



AMENDED AGENDA
PLANNING AND LAND USE COMMITTEE
MEETING OF MAY 1, 2014, 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 on April 17, 2014

DECISION REQUEST

2. Rezoning Application # 00431 and Development Permit Application # 000336 for 1950 Blanshard Street 3 - 36
--D. Day, Director of Sustainable Planning & Community Development

Neighbourhood: Burnside Gorge Recommendation: Proceed to PH
3. Update on Rezoning Application # 00389 and Development Permit **with** 37 - 72
Variances for 1235 McKenzie Street
--D. Day, Director of Sustainable Planning & Community Development

Neighbourhood: Fairfield Recommendation: **Following the Rezoning Public Hearing - Issue DP W/Variance**
- [Addenda]
4. Rezoning Application # 00418 and Development Permit for 147 Olive Street 73 - 97
--D. Day, Director of Sustainable Planning & Community Development

Neighbourhood: Fairfield Recommendation: Proceed to PH

- | | | |
|----|---|----------|
| 5. | Heritage Alteration Permit # 00178 for 1210-1216 Broad Street/616-624
Trounce Alley
<i>--D. Day, Director of Sustainable Planning & Community Development</i> | 99 - 122 |
| | <u>Neighbourhood:</u> Downtown <u>Recommendation:</u> Issue HAP | |
| 6. | Zoning Regulation Bylaw - Minor Housekeeping Amendment for
Garden Suites on a 'Plus Site'
<i>--D. Day, Director of Sustainable Planning & Community Development</i> | 123 |

CLOSED MEETING

MOTION TO CLOSE THE MAY 1, 2014, PLANNING & LAND USE COMMITTEE MEETING TO THE PUBLIC (To consider the following items in a closed meeting of Planning & Land Use Committee, the following motion is required: "That the Planning & Land Use Committee convene a closed meeting that excludes the public under Section 12(6) of the Council Bylaw for the reason that the following agenda items deal with matters specified in Sections 12(3) and/or (4) of the Council Bylaw.")
Section 12(4)(b) - The consideration of information received and held in confidence relating to negotiations between the City and a Provincial government or the Federal government or both, or between a Provincial government or the federal government or both and a third party.

- | | |
|----|--|
| 7. | LATE ITEM: Intergovernmental Relations (Verbal)
<i>--S. Baker (Executive Director of Economic Development)</i> |
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[Addenda]

ADJOURNMENT

Planning and Land Use Committee Report

Date: April 17, 2014 **From:** Brian Sikstrom, Senior Planner
Subject: Rezoning Application # 00431 and concurrent Development Permit Application #000336 for 1950 Blanshard Street. Application to rezone from the M-1 Zone, Limited Light Industrial District, to a new zone to permit a seven-storey, 65-unit apartment building with ground and second floor commercial space

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and concurrent Development Permit Application for the property at 1950 Blanshard Street.

The proposal is to construct a seven-storey, 65-unit apartment building with 1782 m² of ground and second floor office and retail space at the corner of Blanshard and Discovery Streets. The building has a Floor Space Ratio of 4.03:1. The apartments are comprised of three bachelor and 62 one-bedroom units. The units will have a mix of rental rates; some will be below market and some will be at market rates. Through an associated Housing Agreement, the apartment building will be required to be rental in tenure in perpetuity. The building will be owned and managed by the Greater Victoria Rental Housing Society as non-profit, affordable rental housing. Upon occupancy, the building will be non-subsidized. Through a separate application and review process, the Society is requesting funding from the Victoria Housing Fund, which has available funds. A separate staff report will be prepared with consideration of any funding to follow Council's decision on the rezoning application.

The building includes underground parking for 27 vehicles accessed from Discovery Street. Two parking spaces are reserved for car share vehicles, with 20 spaces reserved for residents and 7 spaces reserved for commercial uses. The following factors were considered in reviewing this application:

- *Official Community Plan, 2012* residential policies support and encourage the provision of rental apartments in appropriate locations. This proposal, on the northern edge of downtown, is in an appropriate location to provide rental apartments geared towards working singles and couples with mixed incomes.
- The proposal complies with the City's land use and density policies for redevelopment of sites between Douglas Street and Blanshard Street in the Rock Bay area of the Burnside-Gorge Neighbourhood.
- The reduced parking is recommended for Council's support based on the *1950 Blanshard Street parking Study, April 2014* prepared by Boulevard Transportation Group. The applicant proposes the provision of two car share vehicles on-site for exclusive use of the residents as well as the provision of transit passes to residents for a minimum of one year.
- The site is within Development Permit Area 7A which permits Council to regulate building design and landscaping.
- The location of the residential tower adjacent to the south property line does not meet the building separation guidelines in the *Downtown Core Area Plan*. The proposal would benefit from a review by the Advisory Design Panel.

Recommendations

1. That Rezoning Application #00431 for 1950 Blanshard Street proceed for consideration at a Public Hearing and that staff be directed to prepare the necessary *Zoning Regulation Bylaw* amendments, subject to:
 - a) Advisory Design Panel review of the Development Permit Application with particular attention to the site planning and design of the south elevation of the residential tower;
 - b) Registration of a Housing Agreement on title, secured by Bylaw, to ensure the rental tenure of the apartments in perpetuity to the satisfaction of the City Solicitor;
 - c) Registration of a covenant to secure two parking stalls for car share use;
 - d) Securing car share memberships for each unit in perpetuity and bus passes for all residents free-of-charge for a minimum of one year to the satisfaction of the City Solicitor;
 - e) Provision of sewer attenuation information and the means to attenuate the sewage to the satisfaction of the Director of Engineering and Public Works and the registration of a covenant to secure the commitment to attenuate sewage, if this is required;
 - f) Compliance with the Ministry of Environment's Waste Management Act as it pertains to potentially contaminated sites.
2. Following consideration of Rezoning Application #00431, that Council authorize the issuance of a Development Permit in accordance with:
 - a) Plans stamped "Development Permit Application #000336 dated, January 23, 2014" and submission of acceptable revised plans;
 - b) Development meeting all *Zoning Regulation Bylaw* requirements;
 - c) Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Planning and Development.

Respectfully submitted,



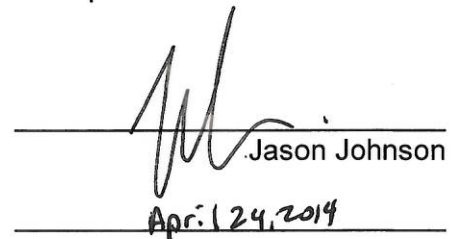
Brian Sikstrom
Senior Planner
Development Services Division

BMS:aw

Report accepted and recommended by the City Manager:



Deb Day, Director
Sustainable Planning and Community
Development Department



Jason Johnson

Date: Apr. 124, 2014

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and concurrent Development Permit Application for the property at 1950 Blanshard Street.

2.0 Background

2.1 Description of Proposal

The proposal is to construct a seven-storey, 65-unit apartment building with 1782 m² of ground and second floor office and retail space at the corner of Blanshard and Discovery Streets. The building has a Floor Space Ratio of 4.03:1. The apartments are comprised of three bachelor and 62 one-bedroom units. Most units have a floor area of 41 m². The units will have a mix of rental rates; some will be below market and some will be at market rates. Through an associated Housing Agreement, the apartment building will be required to be rental in tenure in perpetuity. The building will be owned and managed by the Greater Victoria Rental Housing Society as non-profit, affordable rental housing. Upon occupancy, the building will be non-subsidized. Through a separate application and review process, the Society is requesting funding from the Victoria Housing Fund, which has available funds. A separate staff report will be prepared with consideration of any funding to follow Council's decision on the rezoning application.

The building includes underground parking for 27 vehicles accessed from Discovery Street. Two parking spaces are reserved for car share vehicles, with 20 spaces reserved for residents and seven spaces reserved for commercial uses. To mitigate parking and transportation demands, car share co-op memberships are provided for all residents as well as bus passes for the first year of tenancy.

The building design consists of a two-storey podium with a five-storey residential tower. Materials include: exposed concrete, fibre-cement panel, metal panel system and aluminium framed windows. Building massing, windows and colour treatments provide interest and variety to the building elevations.

2.2 Existing Site Development and Development Potential

The corner site has an area of 1343 m² and is occupied by a one storey warehouse building. The current M-1 Zone, Limited Light Industrial District, permits a variety of light industrial and commercial uses at a density of up to 3:1 Floor Space Ratio.

2.3 Data Table

The following data table compares the proposal with the CA-4 Central Area Commercial Office District Zone. An asterisk is used to identify where the proposal is less stringent than the comparative existing zone.

Zoning Criteria	Proposal	CA-4 Zone Standard
Site area (m ²) – min.	1343	N/A
Total floor area (m ²) – max.	5415*	4029
Residential	3460	
Office	813	
Retail	969	
Density (Floor Space Ratio) – max.	4.03:1*	3.0:1
Height (m) – max.	26.38	43.00
Storeys – max.	7	N/A
Site coverage (%) – max.	88.6	N/A
Open site space (%) – min.	8.80	N/A
Setbacks (m) – min.		
North (Discovery St.)	Nil	N/A
South	Nil	N/A
East (Blanshard St.)	Nil	N/A
West	Nil*	4.50
Blanshard St. (above 10 m)	2.25*	2.55
Discovery St. (above 10 m)	2.08*	2.55
Parking – min.	27*	46
Residential	20	(0.7 per dwelling unit)
Commercial	7	
Visitor parking – min.	Nil*	5
Bicycle storage – min.	82	70
Bicycle rack – min.	14	11

2.4 Land Use Context

This site at the corner of Blanshard and Discovery is in an area of service commercial uses, motels and parking lots in the Rock Bay District. It is across Blanshard Street from the Save-On-Foods Memorial Arena and is separated from Blanshard Street by a service road and treed boulevard. Immediately adjacent uses are:

- North (across Discovery Street): Retail commercial
- West: warehouses and City Centre Hotel
- East: The Save-on-Foods Memorial Arena
- South: Retail commercial.

Nearby to the south across Caledonia Avenue is the developing north end of Downtown with the yet to be developed Radius site and south of it Hudson Mews currently under construction.

2.5 Legal Description

The westerly 35 feet of lot 744, the Southerly 45 feet of lot 743, the easterly 25 feet of the southerly 45 feet of lot 744, and parcel A (DD 524631) of lots 743 and 744, Victoria.

2.6 Consistency with City Policy

2.6.1 Official Community Plan, 2012

The proposal is consistent with the Core Employment Place Designation of the *Official Community Plan, 2012* which envisages residential mixed use work/live and commercial, including office, hotels and other visitor accommodation in this area located between Douglas Street and Blanshard Street. The floor space ratio for this proposal is also consistent with the Core Employment Place Designation which ranges from a base of 3:1 to a maximum of 5:1 with a maximum residential floor space ratio of 3:1 in this area.

2.6.2 Downtown Core Area Plan, 2011

The proposal is generally consistent with the *Downtown Core Area Plan, 2011* (DCAP) policies, which recommend that a more detailed Rock Bay District Plan be prepared. With respect to residential uses in the Rock Bay area, the DCAP objective is to accommodate high density residential and commercial development within the Douglas Street/Blanshard Street Corridor. The residential policies are to locate residential and residential mixed use development primarily between Douglas Street and Blanshard Street and to ensure that residential development is located, designed and sited to mitigate any potentially negative effects on adjacent employment activities.

The site is within a Density Bonus Area with the following provisions:

- For commercial uses a base density of 3:1 with a maximum density up to 5:1 FSR.
- For residential uses a maximum density of 3:1 FSR whether the residential use is provided as stand alone or in combination with a commercial use.

The requirement for a land lift analysis is outlined in Policies 4.13 to 4.22 of the DCAP. Based on this policy, a land lift analysis is prepared by an independent third party consultant, agreed upon by the developer and the City. The land lift analysis must calculate and identify the amount of increased land value over and above the current land value that is directly attributable to the increased density above the base density. In this location, 50% of the land lift value is to be recovered by the City either as a monetary contribution or the provision of a public amenity identified by the City to support and advance policies and objectives of DCAP.

Recent land lift analyses for market rental apartment buildings have shown no increase in land value due to increased density above the base density. In addition, the proposal qualifies as affordable rental housing under the criteria set out in the Victoria Housing Fund with a non-profit owner and operator and a focus on moderate income households. Based on these two factors, it is unlikely a land lift would occur for this project. Consequently, staff recommend that Council

consider waiving the requirement for the preparation of a land lift analysis by an independent third party consultant.

2.7 Consistency with Design Guidelines

The proposal is generally consistent with the design policies and guidelines contained within the *Official Community Plan, 2012* and the *Downtown Core Area Plan, 2011* and its Appendices. The design policies most relevant to this application include the following:

Terminated Vistas

- 6.19 *Consider the use of appropriate measures for terminating vistas through the placement of landmark elements such as architecturally designed buildings or building elements, public plazas, public art, water features, accented architectural facades, tall buildings, special lighting, or a combination of these.*

Gateways

- 6.145 *Design and develop urban gateways that signal and celebrate arrival to the Downtown Core area ...*
- 6.147 *Ensure gateways are individually designed to include landscaping, sculptural elements, fountains, lighting, or signage or any combination of these elements.*

Development Blocks

- 6.169 *Encourage articulation of building facades and rich detailing in order to provide a high degree of public interest along streets.*

Built Form

- 6.177 *Encourage varied heights and massing to avoid uniformity in building design.*
- 6.180 *Consider street wall heights that are appropriate for the context of each street.*
- 6.182 *Encourage visually articulated designs and quality architectural materials and detailing in building bases and street walls to enhance visual interest for pedestrians.*

Building Separation

- 6.183 *Provide appropriate clearances for residential and commercial buildings ... to improve privacy and access to sunlight.*

The Appendices to the *Downtown Core Area Plan, 2011* include more detailed guidance on the above policies as well as building design guidelines. The building design guidelines cover the following topics: built form/orientation, response to context, building base and street walls, building entrances, vehicular access and loading, mechanical equipment, on-site open space, tall building guidelines – base, body and top, vista termination, shadowing and materials and colour. Should the Rezoning Application be forwarded to Public Hearing, the Development

Permit Application will require a review of the design aspects of the proposal by staff and the Advisory Design Panel.

2.8 Community Consultation

Consistent with the Community Association Land Use Committee Procedures for Processing Rezoning Applications, a community meeting was held on January 20, 2014. A letter from the Burnside-Gorge Community Association documenting the comments and feedback received at the meeting is attached.

3.0 Issues

The following issues are associated with this application and will be addressed in the analysis section of the report:

- adequacy of parking
- dwelling unit mix
- building design.

4.0 Analysis

4.1 Adequacy of Parking

The proposal includes 27 parking spaces in an underground parking facility and 82 bicycle parking spaces. In the nearby CA-4 Zone, Central Area Commercial Office District, 0.7 parking spaces are required per residential unit with no parking required for commercial uses. Based on this residential parking standard, 46 parking spaces would be required for residents, 19 more than is proposed. The *Zoning Regulation Bylaw* requires 75 bicycle storage spaces and a six-space rack near the building entrance.

The analysis, findings and recommendations regarding the expected demand for parking generated by this proposal is provided in the *1950 Blanshard Street Parking Study, April 2014* prepared for the applicant by Boulevard Transportation Group. The study concludes that 20 spaces should be provided for residents, with the remaining seven spaces for commercial tenants. A parking management program would enable the use of six residential spaces for commercial tenants in the day time.

The proposed parking is based on peak demand observations and vehicle ownership information of similar sites in Victoria. In addition, the parking demand is expected to be reduced by Transportation Demand Management (TDM) measures consisting of the provision of two car share vehicles on-site for the exclusive use of the residents, car share memberships for each unit in perpetuity and the provision of transit passes free-of-charge to residents for a minimum of one year. The provision of reduced parking is also warranted by the building's location close to Downtown and to Douglas Street and its major bus routes as well as the rental nature of the residential units and their small size.

Based on the Boulevard study and implementation of the TDM measures, staff recommend Council consider supporting the reduced parking as proposed by the applicant subject to the provision of two visitor parking stalls for the residential units. Currently, the application does not include visitor parking.

4.2 Dwelling Unit Mix

A major housing objective in the City's *Official Community Plan, 2012* is that a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community. This objective is not expected to be met within a single building. This proposal is geared to providing rental accommodation for low to middle income wage earners, single individuals and couples. This focus is reflected in the unit sizes and in the location of the building on the northern edge of the Downtown. The lack of a mix of dwelling unit types and sizes, noted by the Burnside-Gorge Community Association Land Use Committee (CALUC), is the result of the narrow target market for this development as well as the location, which is not well-suited to families with children requiring parks, schools and other services and amenities. The additional CALUC concern for a potential concentration of smaller units in the area may be an issue addressed when a more detailed plan is prepared for the Rock Bay area of the neighbourhood. Currently, there are few other residential developments within the Rock Bay area but these are diverse including strata and rental units of varying sizes and types.

4.3 Building Design

A high quality of building design, material and landscaping is particularly important as the site is visually prominent with its location on the northern edge of downtown and the eastward inflection of Blanshard Street to its north. Staff have identified the following aspects of the building design that should be modified in order to achieve a better fit with the design guidelines and policies in the *Official Community Plan, 2012* and the *Downtown Core Area Plan, 2011* (DCAP):

- The DCAP building separation guidelines recommend a setback above the podium level of three metres. The south elevation of the proposed building is on the property line. This zero setback could affect future development of the neighbouring property to the south and it raises Building Code issues related to window openings on a zero lot line. Setting back residential portions of this elevation above the second floor should be considered. In addition, the office windows on the second floor should be reconsidered.
- While the large massing of the south elevation is visually broken up with panel cladding and the use of colour, further measures to reduce the apparent mass should be considered.
- The architectural expression of base (podium), middle and top of the building should be enhanced.
- The ground level pedestrian or vehicle driver experience of the building needs to be illustrated or rendered.

The applicant has responded to these staff comments as follows:

- No change in the setback is proposed due to the uncertain timeframe of potential development to the south. In addition, the proposed windows animate the south elevation and Building Code issues can be addressed through water curtain or shutters. However, to break up the massing of the south elevation a vertical line of glazing at the end of the hallway is to be recessed.

- A further refinement of the building's architectural expression is proposed with respect to its top as well as with regard to the inflection of Blanshard Street.
- Further renderings of the pedestrian and vehicle driver experience of the building will be provided.

Staff remain concerned about the location of the residential tower on the south property line. Setting it back to meet, or come closer to, the separation guidelines would ensure windows are not blocked in future and the building's neighbourliness would be improved by lessening its impact on the property to the south. If the south elevation of the residential tower is not setback, the windows in the apartments should be removed and alternatives to animating this elevation further explored. The proposal would benefit from a review of the south elevation as well as other aspects of design by the Advisory Design Panel.

5.0 Resource Impacts

There are no resource impacts anticipated.

6.0 Conclusions

Official Community Plan, 2012 residential policies support and encourage the provision of rental apartments in appropriate locations. This proposal, on the northern edge of downtown, is in an appropriate location to provide rental apartments geared towards singles and couples with mixed incomes.

The proposal complies with the City's land use and density policies for redevelopment of sites between Douglas Street and Blanshard Street in the Rock Bay area of the Burnside-Gorge Neighbourhood.

The reduced parking is recommended for Council's support based on the *1950 Blanshard Street Parking Study, April 2014* prepared by Boulevard Transportation Group. The applicant proposes the provision of two car share vehicles on-site for exclusive use of the residents as well as the provision of transit passes to residents for a minimum of one year.

The location of the residential tower on the south property line does not meet the building separation guidelines in the *Downtown Core Area Plan*. The proposal would benefit from a review of the south elevation as well as other aspects of design by the Advisory Design Panel.

7.0 Recommendations

7.1 Staff Recommendation

1. That Rezoning Application #00431 for 1950 Blanshard Street proceed for consideration at a Public Hearing and that staff be directed to prepare the necessary *Zoning Regulation Bylaw* amendments, subject to:
 - a) Advisory Design Panel review of the Development Permit Application with particular attention to the site planning and design of the south elevation of the residential tower;
 - b) Registration of a Housing Agreement on title, secured by Bylaw, to ensure the rental tenure of the apartments in perpetuity to the satisfaction of the City Solicitor;

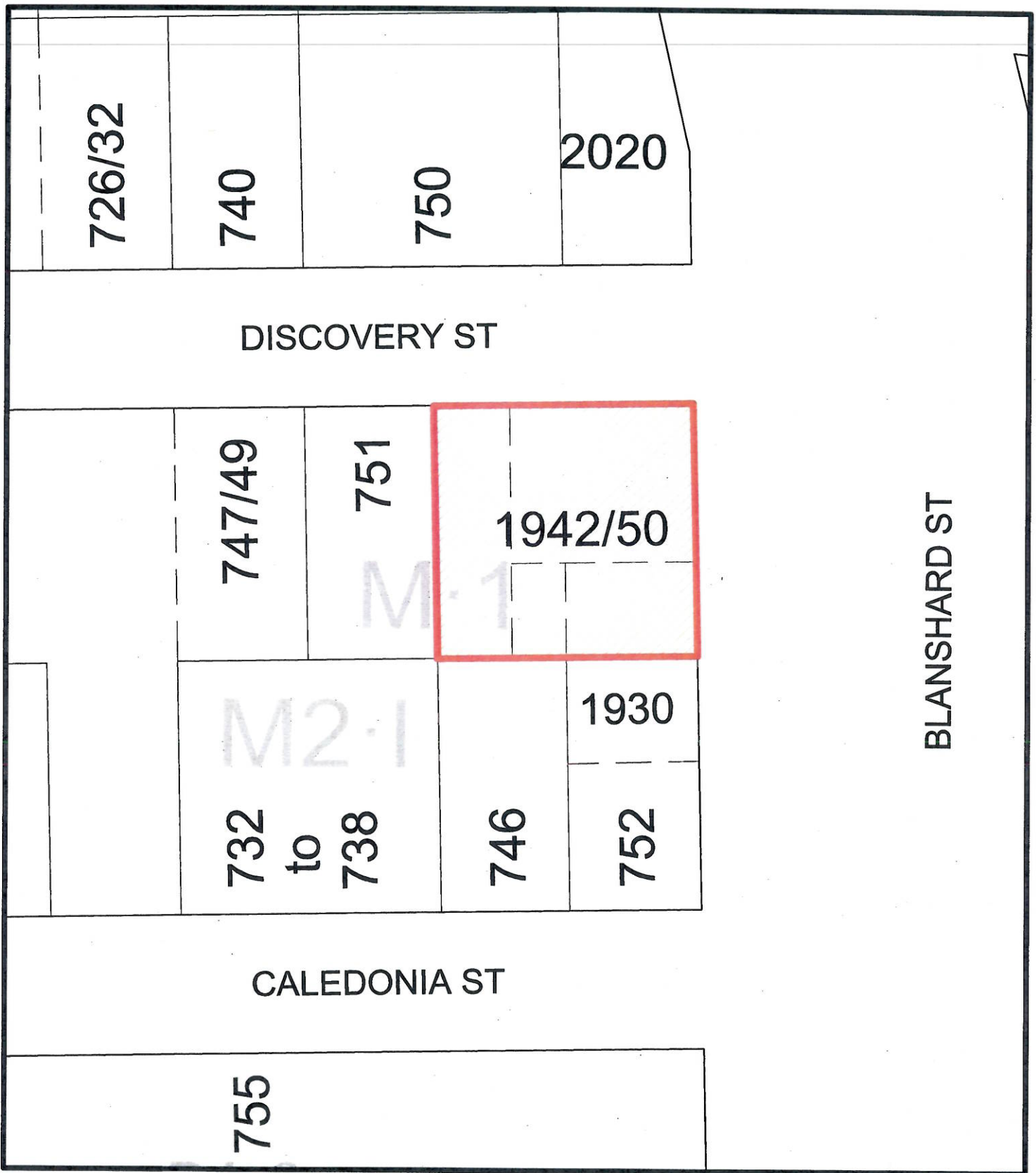
- c) Registration of a covenant to secure two parking stalls for car share use;
 - d) Securing car share memberships for each unit in perpetuity and bus passes for all residents free-of-charge for a minimum of one year to the satisfaction of the City Solicitor;
 - e) Provision of sewer attenuation information and the means to attenuate the sewage to the satisfaction of the Director of Engineering and Public Works and the registration of a covenant to secure the commitment to attenuate sewage, if this is required;
 - f) Compliance with the Ministry of Environment's Waste Management Act as it pertains to potentially contaminated sites.
2. Following consideration of Rezoning Application #00431, that Council authorize the issuance of a Development Permit in accordance with:
- a) Plans stamped "Development Permit Application #000336 dated, January 23, 2014" and submission of acceptable revised plans;
 - b) Development meeting all *Zoning Regulation Bylaw* requirements;
 - c) Final plans to be in accordance with the plans identified above, to the satisfaction of the Director of Planning and Development.

7.2. Alternative Recommendation

That Council decline the application.

