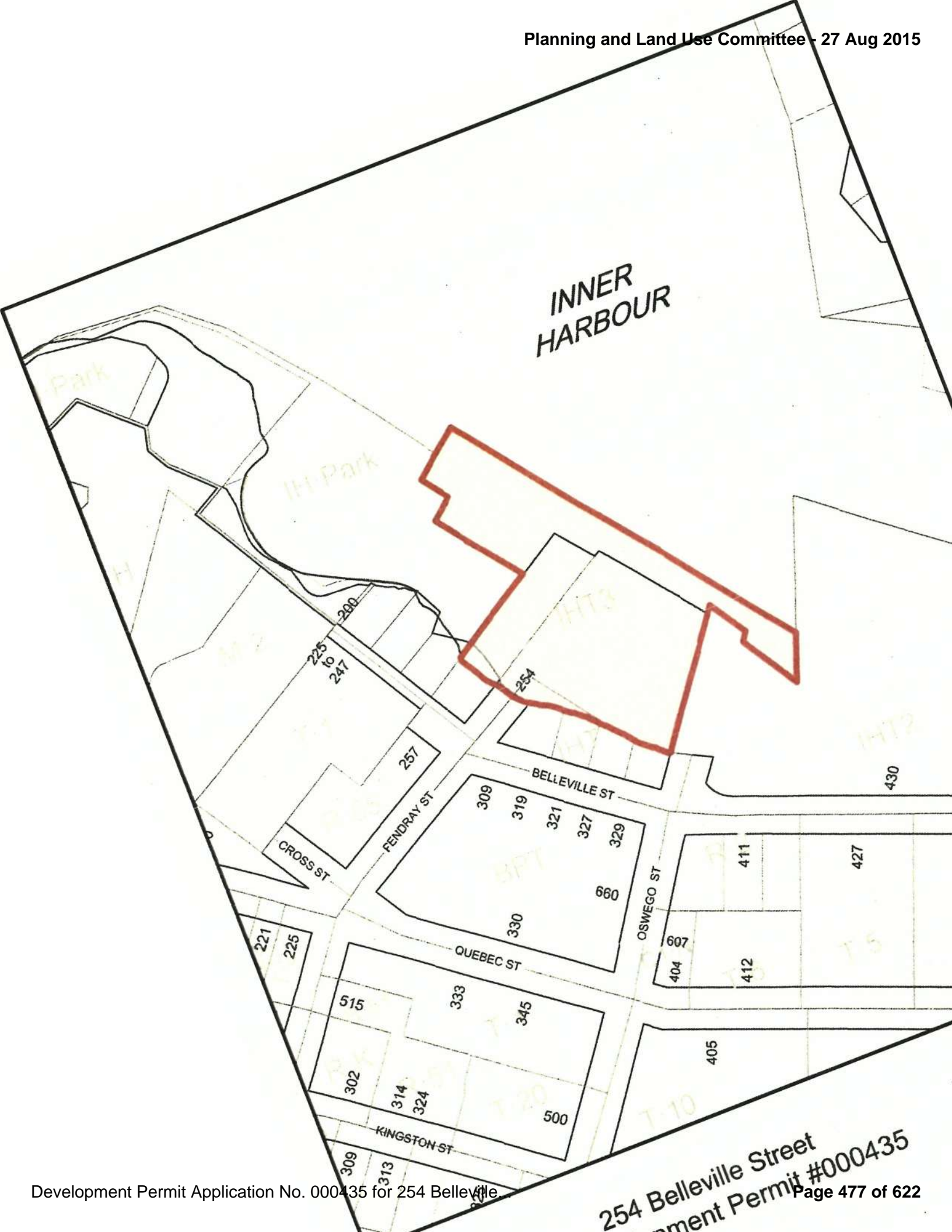
August 19, 2015

JH:aw

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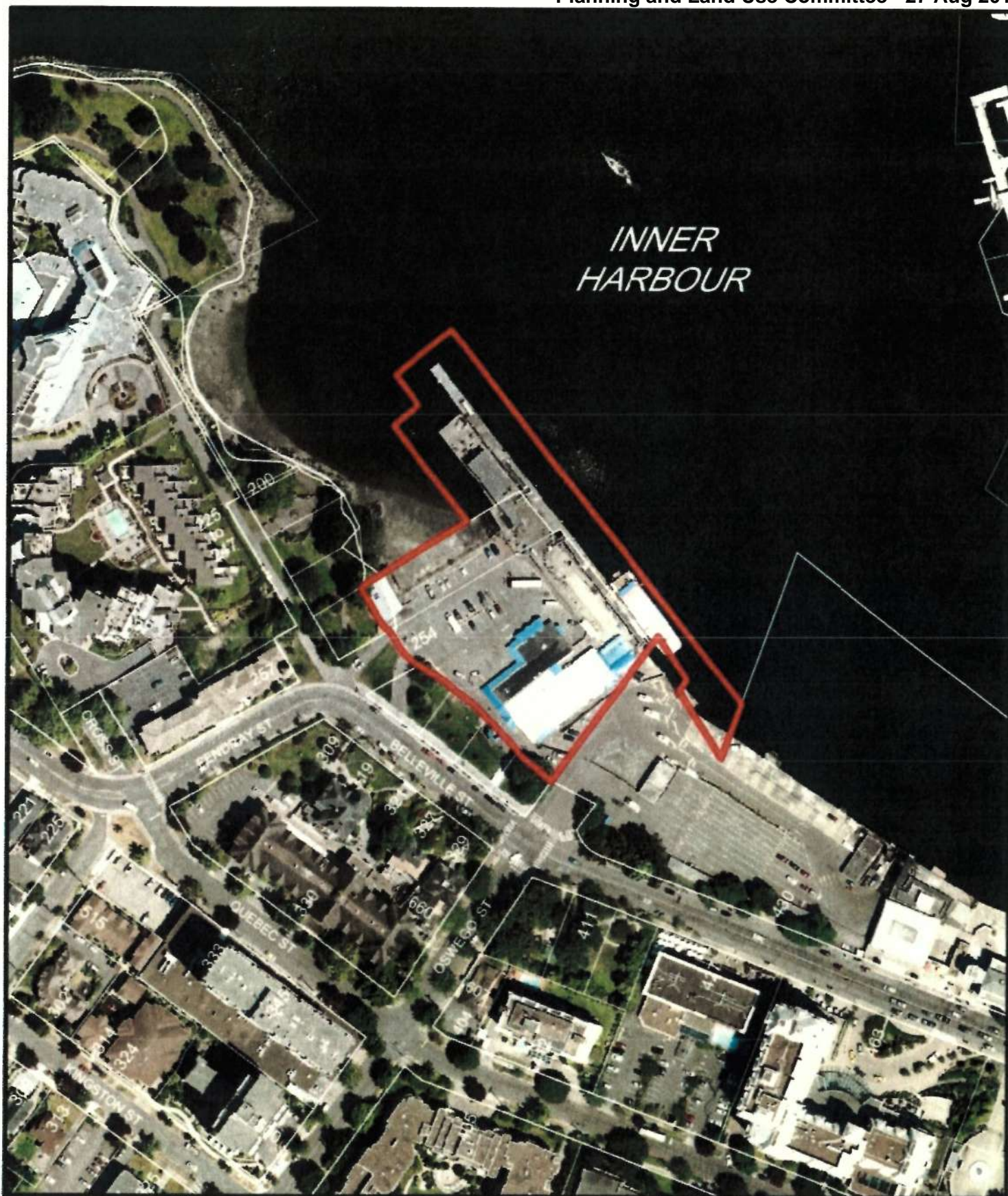
### List of Attachments

- Zoning map
- Aerial map
- Letter from applicant dated July 13, 2015
- Plans dated July 13, 2015.



INNER  
HARBOUR





254 Belleville Street  
Development Permit #000435

Development Permit Application No. 000435 for 254 Belleville...



CITY OF  
**VICTORIA**

Page 4 of 6 of 22



July 7, 2015

Mayor Lisa Helps & Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6



**RE: Development Permit - 254 Belleville St.**

Dear Mayor Helps & Council:

In the Spring, Council approved a Development Permit for Clipper Navigation to allow for:

- A short-term addition to the terminal to accommodate passengers waiting to be processed by US Customs and security clearance (to be added in Fall 2015); and
- A food truck to provide limited food services for patrons waiting for passenger service.

Since initial approval by Council, the original concept for the food truck has advanced in a way that has afforded an exciting partnership opportunity with the Songhees Nation.

The food truck will be operated by the Songhees First Nation, and the menu will include authentic local Aboriginal food. Exterior graphics on the truck have been designed by Butch Dick, a respected Songhees artist.

It has been determined that an on-site refrigeration unit is needed to store produce for the truck. The 20' x 8' x 8' unit will be located on the east side of the terminal, inside a secure fenced area already used for freight storage, which is well screened from public view (see attached plans). The unit is free standing and will sit on the paved surface. Its standard metal clad container is similar in colour and appearance to the terminal's exterior cladding.

Attached to this letter is a site plan, as well as elevations illustrating the requested Development Permit for the installation of an on-site refrigeration unit.

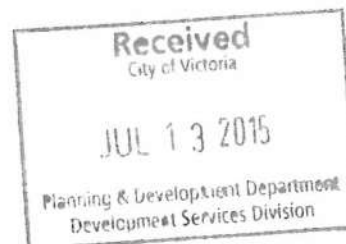
Thank you for your consideration in this matter.

Sincerely,

Deane Strongitharm

Attachments

cc: Merideth Tall, David Gudgel (Clipper Navigation Inc.)  
Svein Haugen (Ministry of Transportation & Infrastructure)



CitySpaces  
Consulting Ltd.

5th Floor  
844 Courtney St.  
Victoria BC  
V8W 1C4  
250.383.0304 Tel  
866.383.0304 Toll-free  
250.383.7273 Fax  
www.cityspaces.ca

Victoria

Vancouver

Calgary

**A0.1**

Received

City of Victoria

JUL 13 2015

Planning & Development Department

Development Services Division

DESCRIPTION  
Site Plan

DATE  
09.07.2015

DRAWN BY  
EP

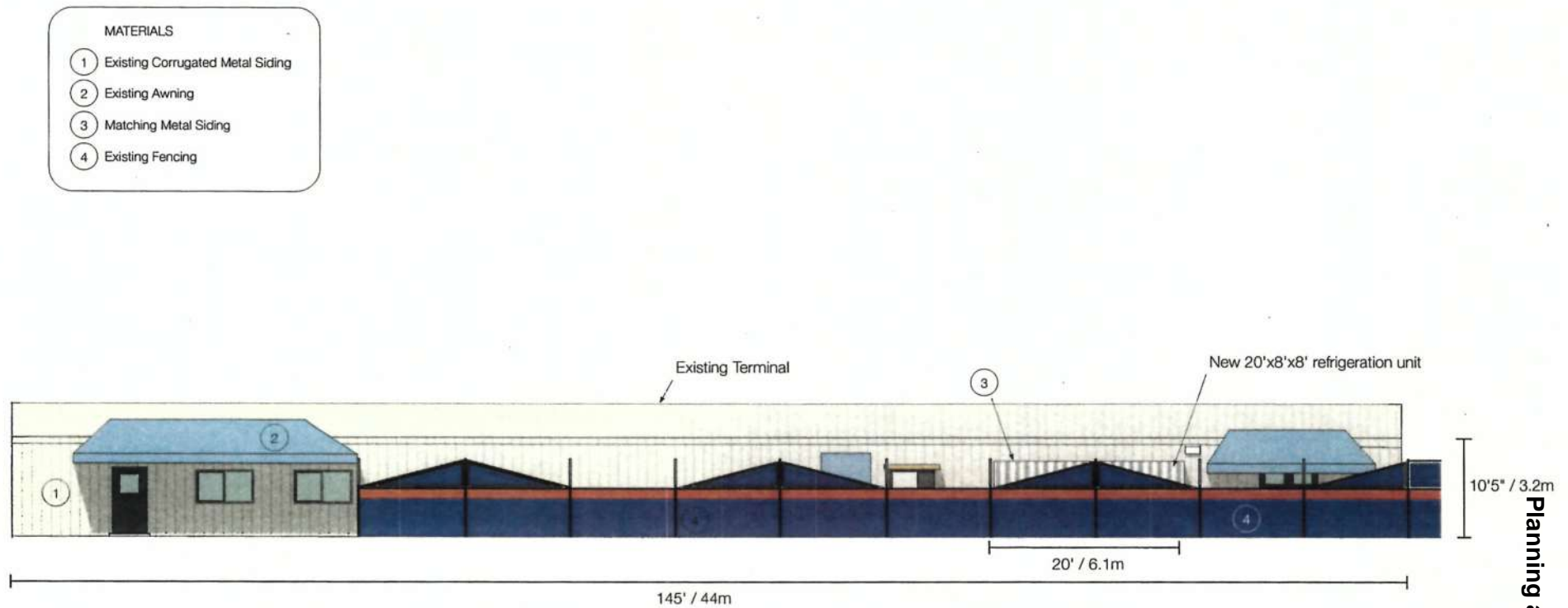
SCALE  
1:400 on 11"x17"

PROJECT  
Clipper Terminal  
Refrigeration Unit  
Development Permit

CitySpaces Consulting  
5th Fl - 544 Courtney St.  
Victoria, BC  
250.383.0304

CITY SPACES





CITY SPACES

CitySpaces Consulting  
5th Fl - 544 Courtney St.  
Victoria, BC  
250.383.0304

PROJECT  
Clipper Terminal  
Refrigeration Unit  
Development Permit

SCALE  
1:120 on 11"x17"

DRAWN BY  
EP

DATE  
09.07.2015

DESCRIPTION  
East Elevation

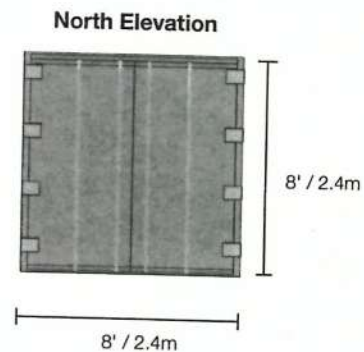
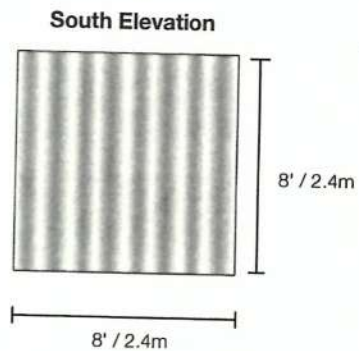
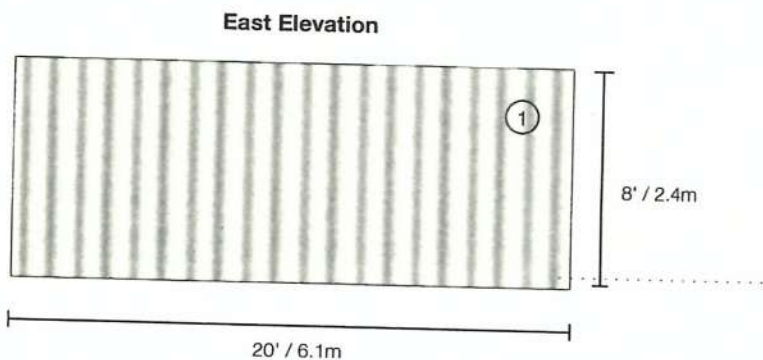


**A0.2**



**MATERIALS**

① Metal Siding



CITY SPACES

CitySpaces Consulting  
5th Fl - 544 Courtney St.  
Victoria, BC  
250.383.0304

**PROJECT**  
Clipper Terminal  
Refrigeration Unit  
Development Permit

**SCALE**  
1:50 on 11"x17"

**DRAWN BY**  
EP

**DATE**  
09.07.2015

**DESCRIPTION**  
Refrigeration Unit Elevations

**A0.3**



East Side



North Side

Interior of Refrigeration Unit



Received  
City of Victoria

JUL 13 2015

Planning & Development Department  
Development Services Division

CITY SPACES

CitySpaces Consulting  
5th Fl - 544 Courtney St.  
Victoria, BC  
250.383.0304

PROJECT  
Clipper Terminal  
Refrigeration Unit  
Development Permit

SCALE  
N/A

DRAWN BY  
N/A

DATE  
09.07.2015

DESCRIPTION  
Refrigeration Unit Images

A0.4







# DP for Refrigeration Unit

Belleville Terminal

# Site Plan



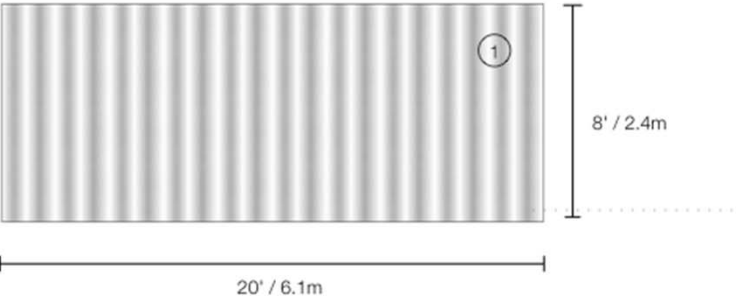


# Refrigeration Unit Elevations

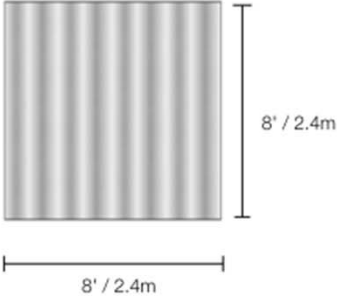
MATERIALS

1 Metal Siding

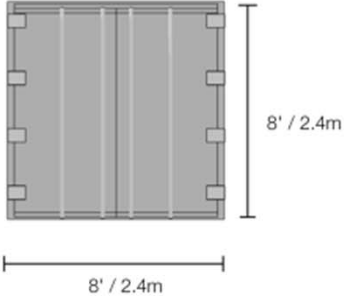
East Elevation



South Elevation



North Elevation



## Unit Images



East Side

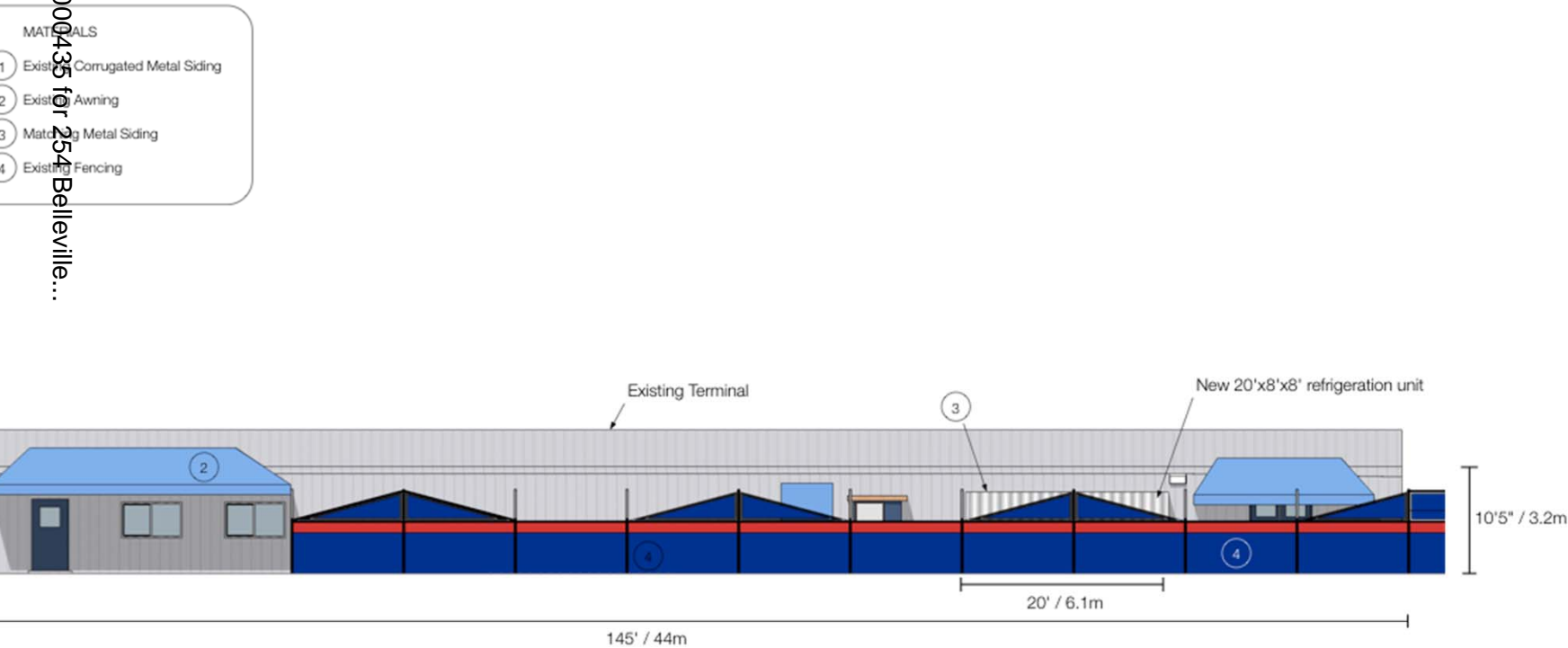


North Side

Interior of Refrigeration Unit



# East Elevation of Terminal







## Planning and Land Use Committee Report For the Meeting of August 27, 2015

---

**To:** Planning and Land Use Committee      **Date:** August 13, 2015  
**From:** Jim Handy, Senior Planner – Development Agreements  
**Subject:** Development Variance Permit No. 00153 for 239 Menzies Street

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

“That Council authorize the issuance of Development Permit Application No. 00153 for 239 Menzies Street, in accordance with:

1. Plans date stamped June 19, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. Schedule C Section 16.C.12 - Parking requirement for an additional 20 seats in the existing restaurant relaxed from 6 parking stalls to 2 parking stalls.
3. The Development Permit lapsing two years from the date of this resolution.”

### LEGISLATIVE AUTHORITY

In accordance with Section 922 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the Permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 239 Menzies. The business owner's request is to increase the number of seats within the existing restaurant from 10 seats to 30 seats resulting in a parking variance.

The following points were considered in assessing this Application:

- The site is located within James Bay Village and is within close proximity to walking, cycling and public transit facilities.

- The proposed four-stall parking variance will have a minimal impact on surrounding residents and businesses.

## BACKGROUND

### Description of Proposal

The proposal is to increase the number seats from 10 seats to 30 seats within an existing restaurant. Based on the parking requirements for restaurants outlined in Schedule C of the *Zoning Regulation Bylaw*, one parking stall is required for every five seats provided. Therefore, an additional four parking stalls are required.

The existing restaurant shares a parking area with other businesses located at this property. Nineteen stalls are located on the property and a further 12 stalls are located on an adjacent property and secured by way of any easement. These 31 stalls currently satisfy the *Zoning Regulation Bylaw* requirements. As a result of the proposed additional restaurant seating, a total of 35 parking stalls would be required to serve this commercial property. However, no additional parking can be provided at this location and, therefore, a four-stall parking variance is proposed.

It should be noted that, based on the information provided in the applicants letter dated June 19, 2015 (attached), the restaurant has been operating with seating for 26 to 30 customers for several years.

### Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

### Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

### Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

### Existing Site Development and Development Potential

The site is presently occupied by a number of commercial properties including restaurants, a yoga studio and financial institutions.

### Data Table

The following data table compares the proposal with the existing C1-S Zone, Commercial Service Station District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.



Zoning Criteria	Proposal	Zone Standard
Parking – minimum	19 stalls (provided on-site) 12 stalls (provided off-site and secured by an easement) Total no. of stalls = 31*	35

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 22, 2015, the Application was referred for a 30-day comment period to the James Bay CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes a variance, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

### ANALYSIS

#### Proposed Parking Variance

The applicant has not provided a Parking Study to support the proposed four-stall parking variance. However, staff have reviewed the proposal and consider that the requested variance would have minimal additional impact, if any, on the surrounding residents or businesses as:

- The property is located within the James Bay Large Urban Village and, as outlined in the applicant's supporting letter, many of the lunchtime customers would likely walk to the restaurant.
- Evening parking demand for the restaurant can likely be accommodated on-site as many of the other businesses located at this property (i.e. the financial institutions) would be closed.
- The applicant has noted that the restaurant has been operating with 26 to 30 seats for several years, so this application would serve to legalize an existing situation.

In light of the above, staff recommend for consideration that Council support the proposed parking variance.

### CONCLUSIONS

The proposed parking variance would have minimal impact on the neighbourhood and, therefore, staff recommend for consideration that Council support the proposed parking variance.



**ALTERNATE MOTION**

That Council decline Development Variance Application No. 00153 for the property located at 239 Menzies Street.

Respectfully submitted,



Jim Handy  
Senior Planner – Development  
Agreements  
Development Services Division



Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

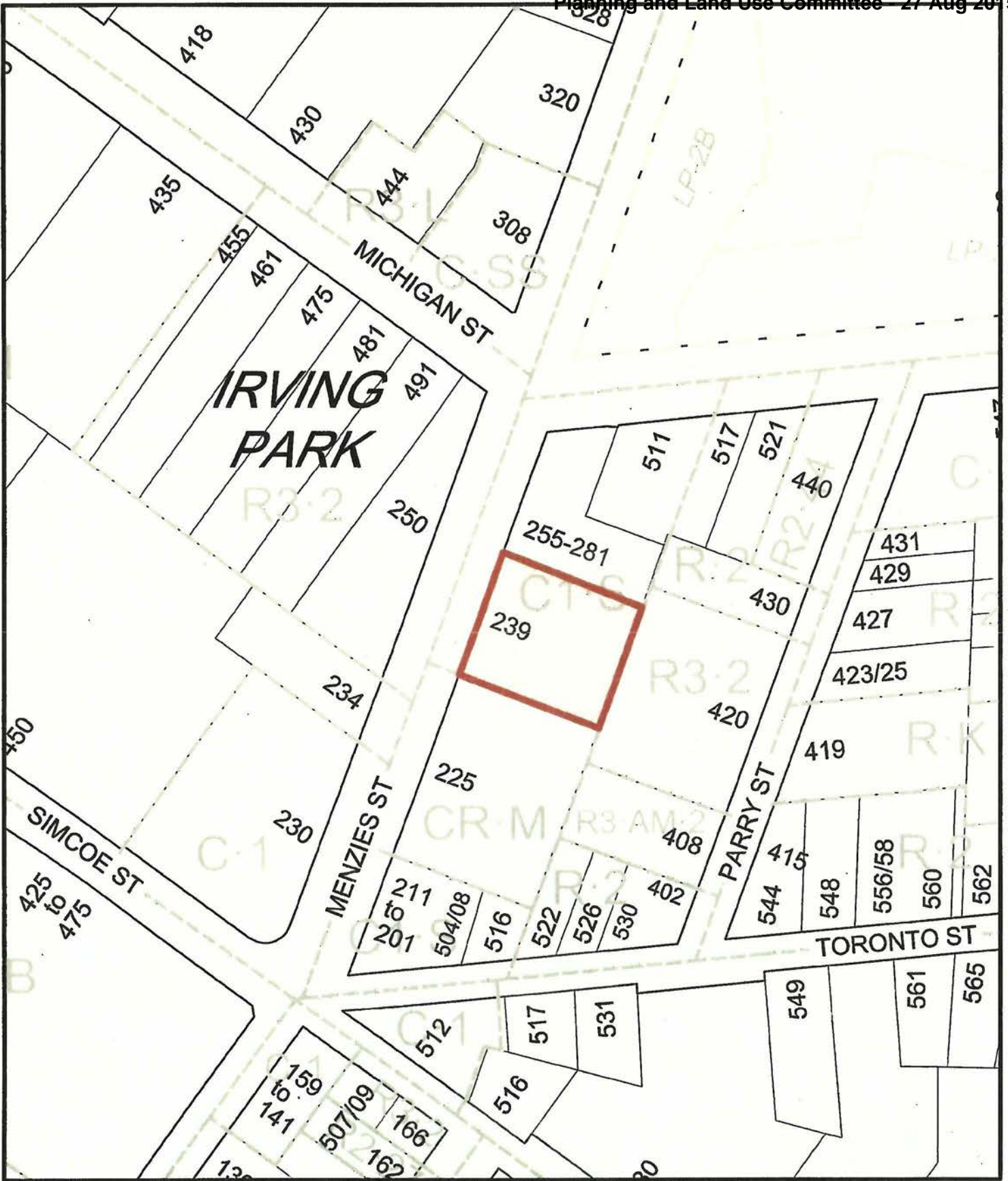
August 20, 2015

JH:aw

S:\ITEMPEST\_ATTACHMENTS\PROSPERO\PL\DVP\DVP00153\DP DVP PLUC REPORT TEMPLATE1.DOC

**List of Attachments**

- Zoning map
- Aerial photo
- Letter from applicant dated June 19, 2015
- Plans dated June 19, 2015.



239 Menzies Street  
Development Variance Permit #00153







239 Menzies Street  
Development Variance Permit #00153



alan lowe architect inc.



18 June 2015

City of Victoria  
#1 Centennial Square  
Victoria, British Columbia, V8W 1R6

Attention: Mayor and Councillors

Re: 239 Menzies Street, Victoria British Columbia

Dear Mayor Helps and Councillors;

My client is a local small business person who has successfully operated the 26 seat Sushi Matsuri Restaurant in James Bay for the past 5 years and he has been trying to secure a food primary liquor license for his customers. When he initially leased the space, he had thought the space was appropriate to be used for a restaurant until he went to the City to enquire about a liquor license. To his surprise, the premise was only for a maximum of 10 seats and the space was classified as retail. As my client looked further into how he could legalize the use and acquire a liquor license for the premises, he needed to approach his landlord with respect to the use of additional washrooms on the second floor as well as the availability of parking stalls for his use.

The building recently leased space to a Yoga Studio on the second floor and when they applied for their building permit, a project data sheet was produced showing the number of parking stalls available and the number of parking stalls required. In the calculations, 31 parking stalls were required and 31 parking stalls were provided. This included 12 parking stalls off-site which had been secured through an easement. The calculations however only provided for 2 parking stalls for the restaurant use as the records still show that it only has 10 seats.

To legalize the 26 to 30 seat restaurant, we would require 6 parking stalls. At this time, we only have 2 stalls allocated for our use and the rest of the parking stalls have been allocated for other uses within the building.

The building cannot produce any more parking stalls on the property that they own and cannot secure any further parking stalls through easements. The restaurant has been in operation over the past 5 years and they have never had any parking issues. In the evening, when the offices and credit union are closed, there is plenty of parking stalls available to his customers. During the day, the majority of his customers are local government workers who walk to his restaurant from the legislative precinct. We feel that this restaurant is established and has been in operation for the past 5 years without creating any parking problems for the neighbourhood and the variance which we are applying for would not create any hardship to the other businesses and residents in this area.


By creating a legal 26 to 30 seat restaurant, my client will also require more than one washroom for his customers. My client has secured an agreement with the landlord to allow him access to the second floor washrooms during his hours of operation. He will be given a key to the main door of the building where his customers can access the washrooms on the second floor. An elevator is located in the lobby to make these washrooms handicap accessible. The washrooms located on the second floor exceed the number of water closets required for the building. The additional capacity will be more than adequate to meet the requirements of the restaurant use.

The British Columbia Building Code has a section allowing us to classify low occupancy restaurants under 30 seats as a Group D occupancy. We feel that this restaurant qualifies under this section of the building code. The client is also willing to place a sign in a prominent location within his restaurant showing the maximum capacity.

We trust that this application for a minor parking variance is supportable. Should you have any further questions regarding this application, please contact our office at 250-360-2888.

Thank you.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Alan Lowe', written in a cursive style.

Alan Lowe

cc. Client



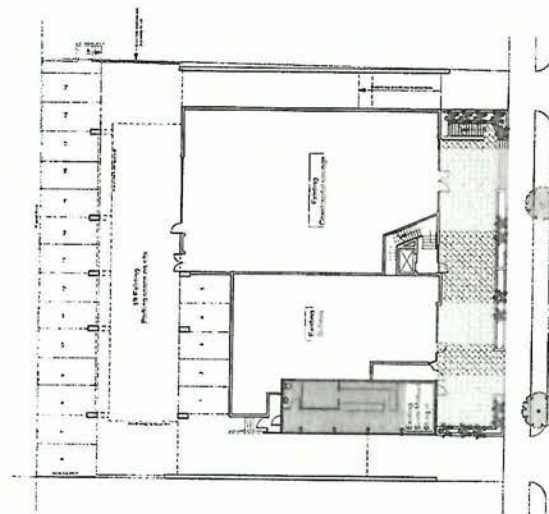
# **PROJECT INFORMATION**

PROJECT DESCRIPTION: Development Variance permit

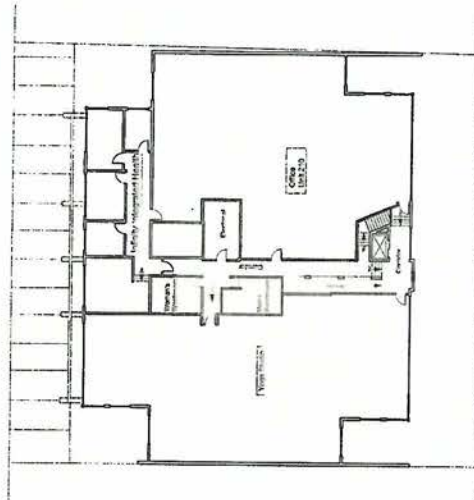
LEGAL ADDRESS: LOT A, of lots 1784, 1782, 1780, 1786, 1788  
VICTORIA DISTRICT, plan 31001

CIVIC ADDRESS: 239 Menzies Street  
VICTORIA, B.C.

