



**AMENDED AGENDA  
PLANNING AND LAND USE COMMITTEE  
MEETING OF APRIL 3, 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 March 20, 2014

**DECISION REQUEST**

2. Rezoning Application # 00406 and Development Permit for 1270 Dallas Road 3 - 25  
*--D. Day, Director of Sustainable Planning & Community Development*  
  
Neighbourhood: Fairfield Recommendation: Proceed to PH
3. **MOVED FROM ITEM #4** Rezoning Application # 00412 and 27 - 48  
Development Permit for 2740 Forbes Street - Application to construct a garden suite  
*--D. Day, Director of Sustainable Planning & Community Development*  
  
Neighbourhood: Oaklands Recommendation: Proceed to PH
4. Rezoning Application # 00381 and Development Permit Application # 49 - 144  
000351 for 1002-1008, 1012 Pandora Avenue  
**LATE ITEM - Correspondence**  
*--D. Day, Director of Sustainable Planning & Community Development*  
  
Neighbourhood: North Park Recommendation: Proceed to PH

[Addenda]

- |    |  |           |
|----|--|-----------|
| 5. | Development Permit with Variance Application # 000342 for 1961 Douglas Street<br><i>--D. Day, Director of Sustainable Planning &amp; Community Development</i><br><br><u>Neighbourhood</u> : Burnside Gorge <u>Recommendation</u> : Issue DP | 145 - 160 |
| 6. | Garden Suites Policy - Interim Update<br><i>--D. Day, Director of Sustainable Planning &amp; Community Development</i>   | 161 - 169 |

## **ADJOURNMENT**



## Planning and Land Use Committee Report

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**Date:** March 20, 2014      **From:** Helen Cain, Senior Planner  
Development Services

**Subject:** **Rezoning Application #00406 and Development Permit for 1270 Dallas Road**  
Application to permit the conversion of a garage to a garden suite

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### 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 1270 Dallas Road. The application is to rezone the property from the R1-B Zone (Single Family Dwelling District) to a new zone to permit the conversion of an existing garage to a garden suite. In an earlier Planning and Land Use Standing Committee report (report and minutes attached), staff had recommended that this proposal proceed to a Public Hearing for the Rezoning Application and that a Development Permit with Variances be issued.

However, staff have determined that the total floor area of the garage, which exceeds the maximum permitted for a garden suite, can be considered as density. To ensure that the zoning is appropriate, staff are recommending that this application proceed to a Public Hearing with the preparation of a custom zone and a Development Permit. This amendment to the original recommendation involves no changes to the proposal.

### Recommendation

1. That Rezoning Application #00406 for 1270 Dallas Road proceed to a Public Hearing, subject to the preparation of a *Zoning Regulation Bylaw* amendment.
2. Following consideration of Rezoning Application #00406, that Council authorize the issuance of a Development Permit for 1270 Dallas Road, in accordance with:
  - (a) plans stamped dated June 27, 2013;
  - (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 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:

HC:aw



Jason Johnson

Date: March 24, 2014

**List of Attachments**

- Council Minutes from October 24, 2013
- Planning and Land Use Standing Committee Minutes from the October 17, 2013 meeting
- Planning and Land Use Standing Committee report, dated October 2, 2013 with appended:
  - Zoning map
  - Aerial map
  - Letter from David Clark, stamped June 28, 2013
  - Plans for Rezoning Application #00406, stamped June 27, 2013
  - Fernwood Community Association email correspondence dated June 19, 2013.

**REPORTS OF THE COMMITTEE**

**4. Planning and Land Use Standing Committee – October 17, 2013**

**2. Rezoning Application # 00406 for 1270 Dallas Road**

It was moved by Councillor Alto, seconded by Councillor Gudgeon, that Council authorize that Rezoning Application # 00406 for 1270 Dallas Road proceed for consideration at a Public Hearing, subject to the preparation of a *Zoning Regulation Bylaw* amendment.

Carried Unanimously

Council meeting  
October 24, 2013

### 3.1 Rezoning Application # 00406 and Development Permit with Variances for 1270 Dallas Road

Committee received a report dated October 2, 2013, from Development Services regarding a Rezoning Application for 1270 Dallas Road. The application is to rezone the property from the R1-B Zone (Single Family Dwelling District) to a new zone to permit the conversion of an existing garage to a garden suite. The proposal also involves two variances from the R1-B-GS2 Zone (Single Family Dwelling with Garden Suite District) to relax the regulations for the front and side setbacks of the mail dwelling.

Committee discussed:

- Privacy concerns and how they have been mitigated by adding opaque glass to one window and the elimination of another window that was to be located on the north side.
- The City has been working to provide affordable units in a variety of ways. Secondary suites are one and gardens suites are another. This application is supportable not only in policy, but also from a practical view.

**Action:** Mayor Fortin moved that Committee recommends that Council authorize:

1. That Rezoning Application # 00406 for 1270 Dallas Road proceed for consideration at a Public Hearing, subject to the preparation of a *Zoning Regulation Bylaw* amendment.
2. Following consideration of Rezoning Application # 00406, that Council authorize the issuance of a Development Permit with Variances for 1270 Dallas Road, in accordance with:
  - a. Plans dated June 27, 2013;
  - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following two variances:
 

Part 1.113, R1-B-GS2, Single Family Dwelling with Garden Suite District

    - Front and east side setbacks of the single family dwelling relaxed from 1.713m to 1.6m and from 7.5m to 6.2m, respectively
  - c. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY 13/PLUSC0163

PLUSC meeting  
October 17, 2013



## Planning and Land Use Standing Committee Report

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**Date:** October 2, 2013

**From:** Helen Cain, Senior Planner

**Subject:** **Rezoning Application #00406 and Development Permit with Variances for 1270 Dallas Road** – Application to permit the conversion of a garage to a garden suite with two variances.

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### 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 1270 Dallas Road. The application is to rezone the property from the R1-B Zone (Single Family Dwelling District) to a new zone to permit the conversion of an existing garage to a garden suite. The proposal also involves two variances from the R1-B-GS2 Zone (Single Family Dwelling with Garden Suite District) to relax the regulations for the front and side setbacks of the main dwelling.

The following points were considered in assessing this application:

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

Staff recommend that this Rezoning Application proceed for consideration at a Public Hearing because the proposal is consistent with the OCP land use policy and applicable design guidelines.