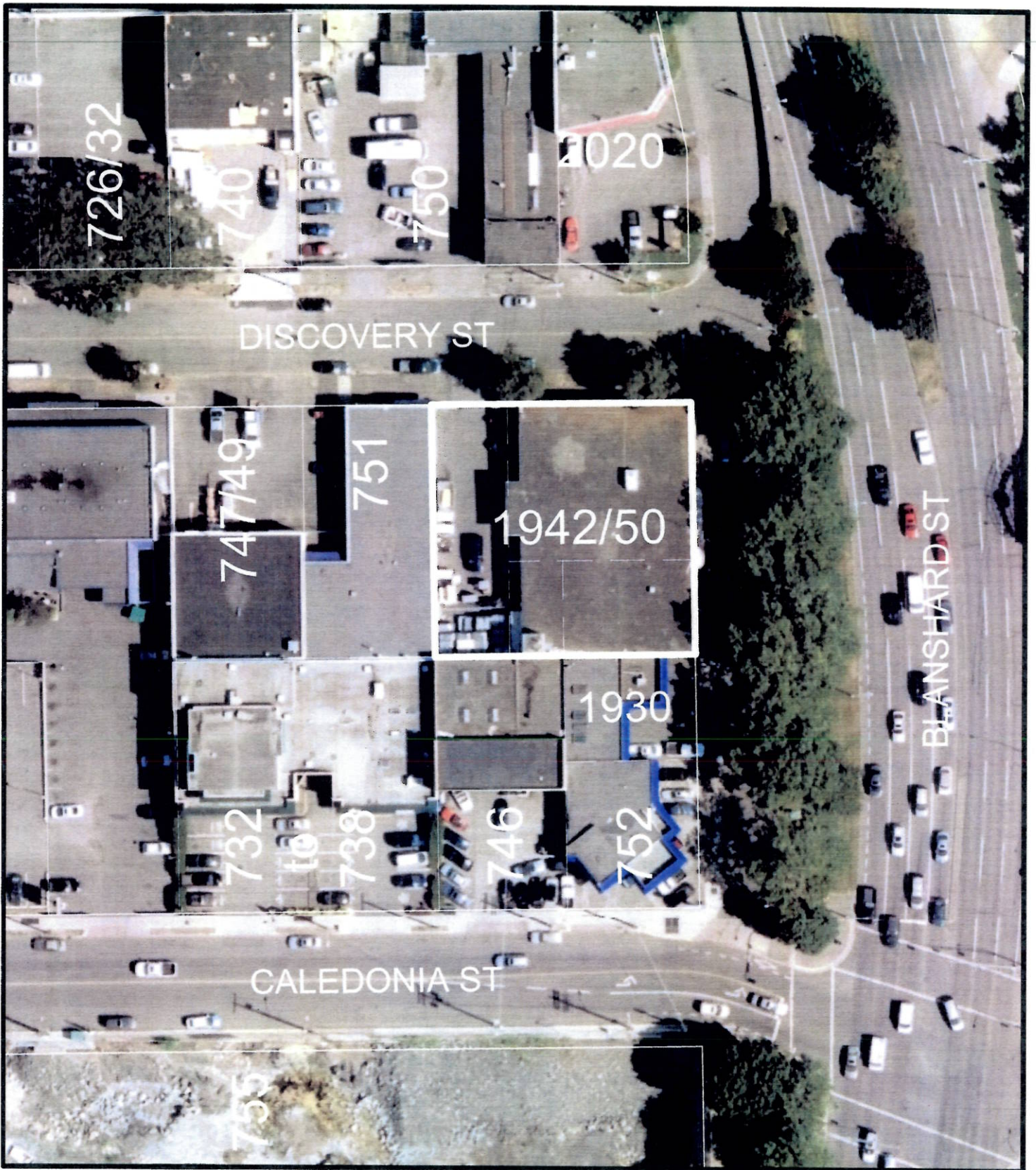
8.0 List of Attachments

- Zoning map
- Aerial map
- Legal map
- Letter from the architect, Chow Low Hammond, dated April 1, 2014
- Letter from Burnside-Gorge Community Association dated February 14, 2014
- Plans dated January 23, 2014.

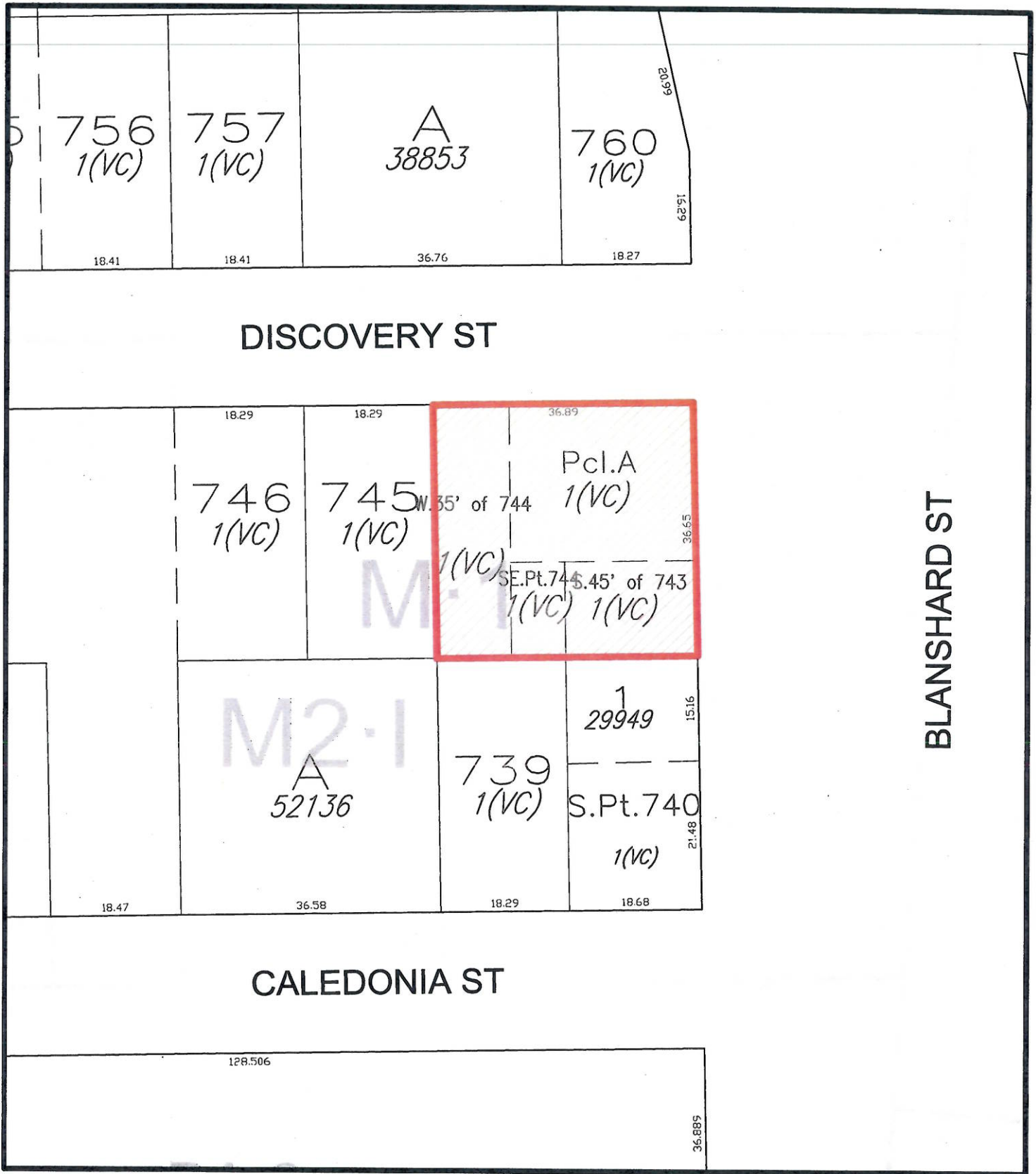


1950 Blanshard Street
Rezoning #00431
Bylaw #





1950 Blanshard Street
Rezoning #00431
Bylaw #



1950 Blanshard Street
Rezoning #00431
Bylaw #





LOW
HAMMOND
ROWE
ARCHITECTS

01 April 2014 (r1)

City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

**Re Mixed Use Commercial Residential Development
1950 Blanshard Street**

Dear Mayor and Council

We are seeking your support and approval for the rezoning and Development Permit for a mixed use commercial/residential development at 1950 Blanshard Street, led by our client the Greater Victoria Rental Development Society.

The project is located at the corner of Blanshard Street and Discovery Street at the current site of an older single-storey commercial development, with similar single-storey commercial developments to the south and west. The current zoning of the site is M1-Light Industrial. The recently adopted Downtown Core Area Plan (CAP) envisions the transformation of the Rock Bay District into a key employment centre. The CAP also proposes that the Blanshard Street Corridor accommodate new high-density residential and commercial development to strengthen the northern edges of the downtown core. This development will be the first significant project in the area which attempts to address the vision outlined in the CAP.

The program includes 5 storeys of rental apartments above 2 storeys (21,600 SF) of commercial space, with one storey of underground parking and building services. The development is designed to provide a balance between the number of units desired, what the property will optimally yield, and the financing formula for affordable rental housing. The building has 62 one bedroom units and 3 bachelor units. The residential component is designed as "work force housing" with the goal of providing affordable rental apartments for a target population of single individuals working for lower wages in and around the downtown core – a group having an identified demand for this type of housing. Support for this target population, along with the creation of 21,600 SF of commercial space, is intended to meet the CAP's objectives of an employment-focussed neighbourhood. The project supports the downtown core with its provision of affordable rental housing within easy walking or cycling distance and encourages the use of the services and amenities available downtown.

The design responds to its location at both a street corner and a bend in Blanshard Street with its massing and entrance arrangement. The main frontage faces Blanshard Street and is comprised of a separate residential entry at the base of a vertical circulation tower, a length of glazed store fronts running almost the full length and around the corner, and a corner entrance into the lobby for the north side and second storey office space. The store frontage is set back from the property line and covered by the second storey office space to increase the sidewalk space and allow for the amenity of public seating, café tables, or augmented landscaping within a covered

loggia. Although the current street front context is not currently particularly engaging, this project is intended to set a precedent for an active street-oriented presence along Blanshard St. The corner retail space is designed to support a café tenant to help animate the corner.

The building mass is composed of a two-storey podium and a set back 5-storey residential block, joined and bookended at the southeast corner with a 7 storey circulation tower. As a gesture to the corner and to the Blanshard Street bend, the top two storeys are articulated with an extended balcony element, exploiting the building's location at the edge of the downtown area where the curving route along Blanshard street changes to the formal city grid at the Memorial Arena. (This is a modern-day interpretation of the oriel window, an architectural characteristic commonly seen projecting from a wall on the upper floor of a building – numerous examples of which are still evident in historic downtown Victoria.) Inspired by this location, the building design acknowledges this juncture and incorporates a juxtaposition whereby the oriel reflects the line of the incoming Blanshard route and the remainder of the building conforms to the formal grid of the downtown core. This subtle gesture references the city history but also recognizes the less orthogonal, more free flowing urban plan as you enter or leave the downtown.

Parking is located below grade to optimize hard and soft landscaping and accessed off Discovery Street, taking advantage of the sloping site (2.4 m drop from southeast to northwest) to reduce the ramp length.

Access to the residential component will be provided at the southeast corner and separated from the commercial access at the northeast corner. Ground floor access to commercial/retail suites will be provided along Blanshard Street. Parkade access is provided at the northwest corner to take advantage of the lower grade, reducing the slope of the access ramp.

The massing of the mixed use development is designed to conform with the urban design guidelines set out by the City of Victoria. In order to reduce the bulk of upper storeys the requirement is for the building to be set back at the northeast corner to allow for street visibility, and setback above the second level. The entry at the corner of Blanshard and Discovery will be emphasized in form and massing to address a corner lot development. The setback on main floor with hard landscape provides for some amenity space for public to sit or congregate and is open at the corner with the potential of accommodating a coffee shop with integrated indoor/outdoor space.

The material palette consists of exposed concrete, fiber cement rainscreen panel, metal panel system, aluminum-framed windows, and presents playful juxtaposition of materials and highlight colours that take inspiration from a vibrant working city. The choice of materials and massing are intended to balance a solid urban character with the restricted construction budgets typical for non-market or low income housing.

The design follows CPTED principles, notably to eliminate hiding spaces and ensure safety through good visibility and surveillability of street-level spaces around the perimeter. The building will be well lit and will incorporate soffit lighting to eliminate dark hidden spaces.

The targeted housing population is primarily single residents, likely earning at or near minimum wages, and unlikely to be car owners. In consideration of this, we are requesting that consideration be given to reduced parking requirements. This request is supported through a Parking Demand Study produced by Boulevard Transportation Group (submitted with this application). The development is seeking to strike a balance between the capital cost to build underground parking at approximately \$1.5 million

per level and the need for more parking. The Greater Victoria Rental Development Society have an agreement in principle with the Victoria Car Share Program to provide two dedicated cars for the exclusive use of tenants of 1950 Blanshard Street. With its location a block away from the new Douglas Street Transit Corridor the building has good access to public transit. Secure bicycle parking is also provided on the underground parking level.

In conclusion, this development will contribute to the impetus of redevelopment in the Rock Bay District and provide both useful commercial space and affordable housing for the City of Victoria. We hope you will agree with the project's merits and support its rezoning and development permit approval.

Sincerely

LOW HAMMOND ROWE ARCHITECTS INC

Jackson Low
Architect AIBC MRAIC
Principal

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CHOW LOW HAMMOND
ARCHITECTS INC

300-1590 Cedar Hill Cross Road
VICTORIA BC
V8P 2V1

21 January 2014

T 250.472.8013
F 250.472.8152
E ARCHITECTS@CLHA.CA

WWW.CLHA.CA

1950 BLANSHARD STREET SUSTAINABILITY INITIATIVES

The following sustainability features are to be incorporated into the project:

Site:

Urban Redevelopment:

- Redevelopment of a previously built-up site

Building Orientation:

- Optimize orientation for natural daylighting and reduced openings in south orientation to reduce solar heat gains

Storm water management

- Reduce Site runoff

Transportation:

- Universal access that encourages all modes of transportation
- Location is ideal for community infrastructure, proximity to local paths, parks, bus routes, bike trails
- Provide secure bike lockup
- Participation in the car share program

Water:

Reduce use of potable water

- Low flow fixtures
- Faucet aerators

Energy:

Reduce Carbon footprint and consumption of fossil fuels, through electric powered heating/cooling and hot water, or high efficient fossil fuel system:

- Reduced openings in south orientation to reduce solar heat gains

Lighting

- High efficient lighting and occupancy sensors can contribute to a significant reduction in energy consumption
- Light pollution reduction

Envelope Insulation:

- Meet Part 10 of BCBC to wall and roof insulation (overall performing U-value) for reduced energy requirements to heat and cool spaces
- Reduce thermal bridging of structural elements through the building envelope

High Performance Glazing

- Reduce heat loss and gains, reduce energy requirements to condition space, increase day lighting and views
- Increased performance of thermally broken spacers, double glazed, argon filled, 'low e' coating on west facing windows, tint glazing to reduce solar gains

SID CHOW, architect aibc
JACKSON LOW, architect aibc, mraic
PAUL HAMMOND, architect aibc, mraic

Associate

Materials:

On-Site Recycling Collection and Storage Area:

- Provide an area, storage bins and loading access for glass, plastic, paper, cardboard, metal for recycling

Construction Waste Management

- divert 75% of new construction and demolition of the existing building waste from the landfill
- Contractor to source local recycling facilities (glass, plastic), return waste to manufacturers (steel, carpet, gypsum board, insulation), salvaging materials for reuse (wood, formwork, asphalt)

Recycled Content

- Steel has high recycled content
- Other materials can be sought/specified such as carpets and drywall

Local Materials

- Reduce transportation emissions by choosing locally harvested and/or manufactured materials and products where practical and/or possible
- Concrete
- Wood
- Millwork

Durability

- Design Construction details to protect exterior materials, to prevent premature failure of the building and it's components
- Detailing to allow for replacement of materials with shorter life span, eg. Flashings
- choose durable, quality materials for a long building performance life

Indoor Environmental Quality

Low Volatile Organic Compounds in Materials, Paints, Adhesives and Sealants, Particle board, carpets

- To reduce occupants exposure to harmful carcinogenic off gassing found in manufactured materials
- Low voc flooring such as ceramic tile, hardwoods, marmoleum, linoleum, select carpets, Greenguard certified synthetic flooring

Increased Ventilation:

- Improve the indoor air quality for the health of the occupants, and will reduce humidity
- Operable windows can increase the amount of natural air supplied, and may reduce the heating and cooling requirements

Flush-out Building prior to Occupancy

- After construction and prior to occupancy, move a high volume of air through the building to remove airborne contaminants from construction (dust, formaldehyde, VOC's, carbon monoxide)



Burnside Gorge Community Association

471 Cecelia Road, Victoria B.C. V8T 4T4
T. (250) 388-5251 | F. (250) 388-5269
bgca@shaw.ca | www.burnsidegorge.ca

February 14, 2014

Dear Mayor and Council:

CALUC Community Meeting: Rezoning application for 1950 Blanshard Street

On January 20, 2014, the Burnside Gorge Community Association (BGCA) hosted a CALUC Community meeting that was advertised in order for the Greater Victoria Rental Development Society to discuss their rezoning application for 1950 Blanshard Street from existing M-1 Light Industrial to a Comprehensive Development Zone of new mixed use commercial and rental apartments. The Greater Victoria Rental Development Society is a non-profit organization aimed at developing affordable housing.

The site is currently permitted to 3 storeys and the proponent is proposing 7 storeys with the first two floors as retail/commercial and the additional 5 floors as rental housing totaling 65 units of about 450 sq.ft. each.

Discussion from the floor (areas of discussion underlined; responses bulleted):

Timing, construction and construction impacts:

- The developer indicated they plan to break ground October 2014. The process will be demolition, removal of hazardous fill, blasting as required, and then construction. Minimal blasting will be required, as the land is mostly fill, with the exception of the southeast corner, which is rock.
- The developer reported that blasting is expected to begin about a month after breaking ground and will take approximately 2-3 weeks.
- The developer plans on maximizing the use of the slope of the land to remove materials. Material removal via trucks may use Blanshard, Discovery St and Douglas but they are restricted from blocking the roadway.

Parking:

- There will be 27 parking spots available for the retail/office space. There is no tenant parking provided.
- The society is hoping tenants will take advantage of a car-share option available to them (there will be 2 car-share parking spots available in the parking area), and the memberships for the car-share remains with the units forever.

Greenspace, street presence, livability components for density, building envelope:

- The boulevard on the west side of Blanshard that directs traffic onto the east-west frontage road will remain.
- In response to audience questions about sustainable building design, the developer responded that they are unable to provide green building design into the plans.
- The landscaping and natural spaces plans currently include a small number of new trees/shrubs as edging. The developer indicated that there is no green space for the building due to their efforts to maximize the building footprint on the

lot, and that adding a green roof would be cost-prohibitive based on their economic model of providing affordable housing.

Building ownership structure, rents, lack of diversity of units/concentration of single occupancy units in Burnside Gorge:

- Only the first two floors of the building will be strata. The building can never be sold or stratified.
- The developer reports that their project rents of \$695 for studio apartments and \$810 for one-bedroom apartments are slightly below CHMC Affordability Level 1 levels.
- For rentals, the targeted demographic is singles/couples, working in the downtown area, with an income range of \$24,000 to \$36,000 (for 2013 – may change in 2014). Tenants will need to meet CMHC income requirements to qualify.
- CRD grants total \$400,000 (\$15,000 per unit) with the ability to return in 2015 and C of V grants may total \$650,000 (still under negotiation) (\$10,000 per unit).
- The rental suites are not designed to accommodate the needs of seniors or individuals with disabilities. The developer noted that their suites sizes are below 450 sq. ft threshold for incorporating disability requirements into design.
- When questioned about the lack of diversity of suite sizes within the building, the developer explained that their economic models showed two-bedroom suites were not viable for this development
- Some audience members expressed concerns that small rental units (for single persons) tend to have high levels of turnover and that this could decrease the tenants' commitment to neighbourhood building and stability.

Why only 7 storeys, when the OCP for Burnside and Downtown Core Area Plan allow for higher buildings:

The plan allows for only 7 storeys:

- It is a \$17 mm building
- FSR = 5-1
- Parking
- Cost of management and administration is not feasible over 65 units/7 storeys

Building management, security and maintenance:

- The management company was present, and reported that they are confident they can rent the suites.
- There is a security gate at the bottom of the parking ramp.
- There will be a non-resident manager. The property management company will conduct room inspections and complete tenant repairs.
- Safety and security measures:
 - Cameras
 - Police safety program, if required
 - Can be added if required
- Commercial properties will hopefully be rented to dentists, doctors
- The management company believes that the top 4 complaints will likely be: noise, light, dog urine and public urination. For noise and light complaints, the windows are glazed and operable – no portable air conditioner will be permitted. Other issues will be managed as they arise.

As per the process of a Burnside Gorge Community Association rezoning community meetings, there is a straw vote to provide context to the questions.

In summary, of the meeting attendees, 3 persons living/working in the community and 3 persons not living/working in the community generally approved of the proposal as presented and 3 were opposed.

Broader Context for Development

In Burnside Gorge Community Association community meetings, in addition to facilitating comments on the specific zoning application, meeting agendas also seek feedback from attendees on their wishes for, and thoughts about, the immediate vicinity of a subject property. This information is provided to the Planning department and to Council to help provide critical, holistic perspectives on neighbourhood development objectives. We are hoping that, over time, this will help us stitch together a more comprehensive view and put rezoning applications into context of overarching community goals.

We were unable to collect such comments for this specific meeting due to low attendance and the high percentage of non-community members who participated in the meeting.

Land Use Committee Specific Comments (October 15 meeting with proponent)

The developer met with the Land Use Committee on October 15 to discuss the proposal. At that time, a number of questions and concerns were raised on three principal themes: a) the suitability of this development for this area of Burnside Gorge, b) specific questions regarding building design, and c) an apparent lack of early, meaningful and proactive engagement with the Land Use Committee, and therefore the loss of opportunity to incorporate community feedback into planning and design. A summary of the Land Use Committee comments and dialogue with the developer follows.

This development is proposed as affordable housing and has, as noted above, received funding from the CRD Housing Trust Fund and funding pending from the City of Victoria's Housing Trust Fund. Data provided by the CRD Housing Trust Fund data indicates that of the 377 affordable and supportive units funded in Victoria, 225 are located in Burnside Gorge (2005-2013 figures). This number does not include Rock Bay Landing's 109 units (and their 20-40 emergency places that have been used since the shelter opened). If we added the units of RBL on these totals, it would mean Burnside Gorge has received 70 percent of the supportive and affordable units built in Victoria in the last seven years. These housing calculations do not include established supportive and affordable housing units already in place before 2005 (such as Medewin House or Manchester house), nor does it include single occupancy units not funded by the CRD Housing Trust Fund, such as the 56 units at 2828 Rock Bay nor the 30+ units proposed at 626 Gorge Road.

The majority of these affordable and supportive units are concentrated within a strip that is less than two kilometers long all within Burnside Gorge. This concentration is of serious concern to the neighbourhood, which is already experiencing challenges with community resilience and stability, lack of services such as grocery stores and green space to support this density, and safety issues as evidenced by disproportionately high levels of police calls.

Land Use Committee also expressed concerns that this proposed development setting would establish precedent for further concentration of small units suited to single renters in the 'Mid Town' area. There are several marginally-viable properties located immediately north of the proposed development, and this development has potential to set a standard for small, rental units targeted solely to one single demographic that we believe is not the intention or desire of the OCP for this area.

LUC expressed concern regarding lack of mixed units and size of units in the proposal. The most recent 2013 *Victoria Vital Signs* report indicates that new units for singles and rent supplements are the lowest need category and have been falling over the last year; the least-served populations for affordable housing are families and those with disabilities.

LUC noted that the most recent zoning approvals in "Mid Town" have set the standard for LEED construction of new buildings, and believes that these high standards should be seriously considered for all new residential multi-unit rental construction in Burnside Gorge. To improve the design, LUC requested that the developer consider measures to add any green space, sustainable building features and building setbacks, which are lacking in the proposal and in the immediate local area of the development.

While LUC appreciated the proponent's initiative to support the Car Share program, we also offered feedback that the lack of parking limits both the commercial opportunities and restricts the diversity of potential renters, as well as placing residential parking pressure on the surrounding areas.

The final concern related to the proponent's decision to approach the community at a very late stage of its development, requesting limited input within short timelines. A primary goal of community engagement, as defined by the CALUC process, is to ensure that local perspectives are sought and given serious consideration before designs are finalized and applications filed. We believe that the development could have done a much better job of meeting community interests and objectives if there has been an early, shared commitment to dialogue about the proposal. The developer indicated that the proposal presented to LUC for discussion had completed its economic analysis, was in a final form and that no changes were intended.

In summary, preliminary Burnside Gorge Land Use Committee perspectives are that, while a mixed-use residential and commercial development may fit into this area, this particular proposal has significant shortcomings because it: 1) offers more of the same type of single-resident dwellings that are abundant in BG and downtown, 2) fails to offer diversity and mixed-use within the building itself, and 3) doesn't demonstrate commitment to a high-quality standard (e.g. LEED or sustainability) that would attract a variety of renters and set standard for future Mid Town development.