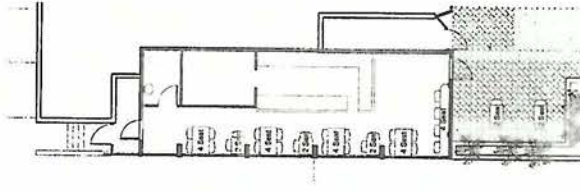
ZONING DATA  
ZONING: C1-S  
SITE AREA: 16,796 sq.ft. (1,560 m<sup>2</sup>)



1. Site Plan & Main Floor Plan  
SCALE: 1/8" = 1'-0"



2. Second floor Plan  
SCALE: 1/8" = 1'-0"



3. Seating Configuration  
SCALE: 1/8" = 1'-0"

**Development Variance Permit**

Project No.: 15-031

Date: 18 Aug 2015

Author: ALN

Checker: LOVE

Project: A1.0

**alan love architect inc.**

239-1111 Commercial St.

Victoria, BC V8V 1R3

Phone: 250-383-1111

Fax: 250-383-1112

Email: info@alove.ca

Website: www.alove.ca

**Sushi Matsuri Restaurant**

239 Menzies Street

Victoria, BC V8V 1R3

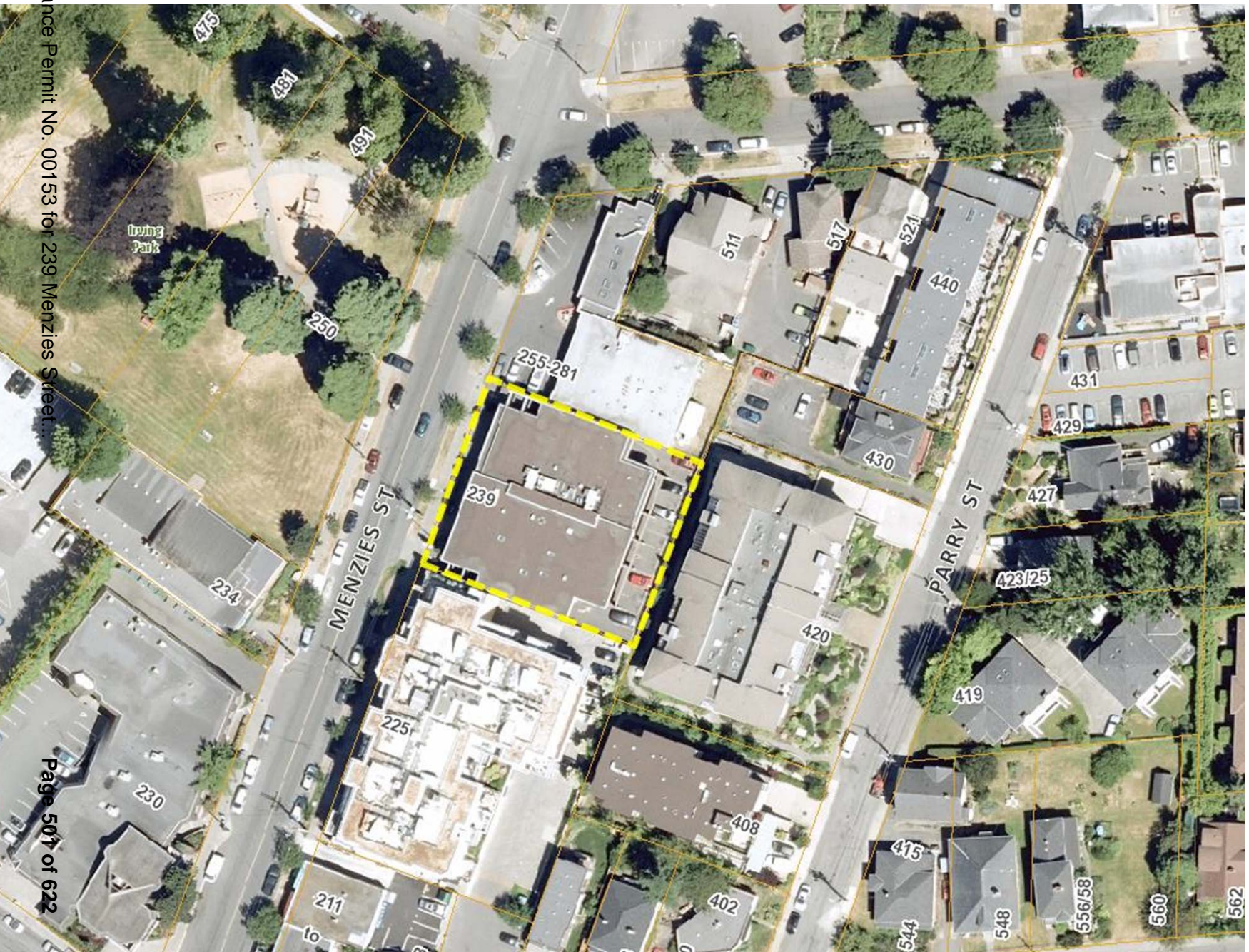
**SITE PLAN**

**SECOND FLOOR PLAN**

**SEATING CONFIGURATION**







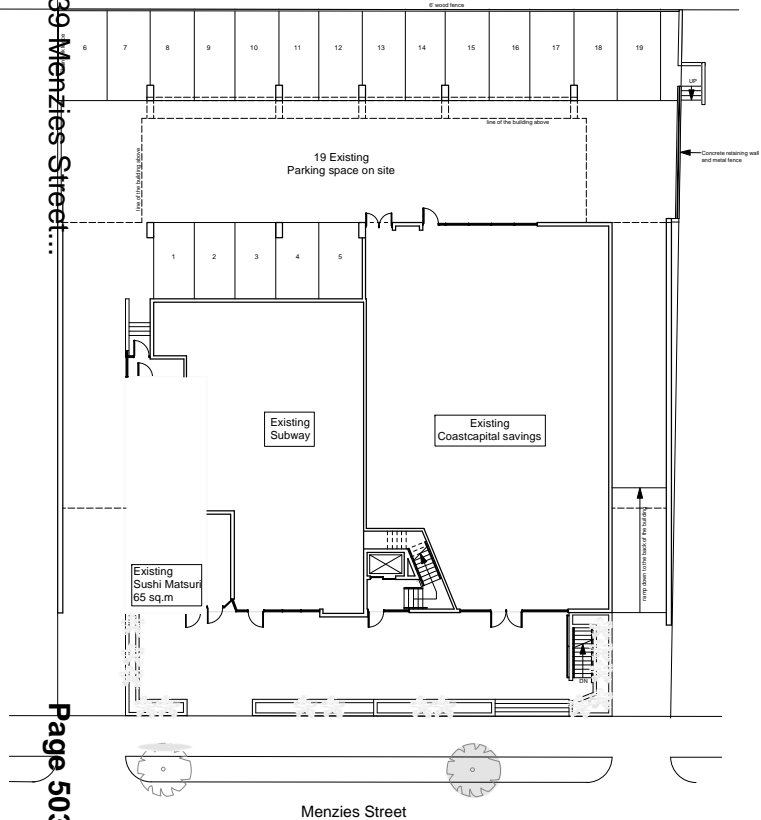


## Development Variance Permit– Sushi Matsuri, 239 Menzies Street

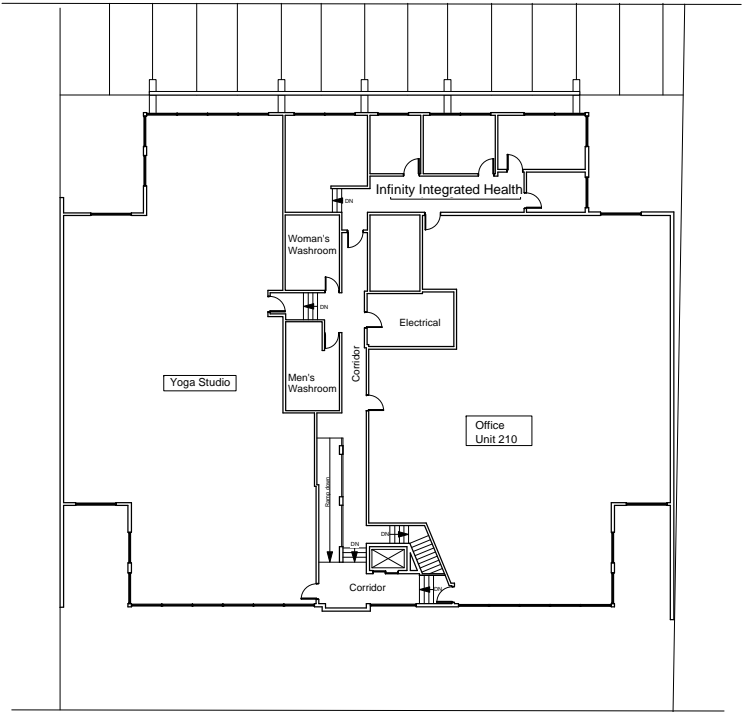




Development Variance Permit– Sushi Matsuri, 239 Menzies Street



1 Site Plan & Main Floor Plan  
A1.0 SCALE: 1/16" = 1'-0"



2 Second floor Plan  
A1.0 SCALE: 1/16" = 1'-0"

## Development Variance Permit– Sushi Matsuri, 239 Menzies Street

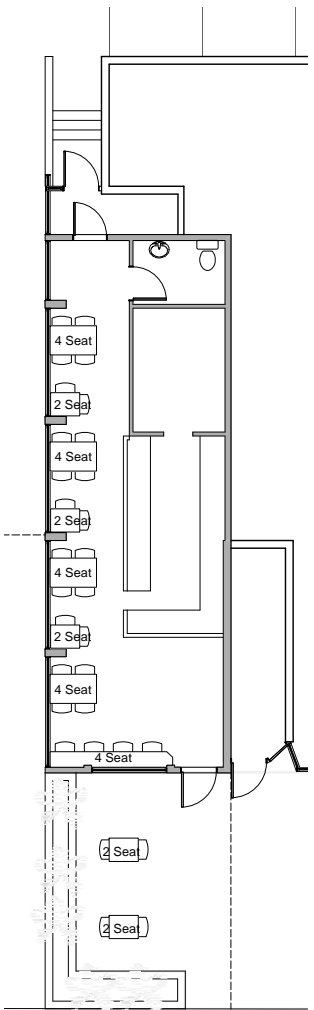
Development Variance Permit No. 00153 for 239 Menzies Street...

## Development Variance Permit– Sushi Matsuri, 239 Menzies Street





## Development Variance Permit– Sushi Matsuri, 239 Menzies Street



Development Variance Permit– Sushi Matsuri, 239 Menzies Street

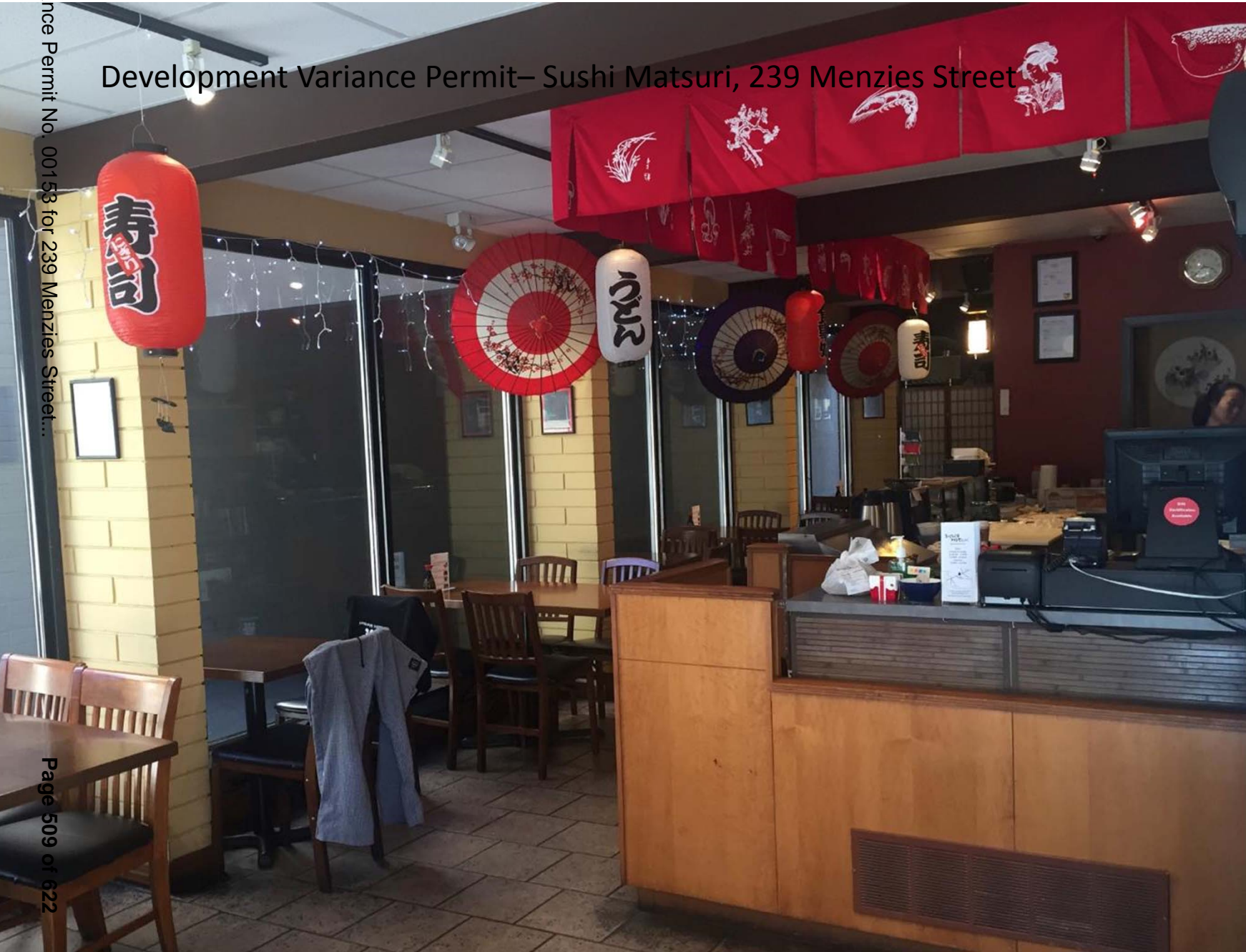


Development Variance Permit– Sushi Matsuri, 239 Menzies Street





Development Variance Permit– Sushi Matsuri, 239 Menzies Street



## Development Variance Permit– Sushi Matsuri, 239 Menzies Street





Development Variance Permit– Sushi Matsuri, 239 Menzies Street





## Development Variance Permit– Sushi Matsuri, 239 Menzies Street



Development Variance Permit– Sushi Matsuri, 239 Menzies Street

Development Variance Permit No. 00153 for 239 Menzies Street...





Development Variance Permit– Sushi Matsuri, 239 Menzies Street





Development Variance Permit– Sushi Matsuri, 239 Menzies Street







## Planning and Land Use Committee Report

For the Meeting of August 27, 2015

---

**To:** Planning and Land Use Committee      **Date:** August 13, 2015

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** **Development Variance Permit Application No. 00154 for 1610 Hillside Avenue – Variance to the *Sign Bylaw***

---

### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00154 for 1610 Hillside Avenue, in accordance with:

1. Plans date stamped July 29, 2015.
2. The following variances to the *Sign Bylaw*:  
Vary the size allowance for two of the Canadian Tire signs from 9m<sup>2</sup> each to 12.9m<sup>2</sup> and 14.2m<sup>2</sup> each.

### LEGISLATIVE AUTHORITY

In accordance with the *Land Use Procedures Bylaw*, variances to the *Sign Bylaw* are processed as a Development Variance Permit application.

### EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information, analysis and recommendations regarding a requested variance to the *Sign Bylaw* for the property located at 1610 Hillside Avenue (Hillside Centre).

Hillside Centre Holdings (the owners) have confirmed that there is no additional sign allowance required for the business frontage to accommodate the total amount of signage needed for their tenant, the Canadian Tire store.

The *Sign Bylaw* restricts the size of each individual fascia sign on this property to a maximum of 9m<sup>2</sup> and an accumulative maximum signage area of 31.5m<sup>2</sup>. The maximum signage area is derived from Canadian Tire's business frontage of 101.6m. The aggregate total display area is 31.5m<sup>2</sup>. Sign 1 (Customer Pick Up) is 4.4m<sup>2</sup> and does not require a variance. Signs 2 (Canadian Tire) and 3 (Triangle Logo) measure 14.2m<sup>2</sup> and 12.9m<sup>2</sup> respectively. Signs 2 and 3 are in excess of 9m<sup>2</sup> and require a variance. Cumulatively, the three signs do not exceed the overall allowance 31.5m<sup>2</sup>.



With consideration that there was a similar sign previously located on this property for the Target store, it is recommended that Council approve the Sign Development Variance Permit.

Sign Bylaw Criteria		
Description	Proposed	Bylaw Standard
Cumulative Sign Area	31.5 m <sup>2</sup> (339.06 sq. ft.)	31.5 m <sup>2</sup> (339.06 sq. ft.) Based on 101.6m (333'-4") frontage.
Sign 1 – Customer Pick Up	4.4m <sup>2</sup> (47.4 sq. ft.)	9m <sup>2</sup> (96.9 sq. ft.)
Sign 2 – Canadian Tire	14.2 m <sup>2</sup> (152.8 sq. ft.)	9m <sup>2</sup> (96.9 sq. ft.)
Sign 3 – Triangle Logo	12.9 m <sup>2</sup> (138.9 sq. ft.)	9m <sup>2</sup> (96.9 sq. ft.)

## BACKGROUND

### Description of Proposal

### Relevant History

Bentall Kennedy (Canada) LP, the owner of the mall property, has voluntarily prepared a comprehensive signage plan to facilitate allocation of permitted signage for each business which has street frontage facing one of the four streets adjacent to the mall. The owner has confirmed that several of the businesses are not, or will not, be using the full display area permitted, based on their individual store frontage calculations. The owner is allowing the Canadian Tire store to use the unused sign allowances from other businesses fronting Hillside Avenue; however, because the proposal for one of the signs exceeds the maximum permitted display area, the proponent needs to apply for a variance.

In January of 2014, a variance to the *Sign Bylaw* was permitted for Target. The information regarding this approval is included in the following table.

Sign Bylaw Criteria		
Description	Proposed	Bylaw Standard
Maximum size of each individual sign	23.78m <sup>2</sup> (255.97 sq. ft.)	9m <sup>2</sup> (96.9 sq. ft.)
Maximum signage area allocated to Target	39.34m <sup>2</sup> (423.47 sq. ft.)	39.34m <sup>2</sup> (123.47 sq. ft.) Based on 126.9m (416'-4") frontage

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on August 6, 2015, the application was referred for a 30-day comment period to the Oaklands CALUC. At the time of writing this report, a letter from the CALUC had not been received (August 6, 2015).

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## ANALYSIS

### Development Permit Area and Design Guidelines

The variance requested is for the installation of three signs that have a total display surface of 31.5m<sup>2</sup> (339.06 sq. ft.), which as a whole will comply with the allowable percentage of the *Sign Bylaw* and the Canadian Tire Frontage. The area of focus is that of the three signs, two are over the allowable maximum sign size of 9 m<sup>2</sup> (96.9 sq. ft.).

In this instance, the variance is supportable for the following reasons:

- Sign 3 (Triangle Logo) is 1.4 times the permitted size. It is proposed to be located on the upper portion of a two-storey section of the mall.
- The proposed location of the signage is buffered by a 40 meter parking lot which itself faces a busy arterial road, thereby lessening the impact of the proposed signage.
- Sign 2 (Canadian Tire) is 1.58 times the permitted size. It is centralized on the façade and has a clear easy to read font.
- The cumulative area of signage is not in excess of the overall permitted sign allowance.

The *Official Community Plan* (OCP) identifies this property with in DPA 4, Town Centre Hillside. The Design Guidelines that apply to the signage are the *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981). The signs respond to these guidelines by minimizing text, by providing only the company name and logo. The signs are also integrated into the design and do not conflict with the colours of the building. Given the context of a town centre and major mall, the size is appropriate.

## CONCLUSIONS

As Canadian Tire is within the total allowable signage size, based on the amount of frontage as stated in the *Sign Bylaw*, this Development Variance Permit is brought to Council under a technicality of the signage not exceeding the 9m<sup>2</sup> for each sign.

## ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00154 for the property located at 1610 Hillside Avenue

Respectfully submitted,



Ryan Morhart  
Supervisor – Building Inspections



Jonathan Tinney, Director  
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

\_\_\_\_\_  
Jason Johnson

Date: August 19, 2015

## List of Attachments

- Aerial photo
- Plans date stamped July 29, 2015.





1580-1644 Hillside Avenue  
Development Variance Permit #00154

Development Variance Permit Application No. 00154 for 1610 H...



## Planning and Land Use Committee - 27 Aug 2015

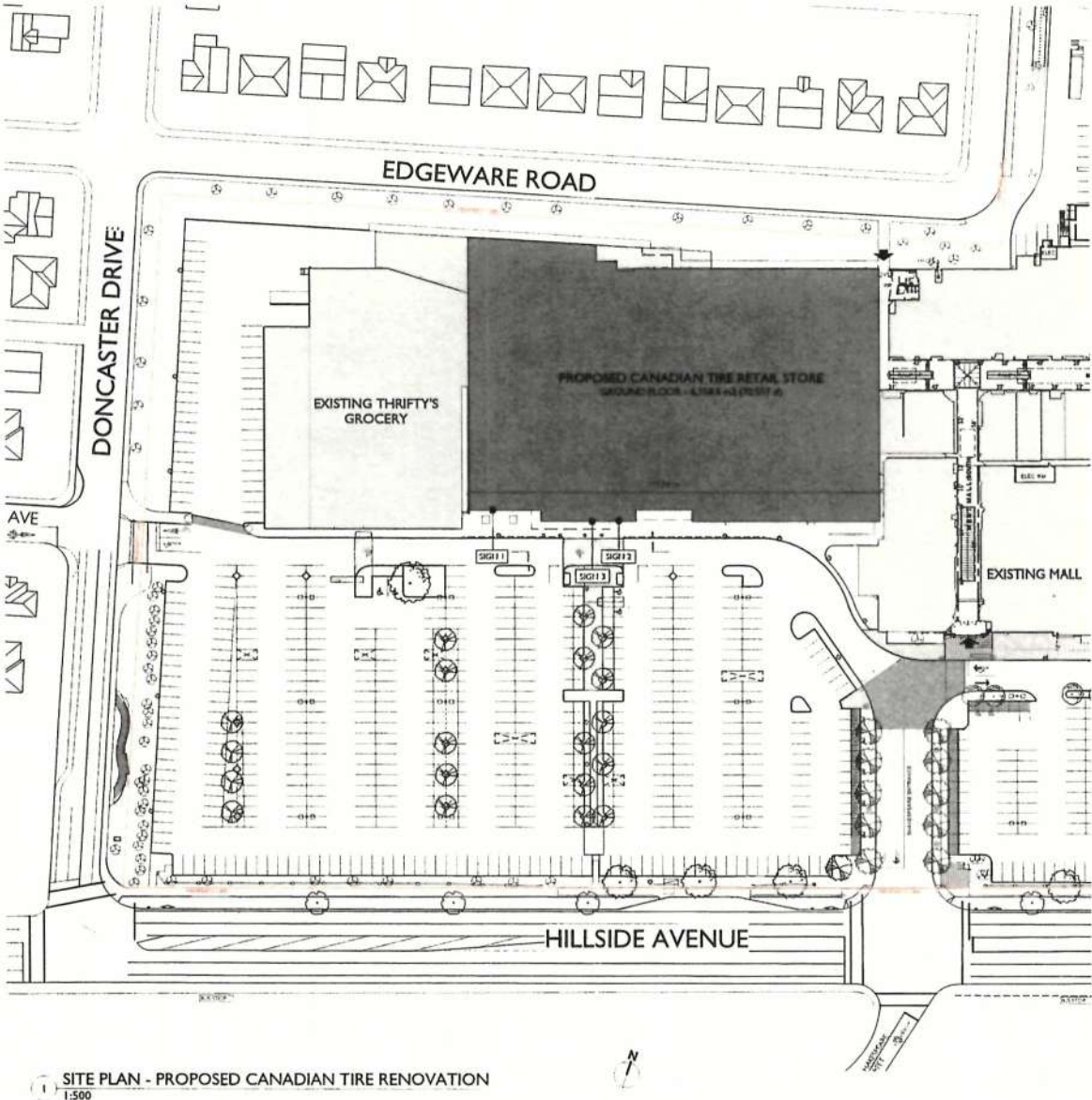
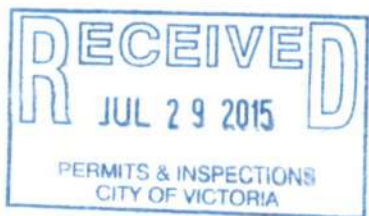
MGBA



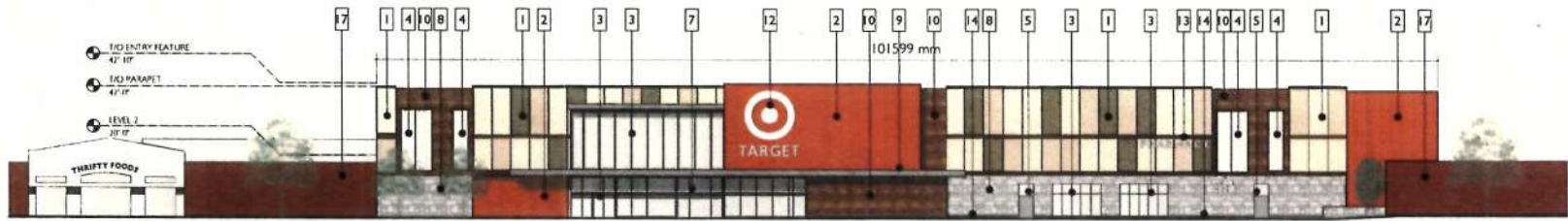
PROJECT NO.	15052
PROJECT NAME	Canadian Tire Signage Variance
PROJECT ADDRESS	4840-4th Ave, Victoria, B.C.
PROJECT TYPE	SIGNAGE PLAN
DATE	15052
BY	SK-01



2 CONTEXT AERIAL  
NTS



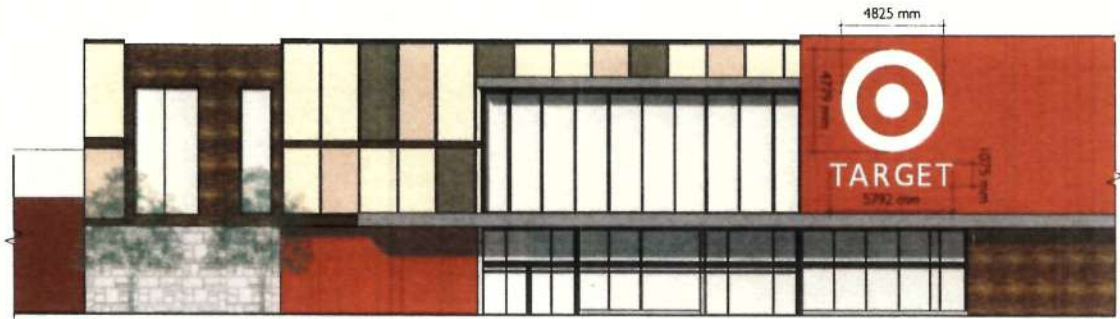




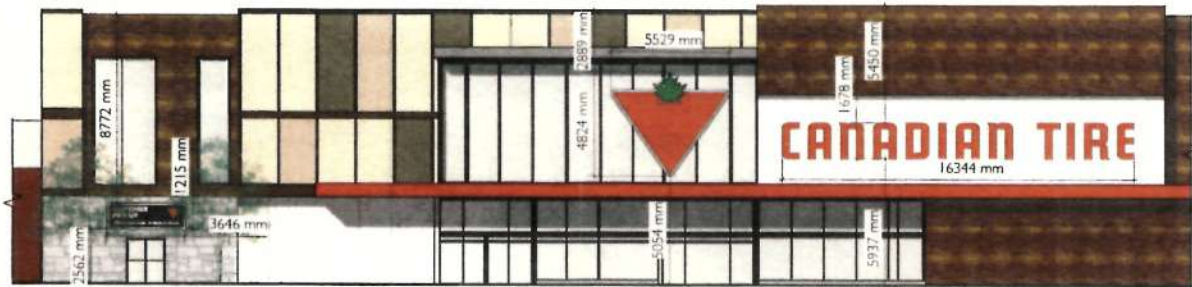
1 EXISTING SOUTHEAST ELEVATION  
1:200



2 PROPOSED SOUTHEAST ELEVATION  
1:200



3 EXISTING PARTIAL SOUTHEAST ELEVATION  
1:100



4 PROPOSED PARTIAL SOUTHEAST ELEVATION  
1:100

EXISTING MATERIAL LEGEND:	LEGEND OF CHANGES:
1. TRESPA TECTITE PANELS CONCEALED FASTENERS	A. NEW BRICK - MATCH TO EXISTING MATERIALS
2. STUCCO - TARGET RED	B. EXISTING STUCCO TO BE PAINTED WHITE
3. CLEAR GLASS	C. NEW GLASS - MATCH TO EXISTING MATERIALS
4. FROSTED GLASS	D. NEW GLASS - MATCH TO EXISTING MATERIALS
5. ALUMINUM STOREFRONT DOOR	E. EXISTING ALUMINUM STOREFRONT DOOR
6. INSULATED METAL PANEL & FRAME	F. EXISTING INSULATED METAL PANEL & FRAME
7. SLIDING GLAZED ALUMINUM DOOR	G. EXISTING SLIDING GLAZED ALUMINUM DOOR
8. VICTORIA LEDGESTONE	H. EXISTING VICTORIA LEDGESTONE
9. METAL & CEDAR CANOPY	I. EXISTING METAL & CEDAR CANOPY
10. CEDAR SHIMS	J. EXISTING CEDAR SHIMS
11. BRICK VENEER - GOLDEN ROCK & SEA GRAY	K. EXISTING BRICK VENEER - GOLDEN ROCK & SEA GRAY
12. EXISTING TARGET LOGO - 100% DIAMETER	L. EXISTING TARGET LOGO - 100% DIAMETER
13. EXISTING TARGET SIGN	M. EXISTING TARGET SIGN
14. ARCHITECTURAL CONCRETE BASE	N. EXISTING ARCHITECTURAL CONCRETE BASE
15. CANOPY ROOF STRUCTURE	O. EXISTING CANOPY ROOF STRUCTURE
16. PREFABRICATED DOOR	P. EXISTING PREFABRICATED DOOR
17. EXISTING BRICK	Q. EXISTING BRICK
18. FROSTED GLASS	R. EXISTING FROSTED GLASS

SIGNAGE AREAS	
SIGN 1	4.4 sq m
SIGN 2	14.2 sq m
SIGN 4	12.9 sq m
	31.5 sq m Total



MGBA



Canadian Tire  
Signage Variance  
- Allude Mall  
Victoria, B.C.