### Recommendation

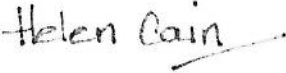
1. That Rezoning Application #00406 for 1270 Dallas Road proceed for consideration at a Public Hearing, subject to the preparation of a *Zoning Regulation Bylaw* amendment.
2. Following consideration of Rezoning Application #00406, that Council authorize the issuance of a Development Permit with Variances for 1270 Dallas Road, in accordance with:
  - (a) Plans stamped dated June 27, 2013;
  - (b) Development meeting all *Zoning Regulation Bylaw* requirements, except for the following two variances:

Part 1.113, R1-B-GS2, Single Family Dwelling with Garden Suite District

    - front and east side setbacks of the single family dwelling relaxed from 1.713 m to 1.6 m and from 7.5 m to 6.2 m, respectively

- (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:

\_\_\_\_\_  
Jocelyn Jenkyns

HC:aw

S:\TEMPEST\_ATTACHMENTS\PROSPERO\PL\REZ\REZ00406\PLUSC PLANNING REPORT TEMPLATE REZ2.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 Variances for the property at 1270 Dallas Road.

**2.0 Background****2.1 Description of Proposal**

The applicant proposes to rezone the property at 1270 Dallas Road from the R1-B Zone (Single Family Dwelling District) to a new zone to allow for the conversion of a garage to a one-storey garden suite. Exterior changes would be made to the garage to improve the appearance and new landscaping would be added to identify the garden suite as a separate, private dwelling unit. The proposal complies with the criteria in the R1-B-GS2 Zone (Single Family Dwelling with a Garden Suite District) except for two variances. The minimum front and east side setbacks of the main dwelling will be relaxed from 1.713 m to 1.6 m and from 7.5 m to 6.2 m, respectively.

**2.2 Land Use Context**

The subject property is located across from the ocean in south Fairfield where the place character is predominantly single family dwellings and duplexes, with pockets of multi-unit residential buildings in the form of low-rise apartments. In the immediate area to the west, east and north, all of the land parcels are in the R1-B Zone (Single Family Dwelling District). There are no commercial uses in the vicinity. New infill in the form of low-density, ground-oriented housing is well suited to the streetscape that includes 1270 Dallas Road and the surrounding context in this part of the Fairfield neighbourhood.

**2.3 Community Consultation**

The applicant consulted with the Fairfield Gonzales Community Association on June 17, 2013. A letter from the Land Use Committee is attached to this report.

**2.4 Existing Site Development and Development Potential**

The data table (below) compares the proposal with the R1-B-GS2 Zone (Single Family Dwelling with a Garden Suite District). The proposal is less stringent than the standard zone for the criteria identified with an asterisk (\*) below.

Zoning Criteria	Proposal	Zone Standard R1-B-GS2
Site area (m <sup>2</sup> ) – minimum	802	460
Total floor area (m <sup>2</sup> ) – maximum	259	280
Site coverage (%) – maximum	30.8	40
Site coverage (%) – maximum	30.8	40
Storeys – maximum	2	2



Setbacks (m) – minimum		
north (rear)	21.03	11.7
south (front)	6.2**	7.5
east (side)	5.5	3
west (side)	1.6**	1.713
Parking – minimum	2	1
<b>Garden Suite</b>		
Height (m) – maximum	3.9	5.5
Storeys	1	1.5
Floor area (m <sup>2</sup> ) – maximum	58.3*	56
Setbacks (m) – minimum		
north (rear)	0.9	0.6
east (side)	4	0.6
west (side)	1.6	0.6
Separation space from main building	11.6	2.4

## 2.5 Legal Description

Lot 148, Fairfield Farm Estate, Victoria District, Plan 834.

## 2.6 Consistency with City Policy

### 2.6.1 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.

### 2.6.2 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 1270 Dallas Road 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 new small lot dwellings are 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 1270 Dallas Road is consistent with DPA 15E objectives to achieve new infill that is of high-quality design and that respects the established character in residential areas.

### **2.6.3 Garden Suite Policy, 2011**

Under the *Garden Suite Policy 2011*, proposals that involve the conversion of a garage may exceed the standard requirements in the applicable zone, subject to the following conditions:

#### **5. Exceptions**

##### *Exception #1: Existing Garage Conversions*

*The structure was built with all appropriate permits and has not been altered  
The structure is fully upgraded to meet all Building Code requirements for residential use.*

The garage at 1270 Dallas Road was constructed in 2010 with the required Building Permit and would undergo code upgrades for habitation, should Council approve this Rezoning Application. It should also be noted that this proposed garage conversion will comply with the R1-B-GS Zone (Single Family Dwelling with Garden Suite District) standards except for maximum floor area of a garden suite.

## **2.7 Consistency with Design Guidelines**

### **2.7.1 Siting and Shading**

The garage that is proposed for conversion to a garden suite is sited at the rear of the subject property, but is partially visible from the street. There are no shadow impacts of the existing garage on neighbouring yards because the adjacent lots to the north and east each have an accessory building located along the shared property line. There is a wide setback between the side of the garage and the lot to the immediate east of the subject property.

### **2.7.2 Windows and Entries**

Conversion of the garage includes changes to the windows and entries. The south elevation, facing the interior of the lot, will retain the existing garage door and introduce a main entrance to the dwelling and three new windows. There is a small window on the north elevation and one door and two windows on the west side of the building, where views to neighbouring yards are blocked by accessory buildings on each adjacent lot. A side door and two window openings will be retained on the east elevation from which views to and from the adjacent yard to the east are limited due to the wide setback on that side of the garage, and plantings that provide for privacy.

### 2.7.3 Outdoor Space and Landscape

Landscape features include permeable materials for the driveway and vehicle turnaround space and a new path to the front entryway of the garden suite with plantings at the front, rear and sides of the dwelling to ensure privacy and to soften the hard surfaces. The east side of the garden suite also features a relatively large, private patio with wood surface.

### 2.7.4 Character

Proposed finishes for the garage conversion are a mix of HardiePlank on all sides with cedar shingle details on the south and east elevations. Although the window at the rear (north side) is small, already providing a high degree of privacy, translucent glazing is proposed. Overall, the exterior improvements will result in a design that is rustic, in the general spirit of Arts and Crafts houses, which is appropriate to the immediate context of older character homes.

### 2.7.5 Parking and Driveways

The proposed use of the existing parking and vehicle turnaround space at the rear of the subject property will result in no net increase in paved surfaces and will retain the placement of "car-oriented" design features away from the street. However, the existing garage door is the building feature that will be most visible from Dallas Road.