Yours sincerely,

TJ Schur

Land Use Committee Chair
Burnside Gorge Community Association
landuse@burnsidegorge.ca



MIXED USE AFFORDABLE HOUSING 1950 Blanshard Street, Victoria, BC



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MIXED USE AFFORDABLE HOUSING 1950 Blanshard Street, Victoria, BC



NEIGHBOURHOOD AND CONTEXT PLAN



1. View of 1930 and 1950 Blanshard Street



2. View of 1930 and 1950 Blanshard Street



3. View of 1950 Blanshard Street



4. View of 1930 and 1950 Blanshard Street



6. 751 Discovery Street



7. View of 1950 Blanshard Street Parking Lot



8. 1810 Blanshard Street



5. 750 Discovery Street



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484-4111

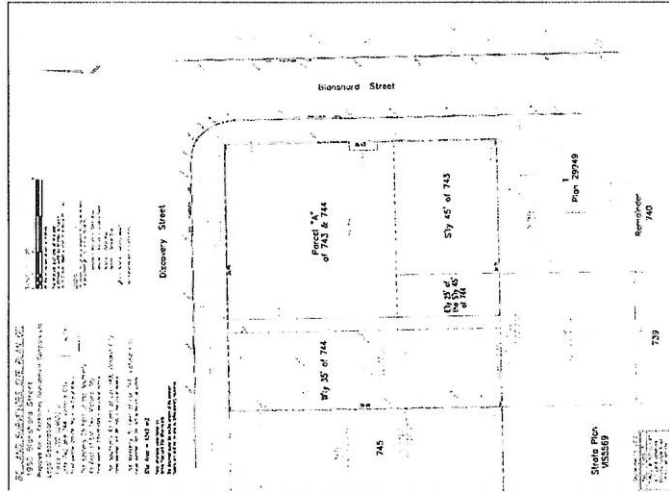
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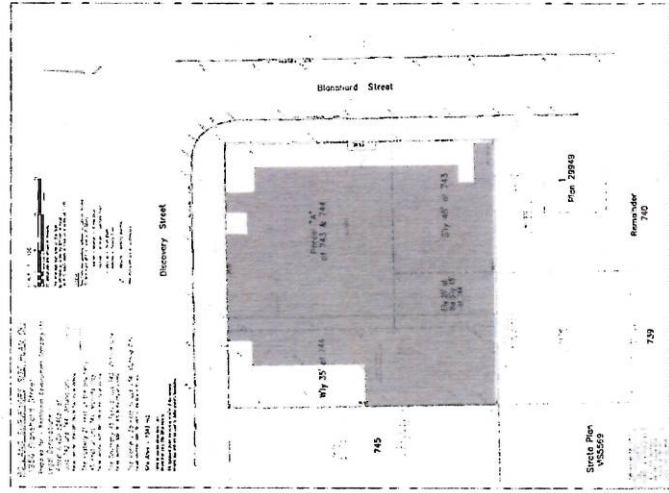
MIXED USE AFFORDABLE HOUSING 1950 Blanshard Street, Victoria, BC



Aerial View of Existing Site



Survey



Survey with Proposed Building Footprint

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MIXED USE AFFORDABLE HOUSING 1950 Blanshard Street, Victoria, BC

Discovery Street

PROJECT DATA

Project Civic Address: 1950 Blanshard Street, Victoria, BC
Project Legal Address: Parcel A (DD 524631) of Lots 743 and 744, Victoria City (PID 009-381-562)
 The Eastern 25 Feet of the Southern 45 Feet of Lot 744, Victoria City (PID 009-381-530)
 The Southern 45 Feet of Lot 743, Victoria City (PID 009-381-490)
 The Western 35 Feet of Lot 744, Victoria City (PID 009-381-431)

Name of Organization: Greater Victoria Rental Development Society
Project Description: New Mixed Use Commercial | Rental Apartment Complex

Number of Floors: 7
Zoning: Existing - M-1 - Light Industrial
 Proposed - Comprehensive Development Zone
Site Area: Lot 1 592.28 m² (6,375 sf)
 Lot 2 104.17 m² (1,121 sf)
 Lot 3 525.71 m² (5,675 sf)
 Lot 4 334.02 m² (3,590 sf)
 Total 1,343 m² (14,458 sf)

Floor Area: Parkade Level: 1,145 m² (12,325 sf)
 Level 1: 925 m² (9,957 sf)
 Level 2: 1,030 m² (11,037 sf)
 Level 3: 690 m² (7,427 sf)
 Level 4: 690 m² (7,427 sf)
 Level 5: 690 m² (7,427 sf)
 Level 6: 695 m² (7,481 sf)
 Level 7: 695 m² (7,481 sf)
 Total Floor Area: 5,415 m² (58,287 sf)
Commercial Floor Area: 1,955 m²
Site Coverage: 88.6%
Open Site Space: 8.8%

McL Light Industrial Comprehensive Development Zone
Floor Area: Permitted 4,028m² Proposed 5,415 m²
Floor Area Ratio: Permitted 3.0 Proposed 4.03
Building Height: Permitted 15.0m Proposed 26.380 m
Number of Storeys: Permitted 3 Proposed 7
Building Setbacks: Permitted 0.0 m Proposed 0.0 m (L1-L2) 3.05 m (L3-L7)
 Front 0.0 m 0.0 m (Parkade) 6.0m (L1-L2) 11.25 m (L3-L7)
 Rear 0.0 m 0.0 m
 Interior Side (south) 0.0 m
 Interior Side (north) 0.0 m
 Combined Side Yards 0.0 m
 0.0 m (L1-L2) 3.05 m (L3-L7)

Residential Unit Details:
 Total number of units: 65 units
 Unit mix: 32 x 1 bedroom | 3 x bachelor
 Ground-oriented units: none
 Minimum unit floor area: 32.6 m²

Vehicle Parking: Required: 76.8
 77dwelling unit = 7 x 65 = 49.5
 1/65m² GFA Office = 1,955m² / 65 = 30
 Proposed: 25 for commercial
 2 for car sharing

Bike Stalls: Required Class 1: 70 Proposed Class 1: 82
 Required Class 2: 2 Proposed Class 2: 2



SITE PLAN 1: 100

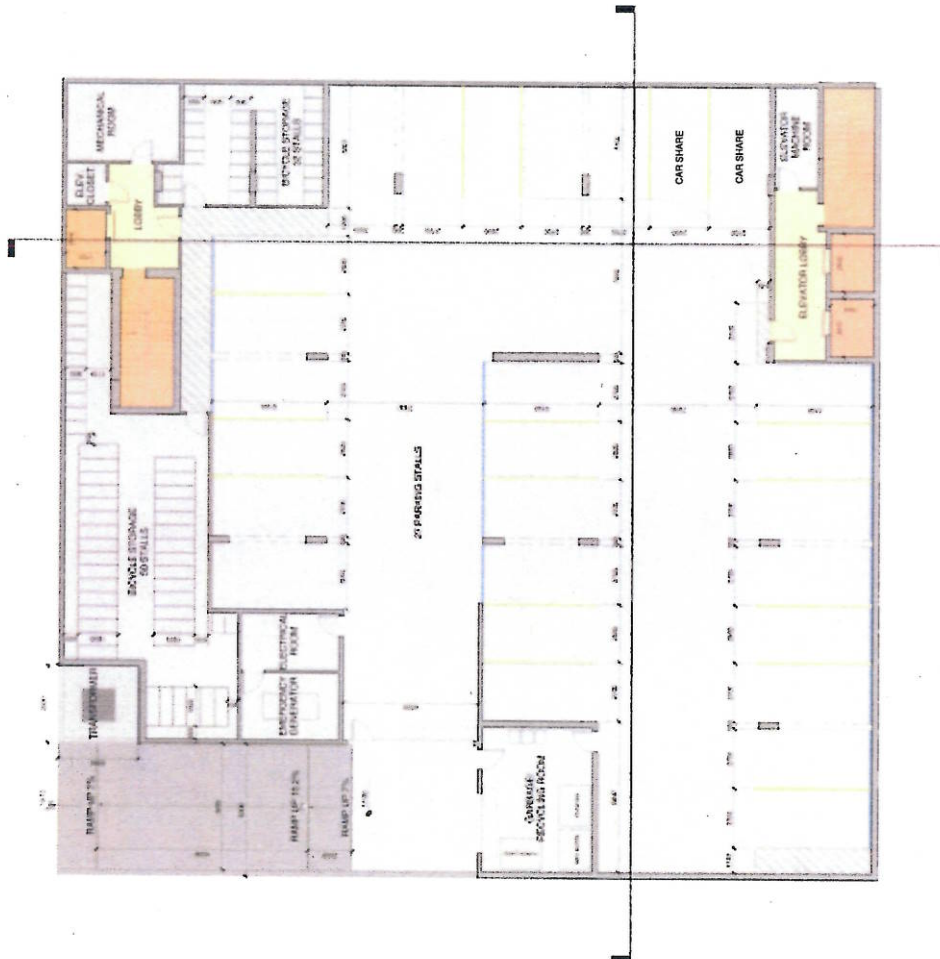
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BUILDING CODE SUMMARY

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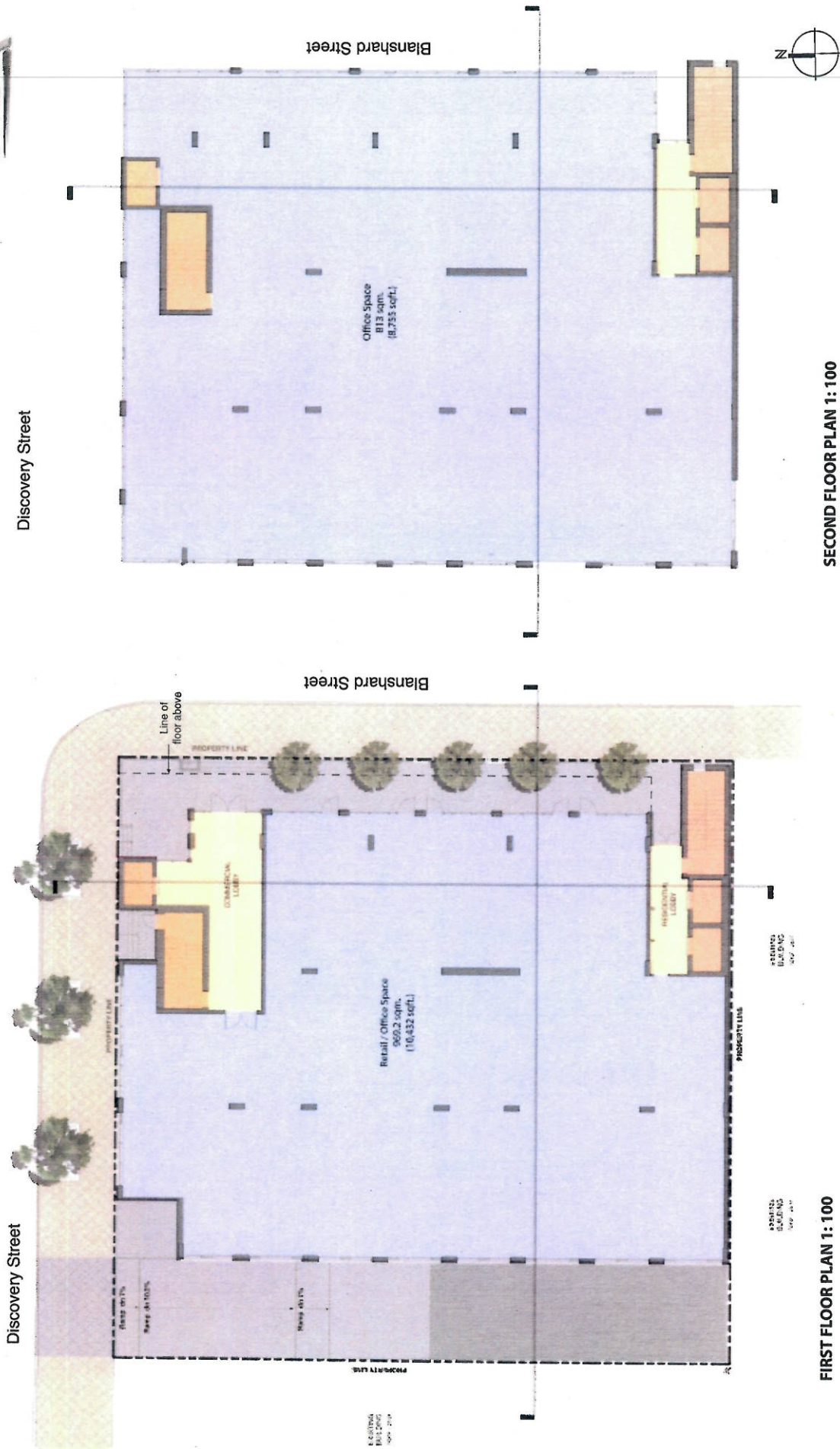
PARKADE PLAN 1:100

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200 N. 11TH AVE.

DEVELOPMENT PERMIT | JANUARY 2014



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SECOND FLOOR PLAN 1:100

FIRST FLOOR PLAN 1:100

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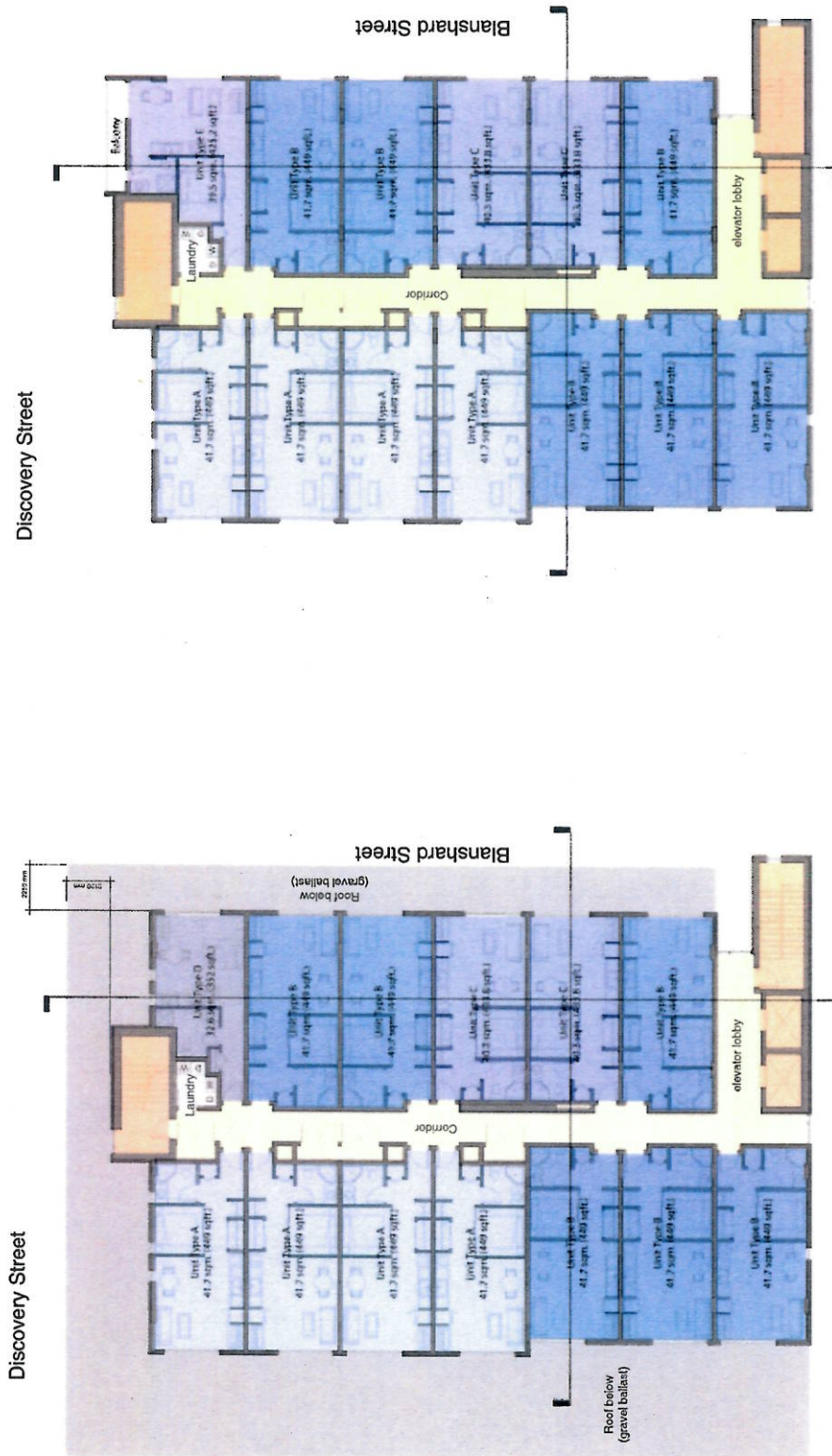
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TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 6-7) 1: 100

TYPICAL RESIDENTIAL FLOOR PLAN (LEVELS 3-5) 1: 100

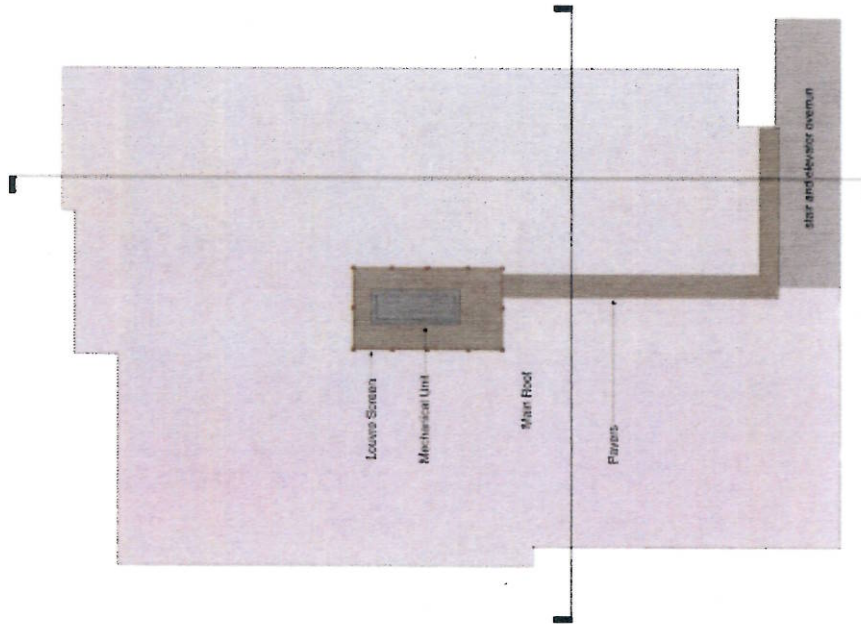
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MONOCHROME VIEW

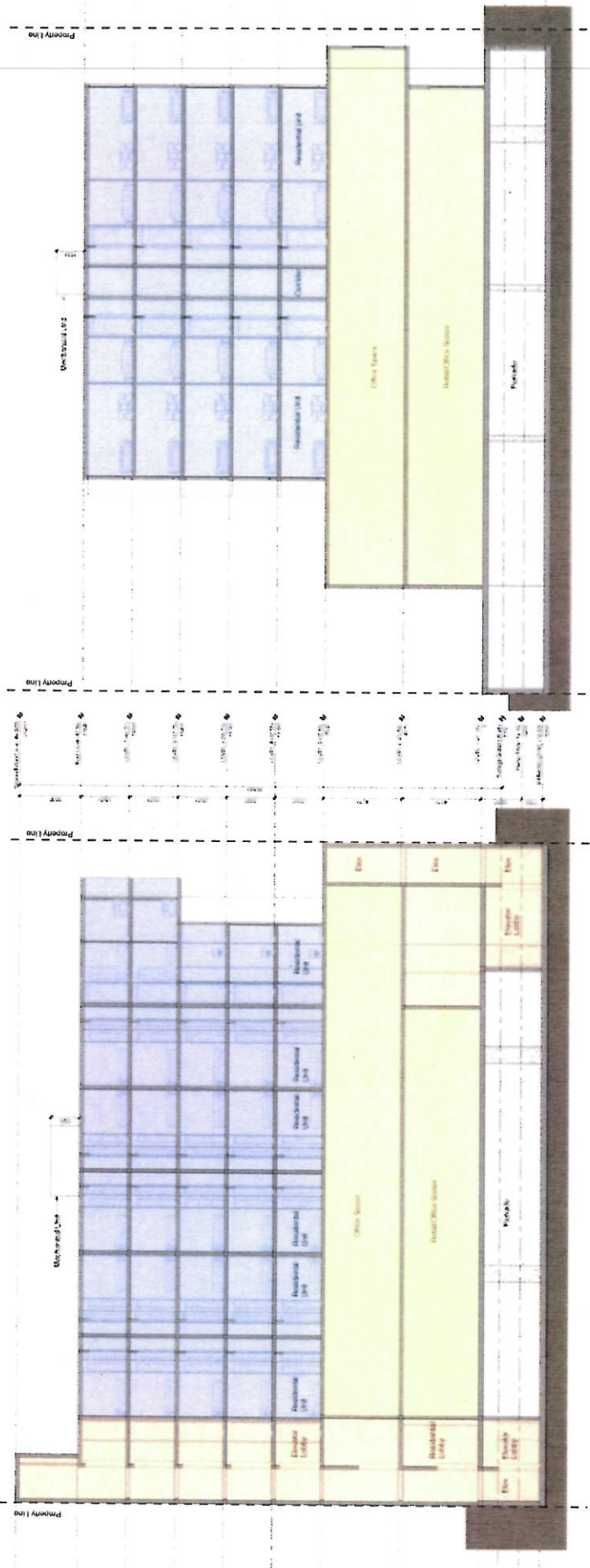
ROOF PLAN 1:100

DEVELOPMENT PERMIT | JANUARY 2014

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MIXED USE AFFORDABLE HOUSING 1950 Blanshard Street, Victoria, BC



EAST - WEST SECTION 1:100

NORTH - SOUTH SECTION 1:100

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SECTIONS

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437-441-1115, 100'

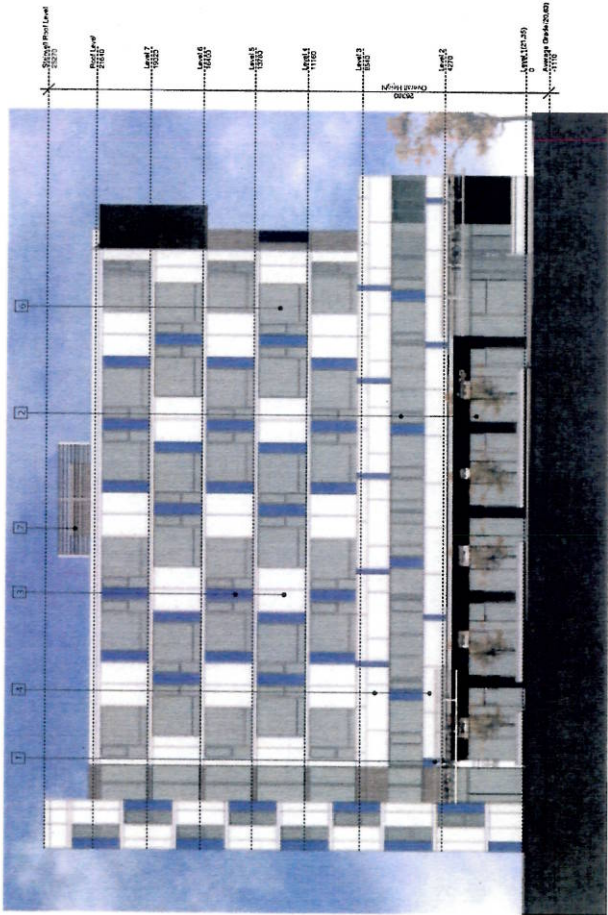
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MIXED USE AFFORDABLE HOUSING 1950 Blanshard Street, Victoria, BC

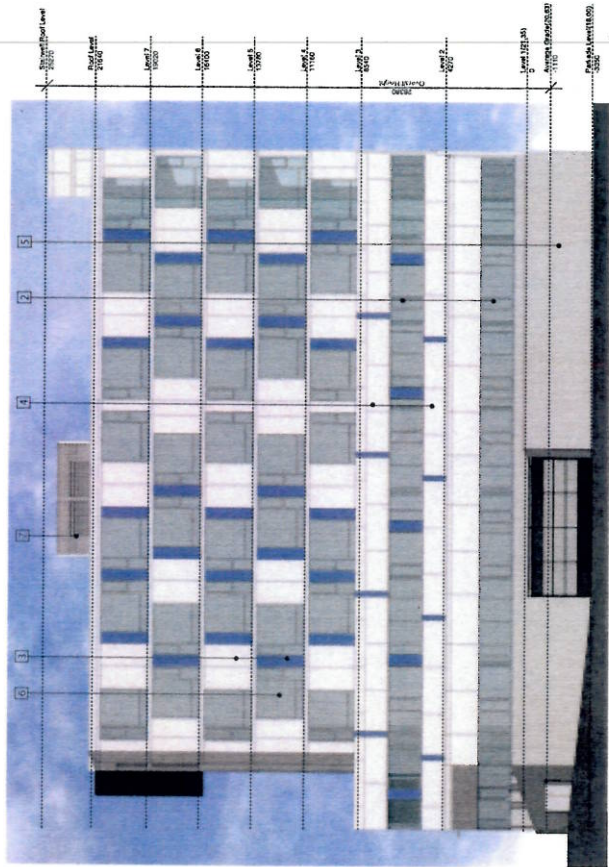


Material Schedule:

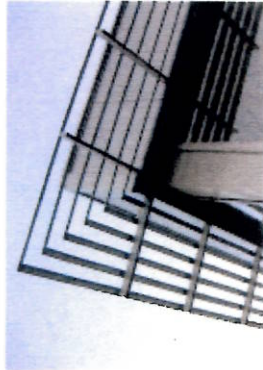
- | | | | | | |
|---|------------------------------|---|--------------------------------|---|--|
| 1 | Anodized Aluminum Sun Shades | 4 | Prefinished Metal Panel | 7 | Horizontal metal louvers (Screen for Mech. Unit) |
| 2 | Anodized Aluminum & Glass | 5 | Exposed Concrete | | |
| 3 | Prefinished Composite Panel | 6 | Thermally Broken Window System | | |



EAST ELEVATION (BLANSARD STREET) 1:100



WEST ELEVATION 1:100



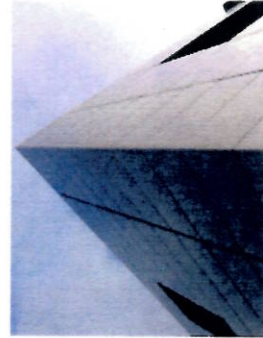
1. Anodized Aluminum Sun Shades



2. Anodized Aluminum & Glass



3. Prefinished Composite Panel



4. Prefinished Metal Panel



5. Exposed Concrete

MATERIALS



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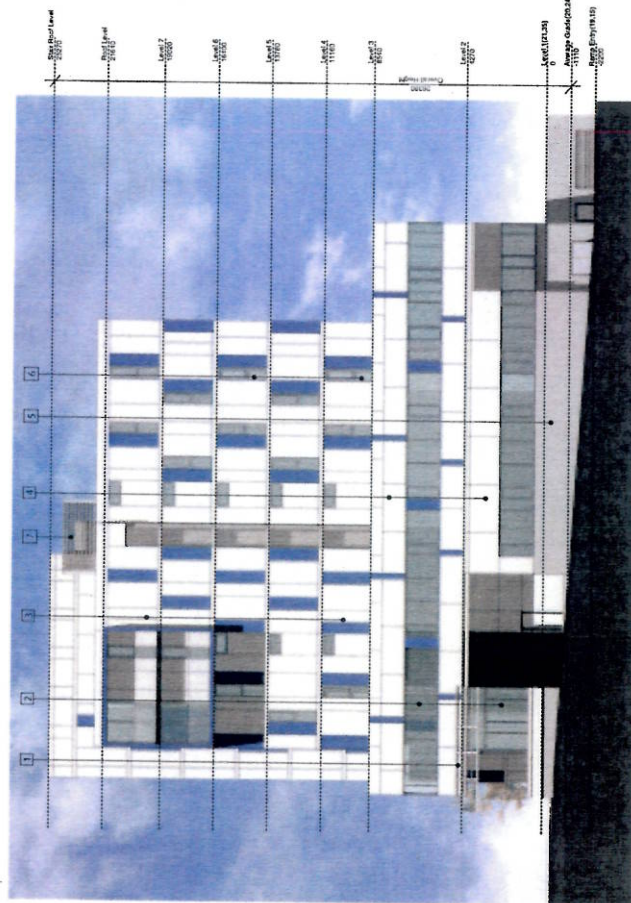
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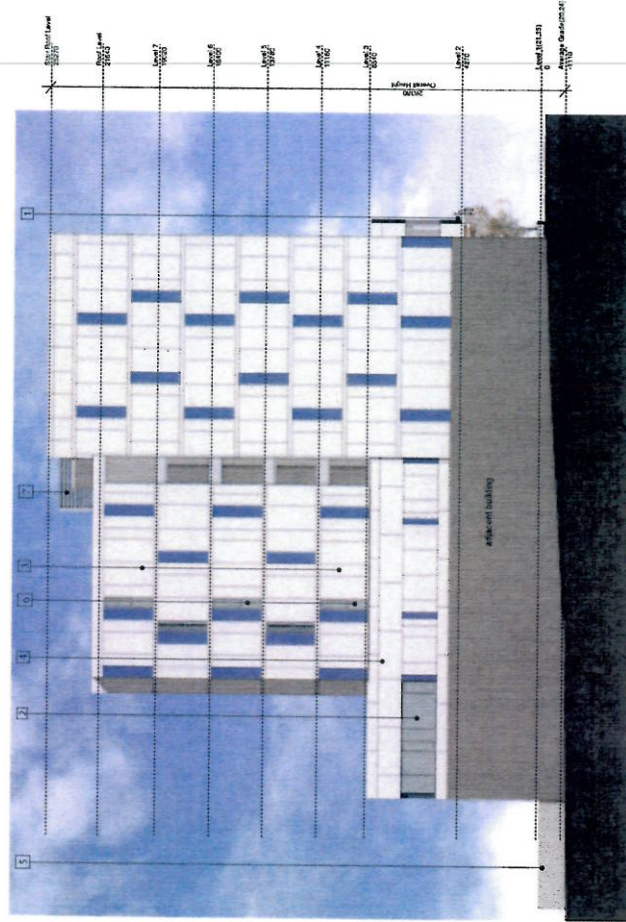
MIXED USE AFFORDABLE HOUSING 1950 Blanshard Street, Victoria, BC