ELEVATIONS

DATE	2015-07-29	15052
SCALE	AS SHOWN	
PROJECT	SK-02	



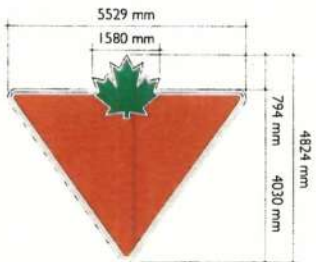


1 SIGN 1  
Scale: 1:20

SUPPLY AND INSTALL

ONE (1) SELF-ILLUMINATED FASCIA (EXTERIOR)

- 3/16" THICK WHITE SG ACRYLIC FACE WITH 1/4" VINYL GRAPHICS APPLIED TO FRONT SURFACE
- WHITE LED ILLUMINATION
- 120 VOLT CIRCUIT
- SITE CHECK REQUIRED



3 SIGN 3  
Scale: 1:50

SUPPLY AND INSTALL

ONE (1) SELF-ILLUMINATED LOGO

- FLEXIBLE VINYL FACE
- 9" DEEP FULLER (PLUS FRAME)
- WHITE LED ILLUMINATION
- 120 VOLT CIRCUIT
- SITE CHECK REQUIRED



2 SIGN 2  
Scale: 1:50

SUPPLY AND INSTALL

ONE (1) SELF-CONTAINED ILLUMINATED LETTERS

- 3/16" WHITE SG FACE WITH 1/4" VINYL APPLIED TO FRONT SURFACE
- WHITE LED ILLUMINATION
- 0.7 AMPS PER LETTER
- SITE CHECK REQUIRED

SIGNAGE AREA CALCULATIONS								
SIGN	SIGN TYPE	FRONTAGE	ALLOWABLE RATIO	MAXIMUM AREA ALLOWED	HEIGHT	WIDTH	AREA	DISTANCE FROM BOTTOM OF SIGN TO GRADE
SIGN 1	FASCIA LED ILLUMINATED	101599 mm	1:1	3150 sq. m	1215 mm	3646 mm	4.4 sq. m	2511 mm
SIGN 2	FASCIA LED ILLUMINATED	101599 mm	1:1	3150 sq. m	1678 mm	16344 mm	142 sq. m	5928 mm
SIGN 3	FASCIA LED ILLUMINATED	101599 mm	1:1	3150 sq. m	4824 mm	5529 mm	12.9 sq. m	5060 mm
							31.5 sq. m	TOTAL
<b>NOTES:</b> 1. AREA REFLECTS TOTAL SIGNAGE AREA, NOT BASED ON SIGNAGE DIMENSIONS								



MGBA



Canadian Tire  
Signage Variance  
4444 Maple Mall  
Victoria, BC

SIGN ELEVATIONS

SK-03



REV	DATE	DESCRIPTION	BY
001	01/01/01	Initial Issue	SK-04
002	01/01/01	Revised	SK-04
003	01/01/01	Revised	SK-04
004	01/01/01	Revised	SK-04
005	01/01/01	Revised	SK-04
006	01/01/01	Revised	SK-04
007	01/01/01	Revised	SK-04
008	01/01/01	Revised	SK-04
009	01/01/01	Revised	SK-04
010	01/01/01	Revised	SK-04
011	01/01/01	Revised	SK-04
012	01/01/01	Revised	SK-04
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084	01/01/01	Revised	SK-04
085	01/01/01	Revised	SK-04

15052

SK-04





# CANADIAN TIRE

1610 Hillside Avenue

## Signage Development Variance Permit Proposal



EXISTING ELEVATION



1 SOUTH EAST ELEVATION  
FROM -11 SIDE AVENUE



2 NORTHEAST STREETSCAPE  
FROM SIDEWALK



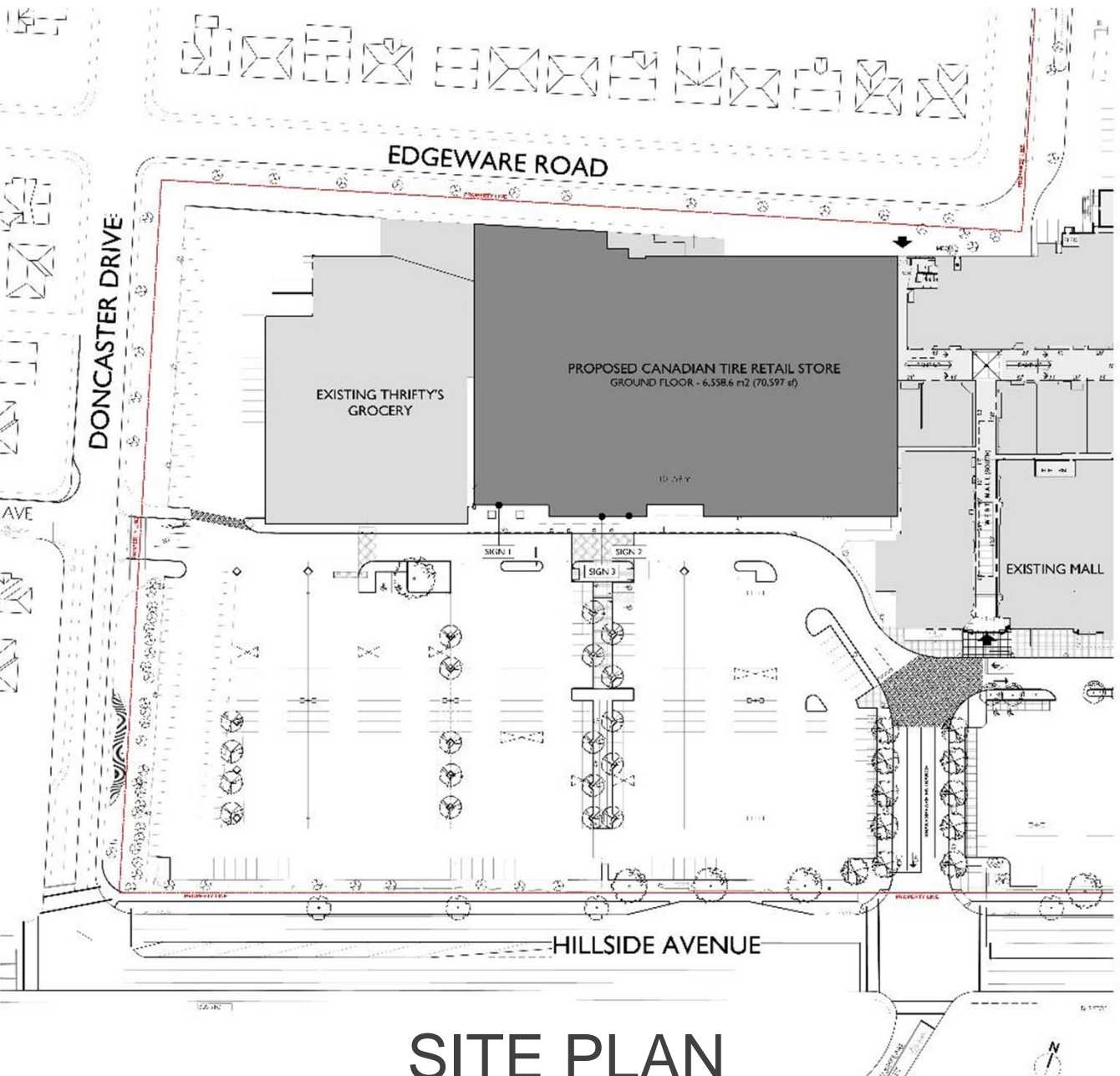
3 WEST STREETSCAPE  
FROM DONCASTER DRIVE

# STREETSCAPE ELEVATIONS



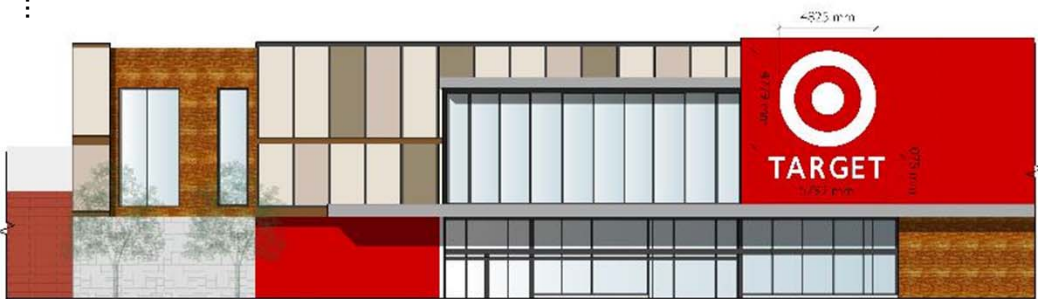


# CONTEXT PLAN

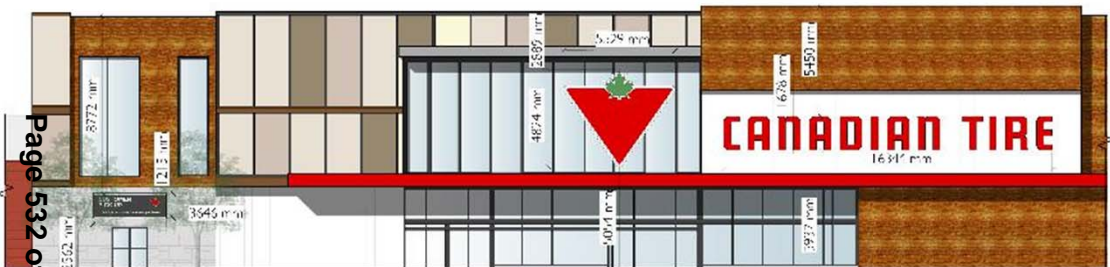


# SITE PLAN





EXISTING PARTIAL SOUTHEAST ELEVATION



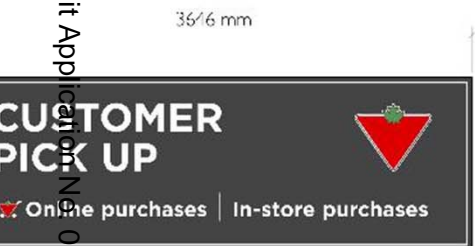
PROPOSED PARTIAL SOUTHEAST ELEVATION

EXISTING MATERIAL LEGEND	LEGEND OF CHANGES
1. EXISTING BRICK (CLAY COLORED) AS SHOWN	A. NEW BRICK (CLAY COLORED) AS SHOWN
2. STUCCO (TAN/WHITE)	B. NEW STUCCO (TAN/WHITE) AS SHOWN
3. CLAY GLAZED	C. NEW CLAY GLAZED (TAN/WHITE) AS SHOWN
4. ROOFING GLAZE	D. NEW ROOFING GLAZE (TAN/WHITE) AS SHOWN
5. ALUMINUM WINDOW/DOOR	E. NEW ALUMINUM WINDOW/DOOR (TAN/WHITE) AS SHOWN
6. INSULATED GLAZED UNIT WINDOW	F. NEW INSULATED GLAZED UNIT WINDOW (TAN/WHITE) AS SHOWN
7. STUCCO (TAN/WHITE) AS SHOWN	G. NEW STUCCO (TAN/WHITE) AS SHOWN
8. ALUMINUM WINDOW	H. NEW ALUMINUM WINDOW (TAN/WHITE) AS SHOWN
9. STUCCO (TAN/WHITE) AS SHOWN	I. NEW STUCCO (TAN/WHITE) AS SHOWN
10. ALUMINUM WINDOW	J. NEW ALUMINUM WINDOW (TAN/WHITE) AS SHOWN
11. STUCCO (TAN/WHITE) AS SHOWN	K. NEW STUCCO (TAN/WHITE) AS SHOWN
12. STUCCO (TAN/WHITE) AS SHOWN	L. NEW STUCCO (TAN/WHITE) AS SHOWN
13. STUCCO (TAN/WHITE) AS SHOWN	M. NEW STUCCO (TAN/WHITE) AS SHOWN
14. ARCHITECTURAL CONCRETE BASE	N. NEW ARCHITECTURAL CONCRETE BASE (TAN/WHITE) AS SHOWN
15. STUCCO (TAN/WHITE) AS SHOWN	O. NEW STUCCO (TAN/WHITE) AS SHOWN
16. STUCCO (TAN/WHITE) AS SHOWN	P. NEW STUCCO (TAN/WHITE) AS SHOWN
17. STUCCO (TAN/WHITE) AS SHOWN	Q. NEW STUCCO (TAN/WHITE) AS SHOWN
18. STUCCO (TAN/WHITE) AS SHOWN	R. NEW STUCCO (TAN/WHITE) AS SHOWN

EXISTING AREA	NEW AREA
5772	1681
2115	1681
3545	1681
4824	1681
5125	1681
6150	1681
1681	1681
2115	1681

# BUILDING ELEVATIONS



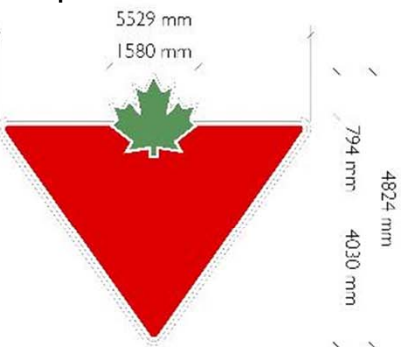


SIGN 1

SUPPLY AND INSTALL

ONE (1) S/F ILLUMINATED FASCIA (EXTERIOR)

- 3/4" 6" THICK WHITE SG. ACRYLIC FACE WITH 1.3M VINYL GRAPHICS APPLIED TO FRS. SURFACE
- WHITE US LED ILLUMINATION
- 120 VOLT CIRCUIT
- SITE CHECK REQUIRED



SIGN 3

SUPPLY AND INSTALL

ONE (1) S/F ILLUMINATED LOGO

- FLEXIBLE VINYL FACE
- STIFFER FRAME (PLUS FRAMING)
- WHITE LED ILLUMINATION
- 120 VOLT CIRCUIT
- SITE CHECK REQUIRED



2

SIGN 2

SUPPLY AND INSTALL

ONE (1) SELF-CONTAINED ILLUMINATED LETTERS

- 3/16" WHITE SG. FACE WITH 3M VINYL APPLIED TO FRST SURFACE
- WHITE LED ILLUMINATION
- 6.7 AMP'S PER LETTER
- SITE CHECK REQUIRED

SIGNAGE AREA CALCULATIONS

SIGN	SIGN TYPE	FRONTAGE	ALLOWABLE RATIO	MAXIMUM AREA ALLOWED	HEIGHT	WIDTH	AREA	DISTANCE FROM BOTTOM OF SIGN TO GRADE
SIGN 1	FASCIA, LED ILLUMINATED	101599 mm	1:1	31,50 sq. m	1215 mm	3646 mm	4.4 sq. m	2,311 mm
SIGN 2	FASCIA, LED ILLUMINATED	101599 mm	1:1	31,50 sq. m	1678 mm	16344 mm	14.2 sq. m	5,928 mm
SIGN 3	FASCIA, LED ILLUMINATED	101599 mm	1:1	31,50 sq. m	4824 mm	3729 mm	12.5 sq. m	5,060 mm
							31.5 sq. m	10.0 AL

NOTES:

1. AREA REFLECTS TOTAL SIGNAGE AREA, NOT BASED ON SIGNAGE DIMENSIONS.

# SIGNAGE ELEVATIONS



## SAMPLES SIGNS



## Planning and Land Use Committee Report

For the Meeting of August 27, 2015

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**To:** Planning and Land Use Committee      **Date:** August 13, 2015

**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 000426 for 951 Johnson Street

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### RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council refer the Application to the Advisory Design Panel, with a request that the Panel pay particular attention to the following:

- The appropriateness of the height of the street walls, with particular emphasis on the transition to the adjacent building to the west of Johnson Street.
- The height of the podium corner at the intersection of Johnson Street and Vancouver Street, with opportunities to increase the building mass in this location.
- Potential CPTED concerns associated with the primary residential entrance on Johnson Street.
- The appropriateness of the building separation distances between the proposed building and the adjacent four-storey residential building to the west.

Following this referral, and after giving notice and allowing an opportunity for public comment, that Council consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000426 with Variances for 951 Johnson Street, in accordance with:

1. Plans date stamped August 4, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - a. Section 3.67.5(2) - increase the building height from 30m to 50m;
  - b. Section 3.67.5(2) - increase the number of storeys from 10 storeys to 17 storeys;
3. The submission of revised plans that address comments from the Advisory Design Panel to the satisfaction of City staff.



4. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City staff.
5. Final plans to be generally in accordance with the plans identified above to the satisfaction of City staff.
6. The Development Permit lapsing two years from the date of this resolution.”

## LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the bylaw.

Pursuant to Section 920(8) of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 951 Johnson Street. The proposal is to construct a mixed-use building comprising of two towers, one at 15 storeys and one at 17 storeys, with ground-floor retail fronting Vancouver Street and Johnson Street with residential above. The variances are related to an increase in the building height and number of storeys.

The following points were considered in assessing this Application:

- The proposed building is subject to regulation under Development Permit Area 3 (HC) and is generally consistent with the applicable Design Guidelines in the *Official Community Plan* (OCP) and the *Downtown Core Area Plan* (DCAP).
- Although the proposal is largely consistent with the relevant design guidelines, it would benefit from a review by the Advisory Design Panel with specific reference to the height of the street walls on Johnson Street and Vancouver Street, the height and massing of the podium corner, the primary residential entrance on Johnson Street, and the building separation distances on the west elevation as it relates to the adjacent building.
- The proposed increase in building height and number of storeys is considered to be appropriate as the theoretical density under the R-48 Zone (Harris Green District) is not being exceeded and the proposal is consistent with the height limits of the DCAP. In addition, the location of the proposed towers would be offset from other recently approved developments within the same neighbourhood block.

## BACKGROUND

### Description of Proposal

The proposal is to construct a mixed-use building comprised of two towers, one at 15 storeys and one at 17 storeys, with ground-floor retail fronting Vancouver Street and Johnson Street with residential above. The building has a floor space ratio (FSR) of 6.05:1, although the

current zone does not prescribe a maximum density. Specific details include:

- a total of 807m<sup>2</sup> for two commercial-retail units on the ground floor
- three residential units at grade, located behind the commercial retail unit on Johnson Street
- 209 residential units above the commercial retail units
- four levels of underground parking accessed off Vancouver Street
- a total of 214 bike storage lockers (210 residential and 4 commercial) comprised of:
  - 169 bicycle storage lockers located at Level 1 of the underground parkade
  - 7 bicycle storage lockers located at Level 2 of the underground parkade
  - 38 stalls for commuter bikes located on the ground floor, with provision of a work bench for bike maintenance
- a total of 12 publicly accessible bike racks located at the residential entrance on Johnson Street
- a total of 18 storage lockers located in the underground parkade
- streetscape improvements to the frontages adjacent to the property on Johnson Street and Vancouver Street consistent with the Harris Green standards and the proposed new separated cycling facilities
- replacement of the five street trees on Johnson Street and two street trees on Vancouver Street to meet City standards
- an interior courtyard consisting of hard and soft landscaping and raised yoga deck, as noted on the landscape plan
- exterior building materials consisting of:
  - a mixture of brick cladding, metal fascia and wood soffits for the podium level
  - aluminium windows with white and grey metal spandrel panels, accent colour panels in dark blue and fritted spandrel panels
  - glass guardrails
  - custom designed security gate for the main residential entrance on Johnson Street.

The proposed variances are related to:

- an increase in the building height from 30m to 50m
- an increase in the number of storeys from 10 to 17.

### **Sustainability Features**

As indicated in the applicant's letter dated June 23, 2015, the following sustainability features are associated with this Application:

- building constructed using LEED standards as a guideline (certification will not be achieved)
- high-quality finishes for long-term durability and building lifecycle
- meeting or exceeding the EngerGuide80 rating or equivalent
- low flow plumbing fixtures

### **Active Transportation Impacts**

The Application supports active transportation by the inclusion of bicycle storage facilities in the parkade and a bicycle commuter room with work bench at grade.



## Public Realm Improvements

The Vancouver Street corridor has been identified as an All Ages and Ability (AAA) bike route which will require physically separated cycling facilities. Council has approved AAA projects on these corridors as a priority project to be completed within the next few years. Development of detailed concept plans is underway. Detailed drawings for Building Permit submission will need to reflect this future alignment and new facility. The applicant is financially responsible for frontage works adjacent the property and has indicated their commitment to working with the City to achieve these upgrades. The attached plans demonstrate sidewalk upgrades along Johnson and Vancouver Streets consistent with the Harris Green Standards.

## Existing Site Development and Development Potential

The site is presently occupied by a surface parking lot currently used for the McCall Funeral Directors at 1400 Vancouver Street. There are no legal agreements requiring parking to be maintained on the subject property for the use of 1400 Vancouver Street, although it is subject to the parking regulations under Schedule C of the *Zoning Regulation Bylaw*. Any redevelopment of the subject property would result in 1400 Vancouver Street being non-compliant with parking provisions. The lease is due to expire in September 2016 and it is anticipated that the current tenant at 1400 Vancouver Street will vacate the building prior to the commencement of development on the subject property, should it be approved.

Under the current R-48 Zone (Harris Green District), the property could be developed at a height of 10 storeys to accommodate a range of uses, including but not limited to retail, office, restaurant, theatres or daycares. The current zone does not prescribe a maximum density.

## Data Table

The following data table compares the proposal with the existing R-48 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard R-48
Site area (m <sup>2</sup> ) - minimum	2761.00	n/a
Total floor area (m <sup>2</sup> ) - maximum	16,700.00	n/a
Height (m) - maximum	50*	30
Storeys - maximum	17*	10
Setbacks (m) - minimum		
Front (Vancouver Street)	0.50	0.50
Rear (west)	3.00	n/a
Side (north – Johnson Street)	0.00	n/a
Side (south)	0.00	n/a
Parking - minimum	202	n/a
Bicycle storage (Class 1) - minimum	214	213
Bicycle rack (Class 2) - minimum	12	9



## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 24, 2015, the Application was referred for a 30-day comment period to the Downtown Residents Association CALUC. A letter dated July 25, 2015, is attached to this report.

A Development Permit Application does not require a meeting with the CALUC. However, the applicant exceeded consultation requirements and volunteered to arrange a CALUC meeting, which was held on March 18, 2015. The comments from the meeting are attached to this report in a letter from the CALUC dated July 25, 2015.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Core Residential, which supports multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys. The OCP also identifies this property in Development Permit Area 3 (HC) Core Mixed-Use Residential. The objectives of this DPA are to transform the form and character of the area through mid-to-high-rise residential mixed use and commercial buildings, with the greatest heights along Yates Street. Ensuring high quality architecture, landscape and urban design is also an important objective of this DPA. The proposed development at 951 Johnson Street is consistent with DPA 3 (HC) objectives for redevelopment and overall high-quality design.

### Downtown Core Area Plan

With respect to local area plans, the *Downtown Core Area Plan, 2011* (DCAP) applies to the subject site. Within the DCAP, the Residential Mixed District (RMD) includes the 900-block of Johnson Street, noted as a transitional zone from high-to-medium density, in the "Cross Town Concept" and where height transitions from high-rise to mid-rise buildings in the "Urban Amphitheatre Concept" with the concentration of tall buildings along Yates Street, east of Douglas Street. Although Yates Street is identified as the preferred location for taller buildings, the maximum height identified for Johnson Street is 50m, which is consistent with the maximum height for Yates Street within this neighbourhood block.

Multi-unit residential development is encouraged in the RMD with higher density focussed along Yates Street. The RMD encourages multi-residential development appropriate to the context, respecting the allowable building heights in the neighbourhood. Active commercial street-level uses are encouraged to help increase pedestrian activity. The current proposal is generally consistent with these objectives as it contributes new street-level commercial space in the RMD, which is further supported by residential uses above. Although a height variance is proposed from the current zone, the proposed 50m maximum building height is consistent with the building height limits within the guidelines.

The DCAP provides both broad urban design objectives for the Downtown Core and more detailed design guidelines for specific districts. The DCAP also includes policies related to the

design of buildings. Overall, the proposal is consistent with these policies, however, some inconsistencies with the design policies are discussed below.

#### Building Setbacks and Street Walls

DCAP contains policies for street wall heights and setbacks that are appropriate for the context of each street. The intent of these guidelines is to:

- minimize the effects of shading and wind
- maintain views to the open sky
- avoid the visual presence of bulky upper building mass.

Vancouver Street fits the category “wide street” in the DCAP, where the front setback should be less than 3m in order to create a sense of animation. The proposed site plan for the residential mixed-use development is consistent with this guideline, although minor deviations exist for other aspects of the building design.

The primary street wall on Vancouver Street ranges from 7.35m to 10.5m in height, which is slightly shorter than the recommended 15m to 20m range. The applicant has indicated in the supporting letter that the intention of this design response is to respond to the geometries and heights of adjacent buildings. In addition, the secondary street wall for the building is 43.5m, which is 15m taller than recommended in the guidelines. The design response to mitigating the taller secondary street wall is providing articulation at the roof of the building with complementary white metal panels within a cantilevered roof at Level 15 and Level 17 of the towers.

Similar deviations from the guidelines exist for the frontage along Johnson Street. There are modulations in the height of the primary street wall but, at its shortest location on the corner of the building (at the Johnson Street and Vancouver Street intersection), the street wall is only 8.1m high which is approximately 2m shorter than the recommended range of 10 to 15m. Given the prominent location of the building on a corner site, staff have expressed concern with the height of the glass podium on the corner of the building and note that a taller podium would help to balance out the overall mass of the 17-storey tower. In addition, the street wall to the west of Johnson Street is proposed at five storeys (16.3m). The applicant responded to staff comments by reducing the street wall by one storey, which helps to provide a more sensitive transition from the adjacent building.

For the reasons noted above, staff suggest the Application would benefit from a review by the Advisory Design Panel (ADP) on street walls, building separation and articulation of the upper storeys through exterior finishes and materials.

#### Building Separation

DCAP prescribes building separation guidelines based on the principle of increasing building separation in relation to increased building height. The intent of this is to enhance privacy and open up views in between buildings. The proposal is consistent with the tall building guidelines by offsetting the proposed two towers from the recently approved 18-storey building at 960-962 Yates Street, directly to the rear of the subject property. In addition, the proposal is generally consistent with the residential building separation guidelines, which provide minimum distances from property lines and between tall buildings located on the same parcel. The only aspect where the Application does not comply with the guidelines is on the west elevation, where five balconies from Levels 11 to 15 have a setback of 4.75m, instead of the recommended 5.5m

from the side property line (a projection of 0.75m). As these balconies are on the upper floors, the direct privacy impact on the adjacent building is considered to be minimal. In addition, at the request of staff, the applicant has revised the design to enhance the landscaping along this property line with the provision of a yew hedge which will enhance privacy for the residents on the lower floors of the adjacent building. Staff recommend that the ADP review this aspect of the design for any further refinement opportunities.

Additional clearances for windows are encouraged where feasible to enhance liveability for residential uses. The proposal is consistent with the guidelines for minimum separation distances between the two towers on the subject property. This distance ranges from 10m (at Level 10) to 14m (Levels 11 to 15) between balconies, which is in excess of the minimum requirements in the guidelines.

### Building Design

Overall, the proposed form and massing is organized to demarcate the building base, body and top. Commercial units provide multiple entrances off the street with canopies giving weather protection for pedestrians. Staff have raised concerns regarding the recessed residential entrance on Johnson Street which could become a Crime Prevention Through Environmental Design (CPTED) challenge. The applicant has responded to this by stating that the area will be well lit and finished with high-quality materials, although no lighting strategy has been provided at this date. Staff recommend that the Application be forwarded to the Advisory Design Panel for consideration of this issue.

### Building and Street Interface

In the DCAP Appendix 5 "Building and Street Interface Guidelines", this block of Johnson Street is identified as an "Avenue". In these locations, public realm improvements should be designed to relate to adjacent residential uses and the street's transportation function through the provision of comfortable, safe and animated pedestrian environments. The proposal includes commercial uses at grade and this would contribute to street animation through multiple entrances, extensive glazing and awnings for weather protection for pedestrians. Also, seven replacement street trees are proposed along with sidewalk improvements consistent with the Harris Green standards for both the Johnson Street and Vancouver Street frontages.

### **Advisory Design Guidelines for Buildings Signs and Awnings (1981)**

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis will be placed on the solution to these general aspects: comprehensive design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, detailing, street relationship, vistas, landscaping plan, colours and textures. The Application is consistent with these Guidelines.

### **Guidelines for Fences, Gates and Shutters (2010)**

The objective of these Guidelines is to ensure that where fences, gates and shutters are required, they are designed well and complement their surroundings. The Application is consistent with these Guidelines and proposes to introduce high-quality custom security fencing, details of which are included in the Application package.



## Proposed Variances

Three variances to the *Zoning Regulation Bylaw* are being proposed as part of this Application.

### Height and Number of Storeys

An increase in the height from 30m to 50m and an increase in the number of storeys from 10 to 17 is being requested. The R-48 Zone does not prescribe a maximum density through a FSR calculation. In the case of a height variance in this Zone, standard practice is to determine the "theoretical" FSR based on the height and setback regulations as they relate to the subject property. This determines the building envelope that can be achieved. The theoretical density for the subject property is 7.4:1 FSR and the proposal is for a building within this limit at 6.05:1 FSR.

As the building complies with the recommended height guidelines in the DCAP and appropriate measures have been taken to offset the towers from adjacent buildings, staff recommend for Council's consideration that the height variance is supported.

## CONCLUSIONS

The proposed high-rise mixed-use development at 951 Johnson Street would support the planning objectives for the Downtown found in the OCP and the DCAP. The proposal is generally consistent with the design guidelines contained within the DCAP and includes high-quality building materials and landscape finishes. The proposed height and number of storeys variance is recommended for consideration given the consistency with guidelines and the design measures taken to integrate the buildings into the surrounding context. The front yard setback variance is recommended for consideration due to the relatively minor nature of the variance and the provision for additional measures to help animate the street frontage (outdoor patio). However, the Application would benefit from a review by the ADP in relation to the street walls and podium height at the corner of the building, potential CPTED concerns for the residential entrance and opportunities to refine the design on the west elevation as they relate to the building separation guidelines.

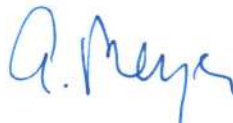
## ALTERNATE MOTION

That Council decline DP Application No. 000426 for the property located at 951 Johnson Street.

Respectfully submitted,



Charlotte Wain  
Senior Planner – Urban Design  
Development Services Division



Alison Meyer, Assistant  
Director, Development  
Services Division



Jonathan Tinney, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

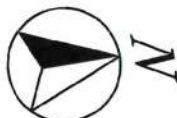
Date: August 21, 2015

**List of Attachments**

- Zoning map
- Aerial photo
- Letter from applicant, dated July 30, 2015
- Letter from Downtown Residents Association, dated July 25, 2015
- Plans for Development Permit Application with Variances No. 000426 dated 4 August 2015.



951 Johnson Street  
Development Permit #000426









City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6



July 30th, 2015

Attention: **Mayor Helps and Councillors**

Re: **951 Johnson Street**

Dear Mr. Mayor and Councillors,

We are excited about the opportunity to continue to contribute to the growth of Victoria's Downtown Core, and are pleased to present this development at the corner of Johnson Street and Vancouver Street. As with every development site, we see both opportunities and challenges on this site, and are proudly offering a unique development, which will enhance Victoria's Downtown Core.

The redevelopment of the McCall's Funeral Home parking lot is a significant opportunity to help establish a vibrant community in Harris Green neighbourhood. Although the property has provided an important service for the past forty years as a parking lot for the funeral home service, the site has remained undeveloped for many decades. The neighbourhood has seen significant change over the past few years, and we've looked closely at how to contribute in a positive way to this growth.

The property is approximately 28,800 square feet, and zoned R-48, which has simple setback and height guidelines without limiting floor space ratio. Also, R-48 is the only zone that is specifically mentioned in the Downtown Core Area Plan where the allowable density will be unaffected. Since this zone is not based on floor space ratio, the only way to calculate the allowable density under this zoning is to determine and understand the maximum building envelope based on the setbacks and height. We established the allowable density with a massing model. This totaled over 212,000 square feet of buildable with a 7.4 FSR. (See attached.) However, after looking closely at both existing buildings and proposed developments in the area, it was more fitting that we applied the Downtown Core Area Plan design and height guidelines. We started manipulating the density and form of the building and established a new square footage number that was less than the ten-story scheme. This totaled over 195,000 square of building with an FSR of 6.78. (See attached.) Under this scheme, however, we seek a height variance that is within the allowable height guidelines of the Downtown Core Area Plan. This is also beneficial, as it helps maximizes separation distances, and is much more complimentary to the neighbourhood than what is permitted under the R-48 zone. This massing model became our new base which we then continued to sculpt and design the building to its current proposed gross floor area of 179,437 square feet, which reflects 85% of the density attainable under the current zoning and an FSR of just over 6.

### **Massing & Composition**

The adjacent properties are a mixture of low-rise commercial as well as mid to high-rise residential. Particular care was taken to fit this development into the neighbouring context. In particular, it was important to maintain views from the recently approved 18-storey tower on the adjacent site fronting Yates street. The mass is primarily arranged in two towers, 15 and 17-storeys, located to permit views through the site from the adjacent tower. The towers have been sculpted and angled to maximize views through the site and from within the suites.

A key element of the DCAP design guidelines is the incorporation of a continuous street wall. This is a departure from how Harris Green traditionally developed with towers surrounded by green space. The lower floors have been carefully articulated and composed to respond to geometries and heights of adjacent buildings, which sets-up the two required street walls. The overall composition steps up from the corner, which will be a clean and bold glass volume for high retail exposure and a feature metal canopy. Along Johnson, the mass steps to 4 and 6 stories, and down to 5 stories adjacent to the neighbouring residential.

Considerable articulation is proposed within the building façade. The palate of building materials includes masonry at the base with both white, gray and midnight blue metal panels incorporated into the glazing system. A feature element is the incorporation of glass frit within the towers and some balcony dividers. Balconies have been playfully arranged along some of the facades. A playful approach to the overall composition gives a sense of vibrancy and vitality to the development and neighbourhood.

### **Building Details**

The proposed development is approximately 180,000 square feet, which is 85% of the maximum allowable density and will consist of 209 strata titled units including 3 home occupation units on the ground floor and approximately 8700 square feet of commercial space. The building will have 219 parking stalls. Storage lockers will be provided for every unit and bike parking for every unit will also be provided.

The entry lobbies of the two residential towers are located off a shared south-facing courtyard. This entry is marked with feature entry gate, warmly lit wood soffit, and illuminated signage on a prominent brick pier. The gated entrance will be well lit in the evening and glazing will help activate the commercial units during the day. The shared courtyard is a major amenity to the residents and an opportunity for community building. Locating the elevator lobbies off this shared courtyard provides immediate access to all residents and promotes social interaction, a key element to developing 'happy' and livable cities. The two angled street wall components on Johnson gesture towards the main entrance, which is reinforced by paving patterns in the sidewalk along Johnson Street.



The commercial space will have 15-foot ceilings with storefronts activating both Johnson and Vancouver. The main commercial space will be prominent on the corner of Johnson and Vancouver and will feature double height glass and give any tenant an opportunity to have major exposure on a major corner. The second space will be featured under the West tower and will have a large outdoor amenity space. The exterior façade of the ground floor will have a robust masonry and glass finish.