## 3. Issues

The outstanding issues related to this application are:

- visibility of the front entryway from Dallas Road
- habitable area.

## 4. Analysis

### 4.1 Visibility of Front Entryway

In order to maintain the parking stall that is presently located in the garage and to have a functional interior floor plan, the front entryway to the garden suite will be obscured from view on Dallas Road. While the prominence of the garage door is not as desirable as visible "people" features, the guidelines state that "where possible, the Garden Suite should be located to be at least partially visible from the street" and this would be achieved through the garage conversion.

### 4.2 Habitable Area

The exception for existing garage conversions in the *Garden Suite Policy 2011* allows for deviating from standard zoning criteria and related design guidelines. The proposal for a minor increase in habitable space from the standard floor area is reasonable and supportable.

## 5. Resource Impacts

There are no anticipated resource impacts that are associated with this development.



**6. Options**

## Option One (Proceed to a Public Hearing)

1. That Rezoning Application #00406 for 1270 Dallas Road proceed for consideration at a Public Hearing, subject to the preparation of a *Zoning Regulation Bylaw* amendment.
2. Following consideration of Rezoning Application #00406, that Council authorize the issuance of a Development Permit with Variances for 1270 Dallas Road, in accordance with:
  - (a) Plans stamped dated June 27, 2013;
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Part 1.113, R1-B-GS2, Single Family Dwelling with Garden Suite District
    - front and east side setback of the single family dwelling relaxed from 1.713 m to 1.6 m and from 7.5 m to 6.2 m, respectively
  - (c) Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

## Option Two (Decline Application)

That Rezoning Application #00406 be declined.

**7. Conclusions**

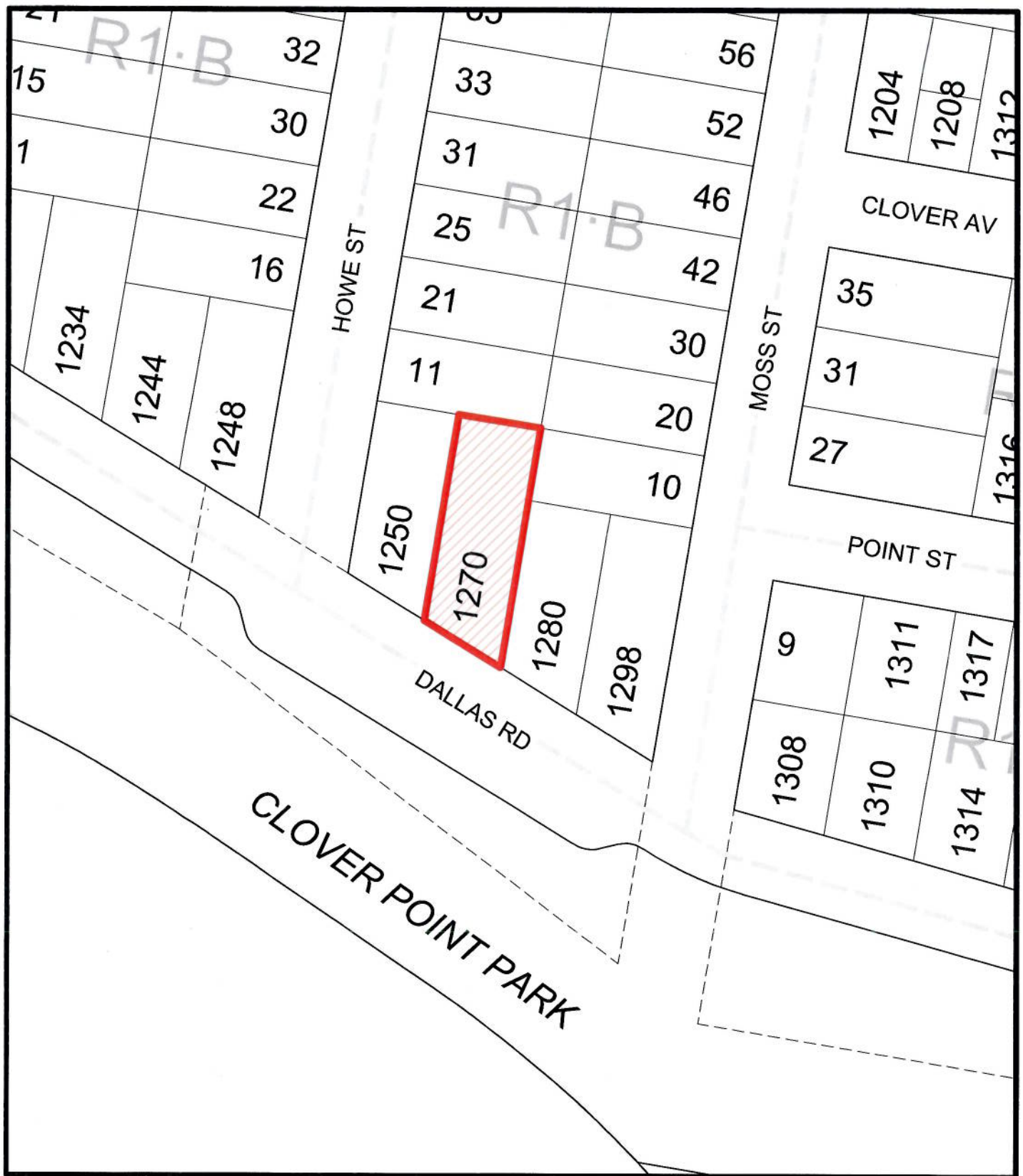
This proposal to convert an existing garage to a new dwelling is consistent with the OCP objectives and guidelines for sensitive infill in the form of garden suites within established residential areas. While the proposed garden suite will have a built-in garage visible from Dallas Road and involves a minor increase in the standard for floor area, these details are acceptable in relation to the *Garden Suite Policy* and relevant guideline exceptions for garage conversions.

**8. Recommendation**

1. That Rezoning Application #00406 for 1270 Dallas Road proceed for consideration at a Public Hearing, subject to the preparation of a *Zoning Regulation Bylaw* amendment.
2. Following consideration of Rezoning Application #00406, that Council authorize the issuance of a Development Permit with Variances for 1270 Dallas Road, in accordance with:
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  - (c) Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

**9. List of Attachments**

- Zoning map
- Aerial photo
- Letter from David Clark, stamped June 28, 2013
- Plans for Rezoning Application #00406, stamped June 27, 2013
- Fernwood Community Association e-mail correspondence dated June 19, 2013.