Material Schedule:

- | | | | | | |
|---|------------------------------|---|--------------------------------|---|--|
| 1 | Anodized Aluminum Sun Shades | 4 | Prefinished Metal Panel | 7 | Horizontal metal louvers (Screen for Mech. Unit) |
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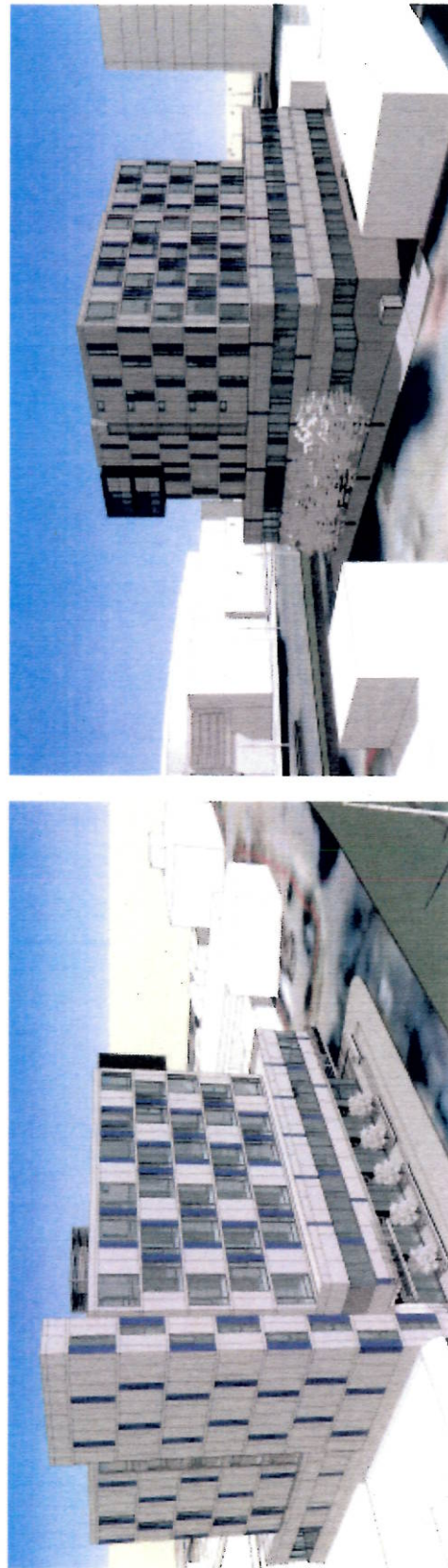
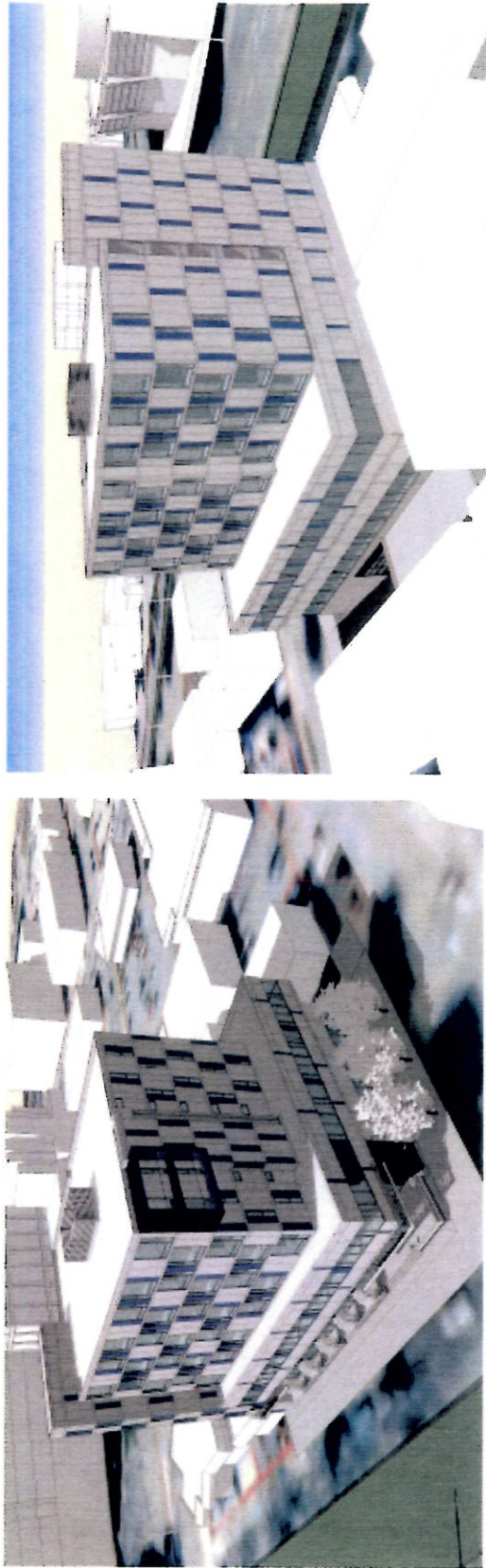
NORTH ELEVATION (DISCOVERY STREET) 1:100



SOUTH ELEVATION 1:100



MIXED USE AFFORDABLE HOUSING 1950 Blanshard Street, Victoria, BC



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ARCHITECTS INC.



Planning and Land Use Committee Report

Date: April 17, 2014 **From:** Helen Cain, Senior Planner
Development Services

Subject: **Update on Rezoning Application #00389 and Development Permit for 1235 McKenzie Street.** Application to rezone from the R1-B Zone to a new zone to permit a duplex with two variances for rear yard setbacks and site coverage

Executive Summary

The purpose of this report is to present Council with updated information and recommendations regarding a Rezoning Application for the property located at 1235 McKenzie Street. The applicant proposes to construct a duplex that will comply with the R-2 Zone, Two Family Dwelling District, criteria except for the rear yard setback.

At the December 5, 2013 meeting, the Planning and Land Use Standing Committee (PLUSC) considered an earlier staff report (attached with Minutes), and recommended to Council that this Rezoning Application proceed to a Public Hearing. However, the Development Permit with Variance was subject to design refinements to the satisfaction of the Director of Sustainable Planning and Community Development. Council ratified the PLUSC motion on December 12, 2013 (Minutes attached).

The staff report, dated November 20, 2013, described the proposal in detail. While many aspects of the design were generally consistent with the applicable guidelines, staff were concerned about a garage proposed for the front elevation of the west side of the duplex. Subsequent to the December 2013 PLUSC meeting, the applicant has revised the design to improve the street presence of the duplex. Specifically, the garage has been recessed back from the street frontage, a second entrance column is added to emphasize the front door, and exterior finishes around the garage door have been changed to help blend the garage entrance with the façade.

It should be noted that recessing the built-in garage has resulted in new variances from R-2 Zone standards for rear yard setback and site coverage. Originally, this proposal included a relaxation from the required rear yard setback of 15.03 m to 15 m from the building and 13.4 m from rear stairs. The revised proposal includes rear yard setbacks of 13.11 m from the building and 11.33 m from the rear stairs. There is also a new variance for maximum site coverage. Compared with the standard of 40%, the proposed site coverage is 41.43%. Staff consider these variances to be minor and recommend support, given the latter arise from design revisions to improve the street presence of the duplex.

The design refinements as presented in the attached plans, dated April 9, 2014, comply with the applicable guidelines to the satisfaction of the Director of Sustainable Planning and Community Development.


Staff recommend that Council support the Development Permit with Variances following Council's consideration of this Rezoning Application.

Recommendation

That Committee recommend to Council:

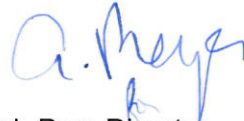
1. That following consideration of Rezoning Application #00389, that Council authorize the issuance of a Development Permit with Variances for 1235 McKenzie Street, in accordance with:
 - (a) plans stamped dated April 9, 2014;
 - (b) development meeting all *Zoning Regulation Bylaw* requirements except:
 - Part 2.1, R-2 Zone, Two Family Dwelling District
 - minimum rear yard setback from the building is relaxed from 15.03 m to 13.11 m
 - minimum rear yard setback from the stairs is relaxed from 15.03 m to 11.33 m
 - maximum site coverage is relaxed from 40% to 41.43%
 - (c) final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,



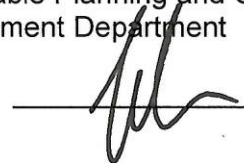
Helen Cain
Senior Planner
Development Services Division





Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Jason Johnson

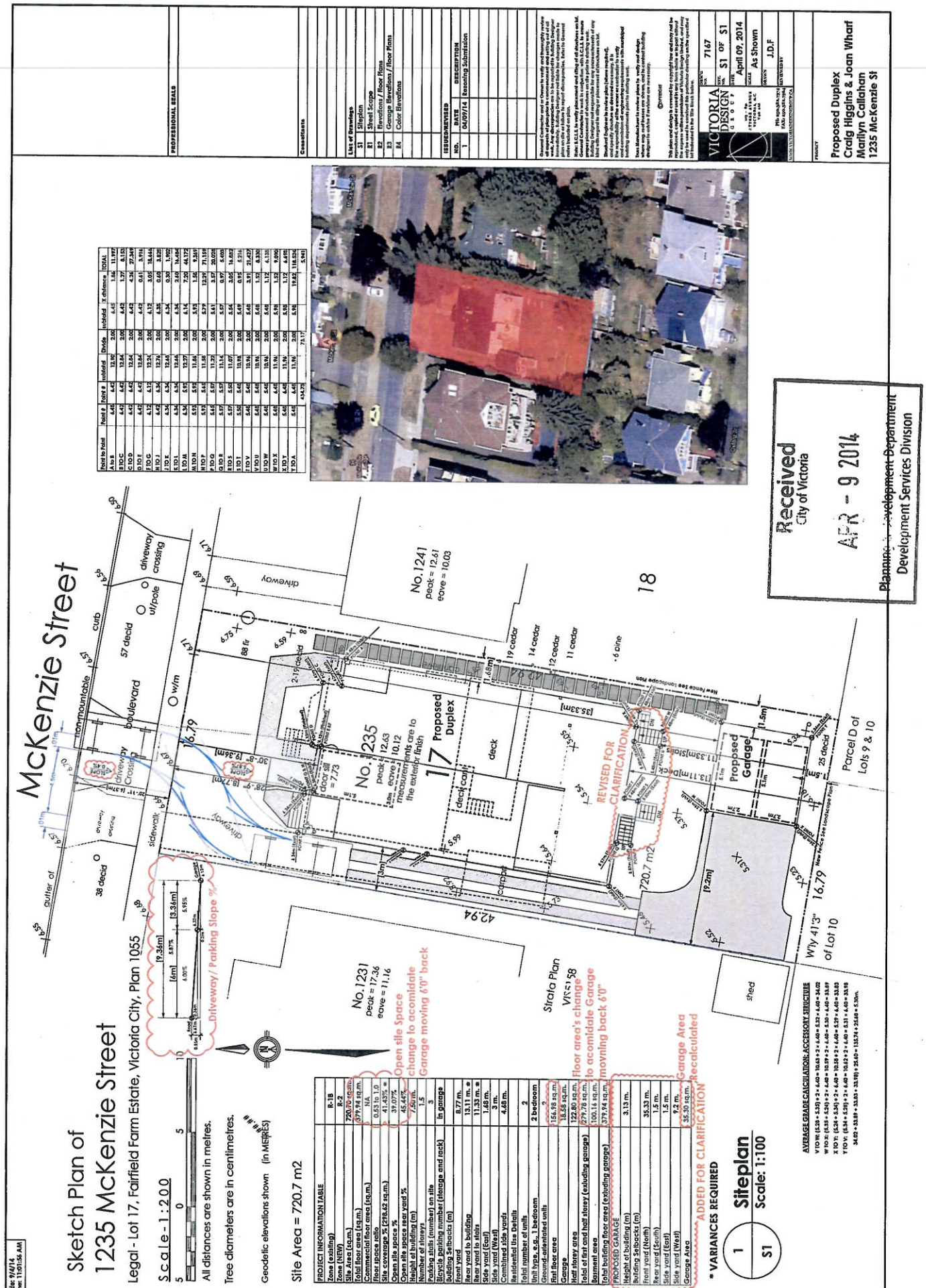
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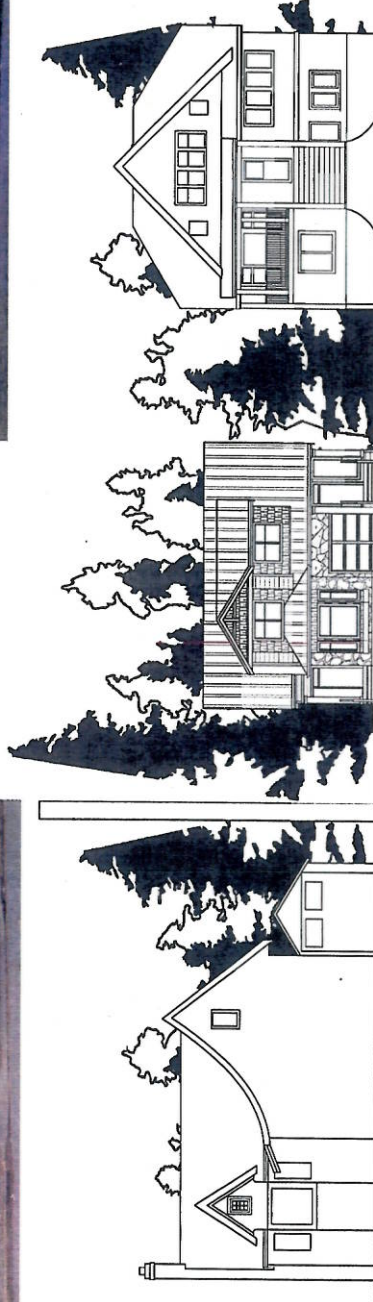
Date: April 22, 2014

List of Attachments

- Plans for Rezoning Application #00389, stamped April 9, 2014
- Council Minutes from December 12, 2013
- Planning and Land Use Standing Committee Minutes from December 5, 2013
Planning and Land Use Standing Committee report, dated November 20, 2013
with appended:
 - Zoning map
 - Aerial map
 - Letter from Joan and Craig Wharf Higgins, stamped October 15, 2013, August 13, 2013 and May 17, 2013
 - Plans for Rezoning Application #00389, stamped November 19, 2013
 - Correspondence from Fairfield Gonzales Community Association Land Use Committee, dated November 19, 2012.







Mckenzie Street

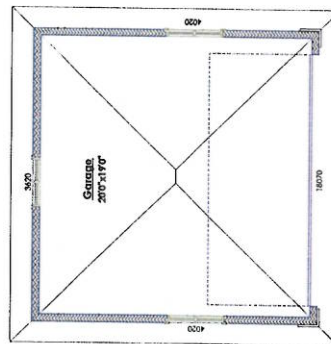
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APR - 9 2014

**Planning & Development Department
Development Services Division**

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5 **Garage Floor Plan**
R3 Scale: 1/4" = 1'-0"
399.98 sq.ft. (37.16 sq.m.) Garage

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City of Victoria

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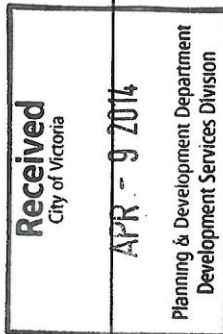
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Development Services Division

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City of Victoria

APR - 9 2014

**Planning & Development Department
Development Services Division**

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REPORTS OF THE COMMITTEE

3. Planning and Land Use Standing Committee – December 05, 2013

Councillor Young withdrew from Council Chambers at 9:45 p.m. due to a non-pecuniary conflict of interest in the following item as it is the next street away from his residence.

3. Rezoning Application # 00389 for 1235 McKenzie Street

It was moved by Councillor Helps, seconded by Councillor Coleman, that Council authorize that Rezoning Application # 00389 for 1235 McKenzie Street proceed for consideration at a Public Hearing, subject to preparation of a *Zoning Regulation Bylaw* amendment. Carried Unanimously

Councillor Young returned to Council Chambers at 9:46 p.m.

3.1 Rezoning Application # 00389 and Development Permit with Variance for 1235 McKenzie Street

Committee received a report dated November 30, 2013, regarding a Rezoning Application and Development Permit with Variance Application for the property located at 1235 McKenzie Street. The applicant proposes to construct a duplex that will comply with the R-2 Zone, Two Family Dwelling District criteria except for the rear setback. Specifically, the request is to relax the minimum rear setback from the building face from 15.03m to 15m and from 15.03m to 13.4m for the rear stairs.

The proposed rezoning and development is broadly consistent with the Traditional Residential Urban Place Designation and *Fairfield Strategic Directions* in the *Official Community Plan, 2012*.

With respect to the Rezoning Application, staff had no concerns with respect to the requested variance from the rear setback standard for duplex developments.

With respect to the Development Permit Application, the new duplex is subject to DPA 15D Intensive Residential Duplex and the proposal is consistent with the objectives for infill in residential areas with an established character. It is recommended that the Rezoning Application move forward for consideration at a Public Hearing subject to design refinements that improve the street presence of the duplex.

Action:

- Councillor Helps moved that Committee recommends that Council authorize:
1. That Rezoning Application # 00389 for 1235 McKenzie Street proceed for consideration at a Public Hearing, subject to preparation of a *Zoning Regulation Bylaw* amendment.
 2. Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit with Variances for a duplex, in accordance with:
 - a. Plans stamped November 19, 2013.
 - b. Plan revisions for design refinements to improve street presence, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - c. Development meeting all *Zoning Regulation Bylaw* requirements; except for rear setback.
 - Part 2.1, R-2 Zone, Two Family Dwelling District
 - Minimum rear setback from building relaxed from 15.03m to 15m, and
 - Final plans to be in accordance with plans identified above.

CARRIED UNANIMOUSLY 13/PLUSC0185

PLUSC meeting
December 5, 2013

Planning and Land Use Standing Committee Report

Date: November 20, 2013 **From:** Helen Cain, Senior Planner
Subject: **Rezoning Application #00389 and Development Permit with Variance for 1235 McKenzie Street** - Application to rezone from the R1-B Zone to a new zone to permit the construction of a duplex with one variance for the rear setback from the standards in the R-2 Zone

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit with Variance Application for the property located at 1235 McKenzie Street. The applicant proposes to construct a duplex that will comply with the R-2 Zone, Two Family Dwelling District, criteria except for the rear setback. Specifically, the request is to relax the minimum rear setback from the building face from 15.03 m to 15 m and from 15.03 m to 13.4 m for the rear stairs.

The following points were considered in assessing this application:

- The proposed rezoning and development is broadly consistent with the Traditional Residential Urban Place Designation and *Fairfield Strategic Directions* in the *Official Community Plan, 2012*.
- With respect to the Rezoning Application, staff have no concerns with respect to the requested variance from the rear setback standard for duplex developments.
- With respect to the Development Permit Application, the new duplex is subject to DPA 15D Intensive Residential Duplex. The proposal is consistent with DPA 15D objectives for infill in residential areas with an established character. However, staff are concerned that the proposed design does not adequately comply with applicable guidelines. The main outstanding issue is related to ensuring a positive street presence.

This request to rezone is supportable because this proposal to permit a duplex is generally consistent with land use policy in the *Official Community Plan (OCP), 2012*. However, staff recommend that the Rezoning Application move forward for consideration at a Public Hearing, subject to design refinements that improve the street presence of the duplex.

Recommendations

1. That Rezoning Application #00389 for 1235 McKenzie Street proceed for consideration at a Public Hearing, subject to preparation of a *Zoning Regulation Bylaw* amendment.
2. Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit with Variances for a duplex, in accordance with:
 - a. plans date stamped November 19, 2013;
 - b. plan revisions for design refinements to improve street presence, to the satisfaction of the Director of Sustainable Planning and Community Development;

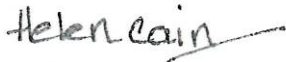
Planning and Land Use Standing Committee
Rezoning Application #00389 and Development Permit with Variance
for 1235 McKenzie Street

November 20, 2013

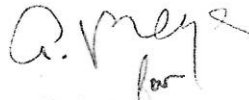
Page 2 of 8

- c. development meeting all *Zoning Regulation Bylaw* requirements; except for rear setback:
- Part 2.1, R-2 Zone, Two Family Dwelling District
 - minimum rear setback from building relaxed from 15.03 m to 15 m and minimum rear setback from stairs relaxed from 15.03 m to 13.4 m;
- d. final plans to be in accordance with plans identified above.

Respectfully submitted,



Helen Cain
Senior Planner
Development Services



Deb Day, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:

HC:aw

Jocelyn Jenkyns

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00389\PLUSC REPORT_REZ_1235MCKENZIE STREET_OCT31\2013.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 with Variance Application for the property located at 1235 McKenzie Street.

2.0 Background

2.1 Description of Proposal

The applicant proposes to rezone the property located at 1235 McKenzie Street for the construction of a new duplex. All components of the proposal are consistent with the R-2 Zone (Two Family Dwelling District) standards except for a minor variance to the rear yard setback. One single family dwelling on the subject site will be demolished.

The site plan, design and landscaping for the small lot house include:

- siding: mix of concrete fiber board, cedar shingles and Eldorado Stone veneer
- windows and entrances: wood casings, doors and front entry columns
- balcony and deck railings: aluminum with inset glazed panels
- one-stall garage in the front elevation of the west duplex unit and rear garage with two stalls
- driveway, paths and rear patios: concrete driveway broken up with landscaping strips within the west side setback and concrete pavers for the pathway within the east side setback and finished concrete with wood or vinyl deck for both outdoor patios
- trees and plantings: retention of eight trees along the east property line, two new trees and plantings in the front yard and three new trees and shrubs located at the rear property line.

Along the east property line of the duplex there is one bylaw-protected Douglas Fir which would be removed because it has been assessed as unhealthy. Two new trees are proposed to be planted in the front yard and would replace the Douglas Fir.

2.2 Land Use Context

The immediate surrounding land use context is R1-B Zone, Single Family Dwelling District, to the north, south, east and west of the subject property. This site is located one block north of Chapman Park and one block to the south of Robert J. Porter Park and Five Points Village, where there is a cluster of shops, services and facilities, including the Fairfield Community Centre. New infill that is low-density, ground-oriented housing is well-suited to this section of central Fairfield, which has an established place character of predominantly single-family dwellings.

2.3 Community Consultation

The applicant consulted with the Fairfield Gonzales Community Association Land Use Committee (CALUC) on November 19, 2012. Correspondence from Fairfield Gonzales CALUC is attached to report.

2.4 Existing Site Development and Development Potential

The data table (below) compares the proposal with the R-2 Zone (Two Family Dwelling District). The proposal meets all zoning criteria except for the rear yard setback requirement as marked by an asterisk (*) and exceeds the required number of vehicle parking stalls, as indicated by a double "plus sign" (++).

Zoning Criteria	Proposal	Zone Standard R-2
Site area (m ²) – minimum	720.7	555
Lot width (m)	16.79	15.00
Total floor area (m ²) – maximum	378.86	380
Density (Floor Space Ratio) – maximum	0.39	0.50
Height (m) – maximum	7.6	7.6
Storeys – maximum	1.5+basement	1.5+basement
Site coverage (%) – maximum	39.4	40
Open site space (%) – minimum	30.3	30
Setbacks (m) – min.		
North (front)	7.60	7.50
Rear (south)	15.00 (building face)* 13.40 (stairs)*	15.03
West (side)	3.00	3.00
East (side)	1.68	1.68
Parking – minimum	3++	2

2.5 Legal Description

Lot 17, Fairfield Farm Estate, Victoria City, Plan 1055.

2.6 Consistency with City Policy

2.6.1 Regional Growth Strategy

The proposal contributes to the *Regional Growth Strategy* goal by adding to the supply of housing within the boundaries of the City.

2.6.2 Official Community Plan, 2012

The proposed development is consistent with the relevant land use policies of the *Official Community Plan 2012* (OCP). The property at 1235 McKenzie Street is designated as Traditional Residential in the OCP, which envisions ground-oriented housing and multi-unit residential buildings up to three storeys and density generally up to 1:1 FSR. Given that the new duplex is proposed at 0.39:1 FSR, it is consistent with land use policy.

In accordance with the OCP, the proposal is subject to DPA15D: Intensive Residential Duplex, where the objectives include:

4. (a) *To accommodate 10% of Victoria's anticipated population growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services.*
- (b) *To integrate more intensive residential development in the form of two-family dwellings (duplexes) within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods.*
- (c) *To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a compatible scale and adaptive to the local contexts.*
- (d) *To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.*
- (e) *To integrate infill development in Traditional Residential that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.*

The proposed development at 1235 McKenzie Street adequately complies with DPA 15D objectives for new infill in low-density residential areas but the design should be revised to comply with relevant guidelines as assessed in Section 4 of the report.

2.7 Consistency with Design Guidelines

The proposal is subject to review under DPA 15D Intensive Residential Duplex. The building form, massing, character, finishes and landscaping details are controlled and regulated in relation to the *City of Victoria Neighbourliness Guidelines for Duplexes, 1996*. Staff assessment of this duplex proposal for compliance with the applicable design guidelines is summarized below.

2.7.1 Streetscape Context and Character

The subject property is a narrow and deep lot on a block where the majority of parcels have a similar configuration. The existing character consists of single-family dwellings on both sides of this 1200-block of McKenzie Street. The adjacent house to the east is small and one-storey and to the west is a relatively large two-and-a-half storey house. The proposed duplex will be set back from the public street in alignment with these neighbouring buildings.