### **Green Features**

The Canada Green Building Council LEED rating system will guide the development of sustainable features within the building. To date, the design team has focused on incorporating features which provide long life cycle benefits for durability and efficiency, including a high performance envelope, finishes with 50+ year durability. We will be meeting or exceeding the EnerGuide 80 rating, or equivalent. In addition to all washers, dryers and dishwashers being EnerGuide rated, we will also incorporate low flow toilets and showerheads. We believe most residents will be able to walk to work or amenities due to the central downtown location. The building site is close to several bus routes and has been designed to encourage the use of bicycles. To promote cycling we have made it easy for bikers with the provision of a separate bike ramp directly off the street into the secure underground bike garage. A number of bike stalls will be provided in a secure enclosure at grade along with a bike repair workshop.

### **CEPTED**

There are several locations where the development is accessible to the community during the day. The commercial base will enliven the sidewalk and encourage interaction within the community. Placement of the residential lobbies off the courtyard will provide 'eyes on the street' and a sense of ownership of this area, which reduces risk of crime. Elimination of blind spots and careful placement of lighting also helps in reducing unwanted activity.

### **Community Dialogue & Livability Design**

A neighbourhood meeting was held in March of 2015. The overall reception of the development was positive and the residents, including the downtown residents association were in general support. Most residents felt the tall, narrow and well-articulated towers were a favourable solution, which kept buildings, separated and retained existing views.

The 'building separation' guidelines in the Downtown Core Area Plan was a starting point to establish separation distances between the two new towers as well as between existing buildings. The design goes above and beyond the minimum separation requirements in an effort to retain existing views as well as maximize views of the new units in this project. The distance between the two towers is 150% wider than the separation guidelines. In addition, the living areas are oriented away from the adjacent tower, with only bedrooms located facing each other. The two towers are positioned to permit views between from the proposed adjacent development at 960 Yates. This separation is further enhanced by flaring the walls toward the south for an even greater opening.

The building is setback 6.75m and 8.3m at the south property, which is greater than the 3m and 6m minimum, and steps back to 21m where the buildings are directly opposite each other.

Similarly, along the West property line we are setback 4.6m from the adjacent four-storey building [160% improvement over the 3.0m min]. Also, along this side of the building for the first 4 floors, most suites are oriented North or South, away from the adjacent building to the west. Bedroom windows from buildings may face each other but living areas do not. Additional landscape has also been introduced on the West property line to improve privacy.

The existing 'Manhattan' building at 930 Yates was also considered in the development of the form and massing. At our two closest points of buildings, we are separated by more than 21 meters.

#### **Summary**

Much dialogue with the neighbours and city staff is reflected in the design of this proposed development. Our design response ensures that views of neighbouring buildings are affected as little as possible, which is achieved by reducing overall mass and density but increasing height and setbacks. We believe the design closely reflects the Downtown Core Area Plan and is a positive step for the future development of the Harris Green neighbourhood.

Sincerely,



Daniel Cox





1715 Government Street  
Victoria, BC  
V8W 1Z4  
250.386.5503

Mayor and Council  
City of Victoria  
No.1 Centennial Square  
Victoria, BC  
V8W 1P6

July 25, 2015

**Re: CALUC Meeting-951 Johnson Street**

Dear Mayor Helps and Council,

The DRA LUC has reviewed the drawings and hosted a CALUC meeting on March 18th, 2015 for the above-mentioned application. The applicant proposed the meeting, as it was not a requirement of the CALUC process. The applicant should be commended for undertaking this higher level of public consultation. Twenty-nine people registered their attendance at the door.

Based on the information presented by the applicant, the purpose of the rezoning is to create two residential towers over a single four-storey podium, with ground floor commercial space fronting Johnson and Vancouver Streets. There will be 205 condominiums with the parking entry off Vancouver Street. The two buildings would share an underground parking structure. Units would range in size from <500 sq ft up to 1800 sq ft with the standard sizes of 600-800 sq ft.

The applicant outlined how they had responded to early DRA LUC concerns regarding the viability of marginal, interior ground floor commercial spaces and had adapted the design to convert those spaces to work/live units.

Comments and concerns raised at the CALUC meeting by the public are as follows;

- A range of comments were heard regarding the street wall configuration for the podium levels and the setbacks for the building at the sidewalk. There were both concerns and complements from various attendees as to the City policy of no setback from the street.
- Concerns were voiced regarding shadowing. The applicant provided shadow studies indicating the impacted areas to the north. It was pointed out that the applicant also owned much of the impacted property to the north.
- Attendees suggested that visitor parking would be beneficial but would need to be controlled and monitored.



- Attendees also expressed concerns that not enough parking was proposed. Other attendees pointed out that many downtown residents don't have cars.
- Concerns were voiced regarding that the eventual use proposed for the ground floor commercial space be compatible with the residential use above. For example, no late night pubs or restaurants.
- Several attendees commented that the proposed cladding materials were of a high quality and the articulation of the buildings provided visual interest

No attendees of the CALUC meeting voiced opposition to the proposal.

The DRA generally supports this proposal as it appears to be of very high quality, conforms to the OCP and will bring vitality to the Harris Green precinct.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized flourish at the end.

Ian Sutherland  
Chair Land Use Committee  
Downtown Residents Association

cc Planning and Development Department



## Architecture

203 - 668 TWEE ROAD  
VICTORIA, BC V8A 6A5  
T 250 588 8548 F 250 581 5418



28-426 CUPPUN ROAD  
VICTORIA, BC V8P 1M6  
T: 250 566 0106 F: 250 412 0006

### PROJECT LOCATION



## PROJECT DATA

[illegible]

### QUESTIONS

HOME TYPES	MIN. SIZE	QUANTITY
HOME OCCUPATION	80m <sup>2</sup>	3 (PROVIDING FL. OCC.
LOFT	80m <sup>2</sup>	6
STUDIO	65m <sup>2</sup>	2
1 BEDROOM	80m <sup>2</sup>	66
1 BEDROOM + BICH	80m <sup>2</sup>	30
2 BEDROOM	90m <sup>2</sup>	66
2 BEDROOM PENTHOUSE	137m <sup>2</sup>	2
<b>TOTAL</b>		<b>208</b>

## DRAWING LIST

**ARCHITECTURAL DRAWING**

- A3-09 - COVER SHEET
- A3-10 - CONCRETE SURVEY (ORTHOG)
- A3-11 - CONCRETE PLAN
- A3-20 - FLOOR PLAN LEVEL 1H
- A3-31 - FLOOR PLAN LEVEL 1S
- A3-32 - FLOOR PLAN LEVEL 1S
- A3-33 - FLOOR PLAN LEVEL 1S
- A3-34 - INTERPLAN AND FLOOR PLAN LEVEL 1
- A3-35 - FLOOR PLAN LEVEL 2
- A3-36 - FLOOR PLAN LEVEL 3
- A3-37 - FLOOR PLAN LEVEL 4
- A3-38 - FLOOR PLAN LEVEL 5
- A3-39 - FLOOR PLAN LEVEL 6
- A3-10 - FLOOR PLAN LEVEL 7
- A3-11 - FLOOR PLAN LEVEL 8-10
- A3-12 - FLOOR PLAN LEVEL 10
- A3-13 - FLOOR PLAN LEVEL 11
- A3-14 - ROOM PLAN
- A3-21 - ELEVATION - NORTH
- A3-22 - ELEVATION - SOUTH
- A3-23 - ELEVATION - WEST
- A3-24 - ELEVATION - EAST
- A3-25 - CONCRETE ELEVATIONS
- A4 - SECTION 1
- A4-01 - SECTION 3 & 4
- A4-02 - PERSPECTIVE VIEW STUDIOS
- A4-03 - PERSPECTIVE VIEW STUDIOS
- A4-04 - PERSPECTIVE VIEW STUDIOS
- A4-05 - AVERAGE GRADE CALCULATION

## LANDSCAPE ARCHITECTURAL DRAWINGS

L1 - LANDSCAPE CONCEPT PLAN  
L2 - NURSERY SCHEDULE AND REFERENCE IMAGES

## PROJECT TEAM

## CIVILIAN

989 Johnson Properties Ltd.

**SAN COE**  
CONTACT SAN COE  
T 200.518.0045  
F 200.506.1231

**ARCHITECT**

## Architecture

**CEI ARCHITECTURE**  
CONTACT: CURTIS KNOXEL  
EMAIL: [CKNOXEL@CEIARCHITECTURE.COM](mailto:CKNOXEL@CEIARCHITECTURE.COM)  
T: 208.344.6664

## LANDSCAPE ARCHITECT

**LADRI LANDSCAPE ARCHITECTS**  
CONTACT: BEV HINDJACK  
EMAIL: [BEVHINDJACK@LADRI.LA](mailto:BEVHINDJACK@LADRI.LA)  
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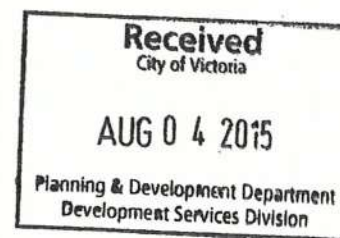
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Development Services Division

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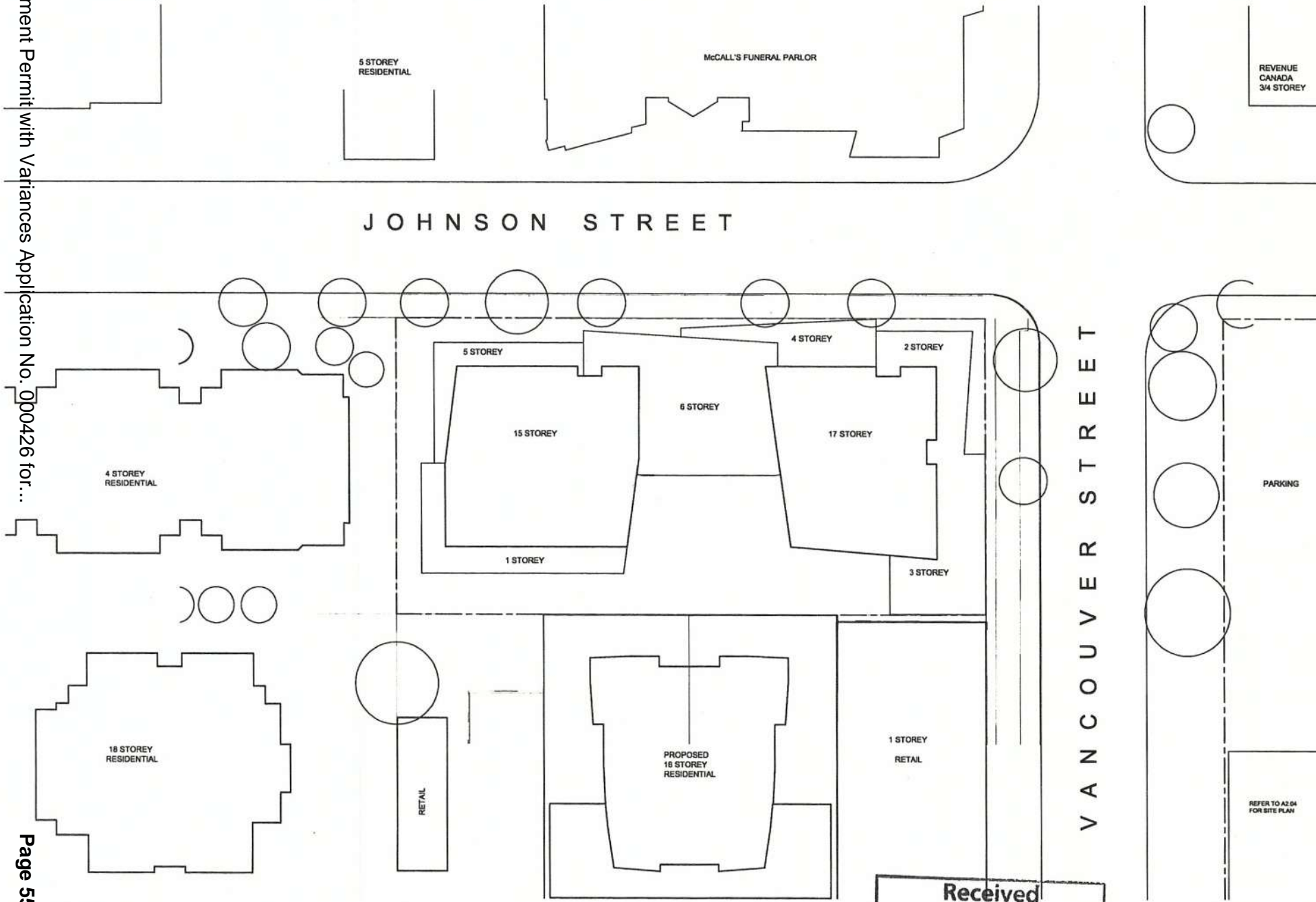
**Planning and Land Use**

989 John  
Properties Ltd.

7 Aug 2015







989 JOHNSON

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CONTEXT PLAN

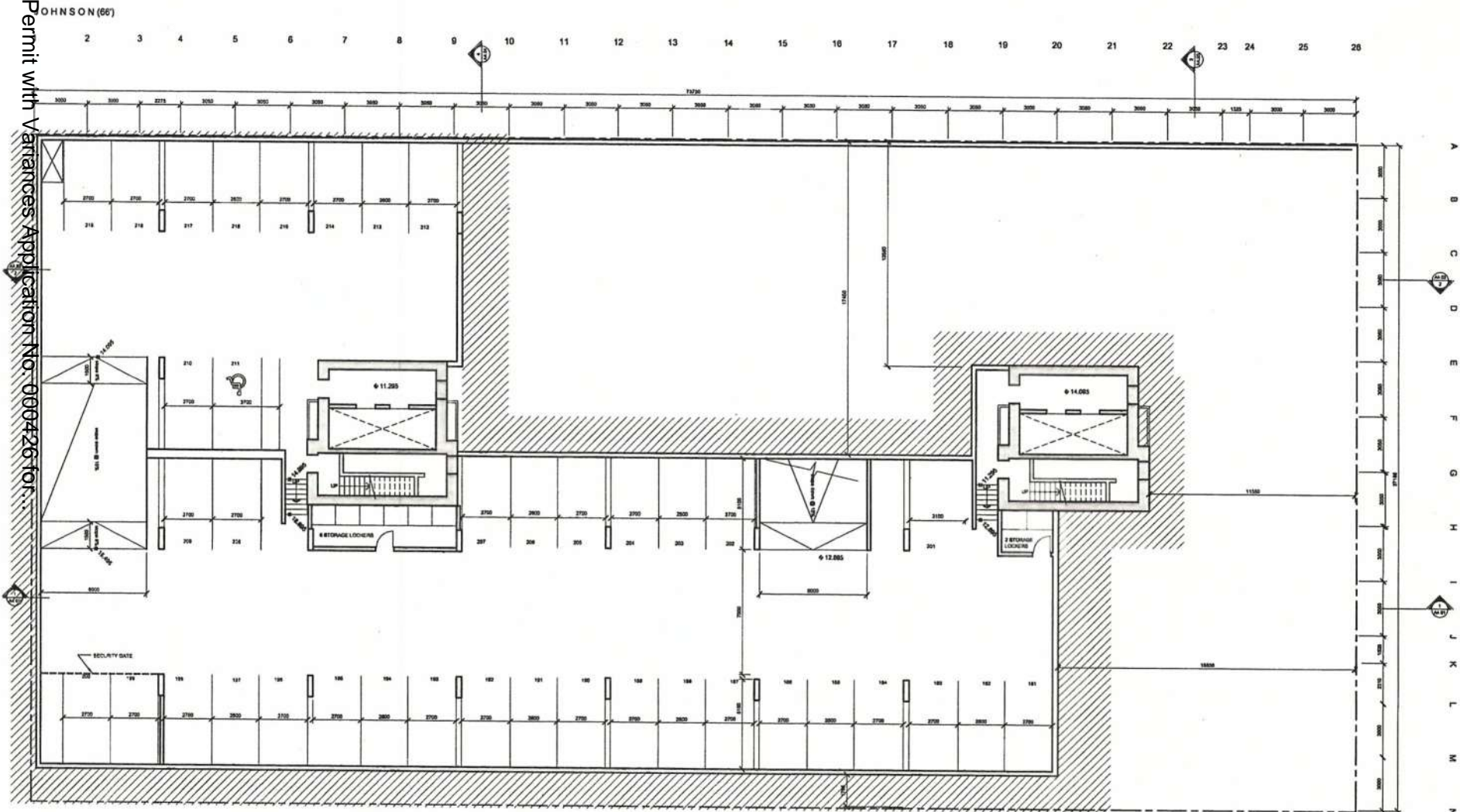
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VICTORIA, BC V8W 2G5  
T 250 388 5555 F 250 381 8414



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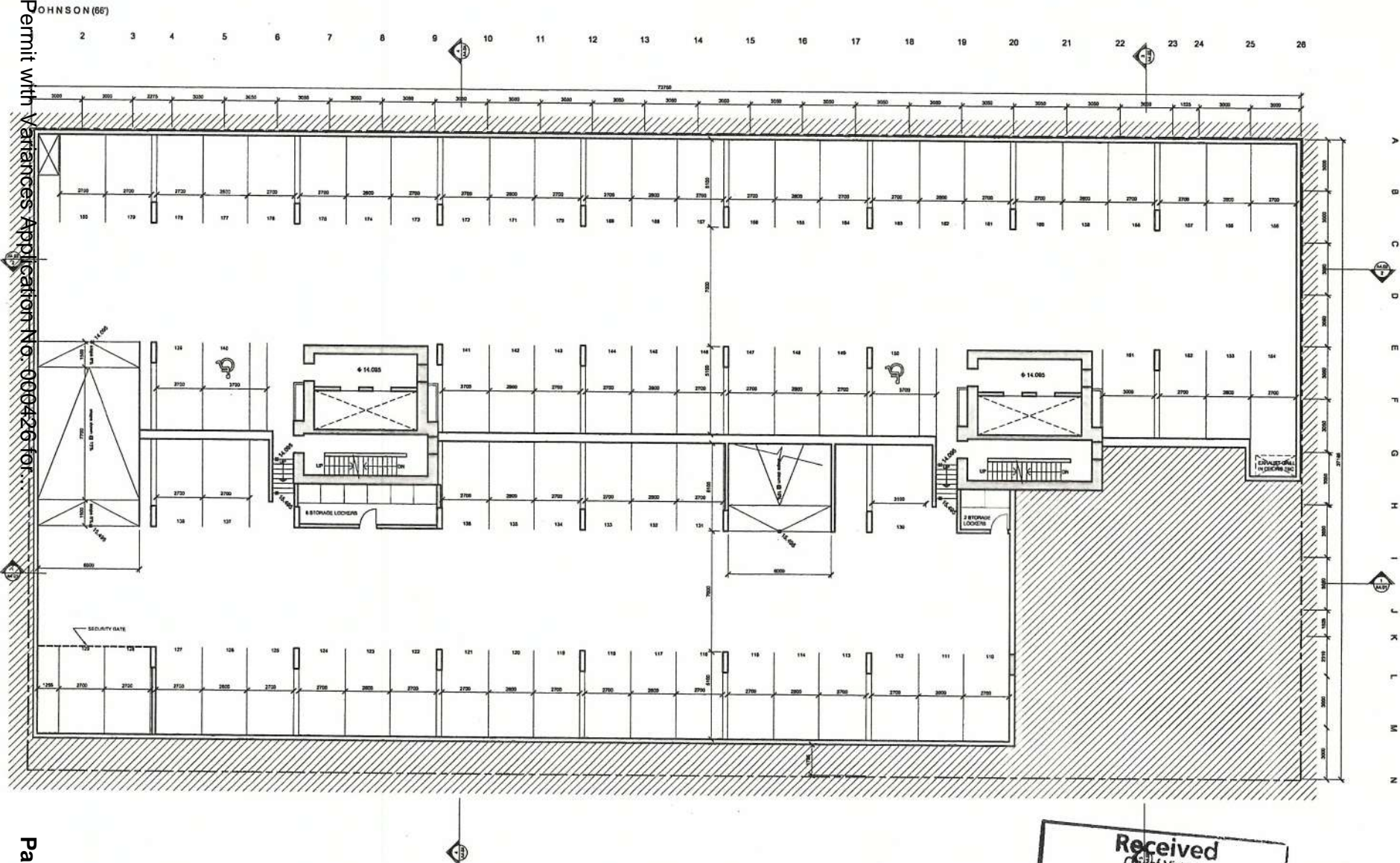
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201 - 888 THE BOND  
VICTORIA, BC V8A 6T5  
T 250 385 1555 F 250 381 5114



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VICTORIA, BC V8A 6T5  
T 250 385 1555 F 250 381 5114

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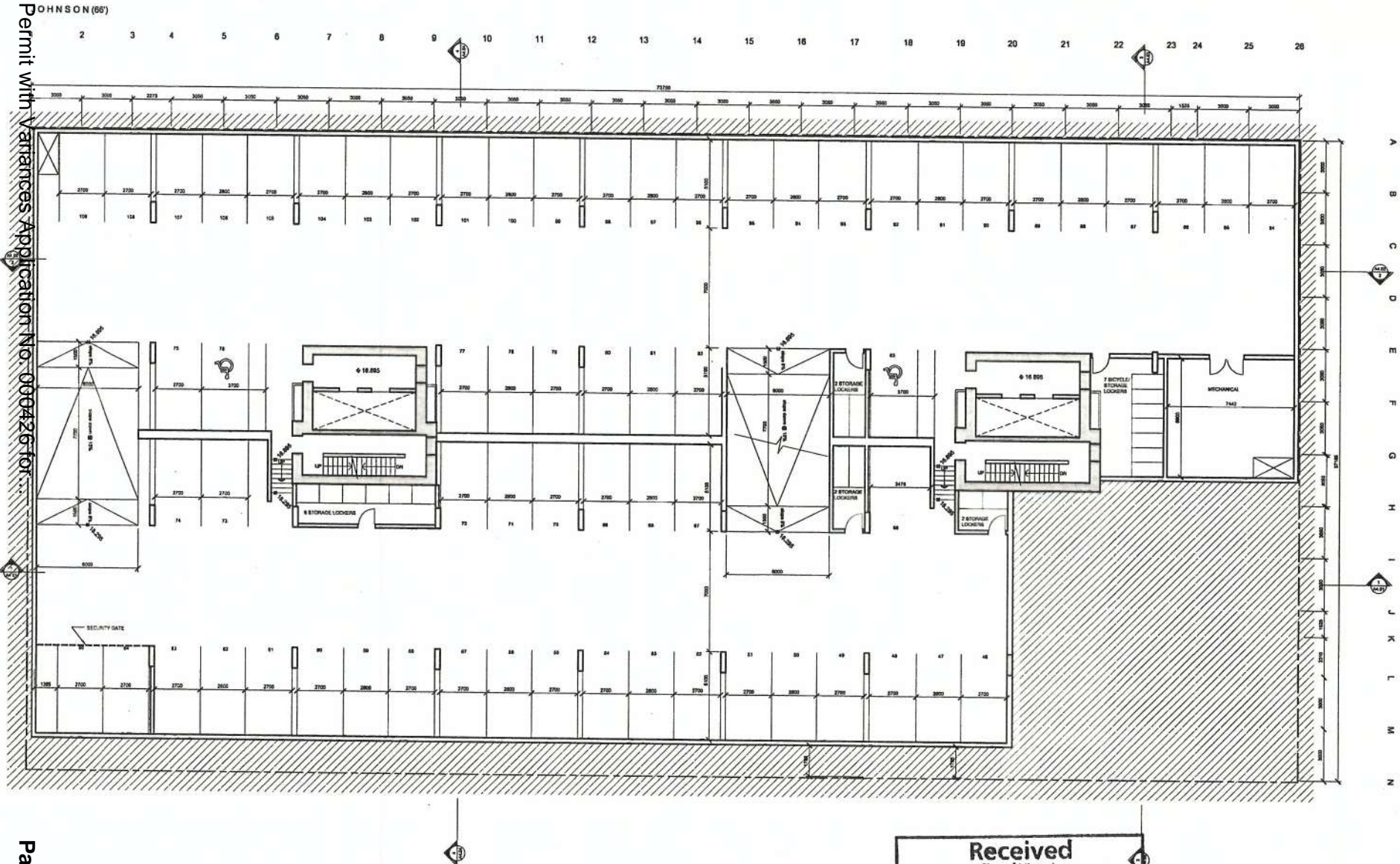
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Architecture

200 - 888 FIVE ROAD  
VICTORIA, BC V8W 6K9  
T. 250.588.0100 F. 250.201.9410



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T. 250.588.0100 F. 250.201.9410

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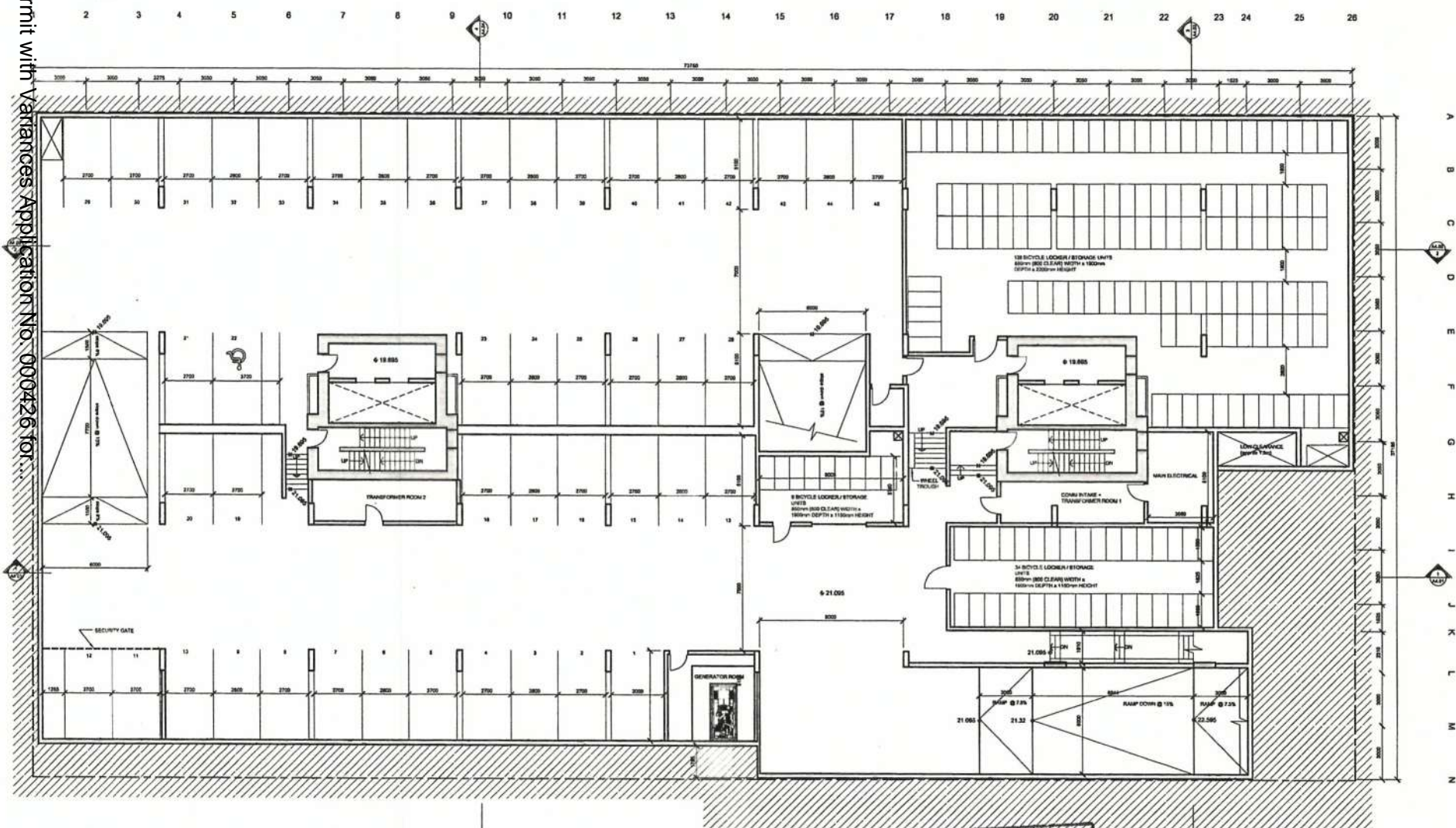
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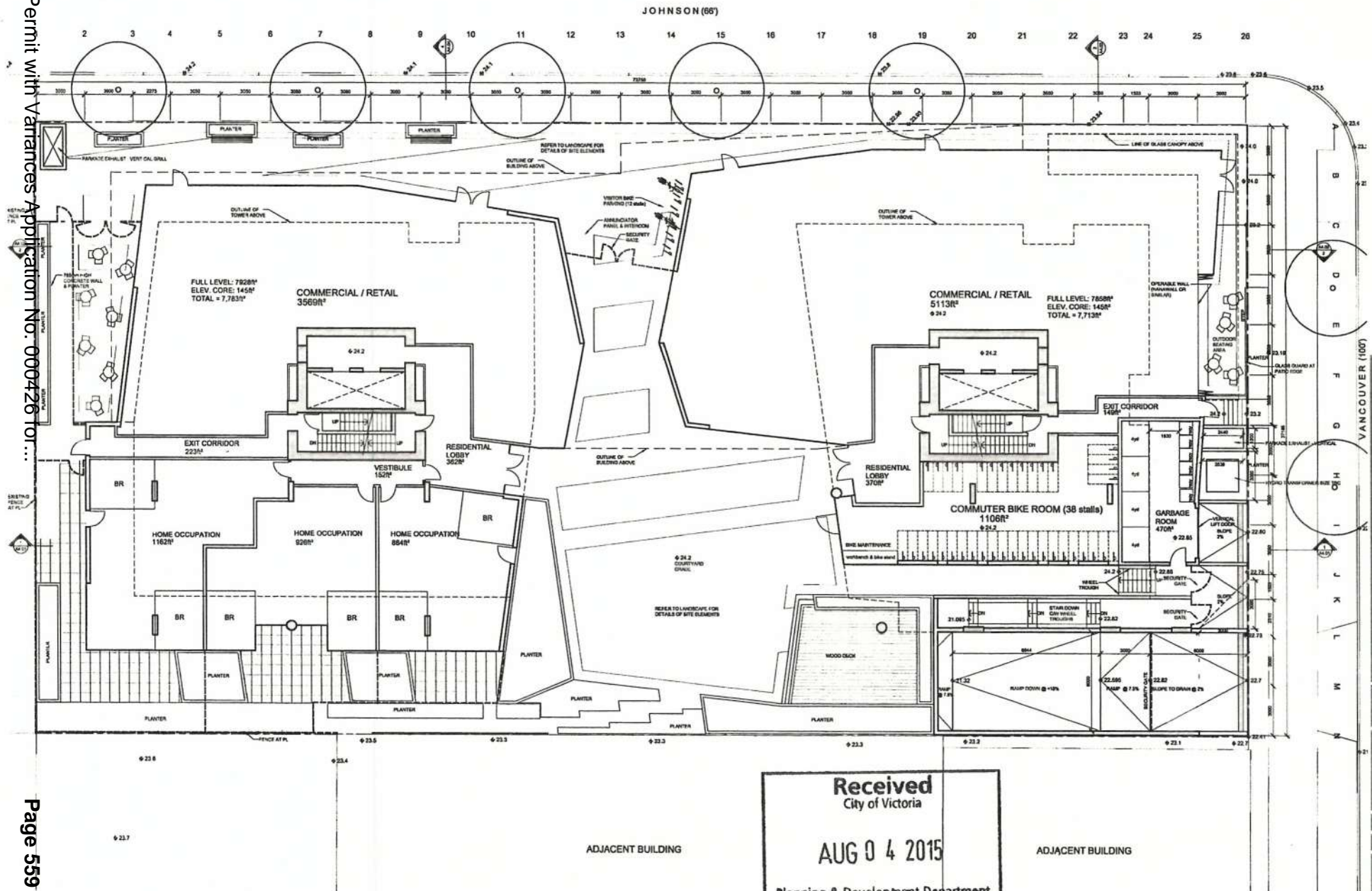