1270 Dallas Road  
Rezoning #00406  
Bylaw #







1270 Dallas Road  
Rezoning #00406  
Bylaw #





JUN 28 2013

Planning & Development Department  
Development Services Division

June 21, 2013

To: The Mayor and Members of the City Council,

My name is David Clarke and I own and reside at 1270 Dallas Road. I am submitting my application for the rezoning of my property to allow for a Garden Suite. The existing zoning is R1-B single family home. The tenure of the garden suite will be rental. With the addition of the garden suite there will be two units on the property; a single family home and a garden suite. I am asking to convert an existing garage/shop that was completed in 2010 to a Garden Suite. To allow for a Garden Suite the footprint of the existing garage/shop will not change. My proposal conforms to the Official Community Plan for Garden Suites.

Having a Garden Suite will allow for a legal living space in an area of the city where affordable and desirable rental units are at a premium. Having a rental unit on my property fits with what now exists on my block of Dallas Road. Next door to me is a 4 unit rental property and two doors down is another 4 unit property. The location for the Garden Suite allows for walking distance to Cook Street Village, Fairfield Village, and downtown. The bus stop is 100 meters away on Moss Street.

My lot size is 802.0 sq m (8633 sq. feet) which qualifies it as a "Plus Size" Garden Suite location. The location of the Garden Suite complies with the guidelines in location, set backs, height, lot coverage and access. The design will compliment the main house and the neighborhood. Privacy for both the main house and the Garden Suite can be enhanced with landscaping. The design changes allow for a beautiful cottage like appearance.

Overall my Fairfield Community meeting went well. With the exception of my neighbor to the back; all of my adjoining neighbors were supportive of my Garden Suite proposal. I have included two changes to the building plans that deal with the privacy issues raised by my rear yard neighbors at 11 Howe. I also had a conversation the day after the meeting with Paul, my rear yard neighbor. He said, " Tell the city we can work out the situation with you having a garden suite between us and to go ahead with my application."

On a personal note; I am a single senior and will be looking at retirement in the next few years. My hope would be to live in the Garden Suite. It would make for a very manageable and economical living space for myself and "Ollie" my dog. My ability to live on the property and rent the main house will help with my mortgage, property taxes, and supplement my retire income.

Thank You for taking the time to consider my request!

Respectfully Submitted,



David Clarke  
1270 Dallas Road  
Victoria BC V8V-1C4



# Garden Suite Proposal

1270 Dallas Road Victoria B.C.

- Applicant  
David Clarke  
1270 Dallas Rd  
ph 778 265 4610
- Zoning (existing)  
R1-B Single Family
- Legal Description  
Lot 148  
Fairfield Farm Estate plan 834
- Site Area  
802.0 sq m (8633 sq ft)
- Rear Yard Area  
360.0 sq m (3875 sq ft)
- Floor Areas  
House  
--259.0 sq m existing  
Garden Suite Area  
--58.3 sq m proposed  
Total Floor Area  
--317.0 sq m proposed
- Floor Space Ratio  
--.396 (317/802)
- Site Coverage  
--30.8% (247/802)
- Coverage of Suite  
16.2% (58.3/360)
- Open Site Area  
69.2%
- Height Garden Suite  
2
- No. Storeys (House)  
1
- No. Storeys (Suite)  
1
- Parking On Site  
3

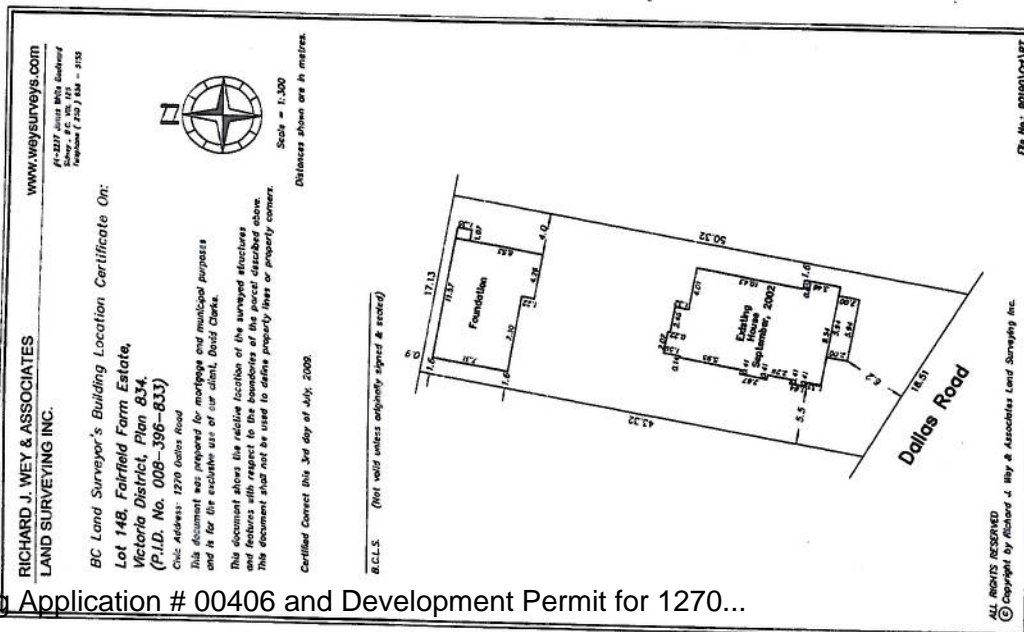
Drawn Jan 26/13  
Revision



Proposed Garden Suite for D. Clarke  
1270 Dallas Road  
Victoria, B.C.



## NEIGHBOURHOOD LAYOUT







Drawn Jan 26/13  
Revision

Proposed Garden Suite for D. Clarke  
1270 Dallas Road  
Victoria, B.C.