2.7.2 Building Layout, Size, Height and Features

The proposed layout of this one-storey, side-by-side duplex is consistent with the relevant guidelines and its overall design is well-suited to the surrounding streetscape. It is a good fit with respect to the proposed scale and height, and some building features, such as a wood gable and finial on the second storey, are references to historic Craftsman houses that are predominant on the north side of this street. In addition, the choice of palette is neutral colours in a variety of materials and textures that include concrete fibre siding with cedar shingle and Eldorado Stone features, wood windows, trim and front entry columns and rear balcony and deck metal railings with inset glazed panels. However, the garage built into the street elevation of the west side of the building is contrary to the design guidelines for duplexes with respect to "street appearance" as assessed in Section 2.7.4, below.

2.7.3 Site Planning and Landscape

The proposed landscaping in the front yard will include two new trees and extensive plantings on the east side of the duplex. Eight existing trees will be retained along the east property line with a landscape strip of groundcover to break up the concrete pathway. Similarly, landscape strips will also be used along the driveway within the west side setback. Two new trees and a hedge will be introduced along the south property line for privacy screening between the duplex yards and the adjacent lot that fronts onto Oxford Street. Both rear yards will have private outdoor patios that will be screened from the driveway pad and two-vehicle garage by a wood fencing.

2.7.4 Street Appearance

The proposed design complies with the relevant guidelines with respect to the side-by-side layout and visible front entrances flanked by entry columns. However, the garage in the front elevation of the west duplex unit is inconsistent with the duplex guideline that *"the street appearance should be dominated by 'people features such as windows, doors and porches. Car features, e.g. garage doors and carports, should be minimized."* The visual dominance of the built-in garage and entrance will significantly impact the pedestrian experience of the street.

3.0 Issues

The main outstanding issue related to this application is the street dominance of "car features".

4.0 Analysis

4.1 Street Dominance of "Car Features"

In addition to the architectural design that is well suited to each unique context, sensitive infill in established areas should provide a positive street presence from a pedestrian point-of-view. The main entrances facing McKenzie Street will help to create a welcoming appearance, but the design choice to have a garage integrated into the west duplex frontage will result in a visual emphasis "on the car" rather than "people" when viewed from the street. Both the architectural programme and site plan should be revised to create a positive street presence through replacing the built-in garage with habitable space and retaining the rear garage. Such a revision is feasible given that the R-2 Zone, Two Family Dwelling District, permits a density of up to 0.5:1 floor space ratio (FSR), whereas the proposal as currently presented is 0.39:1 FSR. Also, the proposed front garage will be surplus to the *Zoning Regulation Bylaw* Schedule "C" requirements for two parking stalls that will be provided in the double garage in the rear yard.

5.0 Resource Impacts

There are no resource impacts that are associated with this proposal.

6.0 Options

Option One (Proceed to a Public Hearing Subject to Design Refinements)

1. That Rezoning Application #00389 for 1235 McKenzie Street proceed for consideration at a Public Hearing, subject to preparation of a *Zoning Regulation Bylaw* amendment.

2. Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit with Variances for a duplex, in accordance with:
 - a. plans date stamped November 19, 2013;
 - b. plan revisions for design refinements to improve street presence, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - c. development meeting all *Zoning Regulation Bylaw* requirements, except for rear setback:
 - Part 2.1, R-2 Zone, Two Family Dwelling District
 - minimum rear setback from building relaxed from 15.03 m to 15 m and minimum rear setback from stairs relaxed from 15.03 m to 13.4 m;
 - d. final plans to be in accordance with plans identified above.

Option Two (Proposal as Presented by Applicant)

1. That Rezoning Application #00389 for 1235 McKenzie Street proceed for consideration at a Public Hearing, subject to preparation of a *Zoning Regulation Bylaw* amendment.
2. Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit with Variances for a duplex, in accordance with:
 - a. plans date stamped November 19, 2013;
 - b. development meeting all *Zoning Regulation Bylaw* requirements, except for rear setback:
 - Part 2.1, R-2 Zone, Two Family Dwelling District
 - minimum rear setback from building relaxed from 15.03 m to 15 m and minimum rear setback from stairs relaxed from 15.03 m to 13.4 m;
 - c. final plans to be in accordance with plans identified above.

Option Three (Decline Application)

That Council decline Rezoning Application #00389 and the issuance of a Development Permit with Variance.

7.0 Conclusion

This proposal to construct a new duplex on the property is supportable based on the OCP land use policy for new infill in Traditional Residential areas. In addition, the proposed design will adequately comply with the applicable OCP guidelines related to established character, site plan, building form and landscaping. However, the garage feature in the elevation of the west duplex is contrary to the design guideline for street presence and should be removed.

8.0 Recommendation

1. That Rezoning Application #00389 for 1235 McKenzie Street proceed for consideration at a Public Hearing, subject to preparation of a *Zoning Regulation Bylaw* amendment.

2. Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit with Variances for a duplex, in accordance with:
 - a. plans date stamped November 19, 2013;
 - b. plan revisions for design refinements to improve street presence, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - c. development meeting all *Zoning Regulation Bylaw* requirements, except for rear setback:
 - Part 2.1, R-2 Zone, Two Family Dwelling District
 - minimum rear setback from building relaxed from 15.03 m to 15 m and minimum rear setback from stairs relaxed from 15.03 m to 13.4 m;
 - d. final plans to be in accordance with plans identified above.

9.0 List of Attachments

- Zoning map
- Aerial photo
- Letters from Joan and Craig Wharf Higgins, date stamped October 15, 2013, August 13, 2013, and May 17, 2013
- Plans for Rezoning Application #00389, date stamped November 19, 2013
- Correspondence from Fairfield Gonzales Community Association Land Use Committee, dated November 19, 2012.





1235 McKenzie Street
Rezoning #00389
Bylaw #





October 14, 2013

Mayor and Council:

Re: 1235 McKenzie St. Victoria, B.C. (Lot 17, Fairfield Farm Estate, Victoria Plan 1055)

Dear Mayor and Council

We are requesting approval for a change in zoning for the above named property to alter the zone from R-1 to R-2 and to obtain a development permit to replace the existing pre war bungalow with a duplex.

We intend to live in one side of the duplex as our principal residence. We have lived nearby (on the same street) in a large old home for the past 16 years. As a couple looking towards retirement, we wish to downsize our present arrangements and live more simply and inexpensively while remaining in the same neighbourhood. Rather than build a large home on this property with a rental suite, something permitted within the present zoning, we require only half ownership to meet our goals. It is likely that our stepmother, who also requires less accommodation, will purchase the other half of the duplex. A duplex offers us the opportunity to live together as a family while retaining our own residences and investments.

Our proposal meets the policies for a duplex (R-2 Zone two family dwelling): size of lot, building size, height and so forth. We are not requesting any variances from the R-2 Zone requirements. Our designer, Wil Peereboom from Victoria Design Group, has completed several homes in this neighbourhood, one next door and one a few houses away from the proposed duplex. He is very familiar with the parameters of such a project and has ensured that our proposal meets these requirements.

This proposal fits with the neighbourhood/precinct plan for the Fairfield Community. No changes to the Victoria Official Community Plan are required and this proposal is consistent with its aim to "integrate more intensive residential development in the form of two-family dwellings (duplexes) within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods" (VOCP, 2012).

At the initial stages of our planning we consulted with city planning staff and designed our project to respect the "Neighbourliness Guidelines for Duplex". We developed a preliminary design, a pamphlet and a website and took our ideas to the surrounding neighbours for their feedback. All were very supportive so we proceeded further.

We focussed on compatibility, selecting an arts and crafts style with one and a half stories, reflecting the appearance of many surrounding homes. While it is a side-by-side duplex, the façade facing the street does not give the appearance of a duplex with different features on each side including off set front entrances and a garage tucked inside one residence.

Landscaping screens the east entrance from the street. A gable on the front roof line joins the two units as if they were a single residence.

Our only variation from the Neighbourliness Guidelines for Duplex is the placement of a garage in the front of the residence but built in to it and screened in part by landscaping. The driveway to this garage will be composed of decorative pavers rather than solid blacktop. We chose to include three parking places (a double garage in the rear) because of the problems with parking on McKenzie Street where parking is only permitted on one side of the street. We are well aware of the challenges of parking on this street as present residents, given our proximity to both Cook St. Village to the east, and Sir James Douglas Elementary school (and site of the Moss St. market from May to October), and Fairfield United Church to the west. Our neighbours applauded this feature of our proposal as they too face parking problems on a regular basis.

We have chosen stone cladding for the front of the house with some wood and shingle siding in muted colours for the remainder. We have a full landscaping plan that focuses on privacy for neighbours and from the street and a balance between paved and natural areas to help ensure ground water absorption. Paved areas will be brick or textured concrete and pavers combined with ground cover.

As the streetscape picture indicates, the house on the west side of the proposed duplex is a large sixplex that presently overpowers the small bungalow on our lot. Our proposed duplex is smaller and lower than the sixplex but will soften its prominence on the street. Next door on the east is a semi bungalow well shielded from the proposed duplex by a column of mature evergreens. The roof design reflects the neighbourliness guidelines as it has the "single storey portions closer to the property line and two storey portions confined to the central part" (p. 2).

A walk around the blocks surrounding the proposed duplex indicates how well it fits with the evolving neighbourhood. Like our present house a few doors away, most of the others are large and built in the early part of the 20th century. Over time most have been modified to include multi units. There will be little noticeable change on the street after the duplex is constructed as it replaces an existing home and does not affect public space on the sidewalk or boulevard.

Inside, each unit features a main floor, two upstairs bedrooms and a basement, and a double garage in the back of the second unit. Each unit has two decks in the back and a small garden.

We presented our plans to the Fairfield Neighbourhood Association (November 19, 2012) to discuss the implications of the project. We are well known in the area and no one raised any concerns about noise or increased activity. We received some minor suggestions such as including a screen of greenery at the back in our landscape plan. Existing trees on the east side of the property provide considerable seclusion already. Proper drainage systems will help mitigate ground water problems, a feature of most lots along the street. While some shading will occur for the neighbours to the west, they concur that the benefits outweigh this impact. In fact, through our discussions it became apparent that the project would largely enhance their

properties and the neighbourhood. We have received a great deal of support for the project from neighbours at the community association meeting, through our website, a pamphlet, e-mails and face-to-face meetings.

The property is not located in a Heritage Conservation Area as defined by the Victoria Official Community Plan.

The new duplex will provide considerable improvement to the existing home in terms of green building features. It will be built to present standards of energy efficiency. We are exploring the possibilities of contracting to lock up stage with Pacific Homes where the house is largely constructed off site and erected in a matter of days on site, thereby minimizing the noise and congestion of construction. Pacific Homes, a member of *Built Green Canada* and the *Canadian Green Building Council*, has experience in building *LEED*, *Built Green* and *EnerGuide 80* accredited homes. We plan to incorporate as many energy and material saving features as possible.

We are also asking for one small variance as the back steps will be slightly (1.6M) closer to the back fence than the zone standard. The building complies.

The neighbourhood of Fairfield is well established with a variety of community services nearby, a primary reason why we wish to remain there. An additional residence in the neighbourhood will put no stress on these services. Thank you for your review of our application. We look forward to the opportunity to have our application in front of Mayor and Council in the near future.

Sincerely,



Joan and Craig Wharf Higgins

1271 McKenzie St.; [REDACTED]
[REDACTED]
[REDACTED]



August 1, 2013

Mayor and Council:

Re: 1235 McKenzie St. Victoria, B.C. (Lot 17, Fairfield Farm Estate, Victoria Plan 1055)

Dear Mayor and Council

We are requesting approval for a change in zoning for the above named property to alter the zone from R-1 to R-2 and to obtain a development permit to replace the existing pre war bungalow with a duplex.

We intend to live in one side of the duplex as our principal residence. We have lived nearby (on the same street) in a large old home for the past 16 years. As a couple looking towards retirement, we wish to downsize our present arrangements and live more simply and inexpensively while remaining in the same neighbourhood. Rather than build a large home on this property with a rental suite, something permitted within the present zoning, we require only half ownership to meet our goals. It is likely that our stepmother, who also requires less accommodation, will purchase the other half of the duplex. A duplex offers us the opportunity to live together as a family while retaining our own residences and investments.

Our proposal meets the policies for a duplex (R-2 Zone two family dwelling): size of lot, building size, height and so forth. We are not requesting any variances from the R-2 Zone requirements. Our designer, Wil Peereboom from Victoria Design Group, has completed several homes in this neighbourhood, one next door and one a few houses away from the proposed duplex. He is very familiar with the parameters of such a project and has ensured that our proposal meets these requirements.

This proposal fits with the neighbourhood/precinct plan for the Fairfield Community. No changes to the Victoria Official Community Plan are required and this proposal is consistent with its aim to "integrate more intensive residential development in the form of two-family dwellings (duplexes) within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods" (VOCP, 2012).

At the initial stages of our planning we consulted with city planning staff and designed our project to respect the "Neighbourliness Guidelines for Duplex". We developed a preliminary design, a pamphlet and a website and took our ideas to the surrounding neighbours for their feedback. All were very supportive so we proceeded further.

We focussed on compatibility, selecting an arts and crafts style with one and a half stories, reflecting the appearance of many surrounding homes. While it is a side-by-side duplex, the façade facing the street does not give the appearance of a duplex with different features on each side including off set front entrances and a garage tucked inside one residence.

Landscaping screens the east entrance from the street. A gable on the front roof line joins the two units as if they were a single residence.

Our only variation from the Neighbourliness Guidelines for Duplex is the placement of a garage in the front of the residence but built in to it and screened in part by landscaping. The driveway to this garage will be composed of decorative pavers rather than solid blacktop. We chose to include three parking places (a double garage in the rear) because of the problems with parking on McKenzie Street where parking is only permitted on one side of the street. We are well aware of the challenges of parking on this street as present residents, given our proximity to both Cook St. Village to the east, and Sir James Douglas Elementary school (and site of the Moss St. market from May to October), and Fairfield United Church to the west. Our neighbours applauded this feature of our proposal as they too face parking problems on a regular basis.

We have chosen stone cladding for the front of the house with some wood and shingle siding in muted colours for the remainder. We have a full landscaping plan that focuses on privacy for neighbours and from the street and a balance between paved and natural areas to help ensure ground water absorption. Paved areas will be brick or textured concrete and pavers combined with ground cover.

As the streetscape picture indicates, the house on the west side of the proposed duplex is a large sixplex that presently overpowers the small bungalow on our lot. Our proposed duplex is smaller and lower than the sixplex but will soften its prominence on the street. Next door on the east is a semi bungalow well shielded from the proposed duplex by a column of mature evergreens. The roof design reflects the neighbourliness guidelines as it has the "single storey portions closer to the property line and two storey portions confined to the central part" (p. 2).

A walk around the blocks surrounding the proposed duplex indicates how well it fits with the evolving neighbourhood. Like our present house a few doors away, most of the others are large and built in the early part of the 20th century. Over time most have been modified to include multi units. There will be little noticeable change on the street after the duplex is constructed as it replaces an existing home and does not affect public space on the sidewalk or boulevard.

Inside, each unit features a main floor, two upstairs bedrooms and a basement, and a double garage in the back of the second unit. Each unit has two decks in the back and a small garden.

We presented our plans to the Fairfield Neighbourhood Association (November 19, 2012) to discuss the implications of the project. We are well known in the area and no one raised any concerns about noise or increased activity. We received some minor suggestions such as including a screen of greenery at the back in our landscape plan. Existing trees on the east side of the property provide considerable seclusion already. Proper drainage systems will help mitigate ground water problems, a feature of most lots along the street. While some shading will occur for the neighbours to the west, they concur that the benefits outweigh this impact. In fact, through our discussions it became apparent that the project would largely enhance their

properties and the neighbourhood. We have received a great deal of support for the project from neighbours at the community association meeting, through our website, a pamphlet, e-mails and face-to-face meetings.

The property is not located in a Heritage Conservation Area as defined by the Victoria Official Community Plan.

The new duplex will provide considerable improvement to the existing home in terms of green building features. It will be built to present standards of energy efficiency. We are exploring the possibilities of contracting to lock up stage with Pacific Homes where the house is largely constructed off site and erected in a matter of days on site, thereby minimizing the noise and congestion of construction. Pacific Homes, a member of *Built Green Canada* and the *Canadian Green Building Council*, has experience in building *LEED*, *Built Green* and *EnerGuide 80* accredited homes. We plan to incorporate as many energy and material saving features as possible.

The neighbourhood of Fairfield is well established with a variety of community services nearby, a primary reason why we wish to remain there. An additional residence in the neighbourhood will put no stress on these services. Thank you for your review of our application. We look forward to the opportunity to have our application in front of Mayor and Council in the near future.

Sincerely,



Joan and Craig Wharf Higgins
1271 McKenzie St.; [REDACTED]
[REDACTED]

MAY 17 2013

Planning & Development Department
Development Services Division

Mayor and Council

May 13, 2013

Dear Mayor Fortin and Council

Re: Application for re-zoning and development - 1235 McKenzie St. Victoria, B.C. (Lot 17, Fairfield Farm Estate, Victoria Plan 1055)

We are requesting approval for a change in zoning for the above named property to alter the zone from R-1 to R-2 and to obtain a development permit to replace the existing pre war bungalow with a duplex. We intend to live in one side of the duplex as our principal residence. We have lived nearby (on the same street) in a large old home for the past 16 years. As a couple looking towards retirement, we wish to downsize our present arrangements and live more simply and inexpensively while remaining in the same neighbourhood. Rather than build a large home on this property with a rental suite, something permitted within the present zoning, we require only half ownership to meet our goals. It is likely that our stepmother, who also requires less accommodation, will purchase the other half of the duplex. A duplex offers us the opportunity to live together as a family while retaining our own residences and investments.

Our proposal meets the policies for a duplex (R-2 Zone two family dwelling): size of lot, building size, height and so forth. We are not requesting any variances from the R-2 Zone requirements. Our designer, Wil Peereboom from Victoria Design Group, has completed several homes in this neighbourhood, one next door and one a few houses away from the proposed duplex. He is very familiar with the parameters of such a project and has ensured that our proposal meets these requirements.

This proposal fits with the neighbourhood/precinct plan for the Fairfield Community. No changes to the Victoria Official Community Plan are required and this proposal is consistent with its aim to "integrate more intensive residential development in the form of two-family dwellings (duplexes) within existing Traditional Residential areas in a manner that respects the established character of the neighbourhoods" (VOCP, 2012).

At the initial stages of our planning we consulted with city planning staff and designed our project to respect the "Neighbourliness Guidelines for Duplex". We developed a preliminary design, a pamphlet and a website and took our ideas to the surrounding neighbours for their feedback. All were very supportive so we proceeded further.

We focussed on compatibility, selecting an arts and crafts style with one and a half stories, that reflects the appearance of many surrounding homes. While it is a side-by-side duplex, the façade facing the street does not give the appearance of a duplex with different features on each side including off set front entrances and a garage tucked inside one residence. Landscaping screens the east entrance from the street. A gable on the front roof line joins the two units as if they were a single residence.

We have chosen stone cladding for the front of the house with some concrete and cedar fibre siding in muted colours for the remainder. We have a full landscaping plan that focuses on privacy for neighbours and from the street and a balance between paved and natural areas to help ensure ground water absorption. Paved areas will be brick or textured concrete and pavers combined with ground cover.

As the streetscape picture indicates, the house on the west side of the proposed duplex is a large six plex that presently overpowers the small bungalow on our lot. Our proposed duplex is smaller and lower than

the six plex but will soften its prominence on the street. Next door on the east is a semi bungalow well shielded from the proposed duplex by a column of mature evergreens. The roof design reflects the neighbourliness guidelines as it has the "single storey portions closer to the property line and two storey portions confined to the central part" (p 2). Our immediate neighbour's house to the rear (1232 Oxford St.) is situated back from our property line so that our proposed back yard is adjacent to their backyard and will not impose on their interior living space.

A walk around the blocks surrounding the proposed duplex indicates how well it fits with the evolving neighbourhood. Like our present house, most of the others are large and built in the early part of the 20th century. Over time most have been modified to include multi units.

There will be little noticeable change on the street after the duplex is constructed as it replaces an existing home and does not affect public space on the sidewalk or boulevard. As parking is at a premium, we included three garage spaces as well as a full driveway, surpassing the requirements. Inside, each unit features a main floor, two upstairs bedrooms and a basement, and a double garage in the back of the second unit. Each unit has two decks in the back and a small garden.

We presented our plans to the Fairfield Neighbourhood Association (November 19, 2012) to discuss the implications of the project. We are well known in the area and no one raised any concerns about noise or increased activity. We received some minor suggestions such as including a screen of greenery at the back in our landscape plan. Existing trees on the east side of the property provide considerable seclusion already. Proper drainage systems will help mitigate ground water problems, a feature of most lots along the street. While some shading will occur for the neighbours to the west, they concur that the benefits outweigh this impact. In fact, through our discussions it became apparent that the project would largely enhance their properties and the neighbourhood. We have received a great deal of support for the project from neighbours at the community association meeting, through our website, a pamphlet, e-mails and face-to-face meetings. The property is not located in a Heritage Conservation Area as defined by the Victoria Official Community Plan.

The new duplex will provide considerable improvement to the existing home in terms of green building features. It will be built to present standards of energy efficiency. We are exploring the possibilities of contracting to lock up stage with Pacific Homes where the house is largely constructed off site and erected in a matter of days on site, thereby minimizing the noise and congestion of construction. Pacific Homes, a member of *Built Green Canada* and the *Canadian Green Building Council*, has experience in building *LEED*, *Built Green* and *EnerGuide 80* accredited homes. We plan to incorporate as many energy and material saving features as possible.

The neighbourhood of Fairfield is well established with a variety of community services nearby, a primary reason why we wish to remain there. An additional residence in the neighbourhood will put no stress on these services. Thank you for your review of our application. We look forward to the opportunity to have our application in front of Mayor and Council in the near future.

Sincerely,



Joan and Craig Wharf Higgins
1271 McKenzie St.; [REDACTED]
[REDACTED]



Mckenzie Street

Received
City of Victoria

NOV 19 2013

Planning & Development Department
Development Services Division

[illegible]

The image displays a set of architectural drawings for a duplex house. The drawings are organized into two main sections: elevations and floor plans.

Elevations:

- Front Elevation (1):** Shows the front facade of the duplex, featuring a gabled roof, multiple windows, and a central entrance.
- Right Side Elevation (2):** Shows the right side of the duplex, including a gabled roof and a side entrance.
- Left Side Elevation (3):** Shows the left side of the duplex, including a gabled roof and a side entrance.
- Rear Elevation (4):** Shows the rear facade of the duplex, featuring a gabled roof and a rear entrance.

Floor Plans:

- Main Floor Plan (5):** Shows the main floor of the duplex, including rooms such as the living room, dining room, kitchen, and bedrooms.
- Upper Floor Plan (6):** Shows the upper floor of the duplex, including bedrooms, a bathroom, and a living area.
- Lower Floor Plan (7):** Shows the lower floor of the duplex, including a basement area with a living room, dining room, and kitchen.

Other Details:

- Section A-A (8):** A cross-section of the duplex showing the internal structure and roofline.
- Professional Seal:** A circular seal for the architect, located in the bottom right corner.
- Project Information:** A table in the bottom right corner providing details about the project, including the client's name, address, and contact information.



Fairfield Planning and Zoning Meeting

November 19, 2012

Chaired by Paul Brown

Attendees: 9

1235 Mackenzie

- Owner presented plans to build a house requiring zoning change from R1B to R2 with no variances
- Home owner on Oscar expressed concern that what is proposed to be built, particularly regarding height, will be what Council considers and, if approved, is built with no changes. Owner assured the meeting that that will be the case.
- Home owner adjacent to site expressed concern that garage might not present the most agreeable view from her property. Owner assured her that he will do his best to make it amenable to her and the setbacks from the property line were what are called for.
- Question regarding whether garage will have a flat or pitched roof. Owner indicated design had not reached that point yet.
- Neighbour suggested that the building of a new house with storm tiles may make a positive difference in drainage for surrounding lots during heavy rains.
- Consensus of those attending was the design fit with the neighbourhood.

Planning and Land Use Committee Report

Date: April 17, 2014 **From:** Helen Cain, Senior Planner
Subject: **Rezoning Application #00418 and Development Permit for 147 Olive Street**
Application to rezone from the R1-B Zone (Single Family Dwelling District) to the R1-B-GS Zone (Single Family Dwelling with Garden Suite District)

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for the property located at 147 Olive Street. The application is to rezone the property from the R1-B Zone (Single Family Dwelling District) to the R1-B-GS Zone (Single Family with Garden Suite District) to permit conversion of an existing accessory building to a garden suite.

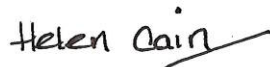
The following conclusions were reached in assessing this application:

- The proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan (OCP) 2012*, and related objectives for sensitive infill in Development Permit Area 15E Intensive Residential Garden Suite
- The proposal to convert the existing garage to a garden suite is compatible with the *Garden Suite Policy, 2011*, and the applicable DPA 15E design guidelines.

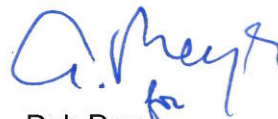
Recommendation

1. That Rezoning Application #00418 for 147 Olive Street proceed to a Public Hearing, and that the Director of Sustainable Planning and Community Development be directed to prepare the necessary *Zoning Regulation Bylaw* amendment.
2. Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit, in accordance with:
 - a. plans for Rezoning Application #00418, stamped December 6, 2013;
 - b. development meeting all *Zoning Regulation Bylaw* requirements;
 - c. final plans to be in accordance with plans identified above.

Respectfully submitted,



Helen Cain
Senior Planner
Development Services Division



Deb Day
Director
Sustainable Planning and Community
Development Department

HC:lw

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

April 24, 2014

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and a Development Permit for the property located at 147 Olive Street.

2.0 Background

2.1 Relevant History

In August 2013, the City of Victoria approved Building Permits for a single-family dwelling and an accessory building on the subject property. The latter (the "garage") has been constructed, and the applicant is now seeking to convert the existing building to a garden suite.

2.2 Description of Proposal

The applicant proposes to rezone the property at 147 Olive Street from the R1-B Zone (Single Family Dwelling District) to the R1-B-GS Zone (Single Family Dwelling with Garden Suite District) that would permit the conversion of an accessory building to a new, one-storey garden suite. Exterior changes would be made to the accessory building to improve its appearance and new landscaping would be added to identify the garden suite as a separate and private, self-contained dwelling unit. The proposal complies with all of the criteria in the R1-B-GS Zone.

2.3 Land Use Context

The subject property is located within a block where the place character of the street is houses. In the immediate area to the north, south, east and west, all land parcels are in the R1-B Zone (Single Family Dwelling District). New infill in the form of low-density, ground-oriented housing is well-suited to the block that includes 147 Olive Street and the surrounding land use context of the south-eastern part of the Fairfield neighbourhood.