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381-484 TYPEN ROAD  
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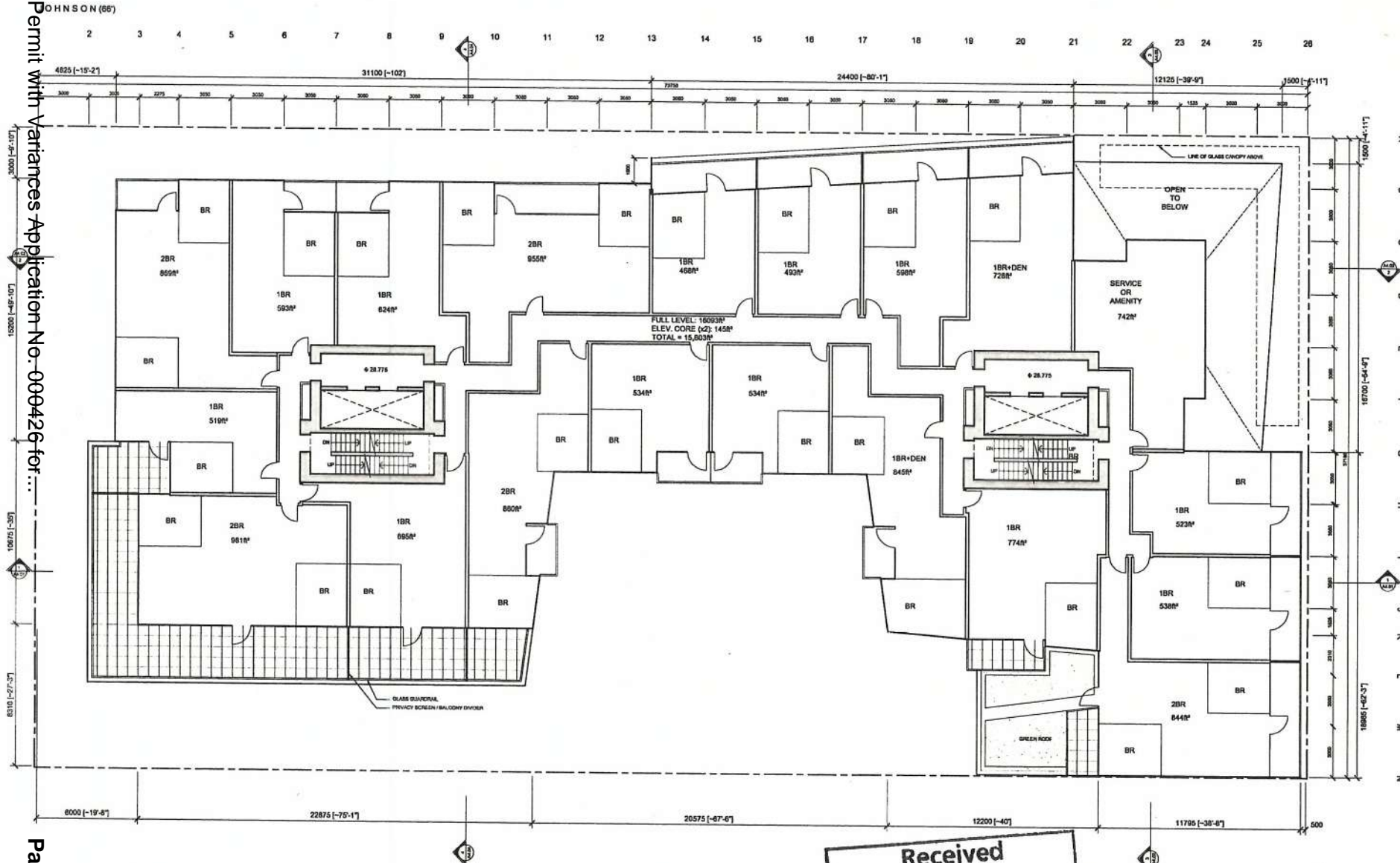
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VICTORIA, BC V8M 4G5  
T: 250.288.0100 F: 250.288.0104

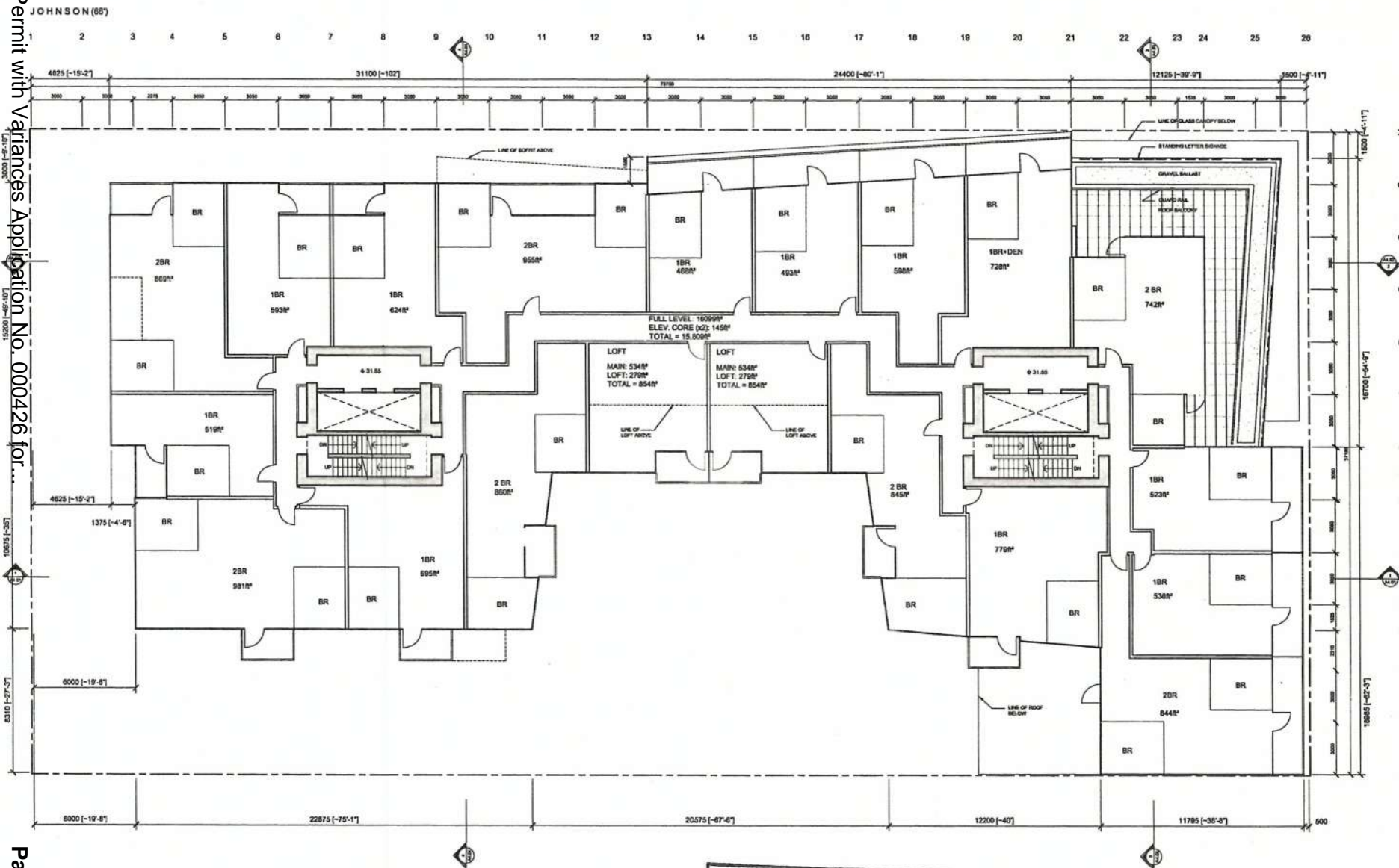


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VICTORIA, BC V8M 4G5  
T: 250.288.0100 F: 250.288.0104

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VICTORIA, BC V8A 6S5  
T 250 386 5868 F 250 387 8414



205 - 484 PEEBLES ROAD  
VICTORIA, BC V8A 6S5  
T 250 386 5868 F 250 387 8414

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989 Johnson Properties Ltd.

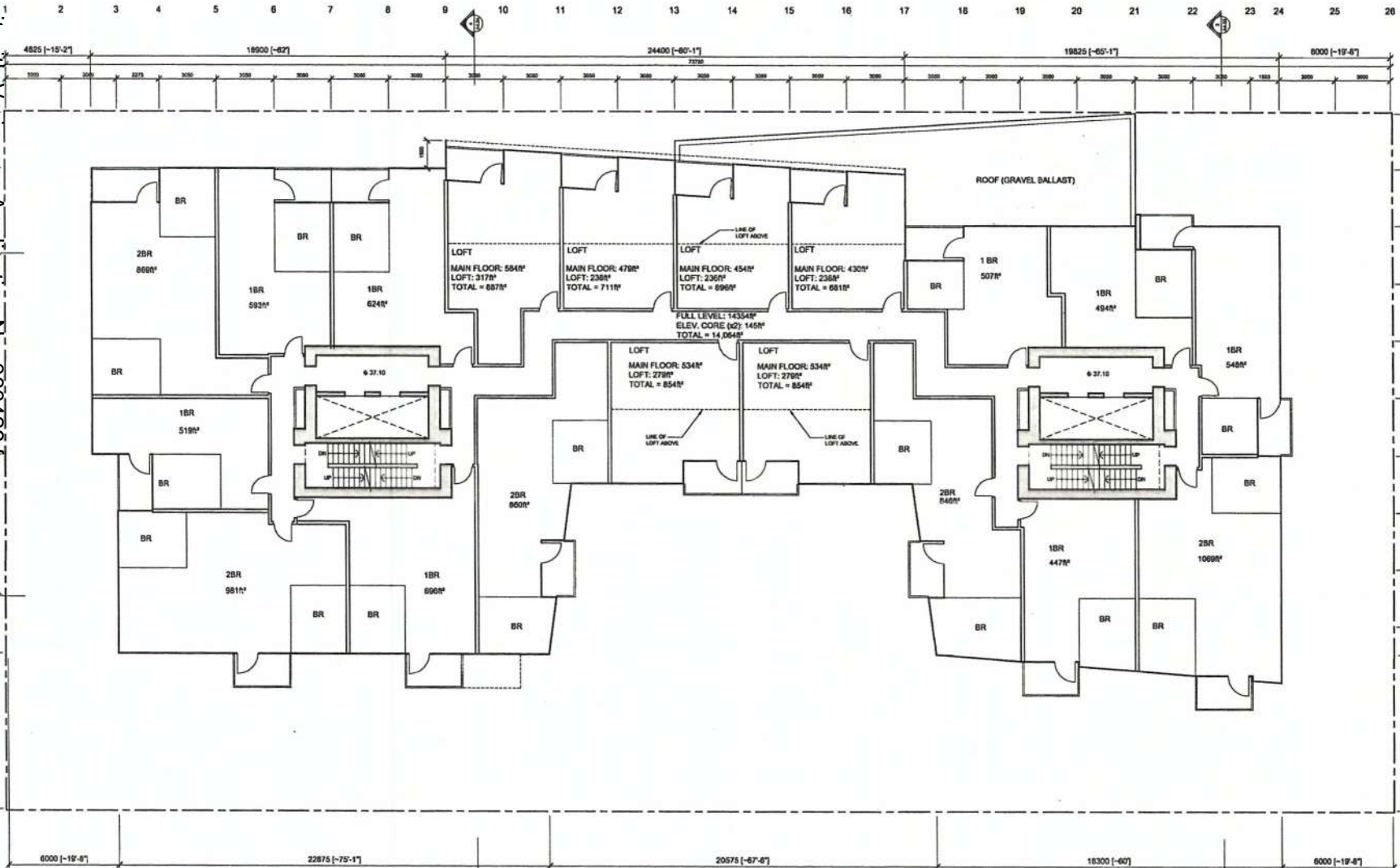
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VICTORIA, BC V8M 6G5  
T: 250 366 5100 F: 250 361 5414



20 - 488 DUFFIN ROAD  
VICTORIA, BC V8L 1B9  
T: 250 366 5100 F: 250 361 5414

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Properties Ltd.

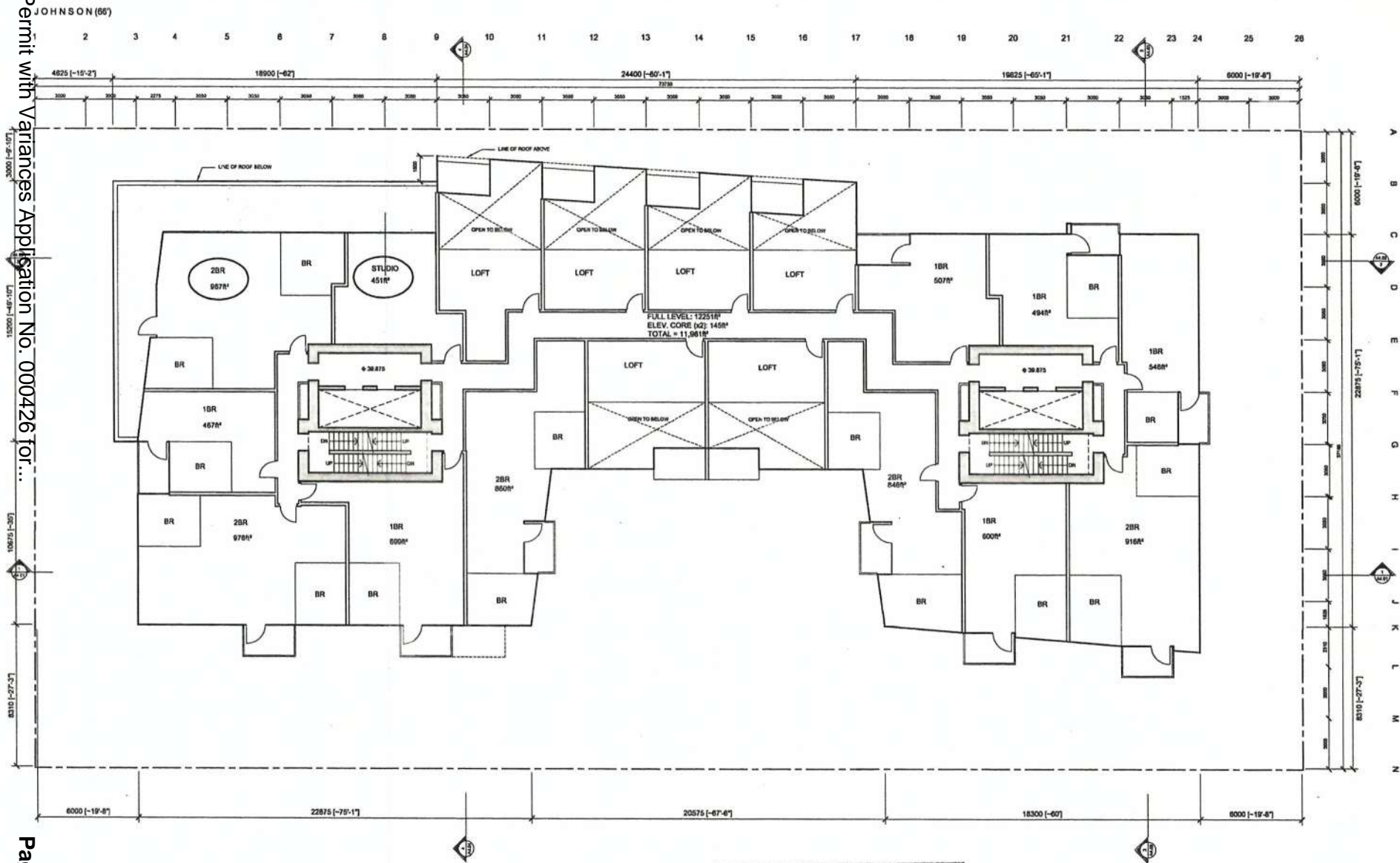
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T 250 358 5444 F 250 357 8414



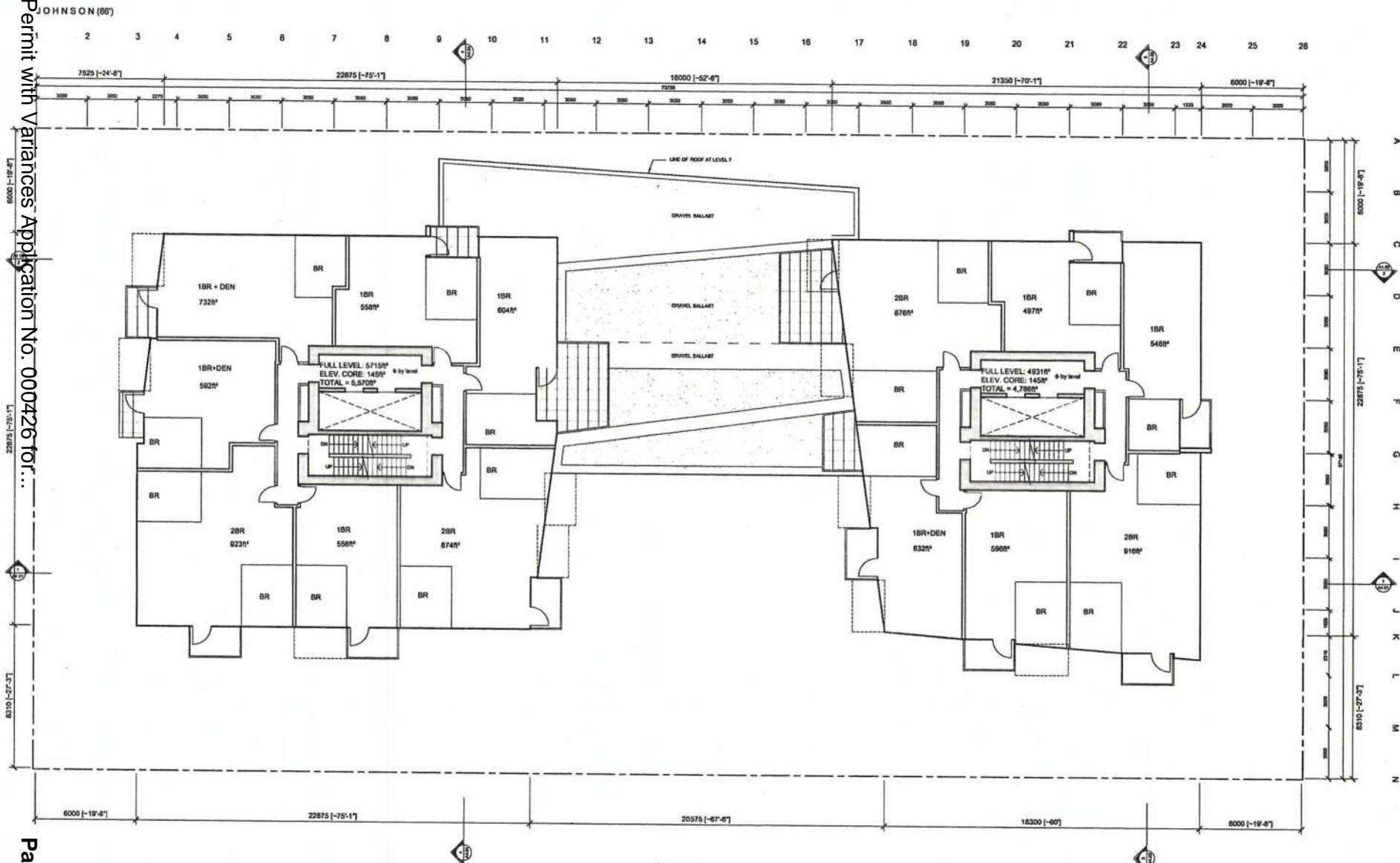
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989 Johnson  
Properties Ltd.

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27 Aug 2015



Architecture

201-684-7765  
VICTORIA, BC V8V 4G5  
T. 250-388-8888 F. 250-381-9118



201-684-7765  
VICTORIA, BC V8V 4G5  
T. 250-388-8888 F. 250-381-9118

989  
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4 August 2015

989 Johnson  
Properties

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VICTORIA BC  
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4 August 2015

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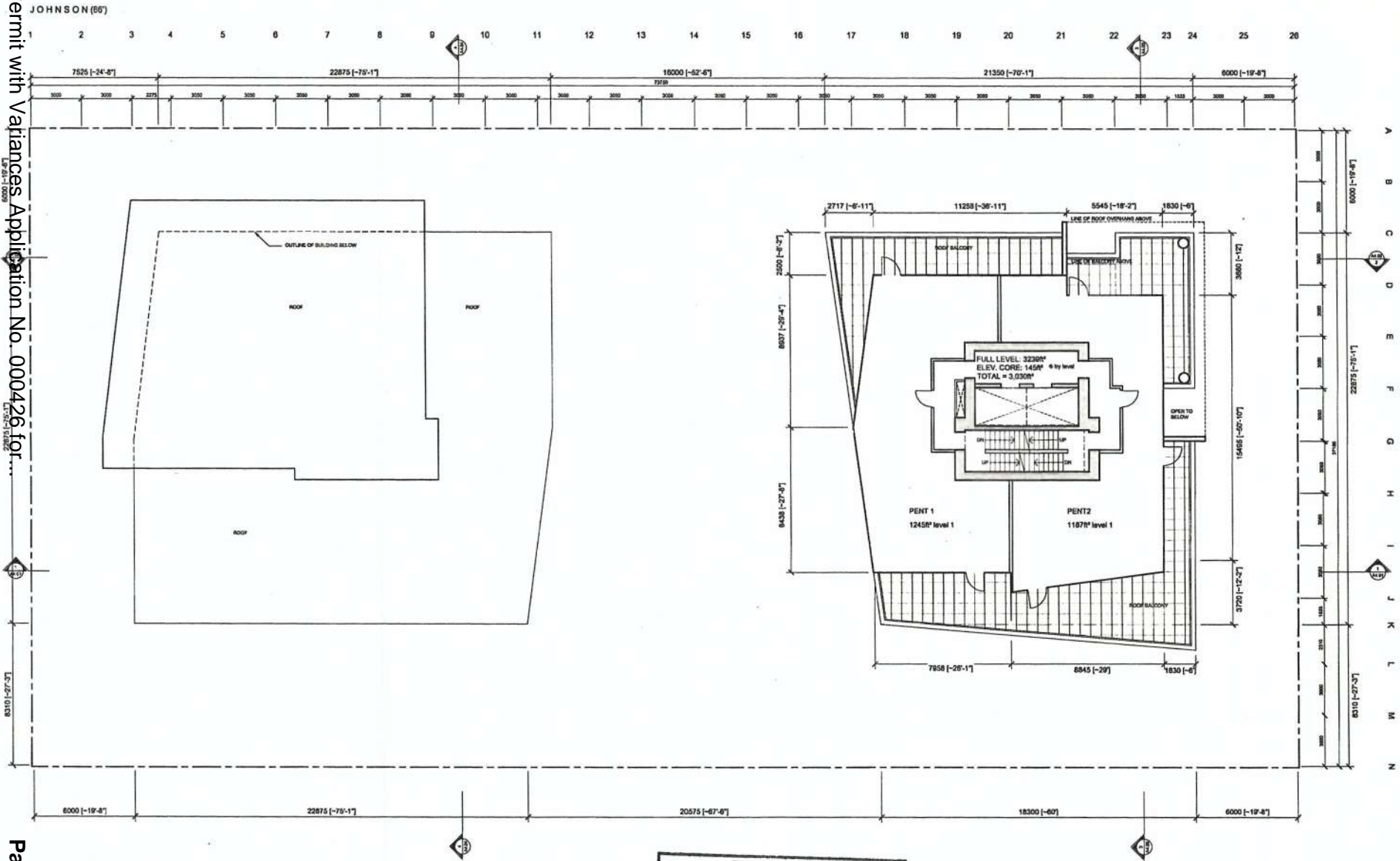
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AUG 04 2015

Planning & Development Department  
Development Services Division



Architecture

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VICTORIA, BC V8S 6G3  
T 250 388 5888 F 250 381 8418



201 - 888 PETER ROAD  
VICTORIA, BC V8S 6G3  
T 250 388 5888 F 250 381 8418

989  
JOHNSON

Planning and Land Use Committee - 27 Aug 2015

VICTORIA, BC  
DP Re-Submission  
4 August, 2015

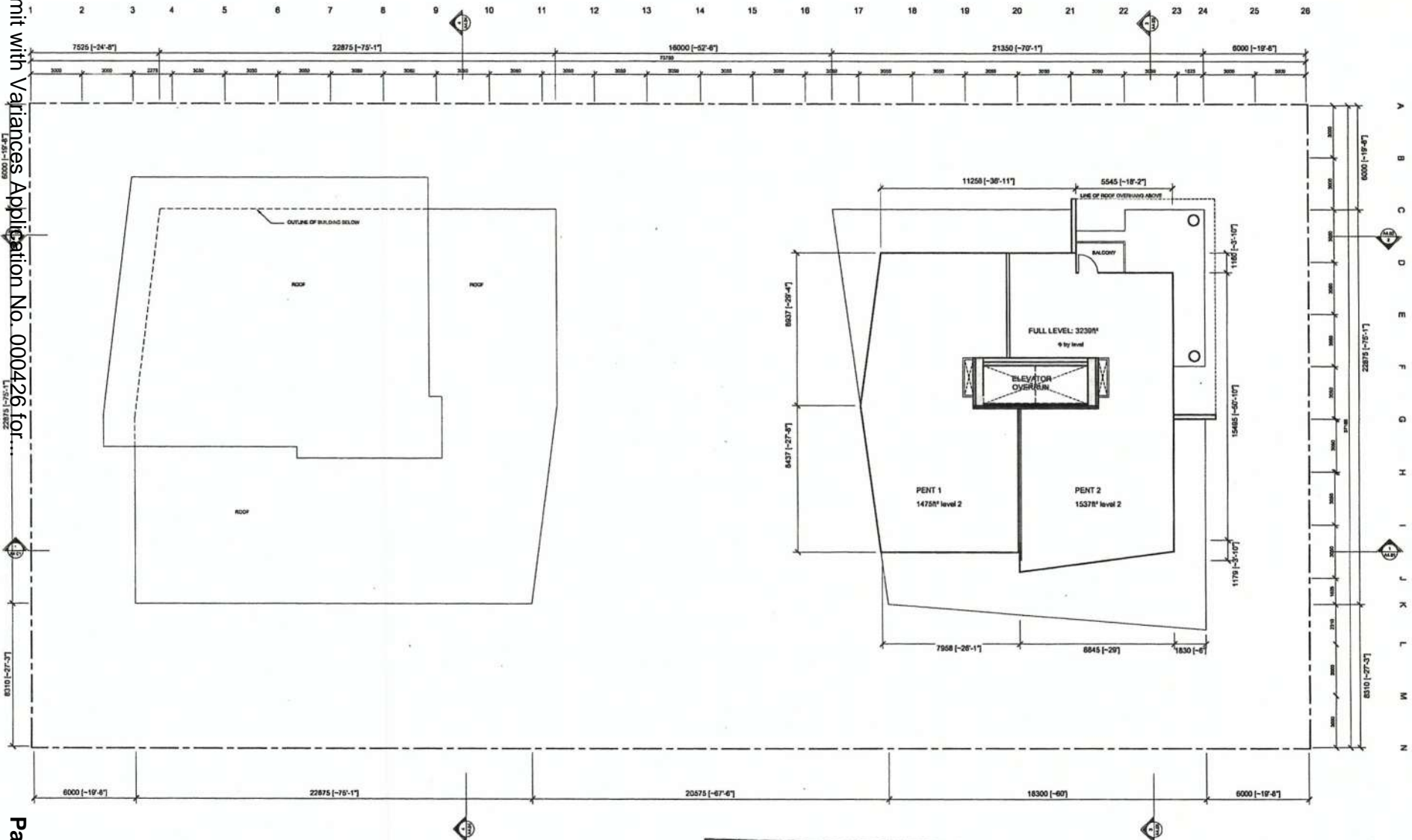
989 Johnson Properties Ltd.

VANCOUVER (1001)

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JOHNSON (66')



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City of Victoria  
AUG 04 2015  
Planning & Development Department  
Development Services Division



Architecture

303 - 664 YEE ROAD  
VICTORIA, BC V8A 6B6  
T 250 368 5568 F 250 367 9418



29 - 454 DUFFIN ROAD  
VICTORIA, BC V8T 1B8  
T 250 368 5101 F 250 412 3868

989  
JOHNSON

VICTORIA BC

DP Re-Submittal  
4 August, 2015

989 Johnson  
Properties Ltd.

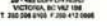
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27 Aug 2015





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VANCOUVER (1007)





KEYNOTE LEGEND

1	CLEAR GLASS INFILL WITH FRAME	7	BRICK	13	METAL SECURITY GATE
2	BRICKTILE PANEL ACCENT COLOR	8	CONCRETE PANEL	14	BUILDING SIGNAGE
3	SPRINKLED PANEL GREY TONE 1	9	METAL PANEL	15	METAL CLAUPE
4	SPRINKLED PANEL GREY TONE 2	10	WOOD SLOTTED WALL FINISH	16	METAL PANEL - METAL PANELS - W/TE
5	SPRINKLED PANEL WHITE	11	BALCONY PRIVACY SCREENS	17	ROOF TOP AIR SCREEN - HORIZONTAL METAL LOUVERES, WHITE
6	SPRINKLED PANEL WHITE PATTERN	12	GLASS QUADRANTS		

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Development Services Division



200 WESTER ROAD  
VICTORIA, BC V8S 4E6  
TEL: 250.688.1800 FAX: 250.688.1801



1000 KENNEDY STREET  
VICTORIA, BC V8V 2H7  
TEL: 250.688.1800 FAX: 250.688.1801

989  
JOHNSON

Planning and Land Use Committee - 27 Aug 2015

VICTORIA, BC  
Resolution 1000  
4 August 2015

989 Johnson Street  
Proposed Development

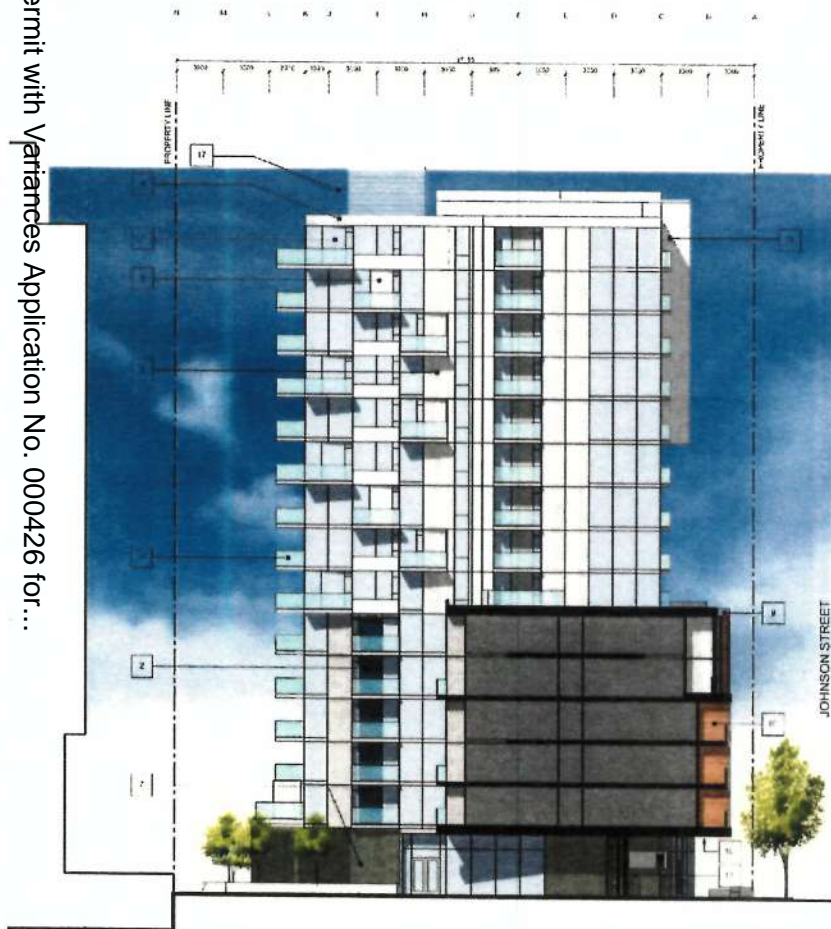
ELEVATION  
NORTH

A-001





989 JOHNSON  
Planning and Land Use Committee - 27 Aug 2015  
A02



ELEVATION EAST 2 - EAST TOWER



ELEVATION EAST 1 - WEST TOWER

KEYNOTE LEGEND

1	CLEAR GLASS PANEL WITH VERTICAL FRAME	7	BRICK	13	METAL SECURITY GATE
2	SPRINKLED PANEL POLYMER COLOR	8	CORNER L - PANEL	14	BUILDING SIGNAGE
3	SPRINKLED PANEL GREY TONE 1	9	METAL FASCIA	15	METAL GALLERY
4	SPRINKLED PANEL GREY TONE 2	10	WOOD SCAFF	16	METAL FRAME - METAL FASCIA - VERTICAL
5	SPRINKLED PANEL WHITE	11	BALCONY RAILING SCREENS	17	ROOF TOP 24-7 SCREEN - HORIZONTAL METAL LOOPIES WHITE
6	SPRINKLED PANEL FINE PATTERN	12	GLASS GUARDRAILS		

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KEYNOTE LEGEND

1	CEILING (RANDOM) IMPERMEABLE	7	BLOCK	13	METAL CURTAIN
2	SPANDREL PANEL ACCENT COLOR	8	CONCRETE PINTED	14	BUILDING SIGNAGE
3	SPANDREL PANEL FINESTONE 1	9	METAL FASCIA	15	METAL CURTAIN
4	SPANDREL PANEL CREYSTONE 2	10	WOOD SCAFF	16	METAL PANEL / METAL FASCIA - WHITE
5	SPANDREL PANEL WHITE	11	BALCONY PRIVACY SCREENS	17	ROOF TOP AIR SCREEN - HORIZONTAL METAL LOUNGE WHITE
6	CEILING (RANDOM) IMPERMEABLE	12	EXTERIOR LIGHTS		