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P1030032

002



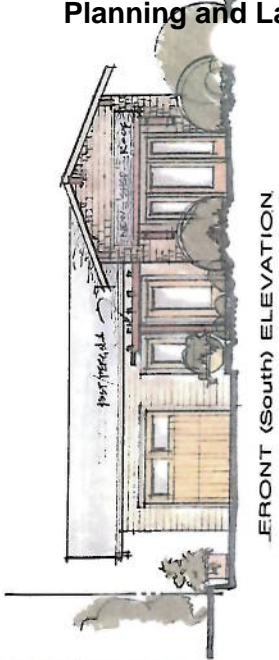
P1030035

P1030034

owl ridge 006



owl ridge 001



FRONT (South) ELEVATION

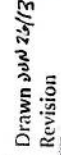


imputent  
Capital Regional District  
http://www.crd.bc.ca

Sectional Community Atlas  
Capital Regional District  
http://www.crd.bc.ca

CDR





EXISTING MAN RESIDENCE



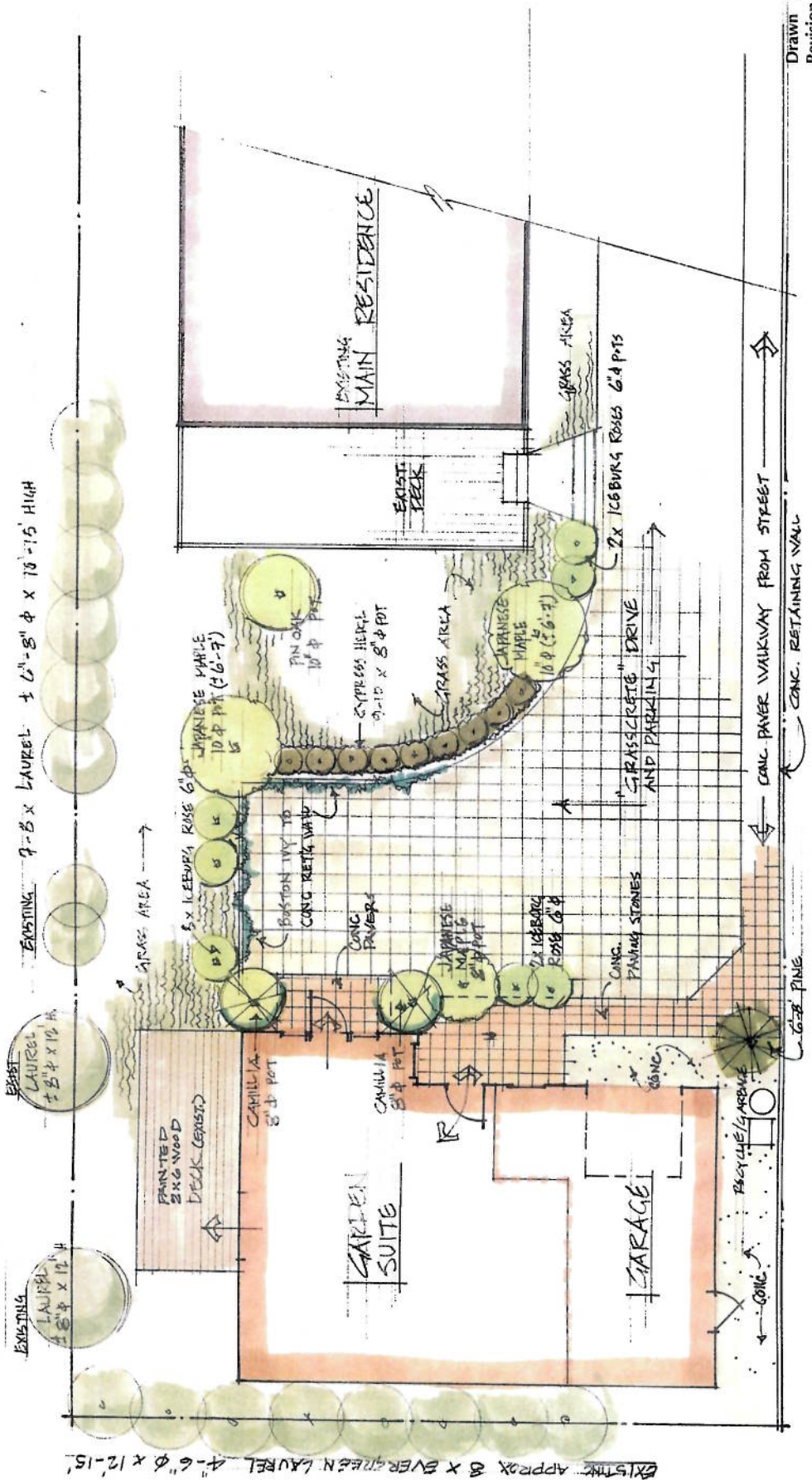
Proposed Garden Suite for D. Clarke  
1270 Dallas Road  
Victoria, B.C.







Drawn Jan 26/14  
Revision



LANDSCAPE PLAN ±1:100

Proposed Garden Suite for D. Clarke  
1270 Dallas Road  
Victoria, B.C.