2.4 Community Consultation

The applicant consulted with the Fairfield Gonzales Community Association on September 16, 2013. Meeting Minutes and associated correspondence from the Community Association Land Use Committee (CALUC) are attached to this report.

2.5 Existing Site Development and Development Potential

The data table (below) compares the proposal with the R1-B-GS Zone (Single Family Dwelling with a Garden Suite). The proposed development is consistent with all standard criteria.

Zoning Criteria	Proposal	Zone Standard R1-B-GS
Site area (m ²) – minimum	550.00	230
Total floor area (m ²) – maximum	218.00	280
Site coverage (%) – maximum	32.10	40

Height – maximum	7.57	7.60
Storeys – maximum	2	2
Setbacks (m) – minimum		
front (west)	7.50	7.50
rear (east)	13.05	9.11
side (north)	1.52	1.51
side (south)	3.22	3.00
Parking – minimum	1	1
Garden Suite		
Height (m) – maximum	3.48	3.50
Floor area (m ²) – maximum	32.87	37
Setbacks (m) – minimum		
rear (east)	0.76	0.60
side (north)	4.39	0.60
side (south)	0.61	0.60
Separation space from main building	8.63	2.40
Rear yard coverage (%) – maximum	18.75	25.00

2.6 Legal Description

Lot 14, Block B, Fairfield Farm Estate, Victoria City, Plan 340

2.7 Consistency with Policy

2.7.1 Regional Growth Strategy

The proposal contributes to the *Regional Growth Strategy* goal of adding to the supply of housing within the boundaries of the City.

2.7.2 Official Community Plan, 2012

The proposed development is consistent with the relevant land use policies of the *Official Community Plan 2012 (OCP)*. The property at 147 Olive Street is designated as Traditional Residential in the OCP where single family dwellings are enabled as appropriate forms of infill.

In accordance with the OCP, the garden suite proposal is subject to DPA 15E Intensive Residential – Garden Suites. The objectives of DPA 15E are:

4. (a) *To accommodate 10% of Victoria's anticipated population growth and associated housing growth in Small Urban Villages, and residential areas, to encourage and support future and existing commercial and community services.*

- (b) *To provide Victoria renters with small, ground-oriented rental housing as a rental housing option.*
- (c) *To integrate more intensive residential development in the form of garden suites, accessory to single-family dwellings, within existing Traditional Residential areas in a manner that is compatible with and respects the established character of neighbourhoods.*
- (d) *To achieve a high quality of architecture, landscape and urban design of properties with garden suites to enhance neighbourhoods and minimize conflicts with immediate neighbours.*

The proposal for 147 Olive Street is consistent with DPA 15E objectives to achieve new infill that has a high-quality design and that respects the established character in residential areas.

2.7.3 Garden Suite Policy, 2011

This proposal to convert an existing accessory building to a separate, self-contained dwelling is generally consistent with the *Garden Suite Policy, 2011*, and complies with all criteria in the R1-B-GS Zone (Single Family Dwelling with Garden Suite District). Should Council approve this application, it should also be noted that the building interior would be upgraded, as necessary, to meet the code requirements for a residential use.

2.8 Consistency with Design Guidelines

2.8.1 Siting and Shading

The existing accessory building, which is near the east property line, is likely to already have shadowing impacts on the yard of the adjacent house at 144 Joseph Street. However, the neighbouring yards to the north and south are probably not impacted because these properties have accessory buildings near their shared property lines. Also, there is a wide side setback between the north elevation of the proposed garden suite and the adjacent lot to the immediate north of the subject property.

2.8.2 Windows and Entries

Conversion of the accessory building would include changes to windows and entries. The west elevation, facing the interior of the lot, would have a central main entryway to the dwelling and two large windows. There are no proposed windows in the east, north and south elevations, which would ensure that occupants could not overlook the three neighbouring yards.

2.8.3 Character

Proposed finishes for the building conversion are Hardie-panel siding with wood battens on all elevations and a front door and window frames in wood. The palette is neutral in shades of grey. Overall, the exterior changes would result in a design compatible with the main dwelling on the subject property and with the surrounding streetscape, where the houses are small-scale and varied in architectural styles.

2.8.4 Outdoor Space and Landscape

Landscape features include a new path that would lead from the street to the front entrance of the garden suite with shrubs along this path. Other new plantings are proposed in the front, south side and rear yards of the house, and between the house and the garden suite, which would provide visual relief from hard surfaces in these locations, and help to ensure privacy. The west side of the garden suite would also have a relatively large patio in concrete pavers.

3.0 Issues

The outstanding issue related to this application is visibility of the front door from Olive Street.

4.0 Analysis

4.1 Visibility of Front Entryway

In order to have an efficient and functional interior plan, the main entrance to the garden suite would be centred in the front elevation, where it would be obscured from public views as seen from Olive Street. While a prominent front entry is preferable, the design guidelines state that "where possible, the garden suite should be located at least partially visible from the street" and this desirable outcome would be achieved in this conversion.

5.0 Resource Impacts

There are no anticipated resource impacts.

6.0 Conclusions

This proposal to convert an existing accessory building to a new dwelling is consistent with the OCP objectives and guidelines for sensitive infill in the form of garden suites within established residential areas. While the proposed garden suite would not have a front door visible from Olive Street, the location of this architectural element is acceptable in relation to the *Garden Suite Policy* and relevant guidelines for conversions.

7.0 Recommendations

7.1 Staff Recommendations

1. That Rezoning Application #00418 for 147 Olive Street proceed to a Public Hearing and that the Director of Sustainable Planning and Community Development be directed to prepare the necessary *Zoning Regulation Bylaw* amendment.
2. Subject to adoption of the *Zoning Regulation Bylaw* amendment, that Council authorize the issuance of a Development Permit, in accordance with:
 - a. plans for Rezoning Application #00418, stamped December 6, 2013;
 - b. development meeting all *Zoning Regulation Bylaw* requirements;
 - c. final plans to be in accordance with plans identified above.

7.2 Alternate Recommendation

8.0 List of Attachments

- Zoning map
- Aerial photo
- Letter from the applicant, Chris Marshall, stamped October 18, 2013
- Plans for Rezoning Application #00418, stamped December 6, 2013
- Fairfield Gonzales Community Association Community Meeting Minutes, from September 16, 2013, and associated correspondence.



147 Olive Street
Rezoning #00418
Bylaw #





147 Olive Street
Rezoning #00418
Bylaw #





Mayor Dean Fortin
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

October 18, 2013

Chris & Jenny Marshall
147 Olive Street,
Victoria, BC

As our population ages, there will be an increased need for families within our community to look for solutions that allow their elders to live within the family home. Garden suites offer another option for families.

Our mother/mother-in-law has been on disability for over 20 years. We have always provided a place for our mother/mother-in-law within our homes to ensure that there is limited impact on social programs and infrastructure.

DESCRIPTION OF PROPOSAL

We are requesting rezoning from an R1B to an R1BGS1 which will allow us to add a garden suite to our single-family home lot for the use of an elderly parent. This garden suite is purpose-built for our mother/mother-in-law and is 380 sq. ft.

We are not increasing the density of our home as we are already zoned for a legal suite within our home but have chosen to replace the legal suite with a garden suite.

We made this decision for two reasons:

- The garden suite will allow our mother/mother-in-law to 'age in place' as it offers a level entry without impediments.
- A legal suite within our home would have meant that the suite would need to be incorporated in our basement requiring an expensive sump pump system and would have only been accessible through stairs.

GOVERNMENT POLICIES

The Official Community Plan for Victoria/Fairfield allows for the zoning for Garden Suites.

NEIGHBOURHOOD

When designing our home and the accessory building that will hopefully become a garden suite, we were always considering the impact within our neighbourhood. The design of our home is traditional and is in keeping with other homes in the neighbourhood. The placement of the accessory building is at the rear of the property and is not easily visible from the street.

IMPACTS

We have made a presentation to the Fairfield Community Association and have a great deal of support for the garden suite rezoning. We will provide our letters of support at the council meeting. Since our presentation to the Fairfield Community Association, we have offered and have had one neighbour accept landscaping solutions to minimize the impact of the accessory building. The landscaping solutions involved the purchase and planting of trees on our neighbour's property.

DESIGN AND PERMIT GUIDELINES

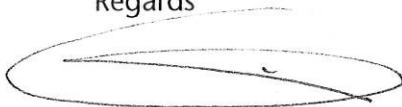
This rezoning application conforms with all design and permit guidelines outlined within the Official Community Plan for Victoria/Fairfield.

TRANSPORTATION

We have provided off-street parking for the garden suite within the lot plan for our home to ensure that there is no impact to Olive Street for additional parking.

Thank you for your consideration of this rezoning application. We will welcome any questions and feedback as we move forward in this rezoning process.

Regards

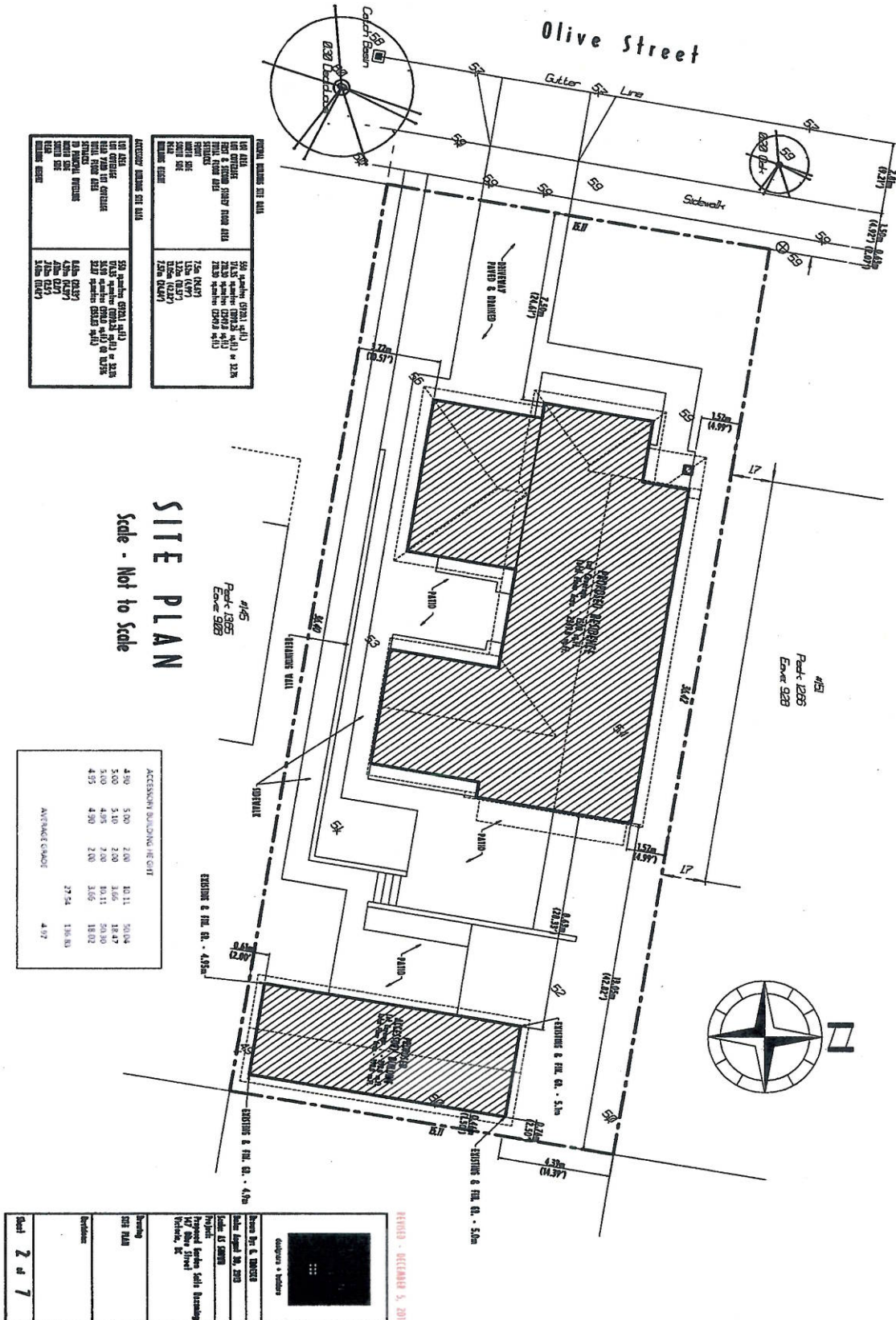
A handwritten signature in black ink, appearing to be 'Chris Marshall', enclosed within a large, hand-drawn oval.

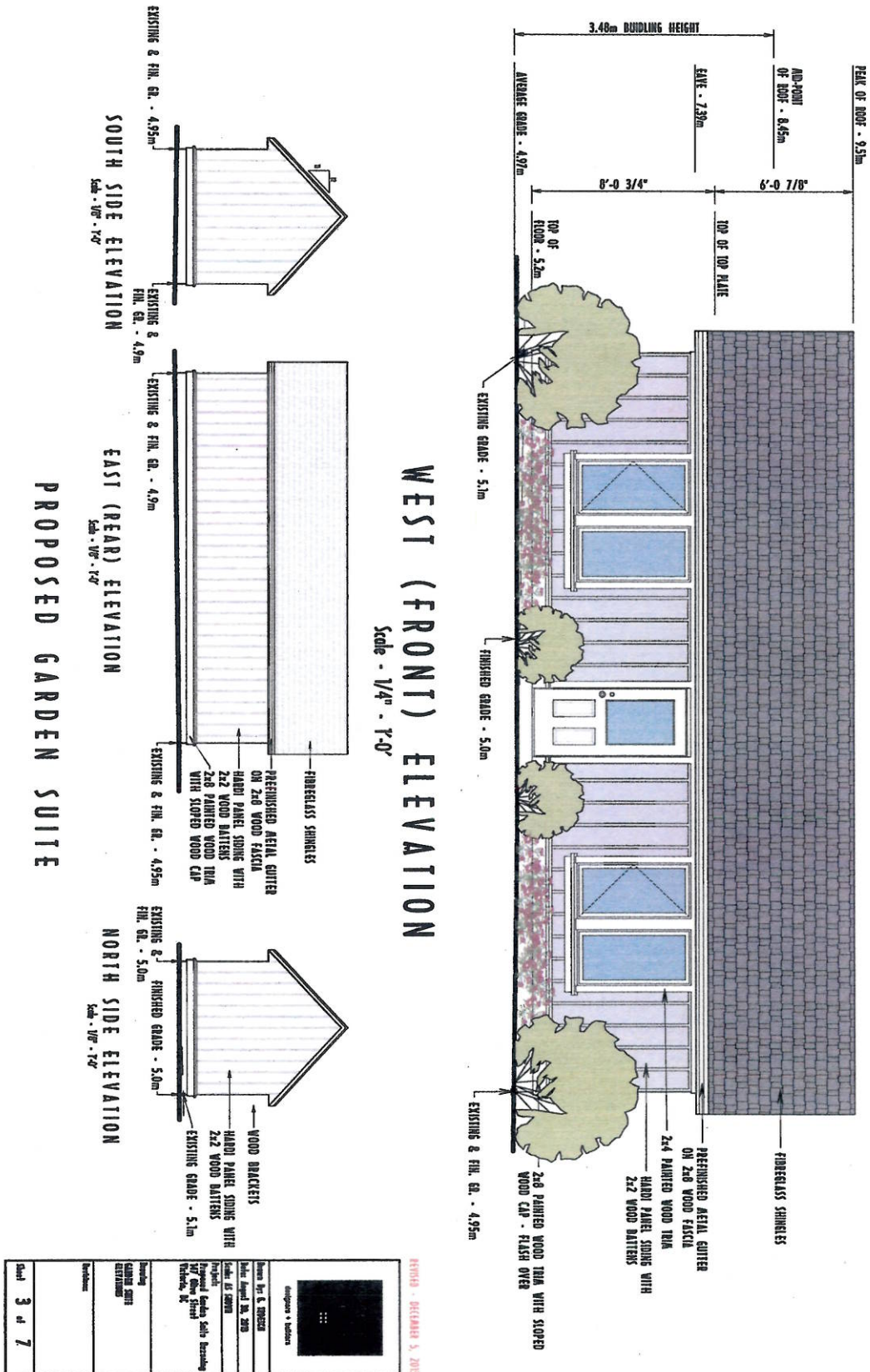
Chris Marshall

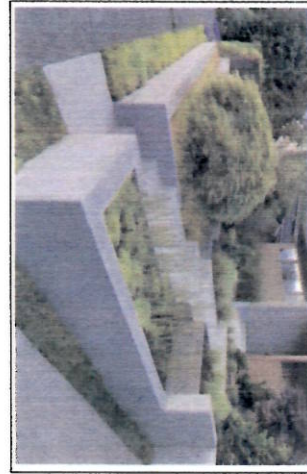
A handwritten signature in black ink, appearing to be 'Jenny Marshall', with a large, stylized loop at the end.

Jenny Marshall

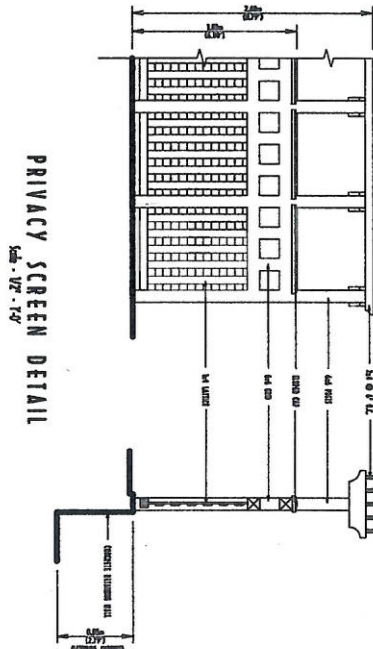




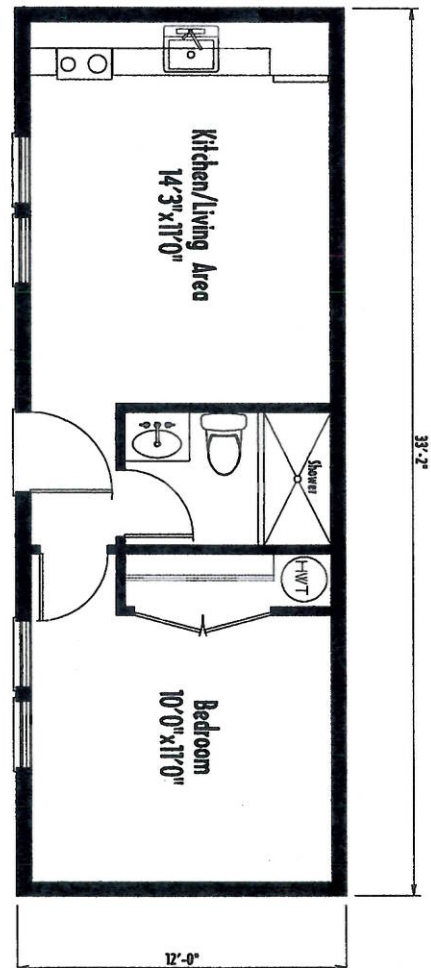




TYPICAL RETAINING WALL



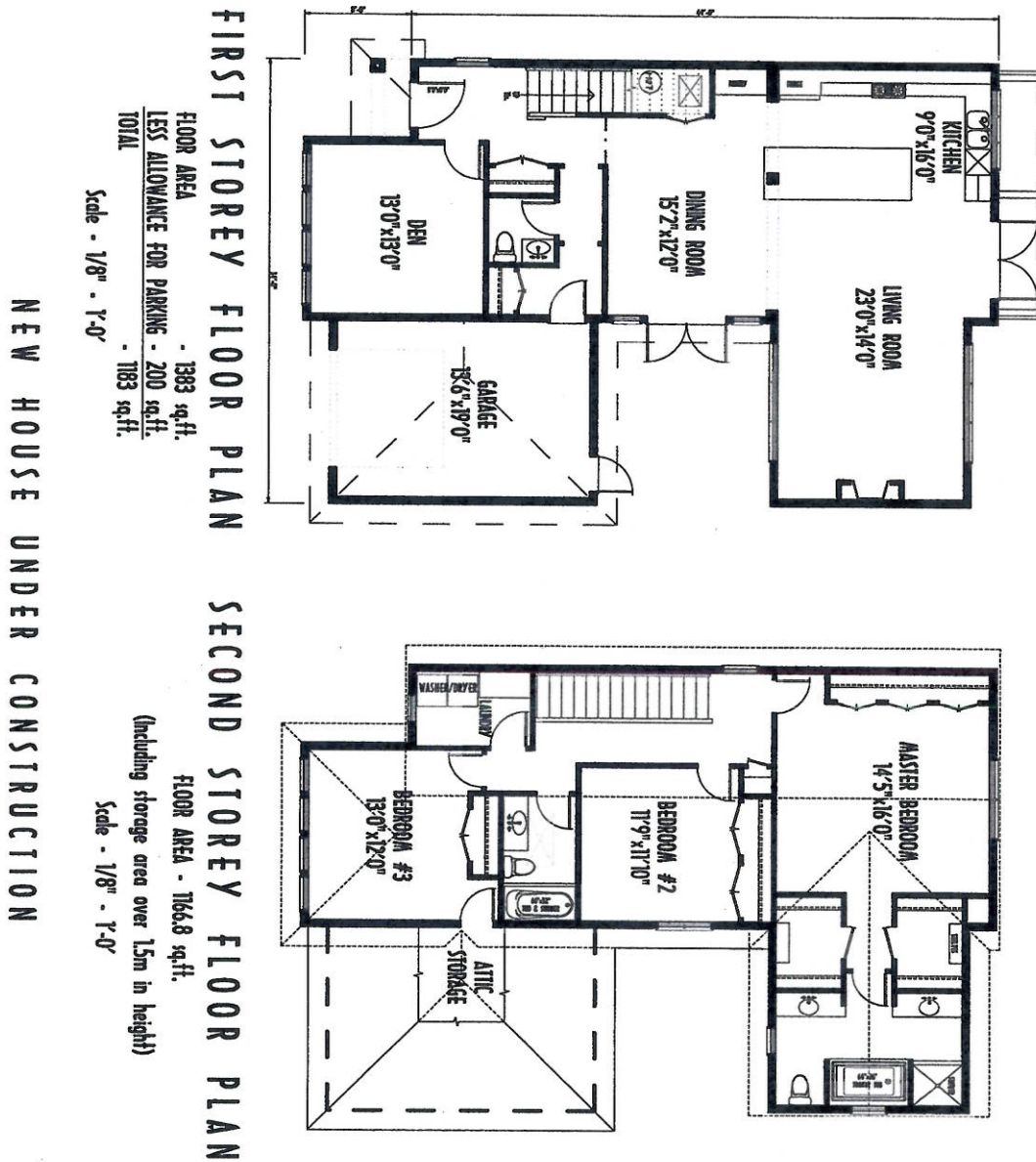
PRIVACY SCREEN DETAIL

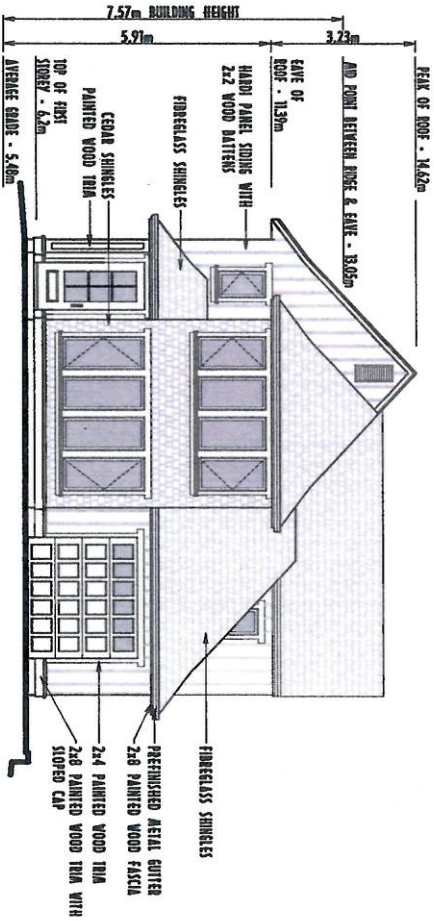


FLOOR PLAN
FLOOR AREA - 398 sq.ft.
Scale - 1/4" = 1'-0"

PROPOSED GARDEN SUITE

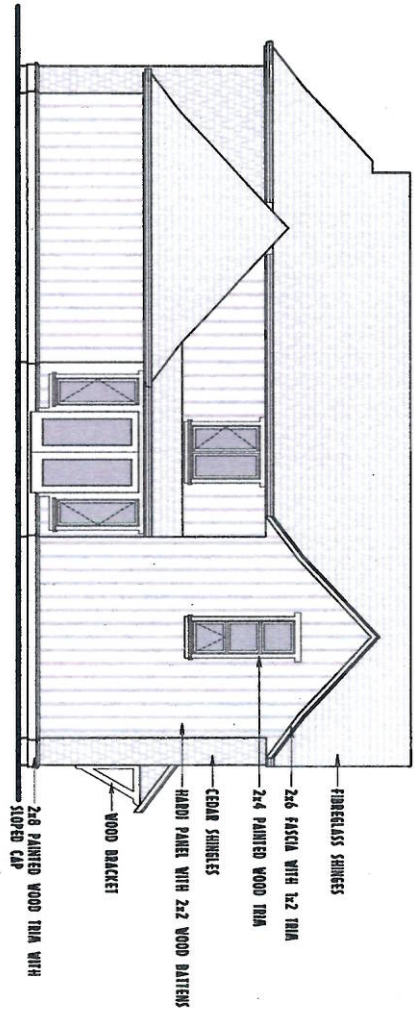
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WEST (FRONT) ELEVATION

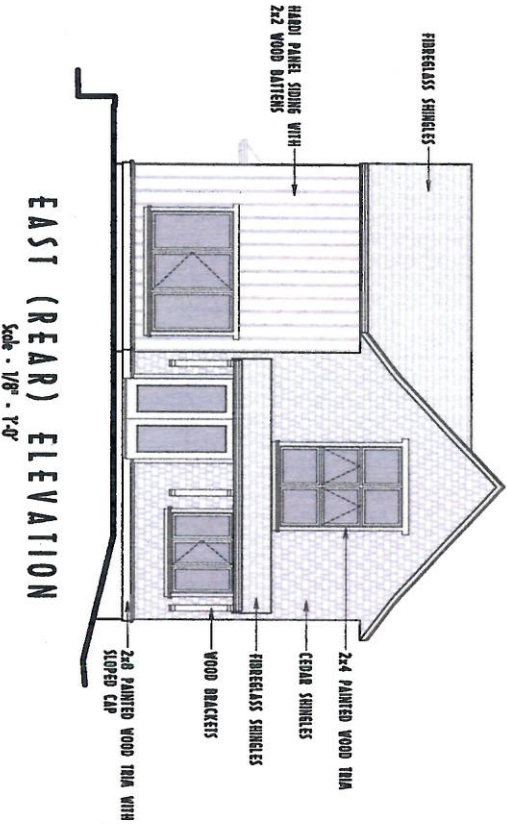
Scale - 1/8" = 1'-0"



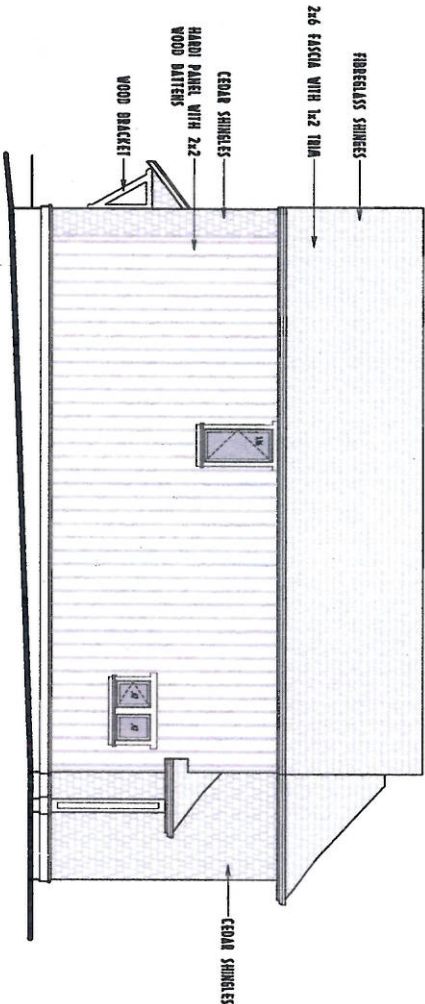
SOUTH SIDE ELEVATION

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

REVISION - DECEMBER 5, 2013	
	
Designed & Written	
Drawn By: S. HORTON	
Check By: S. HORTON	
Scale: AS SHOWN	
Project: Gables South Farming	
Location: Gables South Farming	
Address: 14400 14th Ave	
City: Gables, MI	
County: Gables, MI	
State: MI	
Country: USA	
Sheet: 6 of 7	



EAST (REAR) ELEVATION
Scale - 1/8" = 1'-0"



NORTH SIDE ELEVATION
Scale - 1/8" = 1'-0"

DESIGNED BY: [Redacted]	
DRAWN BY: [Redacted]	
DATE: [Redacted]	
SCALE: [Redacted]	
PROJECT: [Redacted]	
APPROVED: [Redacted]	
DATE: [Redacted]	
BY: [Redacted]	
FOR: [Redacted]	
SHEET 7 of 7	

Planning and Zoning Committee
Fairfield Gonzales Community Association
September 16, 2013



Members of FGCA Planning and Zoning Committee: Paul Brown and George Zador

Present: 13 attendees signed in

Subject Property: 147 Olive Street proposed garden suite.