1	CLEAR GLASS IN ALUMINUM FRAME	7	BRICK	13	METAL SECURITY GATE
2	SPANNEL PANEL ACCENT COLOR	8	CONCRETE PAINTED	14	BL. LONG SIGNAGE
3	SPANNEL PANEL GREY TONE 1	9	METAL FASCIA	15	METAL CANOPY
4	SPANNEL PANEL GREY TONE 2	10	WOOD SOFFIT	16	METAL PANEL + METAL FASCIA - WHITE
5	SPANNEL PANEL WHITE	11	PALCOFF BRICKS - CORPSE	17	ROOF TOP 4x4 SCREEN - HORIZONTAL METAL LAMINATE, WHITE
6	SPANNEL PANEL 1 1/2" PSL 2 1/2" MIN	12	SL. ALUMINUM PANELS		

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303 - 604 FIVE ROAD  
VICTORIA, BC V8A 4H4  
T. 250.369.8888 F. 250.361.8418



22 - 488 DUFFIN ROAD  
VICTORIA, BC V8P 1S8  
T. 250.590.0110 F. 250.472.8084

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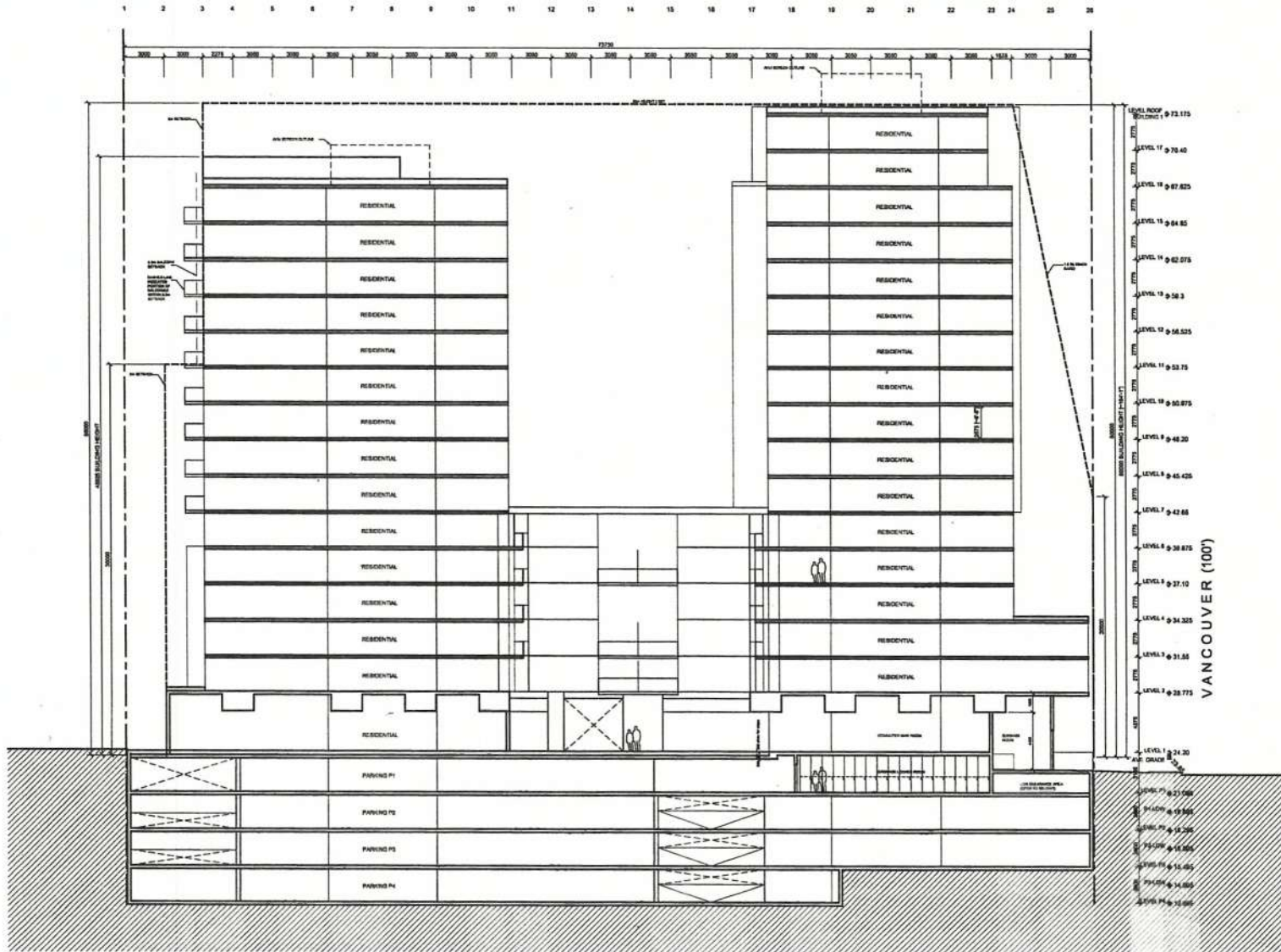
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CONTEXT  
ELEVATIONS

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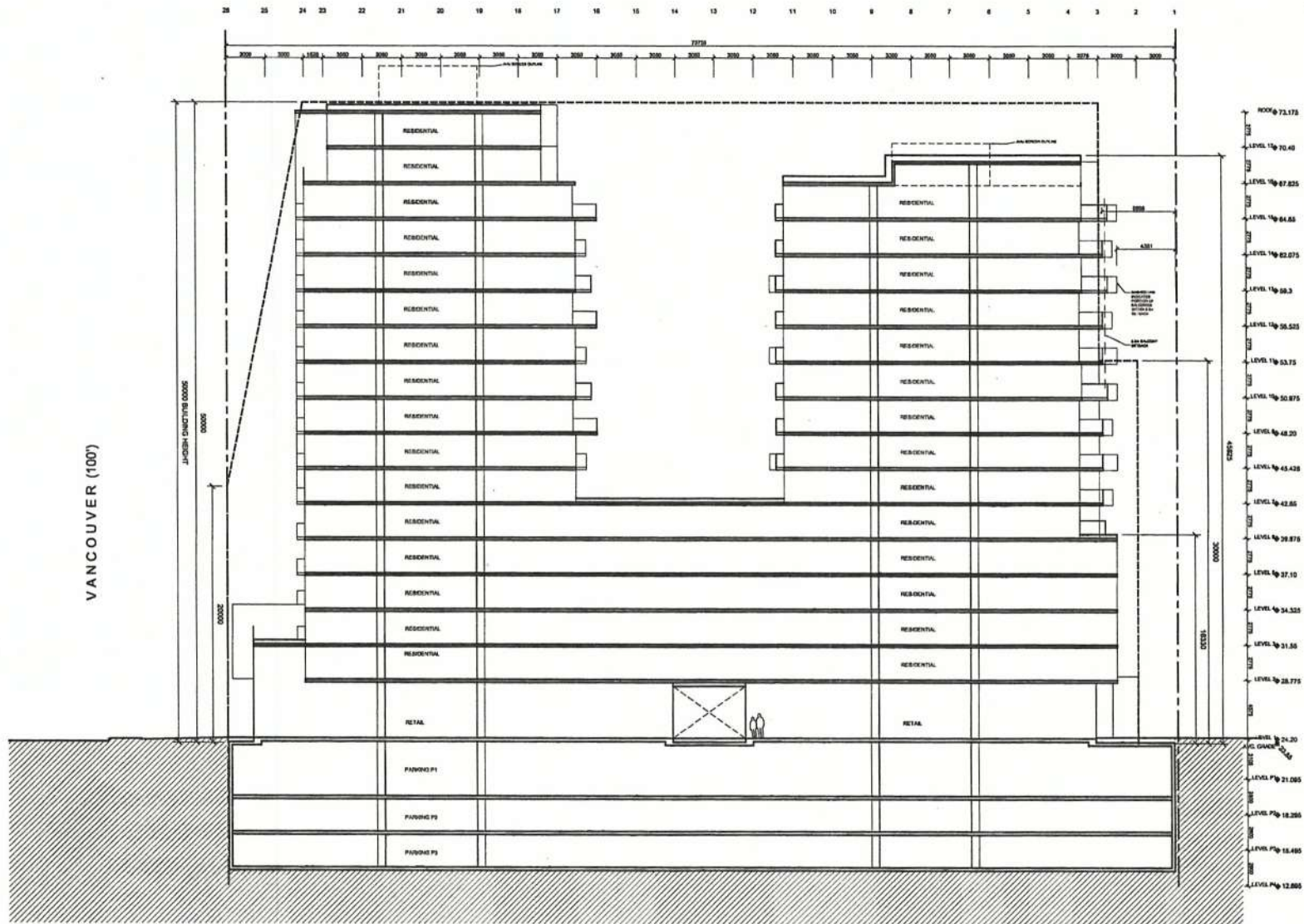
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VICTORIA, BC V8S 4G3  
T 250-368-5188 F 250-361-6119



39 - 480 DUFFIN ROAD  
VICTORIA, BC V8P 1R5  
T 250-368-5188 F 250-413-8884

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SECTION 1  
A4.1

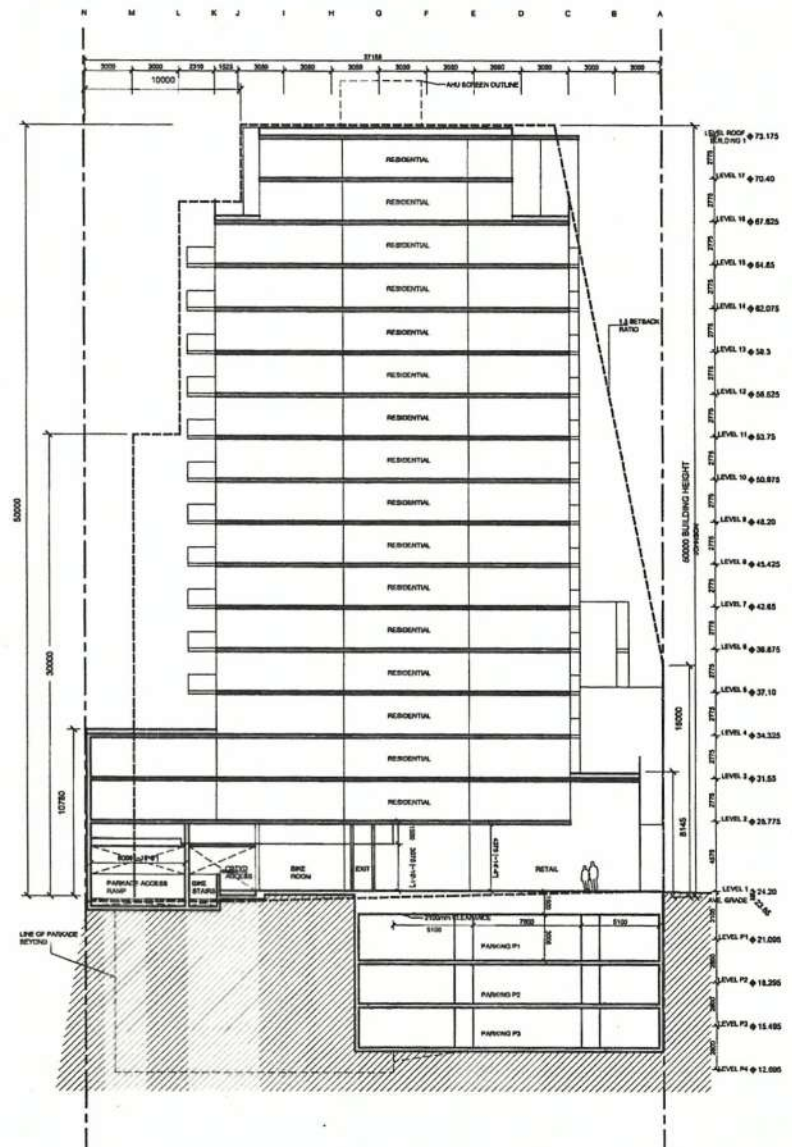
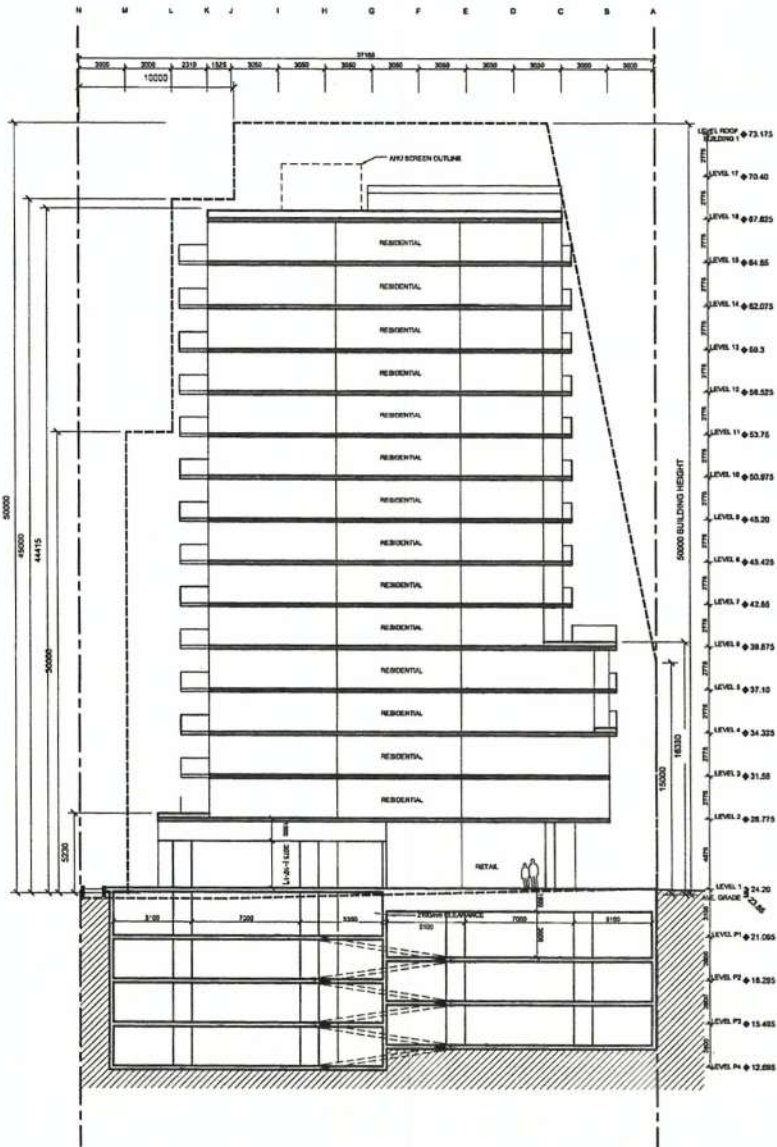


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SECTION 2  
A412





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Architecture

305 - 484 FIRST AVENUE  
VICTORIA, BC V8A 4B5  
T: 250 365 1588 F: 250 367 8418



20 - 422 DUFFY ROAD  
VICTORIA, BC V8P 1B8  
T: 250 588 6765 F: 250 412 8888

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SECTION 3

A423

27 Aug 2015





View 2



View 3



Architecture

280 - 400 PIER ROAD  
SUITE 200 LAKES  
VICTORIA BC V8W 2P6  
T: 250.588.1100 F: 250.442.0444



280 - 400 PIER ROAD  
SUITE 200 LAKES  
VICTORIA BC V8W 2P6  
T: 250.588.1100 F: 250.442.0444

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VIEW  
STUDIES

2015

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COURTYARD VIEW - LOOKING NORTH TOWARDS ENTRYWAY



COURTYARD VIEW - LOOKING NORTHWEST



Architecture

203 - 884 FIVE ROAD  
VICTORIA, BC V8A 6A9  
P 250.368.5549 F 250.321.9416



28 - 408 DUNDAS ROAD  
VICTORIA, BC V8W 1A8  
P 250.684.0116 F 250.412.1888

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VIEW  
STUDIES

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A5.1

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VIEW LOOKING WEST TOWARD COURTYARD ENTRY AND PARKADE



VIEW OF BREEZEWAY AT MAIN ENTRANCE



METAL BAR SECURITY MAIN GATE - ORIGINAL HORIZONTAL PATTERN

ELEVATION - GATE AT MAIN ENTRANCE

SECURITY ENTRY GATE WITH FOLDED PLATE "WEAVE" PATTERN



VIEW OF MAIN GATE AT MAIN ENTRANCE

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CEI  
Architecture

2011-2012 FINE ROAD  
2011-2012 FINE ROAD  
2011-2012 FINE ROAD

LADR  
LANDSCAPE ARCHITECTS

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PERSPECTIVE  
VIEW  
STUDIES

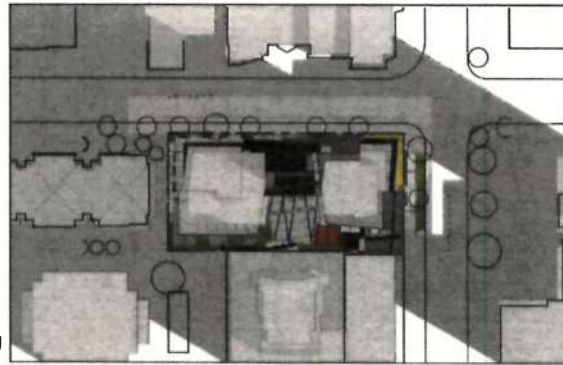
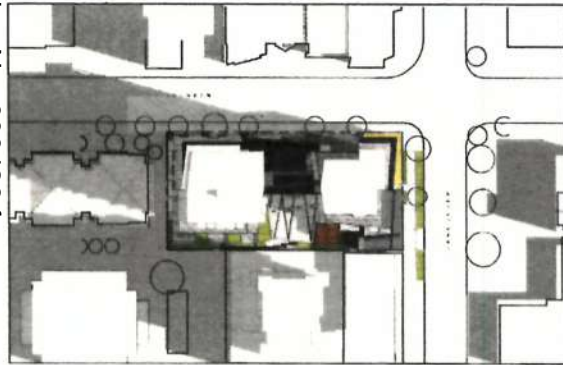
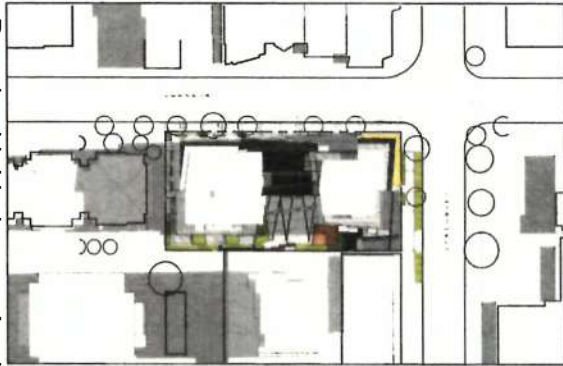
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A5.02

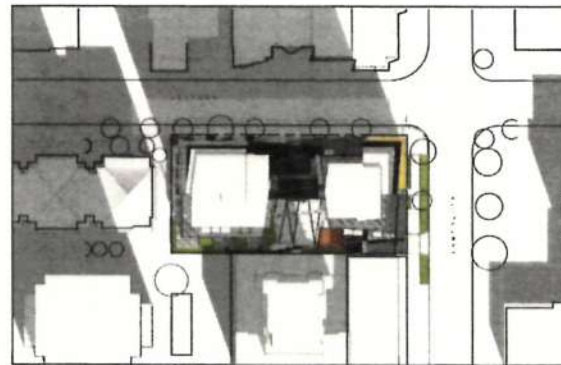
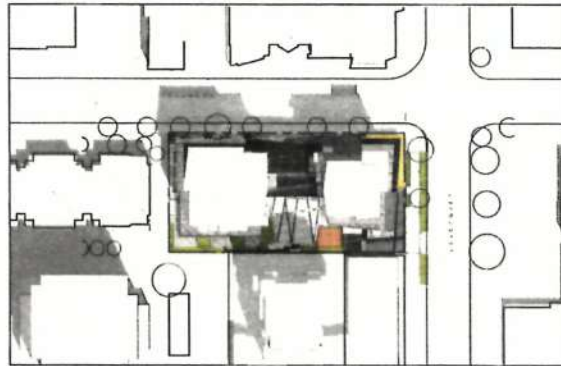
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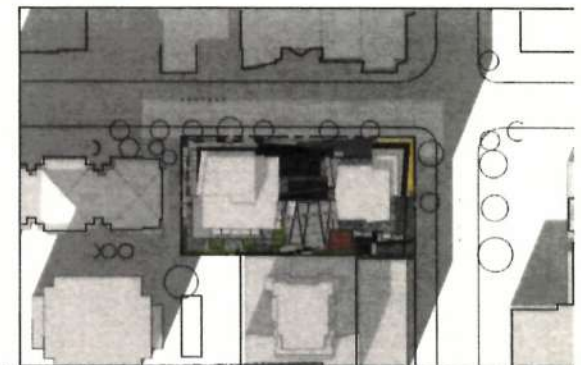
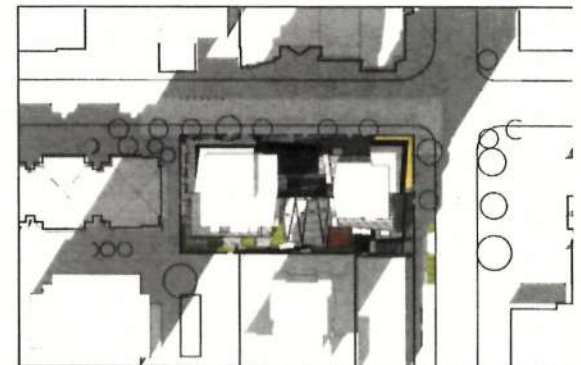
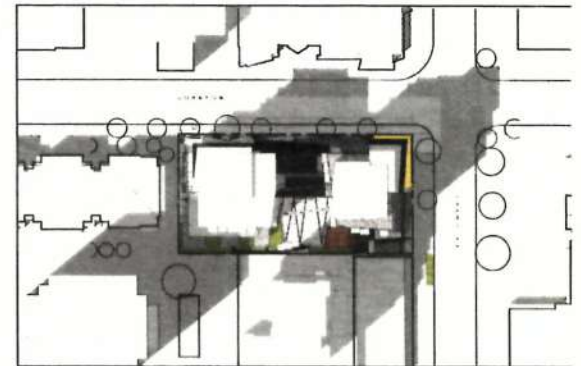
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12:00



15:00



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Architectu  
201 455 TESS ROAD  
VICTORIA BC V8M 4G5  
T 250 388 5555 F 250 351 51

**LADI**  
LANDSCAPE ARCHITECTS  
201 455 TESS ROAD  
VICTORIA BC V8M 4G5  
T 250 388 5555 F 250 351 51

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JOHNSON

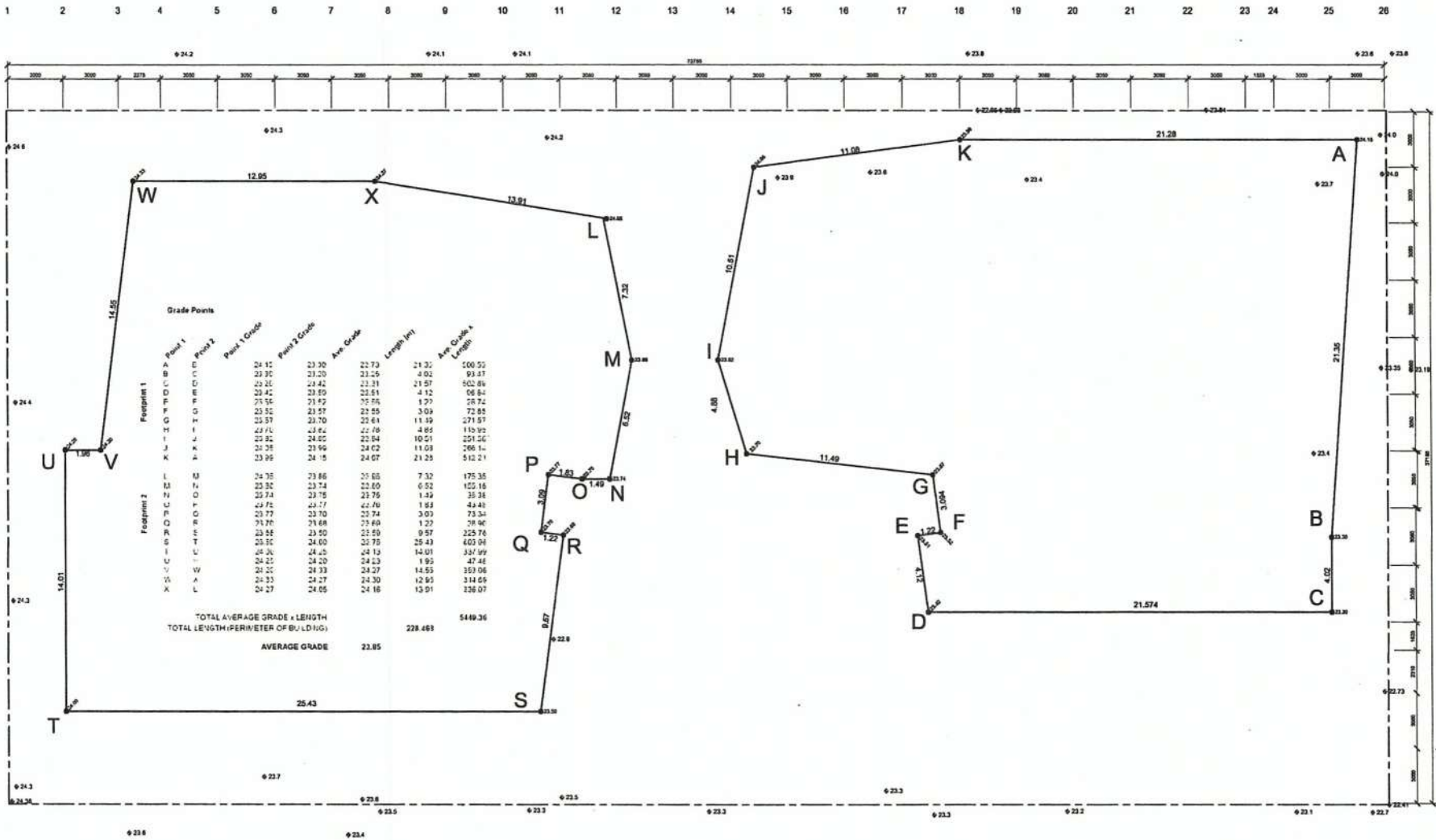
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SHADOW  
STUDIES

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301-488 FIVE ROAD  
VICTORIA, BC V8N 5B5  
T: 250-588-8888 F: 250-588-8888



28-488 CUPPLE ROAD  
VICTORIA, BC V8N 1B8  
T: 250-588-8888 F: 250-588-8888



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AVERAGE  
GRADE  
CALCULATION

A6.7

27 Aug 2015



## Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
AuC	3	Acer drunculatum	Vine Maple	#10 pot
AuAB	7	Acer x variegatum 'Jefferson'	Autumn Blaze Maple	6cm cal
TsB	10	Taxus baccata 'Fastigiata'	Josh Yew	#3 pot
Large Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
CoB	5	Cornus sericea 'Midwinter Fire'	Midwinter Fire Dogwood	#6 pot
CoK	4	Cornus sericea 'Kelsey'	Kelsey Dogwood	#2 pot
FaJ	4	Fatsia japonica	Fatsia Aralia	#5 pot
HydSQ	3	Hydrangea quercifolia 'Snow Queen'	Snow Queen Hydrangea	#3 pot
PJW	2	Pieris japonica 'Dorothy Wyckoff'	Dorothy Wyckoff Pieris	#7 pot, 1.2m Ht
ThS	26	Thuja occidentalis 'Smaragd'	Emerald Green Cedar Hedge	#6 pot, 1.5m Ht
Medium Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
BuGM	25	Buxus x Green Mountain	Green Mountain Boxwood	#7 pot
HydBS	8	Hydrangea macrophylla 'Bloomstruck'	Bloomstruck Hydrangea	#6 pot
HydSQ	4	Hydrangea quercifolia 'Snow Queen'	Snow Queen Hydrangea	#3 pot
RhJL	4	Rhododendron 'Ken Jeacock'	Ken Jeacock Rhododendron	#6 pot
SeRt	23	Sarcococca reticulata	Sweet Box	#6 pot
Small Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
AuGW	3	Asier x 'Gump's White'	Gump's White Eryg. Asias	#5 pot
HarE	18	Helleborus 'Red Edge'	Red Edge Helle	#5 pot
MaN	30	Mahonia nervosa	Low Oregon Grape	#1 pot
PJW	48	Pieris japonica 'Dorothy Wyckoff'	Dorothy Pieris	#3 pot
HarE	8	Rhododendron x 'Harriet'	Harriet Eryg. Asias	#5 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
BuS	8	Berchemia edulis	Olive Fern	#1 pot
CaKF	15	Calamagrostis x scutellaria 'Karl Foerster'	Feather Reed Grass	#1 pot
FaR	12	Fargesia nida	Blue Fountain Bamboo	#10 pot (net)
RS	17	Rosa sericea	Evergreen Candytuft	#1 pot
PuM	12	Polystichum munitum	Sword Fern	#1 pot
PuYs	25	Polystichum setiferum	Soft Shield Fern	#1 pot
Vines				
ID	Quantity	Botanical Name	Common Name	Size
AuK	1	Achillea tomentosa (male)	Variegated Hout	#1 pot
AuK	2	Achillea tomentosa	Five-tooth Achillea	#1 pot
CA	2	Chamaecyparis	Evergreen Clematis	#1 pot
CPS	2	Chamaecyparis	Fluffy Spout Clematis	#1 pot
SMI	2	Scilla maritima 'Marianne'	Japanese Hydrangea	#1 pot

### Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



Dwarf Bamboo (Fargesia)



Autumn Blaze Maple



Climbing Hydrangea



Evergreen Clematis



Prelude Pieris



Karl Foerster Feather Reed Grass



Low Oregon Grape



Sweet Box



Soft Shield Fern

## Reference Images



Decorative Metal Screens



Trowelled & Grooved Concrete



Colour Banded & Sawcut Concrete



Sawcut Concrete



Colour Banded & Grooved Concrete



Concrete Stepping Slabs in Stone & Planting



Inset Linear Lighting



Glass Panels (potential art/focal point)



Vine Maple



Architecture

201-433-1111  
100-1111-1111  
1-800-111-1111



201-433-1111  
100-1111-1111  
1-800-111-1111

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NURSERY  
SCHEDULE &  
REFERENCE  
IMAGES