Looking North to neighbour

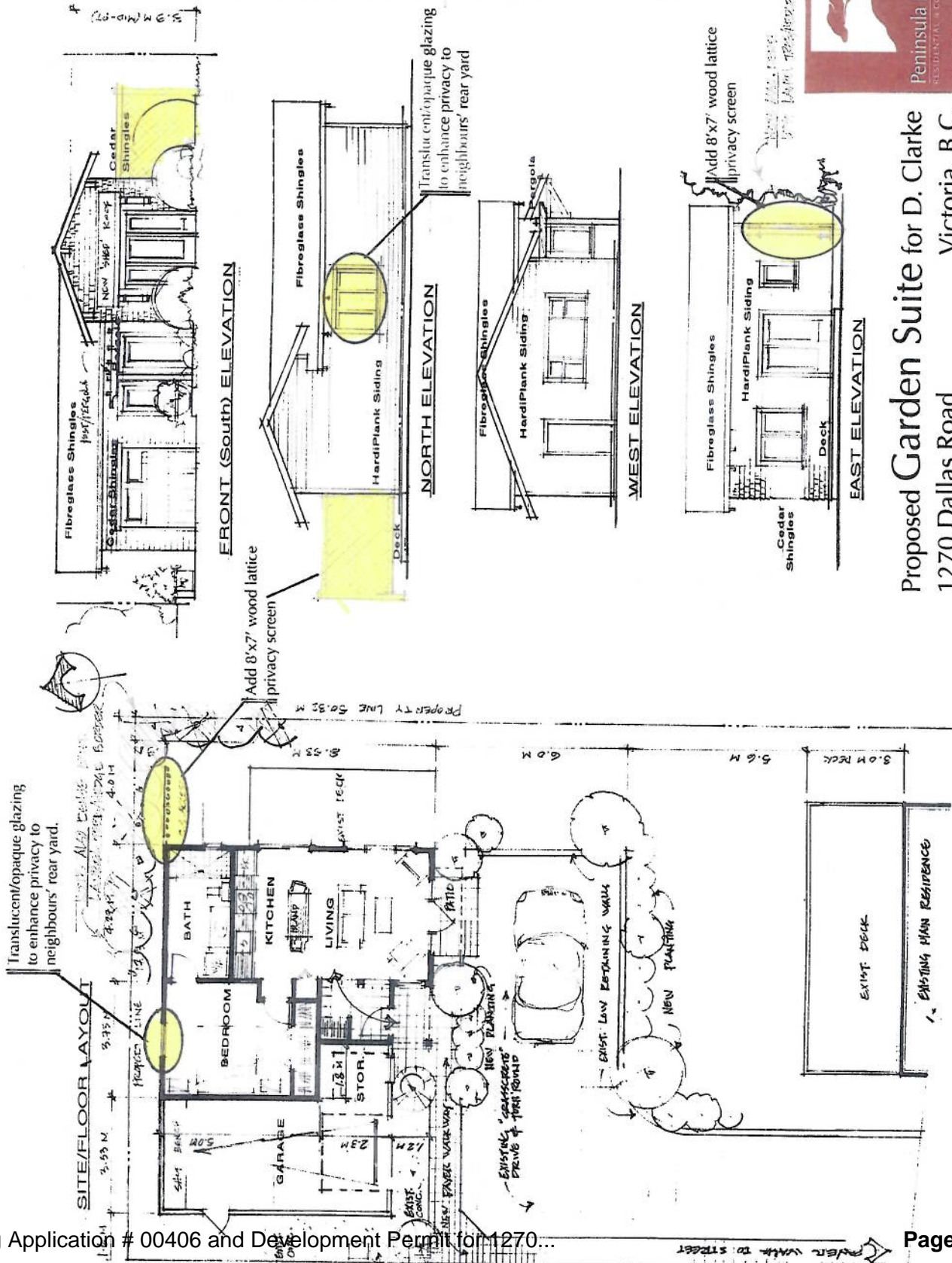


View from bedroom window



Bedroom window/North wall

Drawn Jan 26/13  
Revision



Proposed Garden Suite for D. Clarke  
1270 Dallas Road  
Victoria, B.C.



Anita Walper

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From: Joan Kotarski <executivedirector@fairfieldcommunity.ca>  
Sent: Wednesday, Jun 19, 2013 1:29 PM  
To: Anita Walper  
Cc: Pam Madoff (Councillor)  
Subject: FW: P & Z meeting. June 17/13 re: 1005 Oliphant and 1270 Dallas

Hi Anita ,

Below is the P&Z report from our meeting on June 17/13.

Joan Kotarski  
Executive Director



FAIRFIELD GONZALES  
COMMUNITY ASSOCIATION  
the place to connect

1330 Fairfield Road  
Victoria, BC V8S 5J1  
250-382-4604 Fax 250-382-4613  
[executivedirector@fairfieldcommunity.ca](mailto:executivedirector@fairfieldcommunity.ca)  
[www.fairfieldcommunity.ca](http://www.fairfieldcommunity.ca)

#### 1005 Oliphant Ave.

The applicant is requesting the subdivision of property to create a small lot house.  
There were only three neighbours in attendance.  
The presentation by the applicant was straightforward and there were no negative comments.  
The only questions posed for the record were relating to the expected process of the application through the City.  
This project appear to have the approval of the affected neighbourhood.

#### 1270 Dallas Rd.

The applicant is proposing the creation of a garden suite by the conversion of an existing two-car garage.  
The entire exterior structure remains as at present, only interior work and landscaping is proposed.  
There were six neighbours in attendance.  
No objections were raised by five of the attendees.

The owner of 11 Howe St, with their backyard directly behind the proposed garden suite, presented a lengthy and emotionally charged appeal as to how the change from an occasionally used garage to a residence would affect her privacy, mainly because of a small bedroom window facing her property. Both the applicant and the owner of 11 Howe St were encouraged to see how the problem could be mitigated for peaceful coexistence. The applicant has readily offered to use privacy (opaque) glass in windows looking at the neighbour's yard, the erection of a privacy screen to the side of the existing small patio deck and landscaping enhancement at the property line.

At the end of the meeting, the Council of 11 Howe was satisfied with the solutions offered and would no longer contest the proposal.

Meetings chaired and minutes reported by George Zador.







## Planning and Land Use Committee Report

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**Date:** March 20, 2014      **From:** Lucina Baryluk, Senior Process Planner  
**Subject:** Rezoning Application #00412 and Development Permit for 2740 Forbes Street - Application to construct a garden suite

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### Executive Summary

The purpose of this application is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 2740 Forbes Street. The application is to rezone the property from the R1-B Zone (Single Family Dwelling District) to the R1-B-GS2 Zone (Single Family Dwelling with a Garden Suite District) to permit the construction of a garden suite in the rear yard of an existing lot.

Based on the *Garden Suite Policy* (2011) the subject parcel qualifies as a "plus site" since it exceeds 557 m<sup>2</sup> in size. As such, the regulations would allow a garden suite with a floor area of up to 56 m<sup>2</sup>. The proposal is for a 53 m<sup>2</sup> garden suite.

The following factors were considered in assessing this application:

- The proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan 2012* (OCP) and related objectives for sensitive infill in Development Permit Area 15E: Intensive Residential - Garden Suites.
- The garden suite provides an alternative form of rental housing in an area that supports a variety of housing types.
- The subject property will be included within Development Permit Area 15 E: Intensive Residential - Garden Suites, regulating the exterior design, finish and landscaping. The proposal is consistent with the policies and design specifications of the *Garden Suite Policy* (2011).
- There are no variances associated with this application.

Staff recommend that Committee support this Rezoning Application and Development Permit Application, and that the Rezoning Application proceed to a Public Hearing.

### Recommendation

1. That Rezoning Application #00412 for 2740 Forbes Street proceed to a Public Hearing.
2. Following consideration of Rezoning Application #00412, that Council authorize the issuance of a Development Permit in accordance with:
  - (a) Plans stamped dated October 9, 2013;
  - (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 Sustainable Planning and Community Development.