Attendee Questions & Comments from Attendees:

- Concern expressed that building is well along in construction. Proponent acknowledged such and indicated zoning allows for an ancillary building. Application is to use it as a garden suite.
- Concern expressed that allowing such will establish a precedent for more garden suites in neighbourhood – “are we going to see a lot more of this?”
- Concern expressed that proposed garden suite building is too visible with peaked roof and when combined with with size of the house on the lot also under construction it is too much for the lot
- Proponent indicated that cedar hedging could be provided to lessen visibility of garden suite
- Concern expressed that garden suite will impact quality of life for neighbouring properties
- Concern expressed regarding location of parking on property
- Neighbour directly behind subject property very supportive of proponent’s application
- Concern expressed regarding short notice given for this meeting

Subject Property: 367 Robertson Street proposed small lot subdivision

Attendee Questions & Comments:

- Proponent stated intention is convert/revert existing triplex building to single family and construct a second single family home on a proposed small lot. No trees will be removed, only scrubby bush to be removed. Existing home will be renovated. Roof pitch of new home will be the same as that of existing dwelling
- Bus stop will remain where it is and will not be compromised by new driveway for proposed small lot
- Variances requested: building size, height and set back
- One neighbour expressed strong concern that the new home will create shadow/shade from sun for their property and would prefer the property remain the way it is. The proponent and his designer assured the neighbour that based on their projections, the neighbour’s property would not be shaded. Both parties agreed to disagree
- Proponent stated there will be change on the lot one way or the other and what is being proposed is the best for the situation
- Proponent gave assurance that neither dwelling will have ability to put in suites
- Two neighbours expressed support for what is being proposed

Subject Property: 1315 Richardson Street proposed garden suite on a panhandle lot

Attendee Questions & Comments

- Discussion regarding regulations for garden suite on a panhandle lot: set-backs and height. Suggestion from attendee that what is being proposed does not meet these regulations. Proponent believed they did.
- 8 adjacent lots will be impacted.
- Concern expressed regarding placement of windows
- Parking will be provided on the property
- Existing coverage 12% will increase to 16% with garden suite
- Proponent will be digging up driveway in order to upgrade water service(for existing home and garden suite) and will bury hydro lines
- Proponent has no plan to renovate/upgrade existing dwelling (originally a farmhouse)

From: Gerry Schallie [REDACTED]
 Sent: Monday, September 16, 2013 7:09 AM
 To: [REDACTED]
 Subject: Fwd: Dev. Proposal 147 Olive Street - URGENT!
 Attachments: 147 Olive Street.docx; ATT00007.htm



Importance: High

Paul,

We spoke by phone last week and I plan to attend this evening's Community Meeting. In advance of this meeting, I've been asked to FW two letters from the couple living at 130 Joseph Street, who unfortunately are travelling as of today and cannot attend.

Thank you,
 Gerry Schallie
 [REDACTED]

----- Original Message -----

From: Sue Ward
 To: Helen Cain
 Cc: Karen Brown ; Laura Wilson ; Darrell Saby
 Sent: Sunday, September 15, 2013 7:45 AM
 Subject: Dev. Proposal 147 Olive Street - URGENT!

To the City of Victoria Planning and Development Department,

I am writing to express my concerns about the property development at 147 Olive Street. We received a letter inviting us to a community meeting to discuss our concerns because of our close proximity to the development but we will be out of town so unable to attend.

One of our concerns is that the development is going up so fast and the structures are essentially framed in before due process occurs at that meeting. Viewing the property from Olive Street, there seems to be no access to the garden suite from the street which doesn't matter for that purpose but makes it impossible to use as a garage. It could be a shed I suppose if it is decided they cannot use it as a garden suite but the lay out suggests to us that the developer assumes that they will be granted permission. So that community meeting seems to be going through the motions and we wonder what if any impact community input will have on the development.

Our concern about a garden suite is that it sets a precedent for the neighbourhood. I have no difficulty in principle having separate living quarters on the same property for an elderly family member (if that is the case) but what happens when that person no longer resides there, the unit gets rented out or gets used for another purpose. I also don't understand the need for it when the house is so large. Why can't the applicant's mother live in the house. When one buys a house without the possibility of a suite, that is one thing but when building, it would be easy to incorporate a suite within the house, particularly with a large square footage. I think this application should have had a hearing before the structures were built.

The residents of Joseph Street and Olive Street have had a lot to put up with in the past few years with new home construction. We personally have been disrupted by new home construction and major renovations on three sides of our home, plus three more developments within three properties of ours. The neighbourhood is increasingly dense as small cottages are replaced by monster homes. The new properties have few trees and the trees that did stand have been removed to accommodate the large structures. With houses so close to one another already, any privacy between neighbours becomes impossible and yards are overshadowed by structures instead of greenery. The roads are filled with cars that require street parking because they overflow available parking. Add to this construction noise six days per week beginning around 7am and large trucks bringing materials, demolition vehicles and trucks belonging to construction crews. We have been

repeatedly asked by our neighbours to support their applications for various reasons to add additional space for their growing families, only to have those properties rented out or sold to new owners directly following those renovations. We find ourselves feeling less accommodating and more resentful with every request.

We are opposed to this development at 147 Olive Street because of the size of the home, the potential misuse of the garden suite and the apparent lack of due process for neighbours before the building proceeded.

Thank you for requesting and respecting our input.

Sue Ward
130 Joseph Street.
Victoria BC
V8S 3H5

Concerns about Development Proposal for 147 Olive Street.txt
From: Stephen Brown [REDACTED]
Sent: Sunday, September 15, 2013 3:41 PM
To: [REDACTED]
Subject: Concerns about Development Proposal for 147 Olive Street

Dear Mr. Paul Brown
Chair, Land Use Committee

Re: Development Proposal for 147 Olive Street, Victoria

I am writing to express concern about the proposal to change the zoning and land use of this property.

The proponents, Jenny & Chris Marshall write, we are requesting a garden suite on our property. The garden suite is designed and intended for Darlene Marshall (Applicants Mother). This is a lovely idea, and I support this.

My concerns are around what happens if Mother never arrives, or when Mother leaves. I am especially sensitive to this scenario because the property to our immediate north (#178 and #180 Olive Street) was developed with exactly the same stated intent, and Mother never appeared. Instead, the developer flipped the property, the new owner lived in it for a period of time, then he moved out, sold the back unit, and rented the front unit.

I would support the Marshalls proposal provided that (a) Mothers occupancy of the garden suite is documented; (b) the garden suite is never occupied by anyone other than Mother or another member of Jenny & Chris Marshalls immediate family; and (c) when title for the property transfers from Jenny & Chris Marshall the occupancy permit for the garden suite expires and the suite must be removed or reconfigured as a shed in which nobody will live.

Yours sincerely,

Stephen Brown
174 Olive Street, Victoria
[REDACTED]



Re. Development Proposal for 147 Olive Street

From : Dr. Timothy Elkin and Louisa Elkin, 140 Joseph Street, [REDACTED]

We will be unable to attend the meeting due to a previous engagement and due to the very short notice that we were given of this meeting.

We are, in principle, very supportive of densification this close to the city. We are equally supportive of maintaining the green space which makes this neighbourhood so livable.

We are also supportive of the process so things are done well and respectfully.

We are not supportive of this rezoning for the following reasons:

- 1) the process has not been followed respectfully as the building has already been half built and the walls are up, the foundation laid. This has happened prior to the meeting and prior to receiving notification of the proposal. This flies in the face of the term "proposal" as it is not proposed when it has already started without permission.
- 2) Too much of the green space is being built on for the size of the lot. Laneway houses nearby on Chapman work because the lots are significantly larger and there is sufficient parking for this additional accommodation and sufficient garden area for two homes. This is not true for this lot.
- 3) The main house is being purpose built so densification by providing additional accommodation within the footprint of this new structure could easily be built in the form of an in-law suite without building on more than the amount of land needed for the purpose. If accommodation is needed for an aging parent this could easily have been incorporated into the plans.
- 4) Once the mother of the resident is no longer there in the years to come then this would become rental accommodation without off-street parking and without the original purpose for it being built. One must look beyond the present and think about later usage too



Laura Wilson

From: Aaron Severs <[REDACTED]>
Sent: Sunday, Sep 15, 2013 4:56 PM
To: Helen Cain; Karen Brown; Laura Wilson; Darrell Saby
Subject: Development Proposal - 147 Olive Street, Victoria
Attachments: 147 Olive Street.docx

Dear Sirs and Mesdames,

Please see attached letter regarding this proposal. I am not able to attend the community meeting scheduled for September 16.

Thanks,
Aaron

Aaron Severs
130 Joseph Street
Victoria BC V8S 3H5
[REDACTED]

September 15, 2013

To the City of Victoria Planning Department,

**Re: Development Proposal – Notice of Community Meeting Regarding
147 Olive Street, Victoria, BC**

I received information about a community meeting regarding the above but must send regrets. My feedback is contained below for your review and follow up as needed. On September 16, I will be out of town with family on annual vacation.

The proposed new development at 147 is of concern to me for two reasons –

- a) Size of physical plant
- b) Due process

Size of physical plant –

I have lived in this quiet neighbourhood for seven years. There are lots of older style homes, some of which date back about 100 years! (including our own home). In the past few years, I've witnessed a disturbing trend – that of little older homes being razed to the ground and large almost "monster size" homes emerging in their place. My wife and I have seen several of these new super sized homes being built. My concerns are that the new homes obliterate the skyline, and do not fit in well with the other smaller set homes already in place. Sunshine gets blocked out, and all one sees are these giant new developments or private residences that have been built. There is no apparent concern displayed with fitting in to what homes are currently surrounding the newcomer to the block.

Due process –

I understood from the documentation sent me regarding the community meeting that there is a clearly laid out process for an applicant to submit a rezoning application to the City. This community meeting is said to be the first step in the process....then the rezoning application may be revised by the applicant and presented to Council....public hearing may follow....after which Council makes a decision to support or decline the application.

On paper this all seems clear to me. Yet, I am confused by the reality. The structure in question has already been erected on the property of 147 Olive Street. The past 7-10 days has seen almost daily construction crews, starting before 0800 hours to rapidly put up the frame of the main home, and also a garden suite, too, on the property. I thought a building permit is required first, and that a community meeting would proceed this. I understood the community meeting as detailed above is an essential first step to issuance of said permit and for construction to commence. Is this community meeting simply a "rubber stamp" to appease/quiet local neighbours?

To conclude, I am against this new development proposed for 147 Olive Street.
Sincerely yours,

Aaron Severs



Planning and Land Use Committee Report

Date: April 17, 2014 **From:** Murray G. Miller, Senior Heritage Planner

Subject: **1210-1216 Broad Street/616-624 Trounce Alley**
Heritage Alteration Permit Application #00178
 Application to alter the south façade, construct a patio and install a projecting sign on the existing heritage-designated property
 Heritage-designated building within DPA 1 (HC): Core Historic
 Zoned: CA-3C Old Town District

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Heritage Alteration Permit Application for the property located at 1210-1216 Broad Street/616-624 Trounce Alley. The application is for the alteration of the south façade that fronts onto Trounce Alley to permit the adaptation of the ground floor for a restaurant. A raised patio and two awnings would be installed along Trounce Alley. A projecting sign would be installed along the Broad Street frontage. The key issues regarding this application are proposed changes to the exterior of a heritage-designated property.

The following points were considered in assessing this application:

- The subject property is designated within Development Permit and Heritage Conservation Area 1: Core Historic, which seeks to revitalize an area of commercial use through infill, building additions and heritage conservation including exterior alterations.
- *Standards and Guidelines for the Conservation of Historic Places in Canada.*
- *Downtown Core Area Plan (2011), Section Seven: Heritage, Buildings and Sites - Policies and Actions*, which encourages new development that conserves and enhances the form and features of heritage property and areas.
- *Sign and Awning Guidelines*, City of Victoria Heritage Program (1981).

The application was reviewed by the Heritage Advisory Panel at its April 8, 2014 meeting and was recommended for approval.

Staff recommend that this application be approved subject to the installation of wood doors.


Recommendations

That City Council authorize the issuance of Heritage Alteration Permit #00178 for 1210-1216 Broad Street/616-624 Trounce Alley, subject to the following conditions being met prior to the issuance of a Building Permit:


1. That the applicant provide a note on the revised drawings, dated March 25, 2014, regarding mitigation measures for the existing decorative tile base below the proposed door location along Trounce Alley that may be salvaged and reused, or retained in place and protected from adjacent or nearby construction;

2. That the applicant provide attachment details for the projecting sign and note on the drawings the requirement to repair the holes in the mortar joints where the existing sign bracket on Broad Street is located;
3. That the applicant confirm the use of wood doors;
4. Development meeting all *Zoning Regulation Bylaw* requirements; and
5. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,


For
Murray G. Miller
Senior Heritage Planner
Community Planning


Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:  Jason Johnson

Date: April 17, 2014

MGM/ljm

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\HAP\HAP00178\HAC REPORT-HAP.DOC

1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Heritage Alteration Permit Application for the property located at 1210-1216 Broad Street/616-624 Trounce Alley.

2.0 Background

2.1 Description of Proposal

The proposal is to rehabilitate the ground floor area for a wine bar that would require interior alterations to the existing washroom to create two accessible washrooms. Exterior alterations require the construction of a new door opening at the west end of the ground floor. The existing storefront glazing in the centre bay would be replaced by one single door with transom window above and one four-panel sliding door extending the entire height of the existing window opening. Both doors are proposed to be finished in black aluminum cladding. Details of the profile sections of aluminum-clad and wood doors have been provided by Pella.

Two retractable fabric awnings would be installed above a new raised patio and one fixed fabric awning would be installed above the proposed swing door. The fabric will match the existing awnings located at the adjacent Tapas Bar on Trounce Alley. The raised patio will be constructed of concrete and finished in ceramic tile. New handrails with glass panels and cast iron post caps will be used to match the recently completed Tapas Bar patio.

The existing plywood bulkhead located at 616-624 Trounce Alley would be removed to allow for the rehabilitation of the original transom windows. A projecting sign would be installed to the right of the double-door entrance on Broad Street.

The application was reviewed by the Heritage Advisory Panel at its April 8, 2014 meeting and was recommended for approval.

2.2 Consistency with City Policy

2.2.1 Official Community Plan (OCP)

Placemaking - Urban Design and Heritage

(8.49) Continue to support new additions that conserve and enhance heritage property, as consistent with the National Standards and Guidelines for the Conservation of Historic Places in Canada.

2.2.2 Downtown Core Area Plan (DCAP)

Buildings and Sites - Policies and Actions

(7.18) Support new development that conserves and enhances the form, character and features of heritage property and areas, where controlled and regulated in the Downtown Core Area.

The proposed development aligns with the above policies, except for the materials proposed for the doors that would face Trounce Alley.

2.2.3 Statement of Significance

Please refer to the attached Statement of Significance which summarizes the heritage value and character-defining elements of the historic place.

3.0 Issues

The key issues associated with this application are:

- further alteration of the window pattern along Trounce Alley;
- removal of a section of decorative tile base below the existing glazed shopfront;
- aluminum-clad doors;
- attachment of projecting sign.

4.0 Analysis

4.1 Further Alteration of the Window Pattern along Trounce Alley

The proposed work will further alter the pre-1920 window pattern by removing a section of the existing glazing and replacing it with sliding aluminum-clad doors and a single-swing door. Originally, the Trounce Alley exterior wall was solid brick; however, this was changed prior to 1920. The present configuration is also an alteration of the pre-1920 shopfront where the early transom windows were covered by plywood sheathing. While the existing shopfront windows along Trounce Alley contribute to the sense of openness and transparency that characterizes the ground floor, they are not character-defining elements. The transom windows uncovered while the interior work was being undertaken contribute to the 1920s character of the place.

4.2 Removal of a Section of Decorative Tile Base Below the Existing Glazed Shopfront

The removal of a section of decorative tile base below the existing glazed shopfront is necessary in order to accommodate the proposed doors. The decorative tile is prominently visible from both Trounce Alley and Broad Street. Where practical, mitigation measures such as the careful removal and re-use of sound tile where appropriate and the protection of tile to remain in place should be noted on the drawings.

The proposed work would leave the main character-defining elevation on Broad Street intact with changes occurring along the Trounce Alley elevation. The proposed additions and alterations are confined to the first floor elevation. The conservation approach may be considered "rehabilitation" which is described in the Standards as follows.

***Rehabilitation** involves the sensitive adaptation of a historic place or of an individual component for a continuing or compatible contemporary use, while protecting its heritage value. This is achieved through repairs, alterations and/or additions.*

***Rehabilitation should be considered as the primary treatment when** (a) repair or replacement of deteriorated features is necessary; (b) alterations or additions to the historic place are planned for a new or continued use; and (c) its depiction during a particular period in its history is not appropriate. Rehabilitation can revitalize historical relationships and settings and is therefore most appropriate when heritage values related to the context of the historic place dominate.*

4.3 Aluminum-clad Doors

The doors required by the new use are proposed to be located on the Trounce Alley elevation and would not affect the Broad Street elevation, which is the character-defining façade. The doors are proposed to be installed within one of the window bays that have already been altered from the pre-1920s construction. The new doors, while of a different pattern than the windows, retain a considerable degree of openness by maximizing the use of glazing. However, the proposed material of the doors (aluminum) is not compatible with the historic character of the place.

The appropriate guidelines from the *Standards and Guidelines for the Conservation of Historic Places in Canada* are as follows:

Additions or Alterations to Windows, Doors and Storefronts

Designing and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.

Additions or Alterations to Exterior Walls

Modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.

With the exception of the aluminum doors, the proposed work is considered a rehabilitation which involves the sensitive adaptation of the Exchange Building for a compatible use. Given that the surrounding doors and windows of the property are wood and that the wood transom window that was recently uncovered will have a close relationship to the new doors, the proposed aluminum doors would not be compatible with the building's era and character.

The applicant confirmed their agreement with the above analysis at the regular meeting of the Heritage Advisory Panel on April 8, 2014.

4.4 Attachment of Projecting Sign

The physical attachment of the projecting sign should be positioned so as to align with the existing mortar joints. Details confirming this approach are recommended.

5.0 Options

Council may recommend that the application be approved or declined.

6.0 Conclusions

The proposed alteration to the Trounce Alley ground floor elevation represents a further alteration to an already altered elevation. The original wall was solid masonry; however, it is likely that the pre-1920 alterations, which introduced shopfronts along Trounce Alley, have now become of heritage value. These shopfronts, which included transom windows, have since been altered to their current configuration. The original transom windows that are currently behind plywood sheathing will be exposed and restored. The proposal to introduce doors in locations where they did not exist previously will require the alteration of the fenestration pattern and the decorative tile base. Most of the fabric to be removed in order to accommodate the new

doors does not have significant heritage value. The designs of the proposed alterations are generally compatible with the overall heritage character of the place, however, mitigation measures in relation to the decorative tile and the proposed doors is recommended.

The proposed size, shape and material of the projecting sign is compatible with the building's architecture, however, details of its attachment in relation to the mortar joints of the masonry wall are necessary. The proposed awnings respect the integrity of the building design and the general character of awnings in the immediate vicinity. The traditional retractable awning type is appropriate for the designated heritage building. This application is generally consistent with the applicable guidelines; therefore, it is recommended that the application be approved subject to the conditions outlined in Section 7 below.

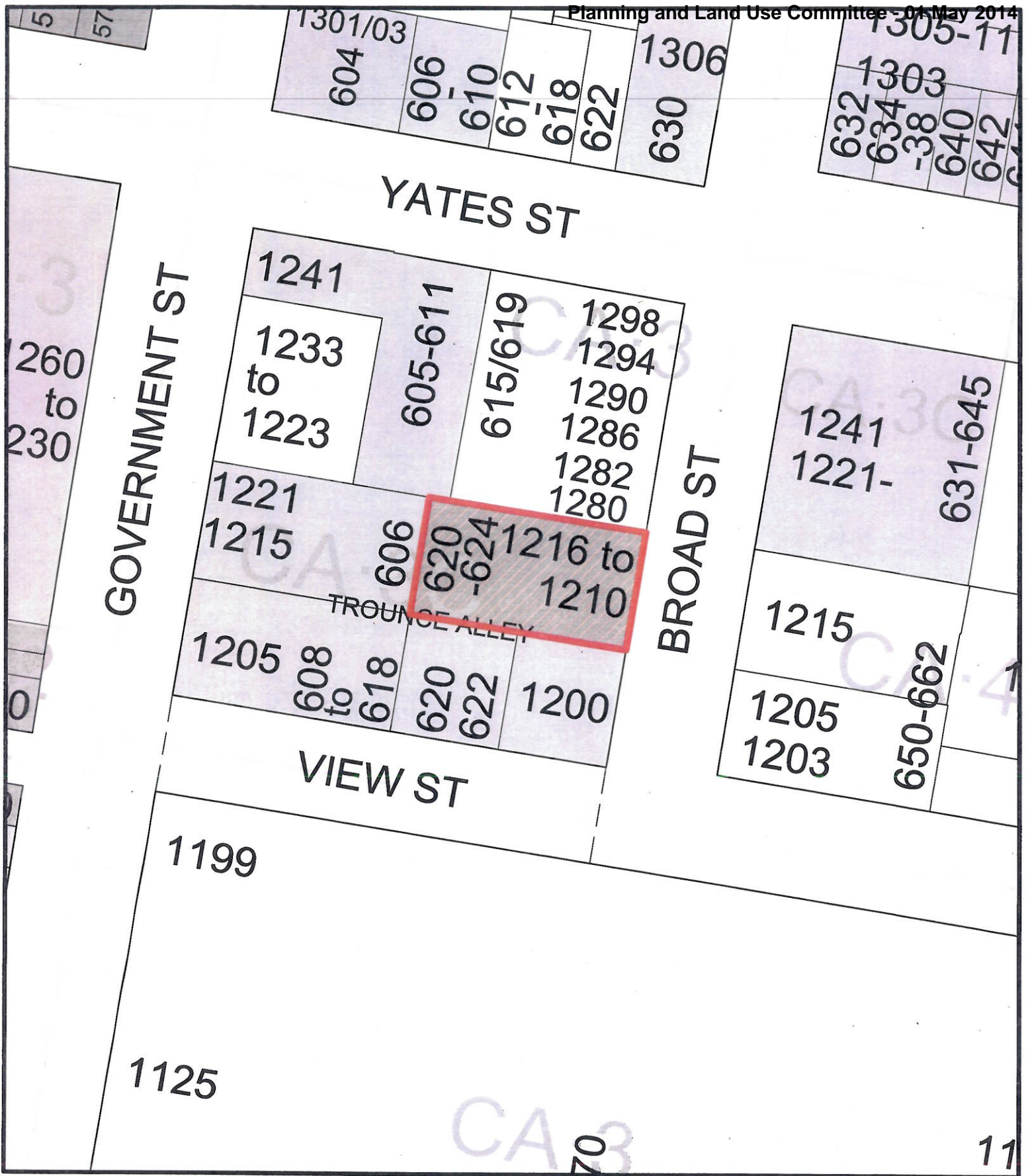
7.0 Recommendations

That City Council authorize the issuance of Heritage Alteration Permit #00178 for 1210-1216 Broad Street/616-624 Trounce Alley, subject to the following conditions being met prior to the issuance of a Building Permit:

1. That the applicant provide a note on the revised drawings, dated March 25, 2014, regarding mitigation measures for the existing decorative tile base below the proposed door location along Trounce Alley that may be salvaged and reused, or retained in place and protected from adjacent or nearby construction;
2. That the applicant provide attachment details for the projecting sign and note on the drawings, the requirement to repair the holes in the mortar joints where the existing sign bracket on Broad Street is located;
3. That the applicant confirm the use of wood doors;
4. Development meeting all *Zoning Regulation Bylaw* requirements; and
5. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

8.0 List of Attachments

- Subject map
- Aerial map
- Photos
- Statement of Significance
- Letter, dated February 28, 2014
- Revised plans, dated March 25, 2014
- Door profile details.