27 Aug 2015

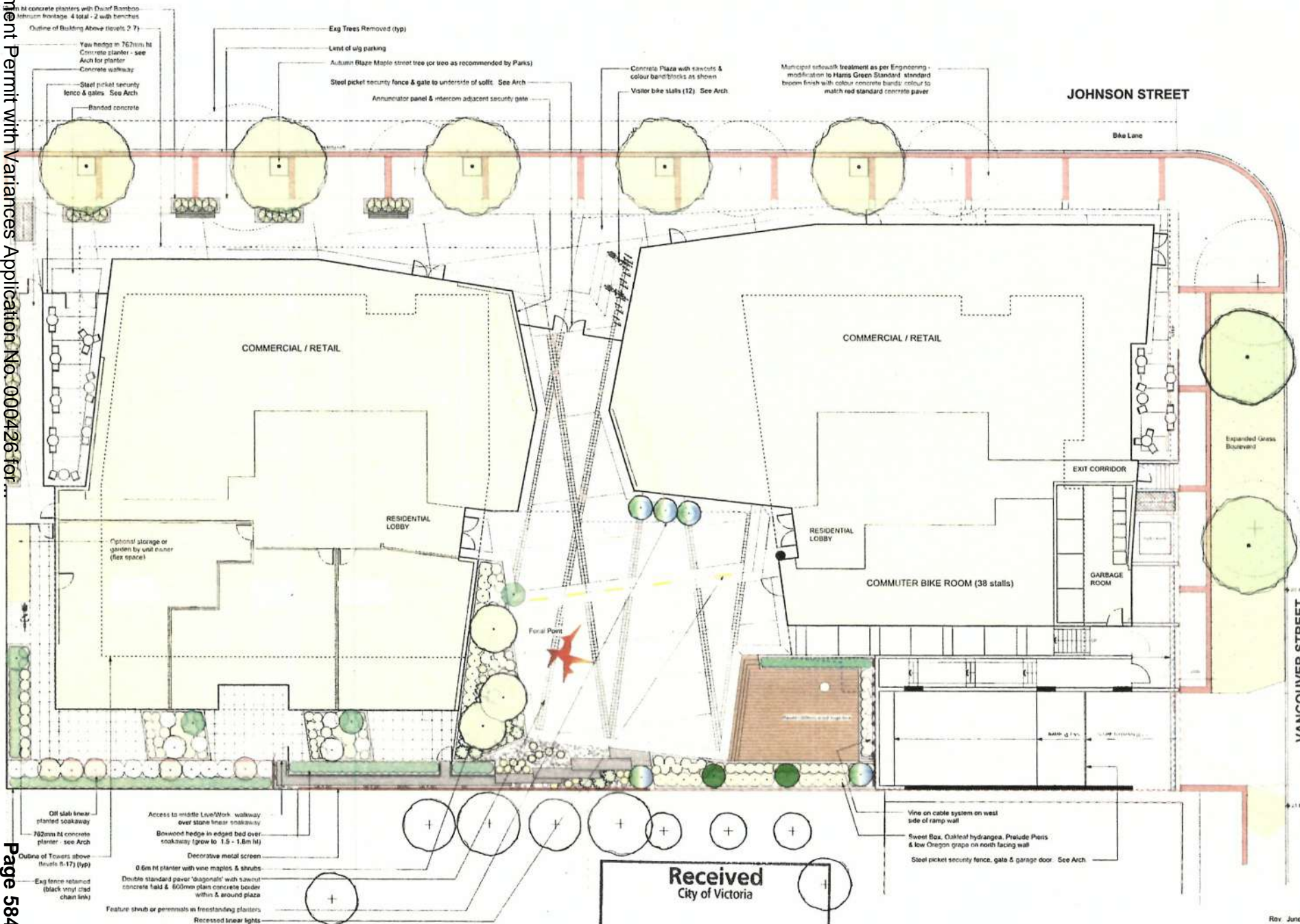
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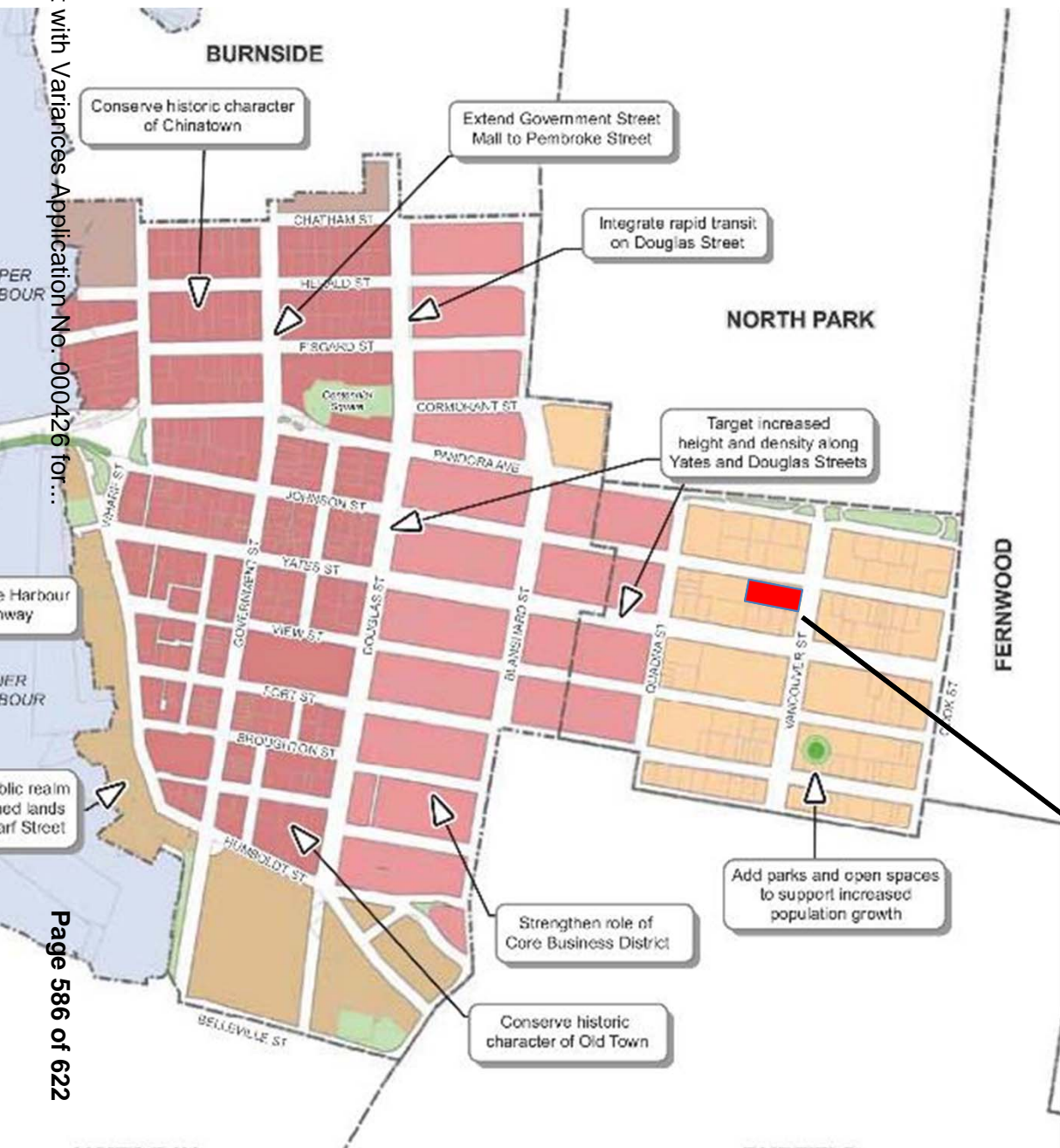


Rev. June 17-15









## MAP 20

### Downtown and Harris Green Strategic Directions

#### Urban Place Designations\*

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour

#### Public Facilities

- Proposed Park (approximate location)

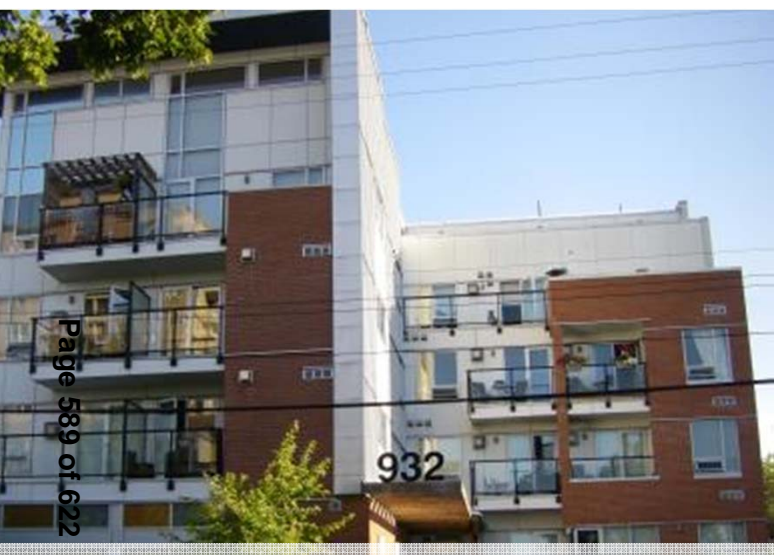
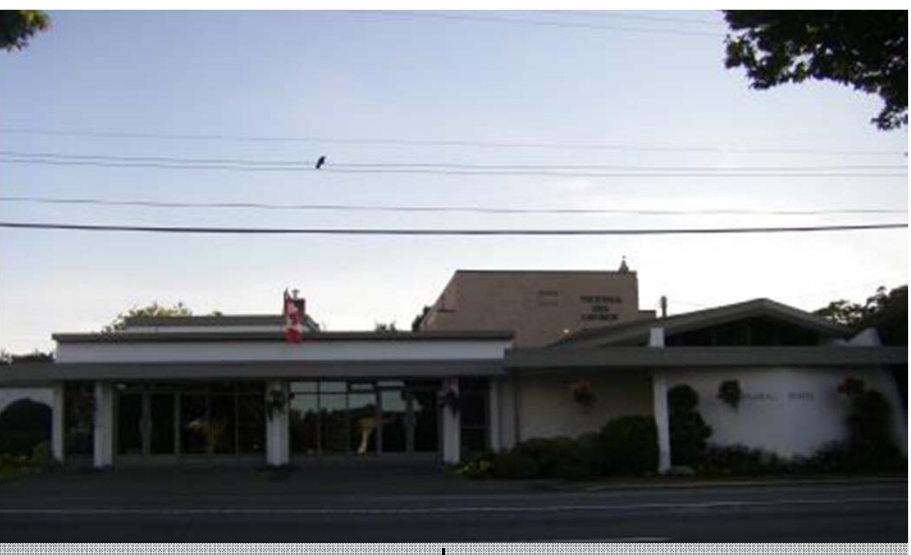
951 JOHNSON STREET















305 - 685 TREE ROAD  
VICTORIA, BC V8W 4G5  
T: 250.365.5888 F: 250.361.9418



28 - 405 DUNPLIN ROAD  
VICTORIA, BC V8P 1B9  
T: 250.596.0105 F: 250.410.5696

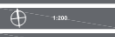
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CONTEXT  
PLAN



A1.01

REVENUE  
CANADA  
3/4 STOREY

5 STOREY  
RESIDENTIAL

McCALL'S FUNERAL PARLOR

JOHNSON STREET

VANCOUVER STREET

PARKING

REFER TO A2.04  
FOR SITE PLAN

1 STOREY  
RETAIL

PROPOSED  
18 STOREY  
RESIDENTIAL

RETAIL

1 STOREY

15 STOREY

5 STOREY

6 STOREY

4 STOREY

2 STOREY

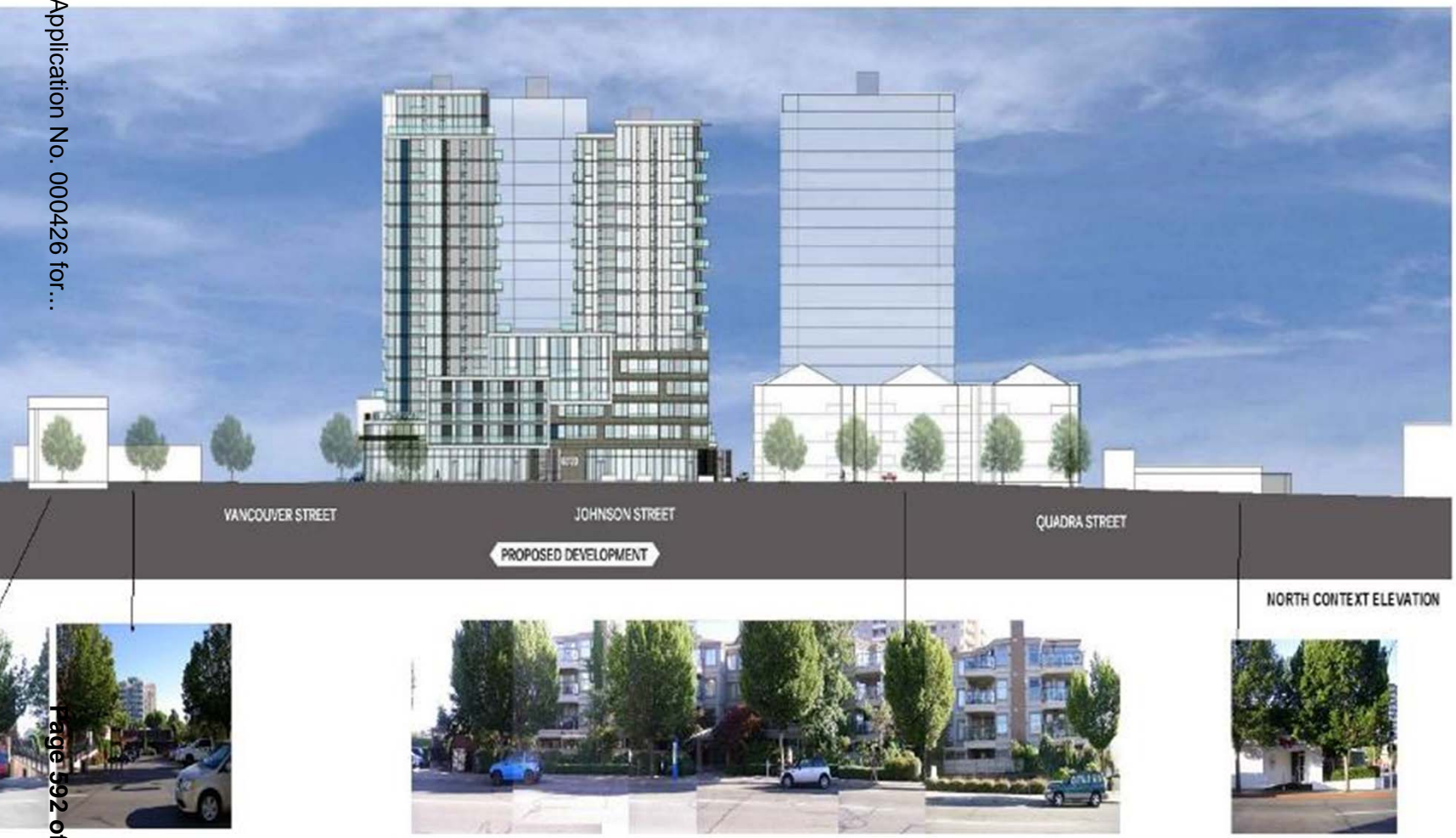
17 STOREY

3 STOREY



EAST CONTEXT ELEVATION









Architecture

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100-1000 PICTURES  
100-1000 PICTURES



100-1000 PICTURES  
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100-1000 PICTURES

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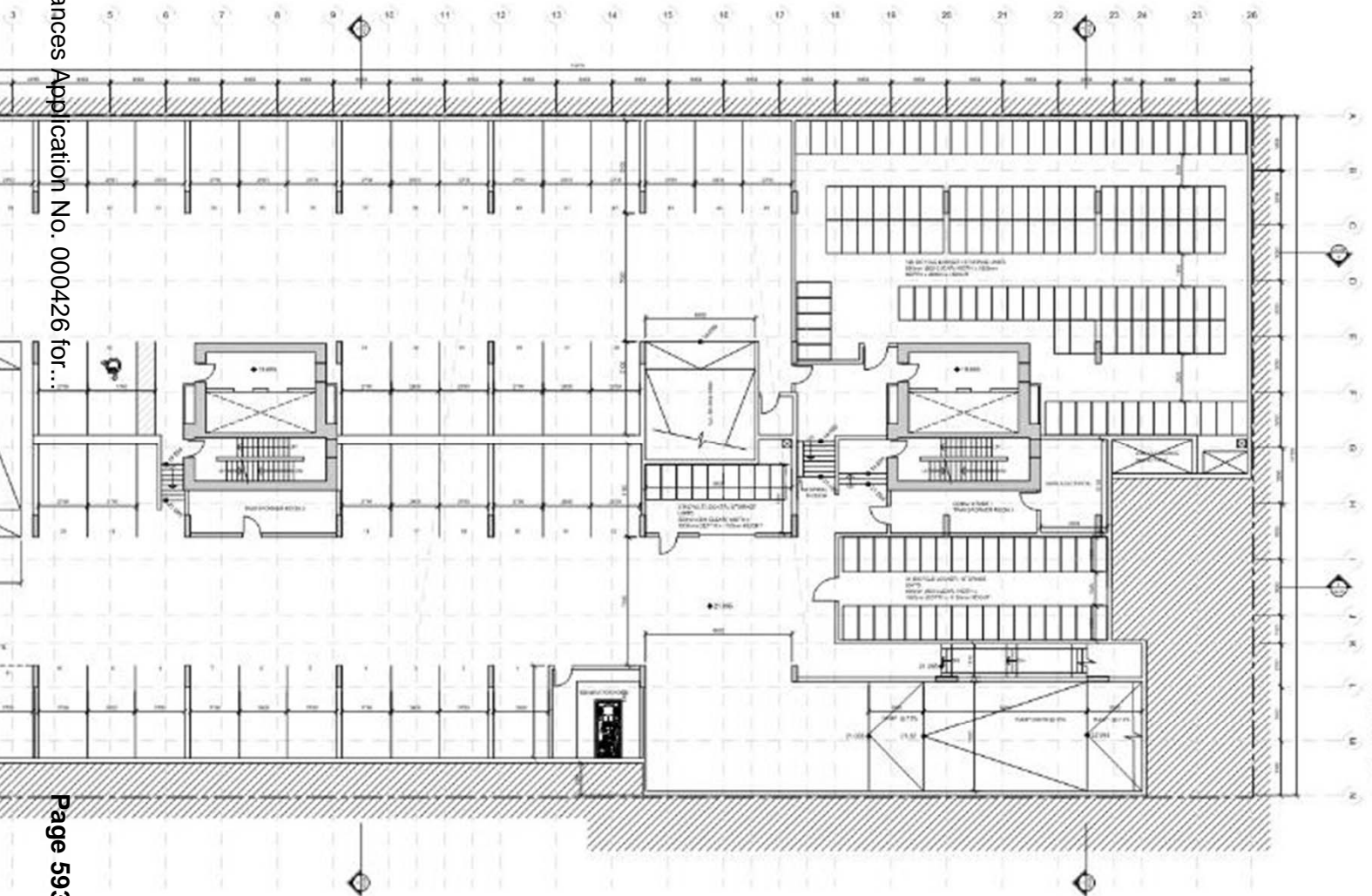
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LEVEL P1

DP-10-Sub

A2.03

VANCOUVER 1907





Architecture

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100-100-1000  
100-100-1000

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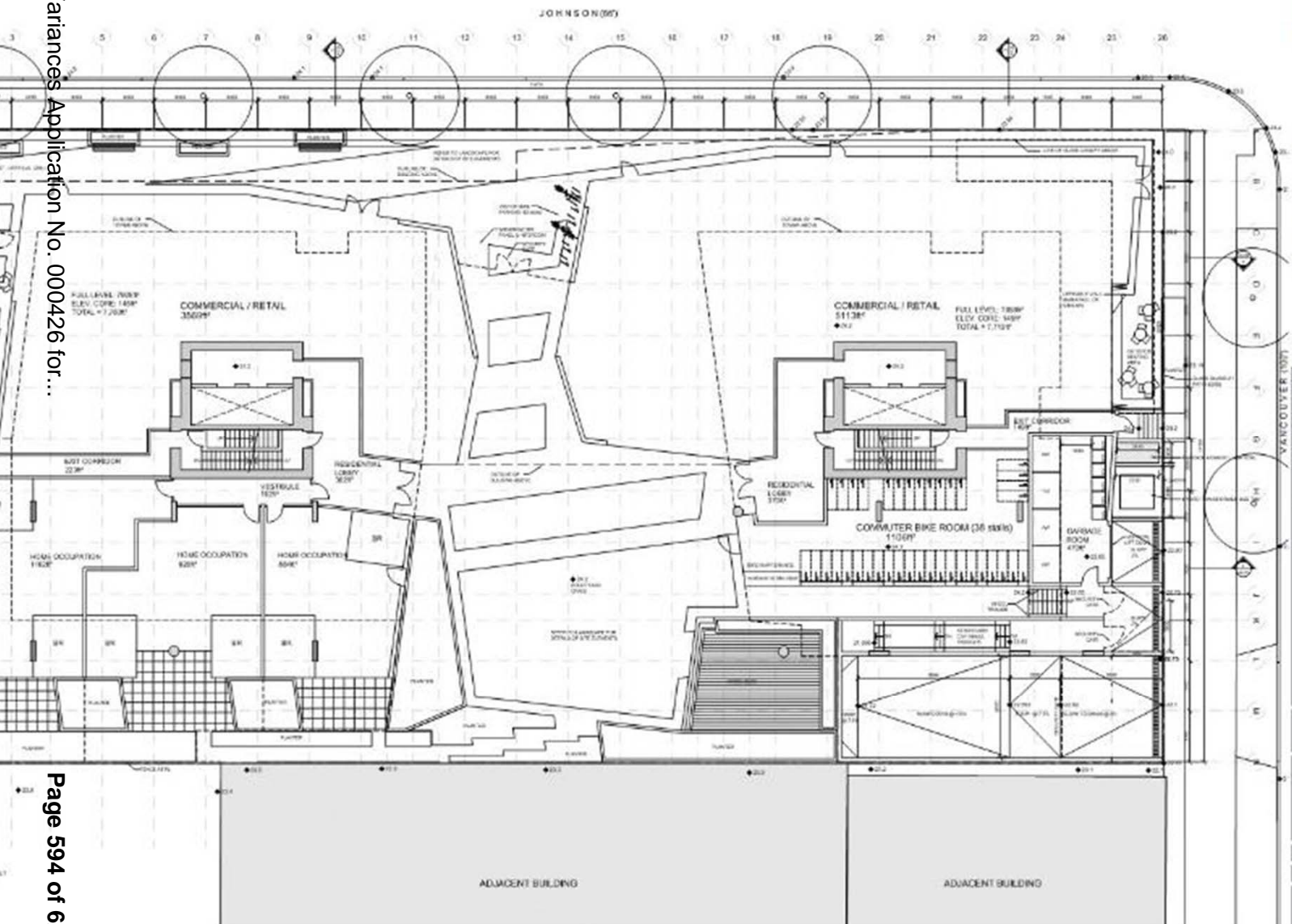
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SITE PLAN  
& LEVEL 1



100-100-1000

A2.04





Architecture

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1-800-667-7777



100-400 PICTORIAL  
1-800-667-7777

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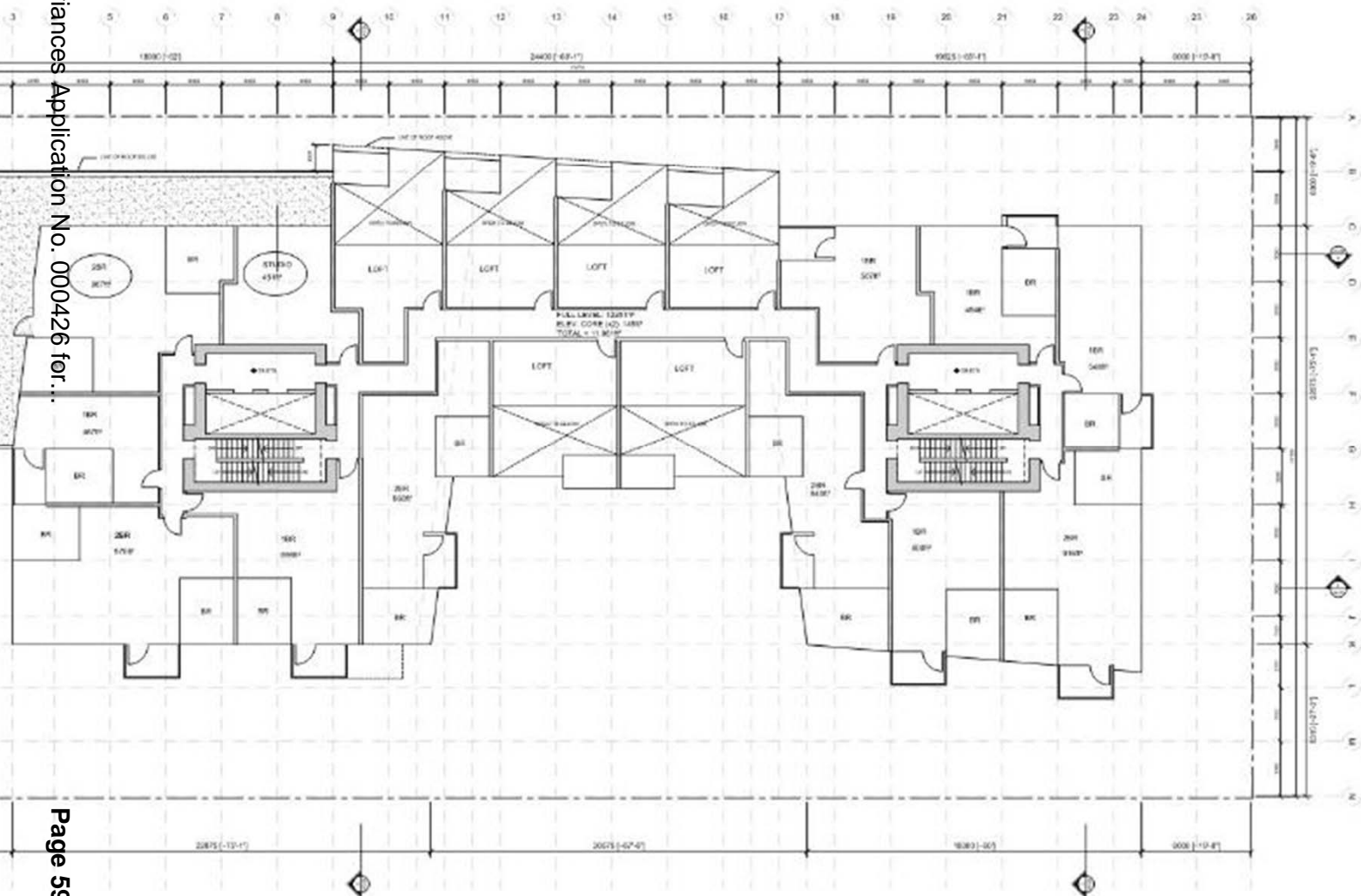
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LEVEL 6

100-400

A2.09

VANCOUVER 1992







Architecture

100-100 PICTURES  
100-100 PICTURES  
100-100 PICTURES



100-100 PICTURES  
100-100 PICTURES  
100-100 PICTURES

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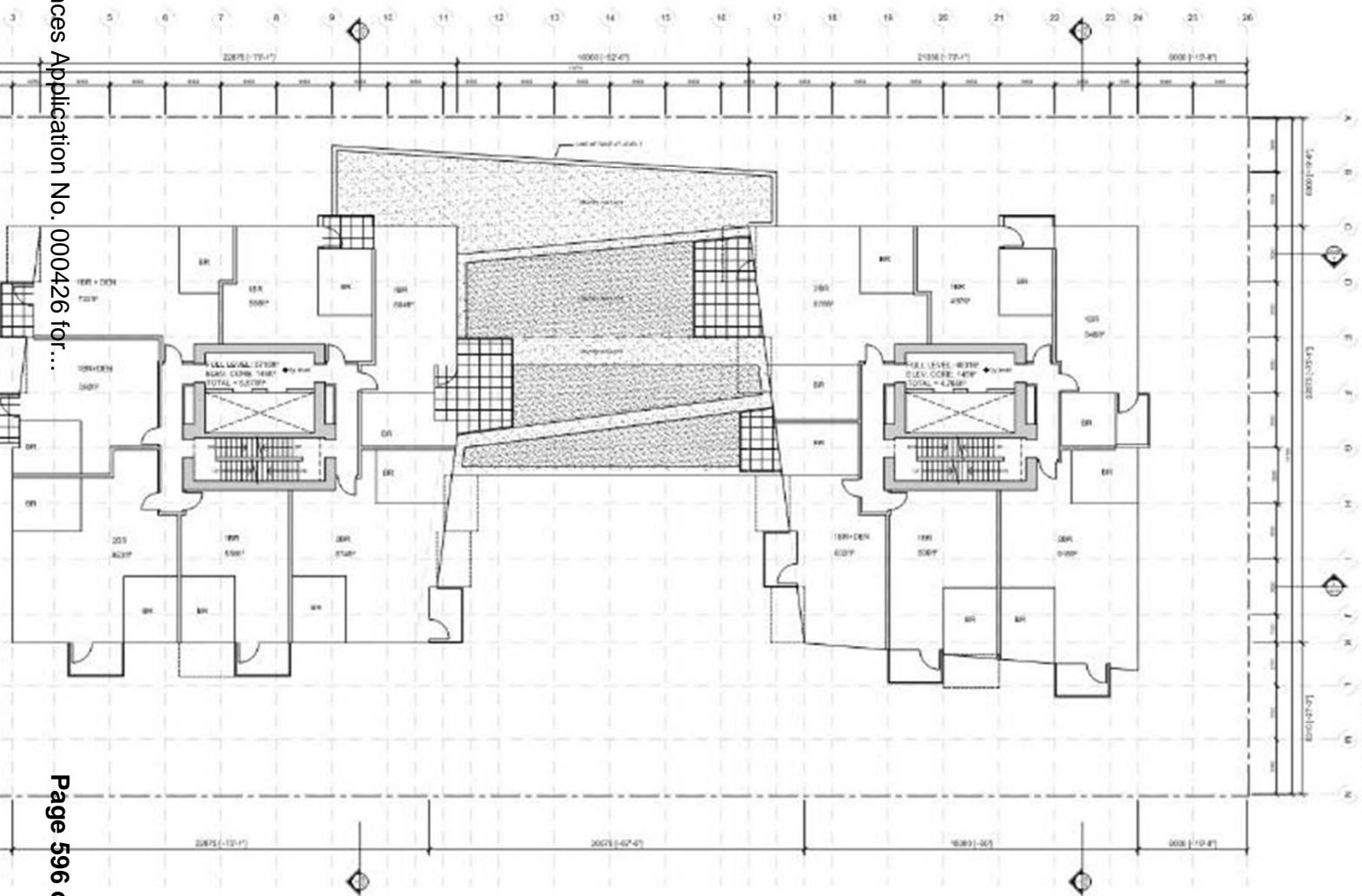
589 Johnson  
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LEVEL 7



1:100

A2.10





Architecture

200 - 400 WEST BOULEVARD  
VICTORIA, BC V8V 2G6  
T. 250.686.0000 F. 250.686.0001



200 - 400 WEST BOULEVARD  
VICTORIA, BC V8V 2G6  
T. 250.686.0000 F. 250.686.0001

9 8 9  
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4 August, 2015

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ELEVATION 1  
NORTH

1:100

2015-08-04

A3.01





Architecture

401-404 TRIST ROAD  
VICTORIA, BC V8W 2G6  
T: 250-546-0000 F: 250-546-0000



301-400 CLARK AVENUE  
VICTORIA, BC V8W 2M8  
T: 250-546-0100 F: 250-546-0100

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ELEVATION 2  
EAST

1:100

2015-08-16

A3.02



ELEVATION EAST 2 - EAST TOWER





303-698-7900  
VICTORIA, BC V8W 2G6  
T 250-388-0880 F 250-381-3455



303-698-7900  
VICTORIA, BC V8W 2G6  
T 250-388-0880 F 250-381-3455

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ELEVATION 3  
SOUTH



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A2.02







303-408 THREE ROAD  
VICTORIA, BC V8A 6V5  
T 250.588.5558 F 250.581.9015



35 - 405 DUNFLEM ROAD  
VICTORIA, BC V8C 1B6  
T 250.588.0105 F 250.415.9899

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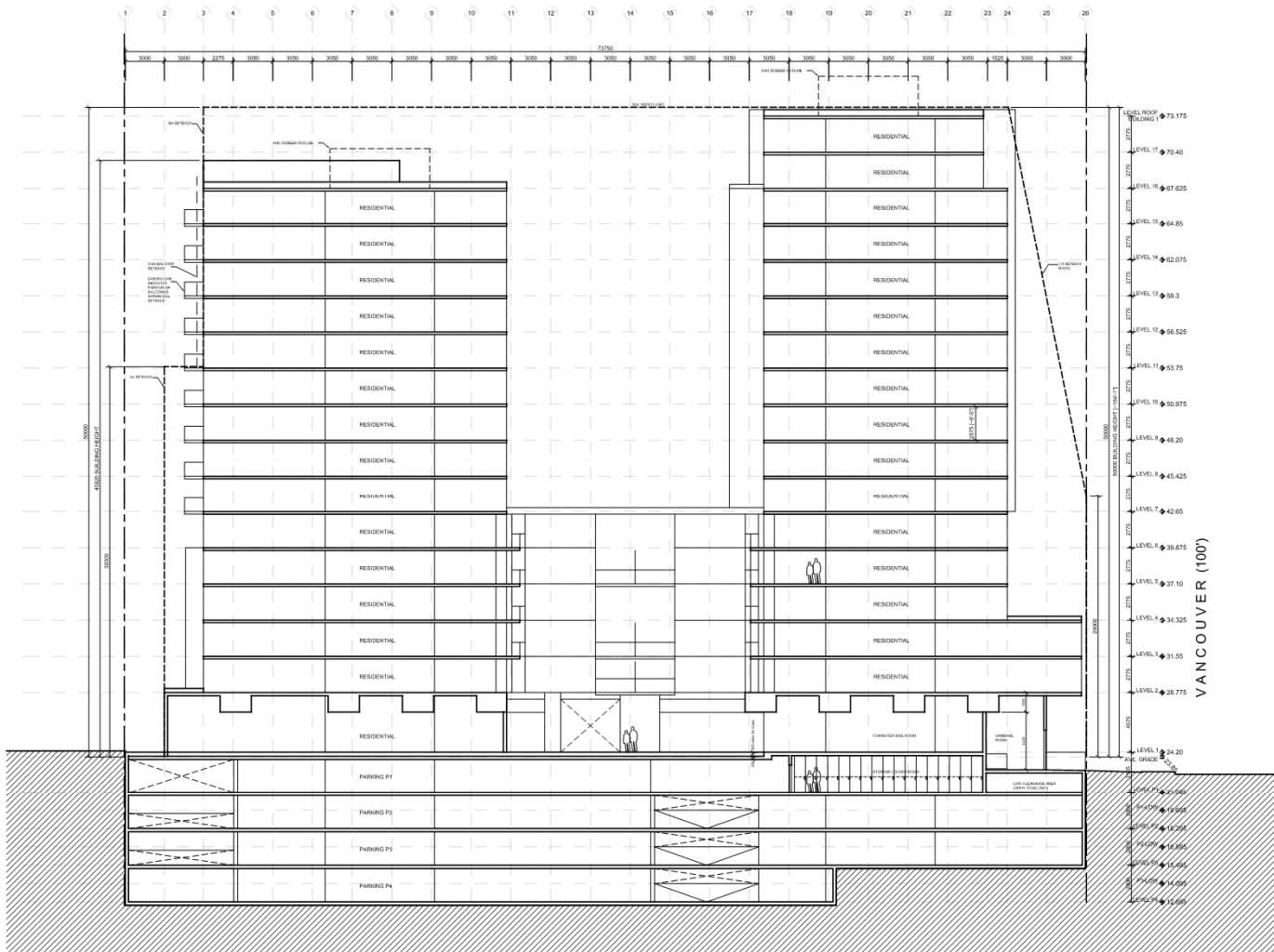
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Properties Ltd.