Respectfully submitted,



Lucina Baryluk  
Senior Process Planner  
Development Services Division

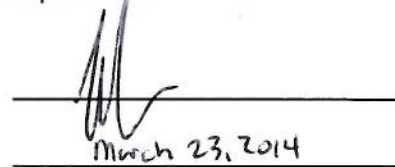
JH



Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date:

  
March 23, 2014

LB:lw

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## 1.0 Purpose

The purpose of this application is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 2740 Forbes Street. The application is to rezone the property from the R1-B Zone (Single Family Dwelling District) to the R1-B-GS2 Zone (Single Family Dwelling with a Garden Suite District) to permit the construction of a garden suite in the rear yard of an existing lot.

## 2.0 Background

### 2.1 Description of Proposal

Details of the proposal are:

- The proposed garden suite will be located in the north-west corner of the rear yard.
- The suite layout shows a combined living, dining and kitchen area, a separate bedroom and a bathroom accessed from the bedroom. A small vestibule is available for storage, and concealed outdoor and bicycle storage.
- Siding materials include fibre-cement board and cedar shingles.
- The standing seam metal, pitched roof will facilitate rainwater collection, with a number of rain water tanks along the rear property boundary.
- A permeable paver walkway located along the northern property boundary will provide access to the garden suite from the street.
- Landscaping plant materials include a native plant shade garden along the rear property boundary and shared raised garden beds in the main garden area in the rear yard.
- New fences, gate, lattice screening and a patio area will complete the hard landscaping improvements.
- One off-street parking stall is provided for the main residence.

### 2.2 Existing Site Development and Development Potential

The subject property is 570 m<sup>2</sup> in area, which is a typical lot size for the neighbourhood. The existing dwelling was constructed in 1949. Although it is a two-storey home, the basement is under-height and therefore does not lend itself to accommodating a suite.

The current zoning for the property, R1-B Zone, Single Family Dwelling District, allows a single family dwelling with a secondary suite. Should the rezoning proceed in compliance with the *Garden Suite Policy*, a single family dwelling and a garden suite will be permitted, thus precluding the use of the main dwelling for the inclusion of a secondary suite.

### 2.3 Land Use Context

The immediate neighbourhood is characterized by single family homes, many with suites. The property is in close proximity to Oaklands Elementary School and faces David Spencer Park.

### 2.4 Legal Description

Lot 6, Block 13, Section 48, Victoria District, Plan 835.



## 2.5 Data Table

The following data table compares the proposal with the R1-B-GS2 Zone (Single Family Dwelling with a Garden Suite District). There are no variances associated with this application.

Zoning Criteria	Proposal	Zone Standard R1-B-GS2 "Plus site"
Site area (m <sup>2</sup> ) minimum	570	557
Floor area of single family dwelling for first and second storeys combined (m <sup>2</sup> ) maximum	215 (approx.)	280
Garden suite floor area (m <sup>2</sup> ) maximum	53	56
Total site coverage (%) maximum	37	40
Rear yard lot coverage (%) maximum	21	25
Height of garden suite (m) maximum	3.5	5.5
Number of storeys of garden suite maximum	1	1.5
Separation space between single family dwelling and garden suite (m) minimum	4.23	2.4
Parking stalls for single family dwelling	1	1
Bicycle storage for garden suite	1	1
Garden suite setbacks		
Side yard (north) (m) - minimum	2.13	0.6
Rear yard (west) (m) - minimum	1.83	0.6

## 2.6 Consistency with City Policy

### 2.6.1 Official Community Plan, 2012

The proposed development is consistent with the relevant land use policies of the *Official Community Plan 2012 (OCP)*. The property is designated as Traditional Residential in the OCP where garden suites are identified as appropriate forms of infill.

In accordance with the OCP, garden suites are 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 2740 Forbes Street is consistent with the objectives of DPA 15E to achieve new infill that is of high-quality design and that respects the established character in residential areas.

### **2.6.2 Garden Suite Policy**

In September 2011, Council endorsed the *Garden Suite Policy* providing guidance for consideration of rezoning applications for garden suites. The Policy also contains requirements for the following components of garden suites: siting, building mass, access and design guidelines.

### **2.6.3 Neighbourhood Plan**

The *Oaklands Neighbourhood Plan* (1993) makes provision for a range of housing types and sizes in the Oaklands Neighbourhood through limited infill, redevelopment and new housing. However, the garden suite as a type of infill was not considered an alternative within the context of the *Oaklands Neighbourhood Plan*. At the time of development of the Plan, garden suites were not anticipated, nor were any guidelines in place. However, an overarching principle in the Plan is to maintain a healthy neighbourhood which appeals to a wide range of people of different ages, income and lifestyles. In this context, garden suites would achieve this outcome.

### **2.7 Community Consultation**

The Oaklands Community Association Land Use Committee hosted a meeting regarding this proposal on July 25, 2013. The summary of this meeting is attached.

### **3.0 Issue**

The main issue is consistency with the Design Guidelines of the *Garden Suite Policy*.

### **4.0 Analysis**

#### **4.1 Consistency with the Design Guidelines of the *Garden Suite Policy***

This section describes and analyzes the application in relation to the Design Guidelines included in the *Garden Suite Policy*. The italicized text provides the Design Guidelines taken from the *Garden Suite Policy*.



**4.1.1 Maximum Floor Area of the Garden Suite**

*Properties that meet the following criteria are considered 'plus sites': a corner lot, a lot with two street frontages, a lot with rear yard laneway access, or lots greater than 557 m<sup>2</sup> (6,000 ft<sup>2</sup>) in total area.*

As the subject property is greater than 557 m<sup>2</sup>, it qualifies as a "plus site". This "plus site" designation provides an opportunity for increased floor area, up to a maximum of 56 m<sup>2</sup>. The proposal is for 53 m<sup>2</sup>. The proposed floor area is constructed all on one level and due to the site size, it does not trigger any other variations to the regulations. Given the general fit of the suite on the property and the compliance with other density provisions, the additional floor area is supportable.

**4.1.2 Character**

*Quality in design, high quality architectural expression and unique individual identity of a Garden Suite are encouraged.*

The garden suite design complements the existing house by having a pitched roof, as well as using fibre-cement siding on portions of the suite that is similar in style to the wood siding of the main dwelling. The gables over the entry feature and on the east elevation provide attractive detailing to the most prominent elevations of the suite. This reference to the main dwelling is subtle but helps the garden suite to "fit" on its site without resulting in duplication or a miniature version of the main dwelling.