1210-1216 Broad Street & 616-624 Trounce Alley

Heritage Alteration Permit #00178



Designated



Registered





1210-1216 Broad Street & 616-624 Trounce Alley
Heritage Alteration Permit #00178





1210-1216 BROAD STREET/616-624 TROUNCE ALLEY



1210-1216 BROAD STREET/616-624 TROUNCE ALLEY



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1210-1216 BROAD STREET/616-624 TROUNCE ALLEY

CITY OF VICTORIA DOWNTOWN STATEMENTS OF SIGNIFICANCE 2009

**GREEN BLOCK, 1210-1216 BROAD STREET/
614-620 TROUNCE ALLEY**

Other Historic Names: The Exchange Building

Owner: A.A. Green

Architect: John Teague

Date: 1889

Description of Historic Place

The Green Block is a two-storey brick structure that stands at the corner of Broad Street and Trounce Alley in downtown Victoria. This Italianate-style building features two richly-decorated façades, one of which runs along Trounce Alley. A square-domed tower marks the corner of Trounce Alley, and a decorative parapet marks the Broad Street entrance to the second floor offices.

Heritage Value of Historic Place

The Green Block is valued as a tangible expression of Victoria's resource-era economic boom that occurred in the 1880s, reflecting the tumultuous economic growth that was largely due to the exploitation of coal in Nanaimo, timber resources in Southern Vancouver Island and the completion of the Esquimalt & Nanaimo Railway. When the Hudson's Bay Company sold off the land that provided access to architect and builder Thomas Trounce's property, he established Trounce Alley in 1859, a convenient thoroughfare between Government and Broad Streets that also provided additional retail frontage and increased its commercial value. The Green Block, and a mirror image building that originally stood to the south, flanked the eastern entry to Trounce Alley and were built for Alexander Alfred Green (circa 1833-1891) in 1889. Green was the manager of Garesche, Green & Company, which had taken over the Wells, Fargo & Co.'s Bank in 1873 and was the largest private banking house in British Columbia in the 1880s. During a major fire in October 1910 that destroyed the Spencers's Arcade, Trounce Alley marked the northern reach of the damage, the southern building was destroyed, replaced in 1911-12 by the much taller Central Building at 614-622 View Street/1200 Broad Street. The surviving Green Block was spared, and subsequently became known as the Exchange Building, due to the tenancy of the Victoria Stock Exchange from 1928 to 1930.

The Green Block is a fine example of the Late Victoria-era Italianate style, the work of local architect John Teague (1835-1902). Born in Cornwall, England, Teague followed the lure of gold, first in California and then in the Fraser Valley. After some time in the gold fields, he settled in Victoria in 1860, where he lived and worked until his death. Teague served the city as councillor in 1885, and as mayor for two terms, 1892 and 1893. During his prolific career Teague designed over 350 buildings, mostly in Victoria. He was adept at all the current architectural styles, ranging from Italianate to Queen Anne Revival. For many years he was the architect for the Royal Navy at the Dockyard and Hospital at Esquimalt; his clients included most of the city's leading businessmen for whom he built commercial as well as residential buildings. Four of his buildings in Victoria: City Hall, #1 Centennial Square 1878-91; St. Ann's Academy, 835 Humboldt Street 1886; Church of Our Lord, 626 Blanshard Street, 1875-76; and the Pemberton Memorial Operating Room, 1900 Fort Street, 1896; and five buildings in the Historic Naval District, Esquimalt, 1888-91, are designated as National Historic Sites. Teague also designed the nearby six-storey Driard Hotel, 1151 Broad Street, 1891-92 (now a reconstructed façade), probably his finest work and the most prestigious hotel north of San Francisco. The Green Block features distinctive

Donald Luxton & Associates

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CITY OF VICTORIA DOWNTOWN STATEMENTS OF SIGNIFICANCE 2009

design elements, including a square-domed corner tower, representing how the popular Italianate style could be adapted in eclectic ways for commercial purposes.

In recognition of the material and social values of the historic buildings of Old Town, the City of Victoria has established policies and incentives that encourage their adaptive re-use and improve their economic viability. Rehabilitated buildings such as this play a critical role in revitalizing the downtown economy, in providing commercial space and in environmental sustainability.

Character-Defining Elements

Key elements that define the heritage character of the Green Block include its:

- prominent corner location, built to the property lines at Trounce Alley and Broad Street
- continuous commercial and retail uses
- commercial form, scale and massing as expressed by its: two-storey height; rectangular plan with flat roof; two main façades with irregular window spacing on the second floor; entry to the second floor from Broad Street marked by a decorative pediment above and at the parapet; and prominent square-domed corner tower
- masonry construction, with brick walls, parged details and granite threshold at entry
- features of the Italianate style including: segmental-arched window openings with inverted-U hoods; pilasters; continuous sheet-metal cornice above storefront; running bands of brick detailing; bracketed upper storey sheet-metal cornice; and a square-domed corner tower, echoed in smaller piers along the parapets
- double-hung 1-over-1 wooden-sash windows on the upper floor
- interior features such as a second-storey skylight; central hallway; wooden doors with transoms; and wooden trim

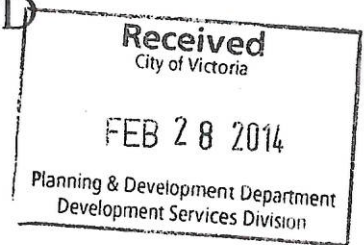


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KEAY & ASSOCIATE, ARCHITECTURE LTD

JOHN KEAY, Architect, AIBC
LARRY CECCO, IA AIBC, MBAIC
1124 FORT STREET,
VICTORIA, V8V 3K8



February 28, 2014

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

cc: Murray Miller, Heritage Planner

Re: 1210 Broad Street – Exterior Alterations

There is a new tenant moving into the space that is opening up a wine bar, located at 1210 Broad Street in the Exchange Building. We are requesting the following alterations to the space located at 1210 Broad Street in the Exchange Building,

Alterations to Broad Street

- New "Bodega" Sign

Alterations to Trounce Alley

- Three new awnings - two retractable over the patio and one fixed over the single swing door. The fabric will match the awnings on the remainder of the building.
- New ceramic tile on a new concrete patio with new handrails with glass panels and a cast iron post cap to match the existing recently completed Tapas Bar patio.
- Two new doors – one single swing door with a transom window above and one, four panel double sliding door that will go entire height of existing window opening. Both doors will be finished with black aluminum cladding.
- Removal of a small bulkhead above the entry doors to 614 & 616 Trounce Alley.

I trust this is the information you require at this time. Please contact me with any questions you may have.

Yours truly,

A handwritten signature in black ink, appearing to read "John Keay".

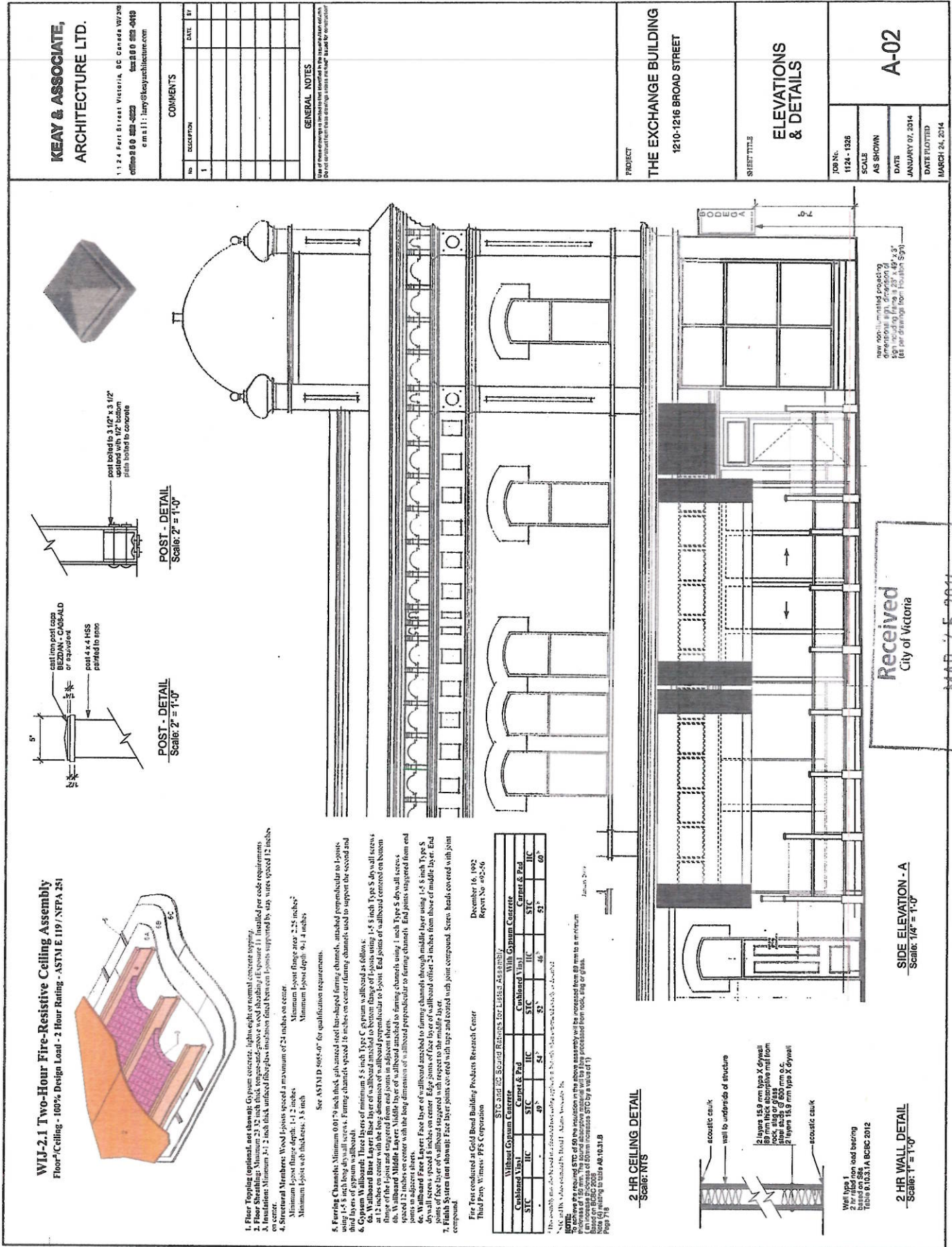
John Keay, Architect, AIBC

Tel: 250 382 3823

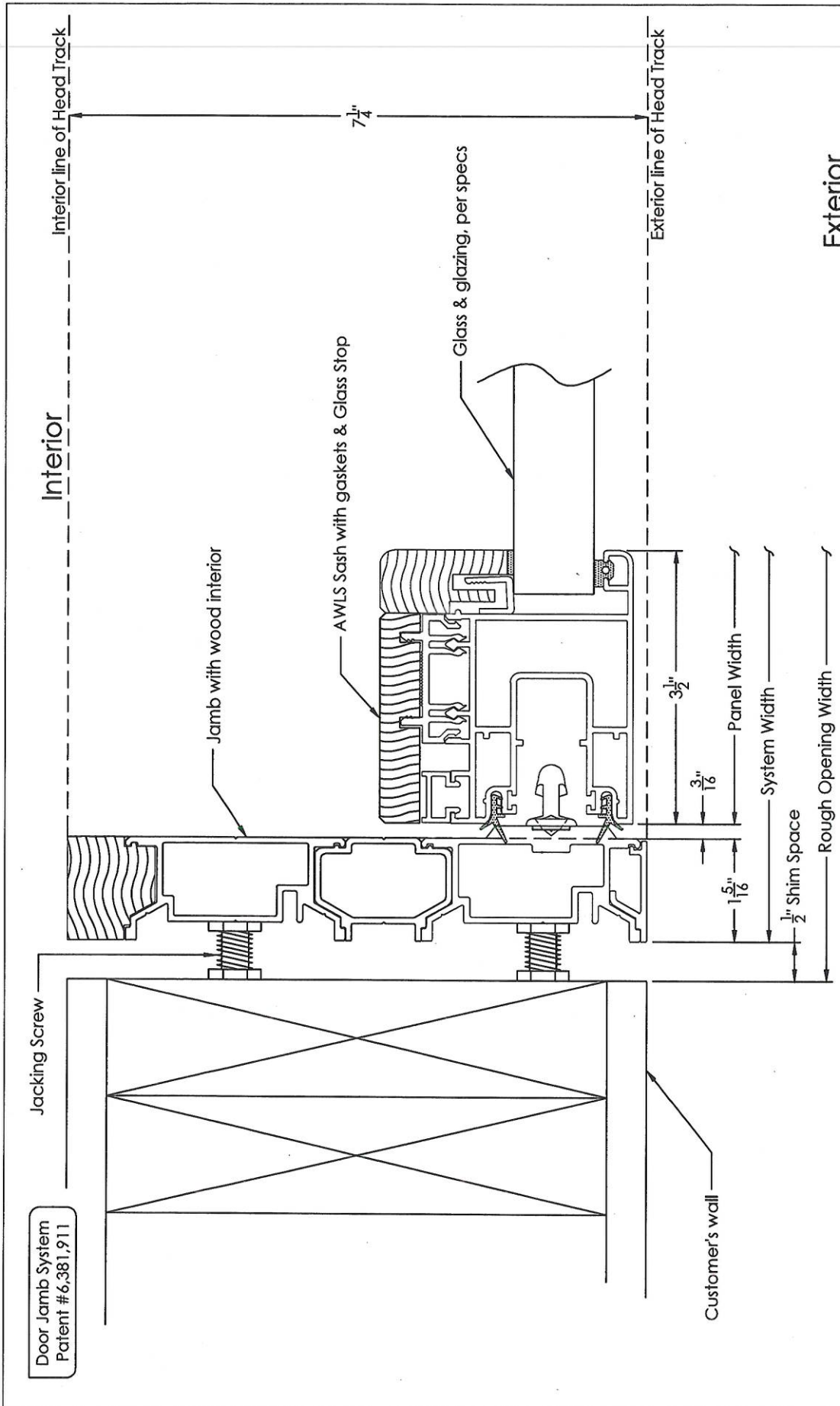
Fax: 250 382 0413

Email: john@keayarchitecture.com

Email: larry@keayarchitecture.com



Received
 City of Victoria
 MAR 25 2014
 Planning & Development Department
 Development Services Division

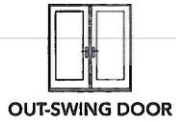


REV	REVISION NOTES	DATE	JOB NAME				REV	APPROVED AS DRAWN
A	Initial Release	XX/XX/XX	JN				A	CORRECTIONS NEEDED
			SYSTEM TYPE - CONFIGURATION					
			AWLS - OX-XO - Detail - Typical Side Jamb					
			UNIT	QTY	SCALE	DRAWN BY	DATE	
			UN#	1	A	NTS	DB	
			STORY POLE HEIGHT	HANDLE TYPE	HANDLE COLOR	CYLINDER TYPE	CYLINDER COLOR	SHEET
			SPH	HNT	HNC	CYNT	CYC	4 of 10

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Attention: Please take these drawings very seriously and make sure they are reviewed by all appropriate parties. By initiating this drawing you are stating that you understand and accept the dimensions on this drawing. These dimensions are the dimensions we will build to, no matter what is documented elsewhere. It is up to the customer to let us know what to build and this drawing is the final word in that process. Again, these dimensions supersede all previous ones! This drawing and the information contained herein is proprietary to Weiland Sliding Doors and Windows, Inc., and shall not be reproduced, copied or disclosed in part or whole, without written permission by Weiland Sliding Doors and Windows, Inc.

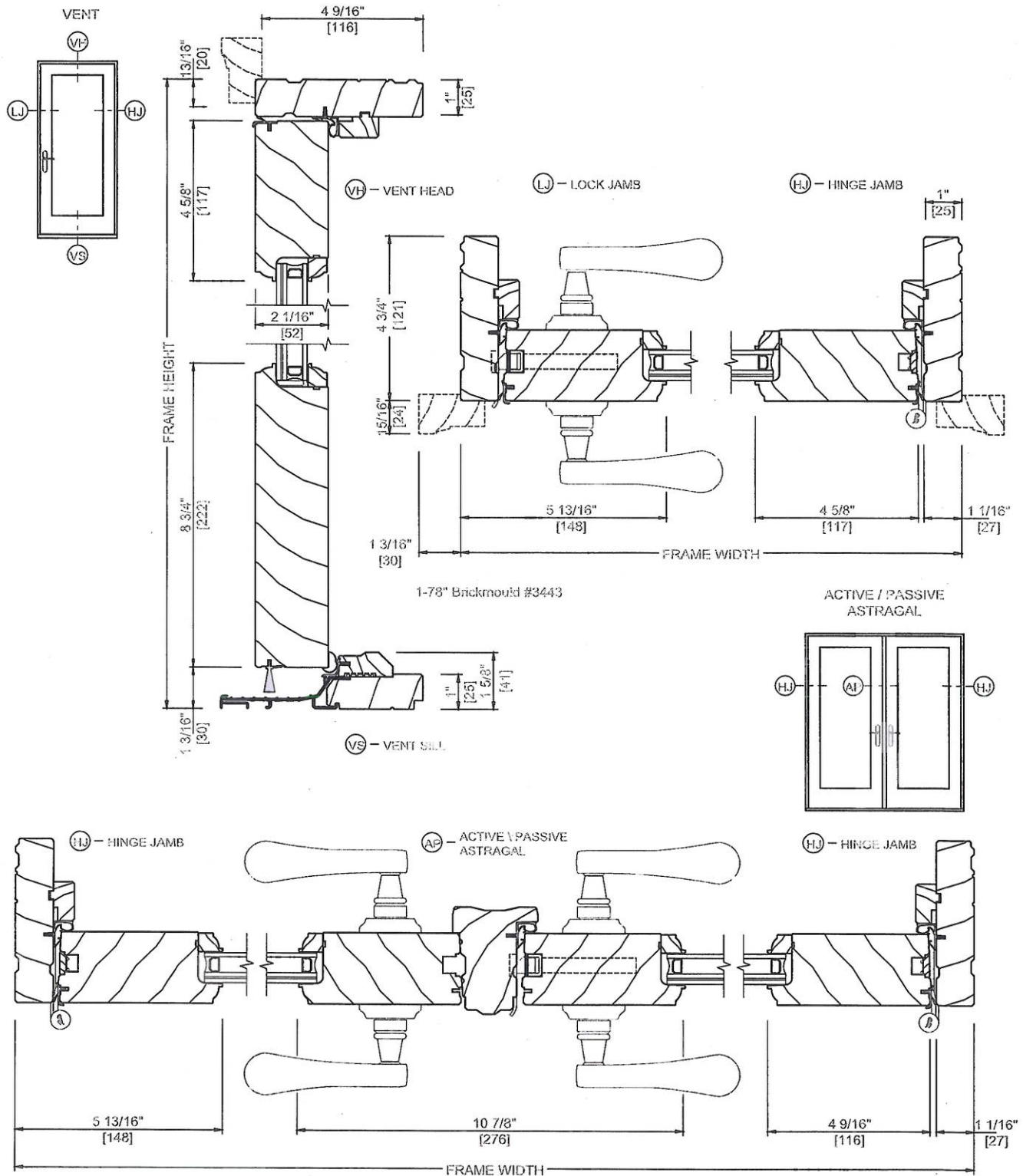
<p>** Attention ** Please take these drawings very seriously and make sure they are reviewed by all appropriate parties. By initiating this drawing you are stating that you understand and accept the dimensions on this drawing. These dimensions are the dimensions we will build to, no matter what is documented elsewhere! It is up to the customer to let us know what to build and this drawing is the final word in that process. Again, THESE DIMENSIONS SUPERSEDE ALL PREVIOUS ONES!</p>		<p>Story Pole Height: - Handle Type: - Handle Color: - Cylinder Type: - Cylinder Color: -</p>		<p>Approved as drawn Resubmit with correction Date</p>	
<p>Door Jamb System Patent #6,381,911</p>					
<p>weiland® Sliding Doors and Windows, Inc.</p>		<p>Detail D - Meeting Stile</p>		<p>WLS</p>	
<p>2601 Industry Street Oceanside, CA 92054 Tel: (760) 722-8828 Fax: (760) 722-8838</p>		<p>Wood Lifslide OX-XO</p>		<p>AG</p>	
<p>Initial Release</p>		<p>6/16/10</p>		<p>REV</p>	
<p>QTY 1</p>		<p>UNIT # 1</p>		<p>REV A</p>	
<p>REV A</p>		<p>Initial Release</p>		<p>6/16/10</p>	
<p>REV - 1.2</p>					



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Wood Exterior

7/8" Laminated Glass - Unit Sections

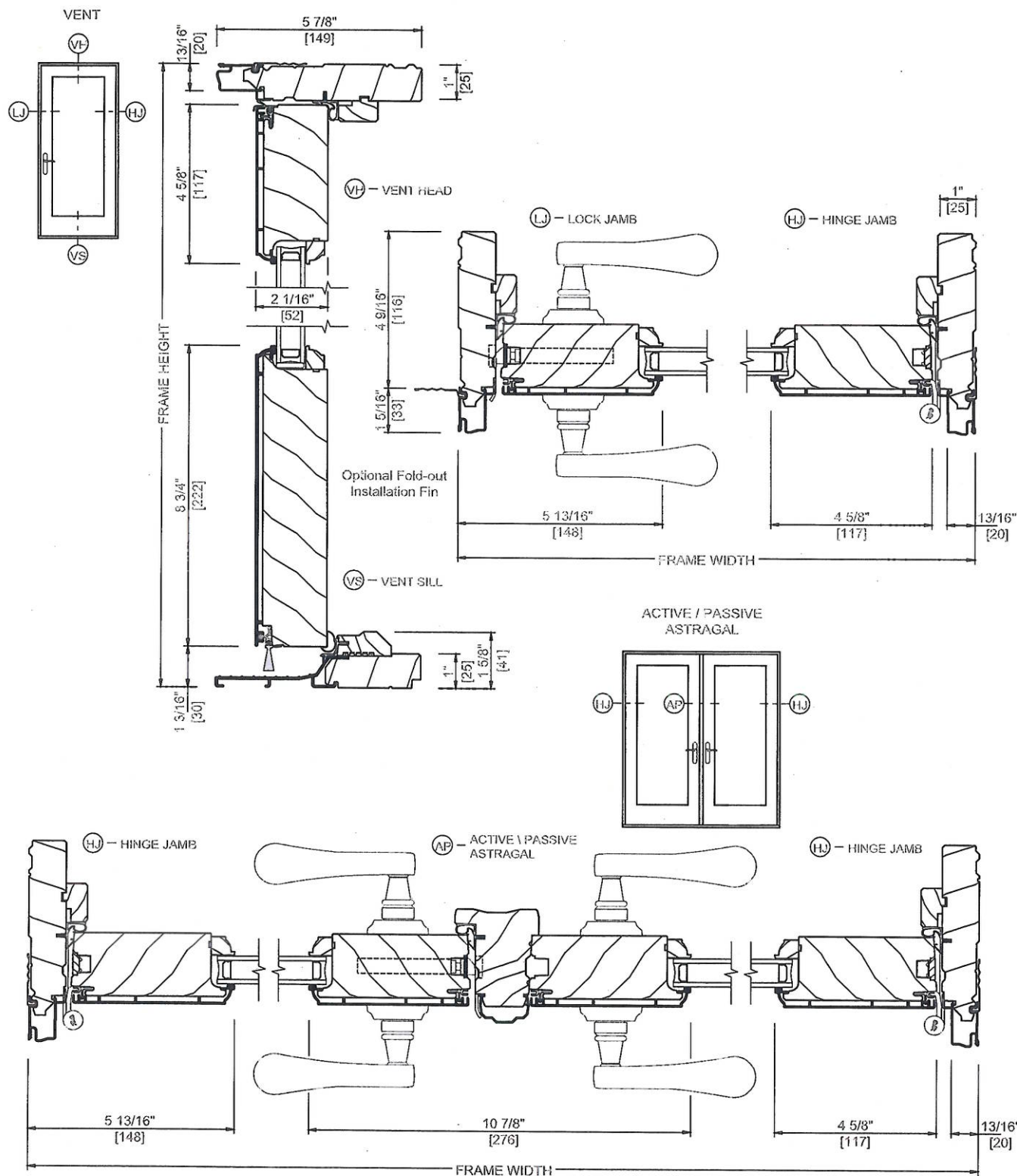


Scale 3" = 1' 0"

All dimensions are approximate.



OUT-SWING DOOR



All dimensions are approximate.



Planning and Land Use Committee Report

Date: April 10, 2014 **From:** Lucina Baryluk, Senior Process Planner
Subject: Zoning Regulation Bylaw – Minor Housekeeping Amendment for Garden Suites on a 'Plus Site'

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a minor housekeeping amendment to the *Zoning Regulation Bylaw* to clarify the distinction between the established zoning regulations for garden suites.

In September 2011, Council endorsed the *Garden Suite Policy* providing guidance for consideration of Rezoning Applications for garden suites. The maximum total area established for a garden suite is 37 m². The Policy also provides for larger garden suites up to a total floor area of 56 m² on 'plus sites', with potential for a higher building height (from 3.5 m to 5.5 m maximum). 'Plus sites' are identified as:

- a corner lot
- a lot with two street frontages
- a lot with rear yard laneway access
- a lot greater than 557 m² in total area.

Two zones have been created for garden suites recognizing these distinctions: the R1-B-GS Zone, Single Family Dwelling with Garden Suite District, and the R1-B-GS2 Zone, Single Family Dwelling with Garden Suite District. The only difference between these two zone titles is the "2" in the title of the zone intended for 'plus sites'. In order to clarify the distinction between the two zones, it is recommended that the R1-B-GS2 Zone be renamed the "Single Family Dwelling with Garden Suite for Plus Sites District". It is noted that the increased floor area and height are still subject to Council approval through the rezoning and development permit process.

Changing the name to clearly reflect the *Garden Suite Policy* will provide ease of interpretation for staff and applicants.

Recommendation


That Council direct staff to prepare the necessary amendments to the the *Zoning Regulation Bylaw*, Part 1.113, R1-B-GS2 Zone, Single Family Dwelling with Garden Suite District, in order to rename it the "Single Family Dwelling with Garden Suite for Plus Sites District".

Respectfully submitted,

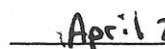

 Lucina Baryluk
 Senior Process Planner
 Development Services Division


 Deb Day, Director
 Sustainable Planning and Community
 Development Department

Report accepted and recommended by the City Manager:


 Jason Johnson

Date:

 April 22, 2014

LB:lw

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