SECTION 1



2015-08-04

A4.01









ENTRANCE (JOHNSON STREET)



OVER STREET



DETAIL





Architecture

200 WESTERN AVENUE  
VICTORIA, BC V8M 2G5  
T: 250-383-7888 F: 250-383-7889



ALL OUR SUPPLYMENTS  
WARRANTED FOR 10 YEARS  
2-2000-1000-1000-1000

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JOHNSON

VICTORIA, BC

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Properties Ltd.

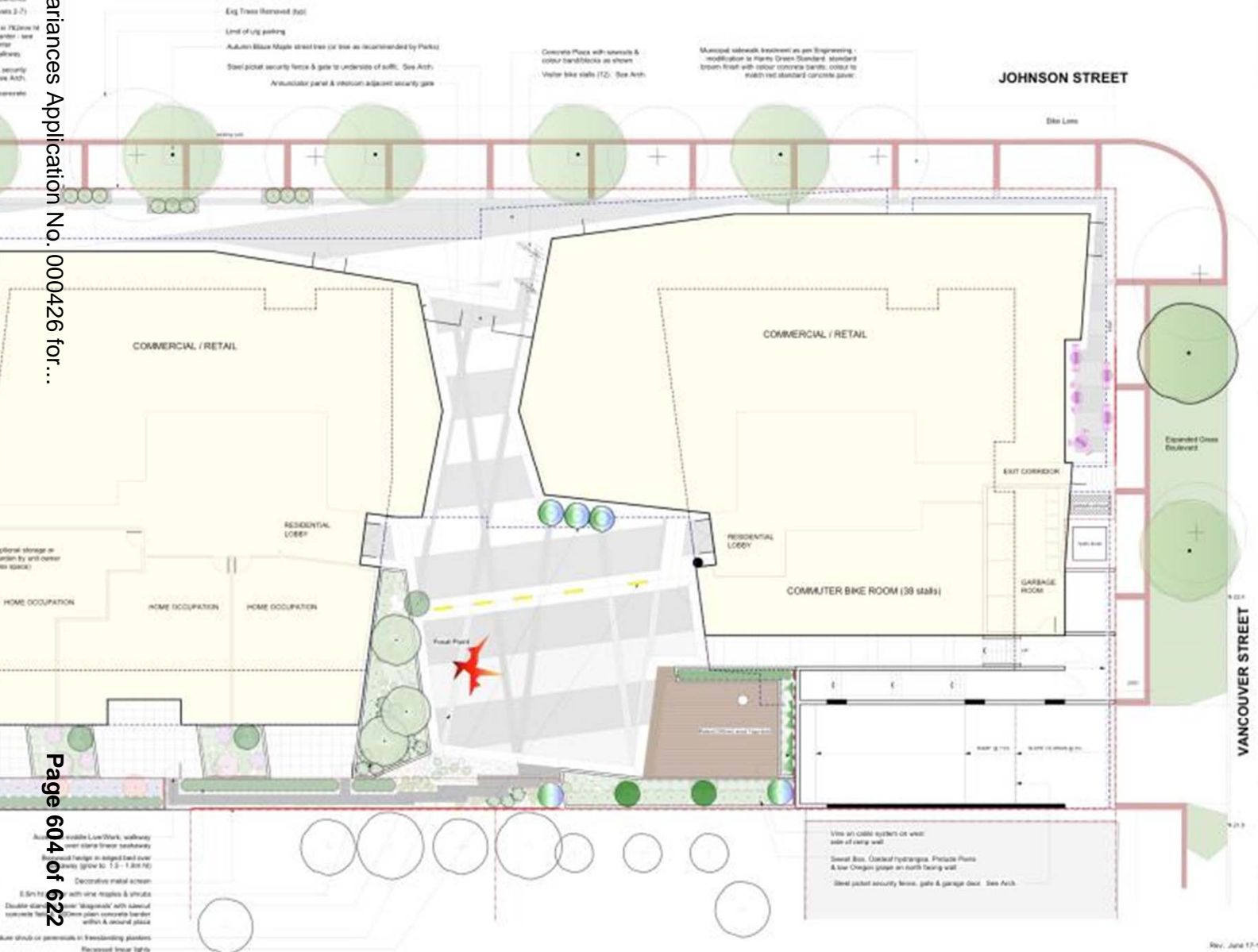
LANDSCAPE  
CONCEPT  
PLAN

1:100

2015-08-18

L1

Rev: June 17-15





**CEI**  
Architecture

201 WEST PENDER ROAD  
VICTORIA, BC V8P 4G2  
TEL: 250-460-0808 FAX: 250-460-0809

**LADR**  
LANDSCAPE  
ARCHITECTS  
30 HASTINGS ROAD  
VICTORIA, BC V8P 2P6  
T: 250.460.0700 F: 250.460.0701

**9 8 9**  
**JOHNSON**

VICTORIA, BC  
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4 August, 2015

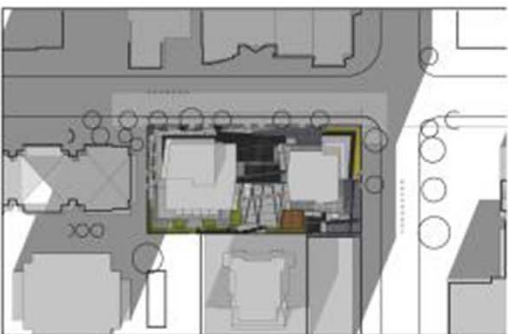
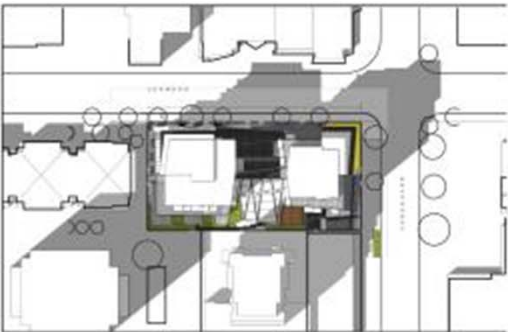
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Properties Ltd.

SHADOW  
STUDIES

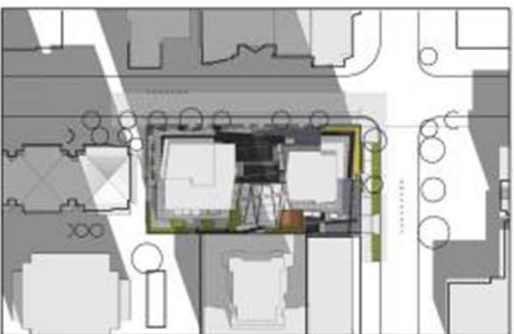
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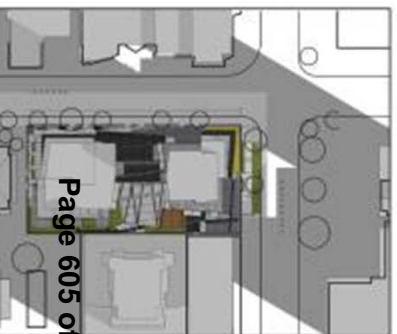
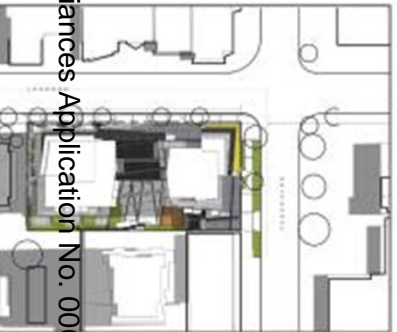
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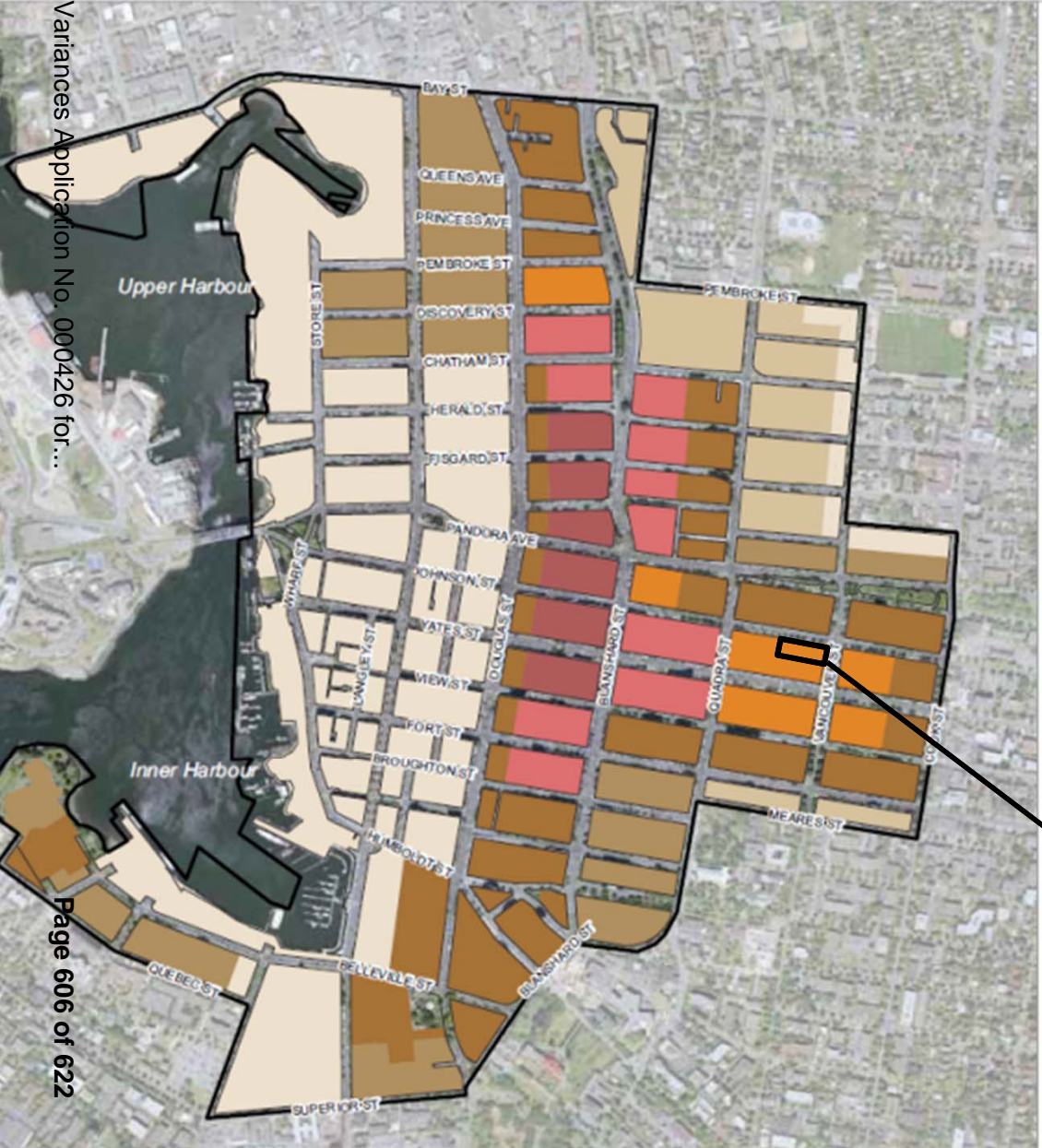


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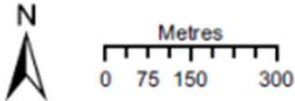


**MAP 32**  
**Maximum Building Heights**

Maximum Building Height	Approximate Number of Commerical Storeys	Approximate Number of Residential Storeys
72m	19	24
60m	15	20
50m	13	17
45m	11	15
30m	8	10
20m	5	6
15m	4	5

Note: Maximum building heights are subject to additional building design guidelines described in this Plan.

951 JOHNSON STREET













## Planning and Land Use Committee Report

For the Meeting of August 27, 2015

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**To:** Planning and Land Use Committee **Date:** August 11, 2015  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Victoria Housing Fund Application for 3211-3223 Quadra Street (District of Saanich)

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### RECOMMENDATIONS

That Council approve a grant from the Victoria Housing Fund in the amount of \$112,000 to the Victoria Cool Aid Society to assist in the development of 45 units of affordable rental housing within the project to be constructed at 3211-3223 Quadra Street, on the following conditions:

1. The grant will be eligible for payment to the Victoria Cool Aid Society upon approval of the grant by Council.
2. The grant is to be repaid by the Victoria Cool Aid Society if the project does not proceed.
3. The Victoria Cool Aid Society will ensure that the City of Victoria receives public recognition for its role as a financial contributor to this housing project by identifying the City of Victoria as a contributor on publications and documents related to the project and at public events related to the development, completion and operation of the project.
4. Upon project completion, the applicant submits a final report to the Sustainable Planning and Community Development department.
5. The Victoria Cool Aid Society enter into a Housing Agreement securing the housing units as rental in perpetuity at rental levels consistent with the Victoria Housing Reserve Fund Guidelines and other conditions of the grant in a form satisfactory to City staff.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Victoria Housing Fund grant application for a supportive housing project located at 3211-3223 Quadra Street (District of Saanich).

The Victoria Housing Fund Guidelines permit consideration of grant applications for up to \$10,000 per residential unit for eligible projects. The current balance within the reserve fund is \$2.3 million, which includes \$1.3 million in funding for previously approved projects. This decision will have no impact on the 2015 budget.

An application from the Victoria Cool Aid Society has been received for the development of Cottage Grove, a project of 45 units of supportive housing for people over the age of 55 years who are homeless. The Application is for a project outside the City of Victoria's municipal boundary. The Victoria Housing Reserve Fund Guidelines state that any projects proposed for properties outside of the City of Victoria must be specifically directed to youth and the chronically homeless.

Cottage Grove supportive housing units will target the population within the lowest income quintile for the City (less than \$16,000 per year). Tenants will be those who rely on income assistance, disability pension or government old age benefits for their income. Rent for tenants will be set at the income assistance rate or \$375 per month and the Victoria Cool Aid Society hopes to also provide a meal daily for an additional \$125/month. For most of the tenants this will take up almost all of their monthly income.

The District of Saanich has provided a grant of \$112,000 for this project. The applicant for Cottage Grove has asked the City of Victoria to consider matching the grant amount provided by the District of Saanich. Based on the rent levels proposed and the target client population, a recommendation to approve a grant of \$112,000 is being presented for Council consideration. Should Council approve this request, the new balance of the fund available to support new projects will be approximately \$910,000.

## BACKGROUND

On May 28, 2015, the City of Victoria received an application from the Victoria Cool Aid Society, a registered non-profit society in Victoria, requesting a Victoria Housing Fund grant to assist with the capital costs of constructing 45 units of supportive housing units in five storeys of residential within a seven-storey mixed-use building at 3211-3223 Quadra Street (District of Saanich). The project will be built to serve the needs of seniors aged 55 and older who are homeless, or have a history of being chronically homeless, and/or are at risk of homelessness, many of whom are managing severe issues related to mental health, addiction and the effects of aging, and most of whom are currently living in the City of Victoria.

The project is located in the District of Saanich. A Development Permit for the project was submitted on November 1, 2013, and approved by Saanich City Council on April 27, 2014.

## ISSUES & ANALYSIS

In response to the application, City staff completed a Project Eligibility Evaluation and determined that this application meets the eligibility criteria contained in the Victoria Housing Fund Guidelines (attached). Details with respect to rental affordability and the applicant's ability to leverage other funding and use the grant funds as per the City's eligibility criteria are provided below.

### Affordability Requirements

The 45-unit project will include a mix of studio and one-bedroom units (see Table 1 below). Rents are set to achieve affordability targets well below the City of Victoria's affordable housing rent limits set out in the Victoria Housing Fund Guidelines. Preliminary estimates for construction expenses are \$7.4 million.

**Table 1 – Proposed Rent and Income Targets**

Unit Type	Number of Units	Affordability Levels	Estimated Rents	Target Income
Low Income Units				
Studio	42	Social Assistance Shelter Rate	\$375	Below \$15,000
One bedroom	3	Social Assistance Shelter Rate	\$375	Below \$15,000
<b>Total</b>	<b>45</b>			



### Leveraging Additional Funding

In addition to this funding request, the applicant has requested additional funding and contributions to support the affordability of the project. Grants for the project have been approved by BC Housing, the Capital Region Housing Trust Fund, the District of Saanich and Canada Mortgage and Housing Corporation (CMHC). In addition, the Victoria Cool Aid Society has secured donations totalling \$1,045,000 for the project. The total amount of additional funding is summarized in Table 2.

**Table 2 – Additional Resource Contributions**

Source	Amount	Status
BC Housing Grant	\$5,481,516	Approved
CRD Housing Trust Fund	\$675,000	Pending
District of Saanich	\$112,000	Approved
CMHC PDF Grant/Loan	\$10,000	Approved
<b>Total Public Sources</b>	<b>\$6,278,516</b>	
Private Donations (Cool Aid)	\$1,045,000	Confirmed
<b>TOTAL FUNDING</b>	<b>\$7,323,516</b>	

The estimated capital budget for the project is \$7,435,516. As Table 2 indicates, Cool Aid Society has raised \$7,323,516 in funding for the project and requires an additional \$112,000 in grants to ensure the project is fully funded. If successful, the project will leverage the equivalent of \$62.4 of other investment for every \$1 of investment from the Victoria Housing Fund.

### Use of Funds

The applicant has made a commitment to enter into an agreement with the City securing the conditions of the grant, which includes repaying the grant should the project not proceed as presented by the applicant. The applicant has agreed to enter into a Housing Agreement with the City that secures this building as rental housing in perpetuity at rent levels that align with the City of Victoria Housing Fund Guidelines. The applicant is required to provide annual reports to the City outlining how the project is achieving the affordability targets outlined in the Housing Agreement.

### Capacity of Victoria Housing Reserve Fund

Table 3 provides information on the current status of the Victoria Housing Reserve Fund. Currently the fund has \$1,022,328 available to fund new projects. With respect to previously approved grants, construction is expected to commence in the next few weeks on the Pacifica Housing Advisory Association project on Wilson Street. Dockside Green has recently submitted a rezoning application and development permit application that include the development of 49 units of affordable rental housing. Dockside Green staff have indicated that they will not require a grant from the City's Housing Reserve Fund for this project.

Two other applications to the Victoria Housing Reserve Fund have been received since receipt of the application from the Cool Aid Society. An application from a private developer has been received for 35 units of supportive housing on Comerford Street in Esquimalt. The application for this project is incomplete and the applicant has been asked to provide the information necessary to support a complete evaluation of the project. As well, section 25 of the Community Charter prohibits municipalities from providing grants to businesses. However, the Capital Regional District recently approved a grant from the Regional Housing Trust Fund for this project under

section 21 of the Charter, which permits a municipality to provide assistance to a business that enters into a partnering agreement for the provision of a service on behalf of the municipality. City staff are currently seeking a legal opinion as to whether this provision would apply under the circumstances for which the grant is being sought.

**Table 3 - Status of Victoria Housing Reserve Fund – July 8, 2015**

<b>Balance to December 31, 2014</b>			<b>\$1,866,083</b>
<b><u>Plus Funds Received</u></b>			
Annual City Contribution 2015		\$250,000.00	
One time funding 2015- GPC minutes Apr 9/15		\$750,000.00	
<b>Total City Contributions 2015</b>			<b>\$1,000,000</b>
<b><u>Grants Paid out in 2015</u></b>			
Greater Victoria Rental Development Society - 1950 Blanshard St			\$543,725
<b>Total Grants Paid out in 2015</b>			<b>\$543,725</b>
<b>GL Balance</b>			<b>\$2,322,358</b>
<b>Grants Pending (Not yet Paid)</b>			
CRHC (Capital Region Housing Corp -Dockside Green)	\$460,000.00		
Pacifica Housing Advisory Association - 105 Wilson	\$840,000.00		
<b>Total Grants Committed</b>			<b>(\$1,300,000)</b>
<b>Total GL Balance less Committed Grants</b>			<b>\$1,022,358</b>

The other applicant is a non-profit society building 42 units of supportive housing in Saanich that will support older women and women with children who are homeless or at risk of homelessness. Staff have reviewed a Letter of Intent from the applicant, a non-profit organization, and have advised them that the project meets the Housing Reserve Fund Guidelines and have encouraged them to submit a complete application.

## OPTIONS AND IMPACTS

### *2015 – 2018 Strategic Plan*

Providing grants to support the development of supportive and affordable rental housing aligns with and supports Council's strategic priority of Making Victoria More Affordable.

### *Impacts to 2015 – 2018 Financial Plan*

In April of 2015, Council approved an additional contribution of \$750,000 to the Housing Reserve Fund from the 2014 surplus. Although this amount does not have any formal restrictions placed



on it, when this amount was approved, Council requested a report back on the potential to use this funding to support the development of secondary suites and micro-housing projects. Combined with the \$250,000 annual contribution for 2015, the Fund currently has an uncommitted balance of \$1,022,358, which is sufficient to support this grant application.

*Official Community Plan Consistency Statement*

Because this project is outside the boundary of the City of Victoria, the OCP does not apply.

Option 1 – Approve the Grant Request (Recommended)

Approval of the grant will allow the Victoria Cool Aid Society to build 45 units of supportive housing. It will help leverage a grant from the Regional Housing Trust Fund and will be added to the substantial investments in grants being provided by BC Housing, the District of Saanich and CMHC. Matching the Victoria Housing Reserve Fund grant to the amount granted to the project by the District of Saanich allows for a balance of funds to support future projects and sends a positive message to other municipalities with respect to the City of Victoria's willingness to partner with other regional municipalities in addressing homelessness and providing affordable housing.

Option 2 – Decline the Grant Request

Should the grant be declined, the Victoria Cool Aid Society will have to obtain additional grants or attempt to solicit more donations for the project and possibly may be forced to delay development while the additional funds are being solicited.

**CONCLUSIONS**

The housing development presented in this report meets the Victoria Housing Fund eligibility requirements and is being proposed by an applicant with a history of success in developing supportive housing in the community. A Housing Agreement will be registered on title securing the housing units as rental in perpetuity at rates that align with the Victoria Housing Fund Guidelines. The recommendations presented in this report also include conditions that allow for the timely provision of the grant to the applicant in a way that also provides additional security for the City's financial investment.

Respectfully submitted,



John Reilly, Senior Planner – Social Issues  
Community Planning Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager: \_\_\_\_\_  
Jason Johnson

Date: August 21, 2015









## LIST OF ATTACHMENTS

- Aerial photo of 3211-3223 Quadra Street (District of Saanich)
- Applicant's Letter of Intent dated May 28, 2015
- Cottage Grove – Project Summary Sheet
- Development Permit Approved design rendering for 3211-3223 Quadra Street (District of Saanich)
- Victoria Housing Fund – Guidelines.

Attachment 1

# 3211, 3217, 3223 Quadra Street (District of Saanich)

## Legend

-  Building
-  Municipal Boundary
- Streets
  -  Other
  -  Highway
  -  Major
  -  Collector
- Water Course
  -  Man-made
  -  Natural
-  Water Body
-  Parks
-  Parcel

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This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.







May 28, 2015

*by hand and jreilly@victoria.ca*

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria BC

**Letter of Intent**  
**Cottage Grove, Seniors Supportive Housing**

The Victoria Cool Aid Society has acquired an undeveloped property for the purpose of constructing 45 new units of supportive housing for seniors 55 and older who have been chronically homeless and who require support to maintain housing. The new apartment building will, in part, be modelled after three existing seniors buildings Cool Aid currently operates in the region: Hillside Terrace in Victoria, FairWay Woods in Langford and Olympic Vista in Saanich.

The project has been selected by the G.V. Coalition to End Homelessness as one of the priority supportive housing projects in the CRD and tenants will be selected through the multi-agency CASH process (Centralized Access to Supportive Housing). A development permit has been issued by the District of Saanich for the Quadra Street property, located one lot away from the City of Victoria boundary (Tolmie), and the building permit is now with Saanich Planning. Construction is anticipated to begin in the next few months.

The Society is requesting a Victoria Housing Fund contribution of up to \$10,000 per unit for a total possible grant of \$450,000 on the total project cost of \$7.435 million.



*Capital Region*

#102 – 749 Pandora Avenue, Victoria, BC, V8W 1N9  
Phone: (250) 414-4781 Fax: (250) 383-1639 [www.CoolAid.org](http://www.CoolAid.org) [arycroft@CoolAid.org](mailto:arycroft@CoolAid.org)  
Charitable Tax No. 12820 5069 RR0001





The Society and its partners will also provide a wide range of support services, including 24/7 staffing by professional housing support workers, and advocate for one meal daily provided on site as part of the rental agreement with tenants.

The target population is seniors aged 55 and older who are homeless, or have a history of being chronically homeless, and/or are at risk of homelessness, many of whom are managing severe issues related to mental health, addiction and the effects of aging, and most of whom are currently living in the City of Victoria. Most tenants will be on income assistance and/or disability and seniors pensions. They will fit the existing profile of Cool Aid senior tenants; individuals who have a chronic history of difficulties in finding and maintaining housing with household incomes in the lowest quintile.

As is the case with the general population, the average age of people who are homeless and need supportive housing is rising. Already, 50% of Cool Aid's 344 tenants across ten buildings are 55 years or older. In Cool Aid's emergency shelter system, 244 individuals of 1,525 served, or 16%, were over 55 years old in 2014/15. Finally, the CASH (Centralized Access to Supportive Housing) data shows that 22% of people waiting for supportive housing are 55+, recording 188 on their waitlist in 2013.

Cool Aid's objectives for the operation of Cottage Grove include:

- Provide safe, affordable, supportive housing for seniors aged 55 and older who have a history of being homeless.
- Contribute to the building of a supportive, resilient and positive neighbourhood in the community.
- Reduce frequency and length of police involvement and hospital visits among the target group.
- Leverage partnership opportunities for efficient service delivery.

Cottage Grove is the first building that will be re/constructed to fulfil Cool Aid's goal of providing 360 new supportive housing apartments in the CRD to help end homelessness. In addition to the attachments requested in the Application form, three short documents outlining our overall new housing plan are enclosed: a one-page brief which includes the list of community leaders helping raise capital dollars, a Cottage Grove factsheet, and a longer Case for Support.

Sincerely,

A handwritten signature in black ink that reads "Kathy Stinson".

Kathy Stinson, CMA  
Executive Director  
(250) 414-4792  
kstinson@CoolAid.org

encl: application, building & site plans, capital & operating budgets, 1-page brief, Case, Cottage

cc: John Reilly, Senior Planner, Sustainable Planning & Community Development





# Homeless

## Attachment 3

### COTTAGE GROVE - A NEW BUILDING IN SAANICH DEDICATED TO SENIORS WHO ARE HOMELESS

Cool Aid's new Cottage Grove Apartments near Quadra and Tolmie will provide homes for 45 seniors (42 studio apartments and 3 one bedroom) aged 55 and older whose physical and mental health disabilities affect the quality of their lives and their ability to maintain housing. Construction can begin when the Province commits \$4.8 million of the estimated \$6.6 million cost.

#### Cool Aid's objectives for the operation of Cottage Grove Manor include:

- Provide safe, affordable, supportive housing for seniors aged 55 and older who have a history of being homeless and/or at risk of homelessness.
- Provide one nutritious, hot meal daily to the residents and a variety of healthy activities.
- Contribute to the building of a supportive, resilient and positive neighbourhood.

Tenants and housing support workers at Cottage Grove will work closely with Island Health (VIHA): mental health and addictions, Assertive Community Teams (ACT), Victoria Innovative Seniors' Treatment Approach (VISTA); Beacon Community Services; Access Health Centre, and other support workers to ensure effective service delivery.

Cool Aid has built relationships with Quadra Cedar Hill Community Association and Quadra Hillside Community Association to ensure the project fits well with the overall community plan.







## HOUSING SPECIFICATIONS

### The site has many features conducive to supported housing:

The 45 apartments will be built on four stories on a large lot surrounded by other low-rise buildings. Large trees will remain intact and landscaping will be added.

The 19,047 square foot property has the required zoning and the development permit has been approved (unanimously) by Saanich Council.

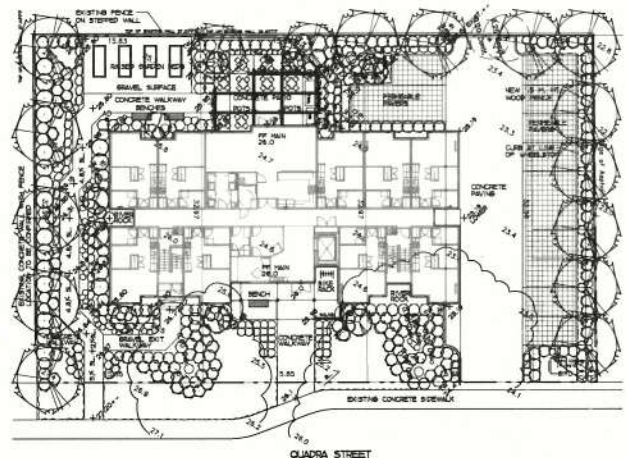
- Common amenity spaces on the main floor includes a kitchen, communal dining room and multi-purpose activity room, laundry room and accessible washroom.
- Administration space is centrally located beside the lobby on the main floor for reception, housing staff and for providing home support.
- Outdoor common amenity spaces include a covered terrace opening out from the dining room and lounge, raised garden beds for planting vegetables, a shelter, an enlarged front entry patio, and a covered deck space on the second floor.
- Will be built to LEED Gold (environmental) standards.
- Cedar Hill Community Centre is 1.0 km away and other parks are also within a kilometre. Crystal Pool and Athletic Centre is just 2.0 km away.
- Health services are available at the Cook Street Health Unit (2.5 km), Cool Aid's Community Health Clinic (2.95 km) and the Royal Jubilee Hospital (4.0 km).
- Mayfair Mall is 0.5 km away and a bakery, convenience store and other retail outlets are just a few properties down Quadra.

Cool Aid believes that the location away from downtown is a bonus. Homeless and vulnerable individuals who are 55+ often prefer not to live in the downtown core and present few to no challenges to neighbours.

Cool Aid looks forward to also building additional housing outside City of Victoria limits for people who are homeless.

## BUILDING COSTS

**Cool Aid estimates a capital budget of \$6.6 million including land costs, which equates to a per-unit cost of \$146,348. A total of \$500,000 more is required from individuals, foundations and corporations.**



For more information contact us at:

**250-414-4781 or [CoolAid.org/endhomelessness](http://CoolAid.org/endhomelessness)**

**HELP END HOMELESSNESS: DONATE TODAY**

Victoria Housing Fund Application for 3211-3223 Quadra Street...







## **CITY OF VICTORIA HOUSING RESERVE FUND PROGRAM APPLICATION GUIDELINES**

### **Program Overview**

The fund was established for the purpose of the providing grants for capital funding:

- To assist in the development and retention of housing for households with no, low or moderate incomes to support community diversity and infrastructure; and
- To facilitate the development of affordable rental housing.

### **Who can apply?**

Eligible applicants must be a non-profit society or have a partnership with a non-profit organization that will own and operate the housing.

*The City encourages partnerships between non-profit societies and the private development industry.*

### **Project Eligibility**

Priority for project funding will be based on a consideration of the following criteria:

- Projects that include leveraging and partnerships with other government funding agencies, private industry, community agencies and/or individuals;
- Projects that target housing for no, low or moderate income households (definition below).
- Projects that address the housing needs of families with dependent children, youth and the chronically homeless;
- Projects that are in the City of Victoria (except for those specifically directed to youth and the chronically homeless);
- Proponents with a proven track record of developing and operating non-profit housing.

### **Funding Assistance**

The maximum assistance for eligible projects, under this program, is in the form of a grant of up to \$10,000 per unit.

Should construction of a project for which a grant is approved not commence within two years of the Development Permit approval or should a Development Permit in respect of an approved project not be issued within two years of Council's approval of the grant, the approved grant shall be rescinded.

The City reserves the right to accept or reject any application for funding without limitation.

Rev: April 10, 2015

### **Application Procedure**

1. The proponent meets with the designated staff representative to determine project eligibility.
2. Once it is determined that the project can be considered within the program, the proponent is directed to proceed with a full application.
3. Proponent provides an application package for review.
4. Using the Victoria Housing Reserve Fund Guidelines, the Administrator evaluates and scores the application.
5. The Administrator submits the evaluation of the application and a recommendation report to Council for consideration, upon which Council will either approve or reject the recommendation, or request that the Administration provide further information.

*Approval of funding under this program does not limit Council's decision making with regard to Rezoning, Development Variance or Development Permit or any other approvals.*

### **Definition of Low and Moderate Income**

#### **Low Income**

For the purpose of the definition of low income households in this policy, the City endorses the Housing Income Limits as published by BC Housing on an annual basis.

*2014 Housing Income Limits (HIL's) for Victoria: Bachelor = \$29,000*

*1 Bdrm = \$34,500*

*2 Bdrm = \$43,000*

*3 Bdrm = \$59,000*

*4+ Bdrm = \$65,000*

#### **Moderate Income**

Households with incomes below the Victoria CMA median income are considered to be moderate income for the purposes of this policy.

*\*\*The 2011 Victoria CMA household median income = \$61,553.00 per annum (Source: Statistics Canada)*

Affordable housing is defined as costing no more than 30% of gross household income.

### **Development Cost Charges**

All housing projects will be required to pay all City permits, fees and Development Cost Charges.

### **Contacts**

John Reilly  
Senior Planner – Social Issues  
Community Planning Division  
Email: [jreilly@victoria.ca](mailto:jreilly@victoria.ca)  
Ph: 250.361.0351