**4.1.3 Respect Mature Landscape Elements and Other Landscape Elements**

*Siting should respect mature trees both on-site and on adjacent properties.*

Placement of the garden suite does not conflict with existing trees. Additionally, the introduced landscaping will include a native plant shade garden along the rear property line and shared raised beds are also provided. The suite will have a south facing patio overlooking the garden that is protected from direct view of the main dwelling by a privacy lattice. Permeable pavers along the north (side) property boundary will be used to identify the walkway to the suite. New gates will serve to provide privacy and security.

**4.1.4 Minimize Shading**

*Consideration should be given to minimize shading on adjacent private open space.*

The proposed garden suite will create only a minimal amount of shading on the adjacent parcel (2744 Forbes); however, this is not a prime consideration due to the garage placement on the adjacent property, and as such, adjacent private open space is not impacted.

**4.1.5 Windows**

*Windows should be maximized along those façades oriented to the interior of the site. Windows oriented towards adjacent properties are discouraged.*

The number and placement of windows in the garden suite is driven by the interior layout and the desire to capture maximum sunlight and views into the garden. Most windows are on the

south side, facing the garden, which is supported by the *Garden Suite Policy*. There are no windows on the north elevation facing the neighbour's garage. The window on the west elevation is opaque and intended to provide light into the bathroom.

#### 4.1.6 Siting

*Where possible, the Garden Suite should be located to be at least partially visible from the street.*

The garden suite will only be partially visible from the street. The east elevation that contains the storage area will be most visible from the street, as this is the most convenient area for storage placement. There is gable detailing, sconce lighting and cedar shingle siding that make the east elevation (facing the street) more interesting.

The main entry to the garden suite is from the interior of the garden to take full advantage of the garden views and solar penetration. However, the pathway and pavers provide directional cues to the entrance of the garden suite.

#### 4.1.7 Usable Outdoor Space

*A minimum of 15 m<sup>2</sup> of semi-private outdoor space should be clearly associated with the Garden Suite.*

This main outdoor space for the suite is achieved by the creation of a grade level, south-facing patio that also serves as the main entrance to the suite. The material for the terrace is permeable pavers. Permeable pavers are highly encouraged over other hard surfaces for the visual appearance and the potential for slowing rain water run-off.

### 5.0 Resource Impacts

There are no resource impacts anticipated.

### 6.0 Options

Option One (Proceed to a Public Hearing)

1. That Rezoning Application #00412 for 2740 Forbes Street proceed to a Public Hearing.
2. Following consideration of Rezoning Application #00412, that Council authorize the issuance of a Development Permit in accordance with:
  - (a) Plans stamped dated October 9, 2013;
  - (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 Sustainable Planning and Community Development.

Option Two (Decline Application)

That Rezoning Application #00412 be declined.

### 7.0 Conclusions



This proposal to construct a new garden suite at 2740 Forbes is consistent with the OCP objectives and guidelines for sensitive infill in the form of garden suites within established residential areas. The garden suite creates an opportunity for another form of rental housing. In this instance, the garden suite provides an option for the owners to create a rental unit as the existing house is not suited for a secondary suite due to the basement height.

Attention to views, privacy and sunlight have inspired the design of the garden suite and overall the proposal is consistent with the *Garden Suite Policy*. The garden suite will provide a livable environment for its occupants, with minimal infringement on the neighbouring dwellings. Both the main dwelling and the garden suite will enjoy use of the rear yard. Staff recommend that Committee support this application.

## 8.0 Recommendation

1. That Rezoning Application #00412 for 2740 Forbes Street proceed to a Public Hearing.
2. Following consideration of Rezoning Application #00412, that Council authorize the issuance of a Development Permit in accordance with:
  - (a) Plans stamped dated October 9, 2013;
  - (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 Sustainable Planning and Community Development.

## 9.0 List of Attachments

- Air photo
- Zoning map
- Applicant's letter to Council dated September 23, 2013
- Submission drawings
- Oaklands Community Association Land Use Committee, July 25, 2013.





2740 Forbes Street  
Rezoning #00412  
Bylaw #







Melissa Ollsin, Charles Appleford  
2740 Forbes St  
250-370-0114  
mollsin@telus.net



SEPTEMBER 23, 2013

Dear Mayor and Council,

We are proposing to rezone so we can add a garden suite to our current zoning R1B Zoning, which allows for single family dwellings. We have a plus size lot, and after careful review of your garden suite policy, we believe that our garden suite will meet all the required criteria.

Our neighborhood is a growing neighborhood, with a mix of retirees, and new families. There is a lack of affordable rentals in the area, and very few ground level suites. Our goal is to have an elderly family member live in the garden suite, so we will take care to widen doorways, as well as build in bars in the bathrooms, and other features that allow her to stay in the suite, even if she were to require a walker or wheelchair. We had found no suitable places for her that have these options within her budget, so feel like we would be creating a very desirable rental unit, especially suited for an elderly person, where usually apartments and townhouses are their only option. We are very close to a community center, mall and the jubilee hospital.

We have reviewed all the guidelines in the garden suite policy, and have taken care to incorporate the guidelines into our design, as follows.

As far as the location of the garden suite, it is located in the rear yard, it takes up 21% of the rear yard, and the maximum is 25%. We have followed all of the required setbacks, and have placed the suite to have the least impact on the neighbor's in regards to shading, and sightlines. We had consulted our neighbors prior to finalizing our design and placed the suite according to their feedback. We have still managed to make the entrance visible to the street for security, as well as placed it on the side of the house that has the widest setback. We will not have to remove any trees or shrubbery.

As far as zoning goes our current R1B zoning allows for garden suite. In addition we have a plus size lot, which allows us, with approval to go up to 56sq m. We have made the suite 53 sq m. We will meet height requirements, and site coverage, and have included a table with all the details.

We have placed the windows mostly towards the garden, where they will not look out onto other neighbor's. The only windows that face the neighbor's property will have obscure glass. The entrance will direct towards the street, and will be visible. We will put in a wide pathway of permeable pavers that lead directly to the suite.

As far as usable outdoor space and landscaping, we will give the suite its own patio area and will build a privacy lattice that gives the space definition. We will add garden beds for fruit and vegetables that will be shared. Other landscaping will be draught tolerant, and native plants. All new planting will have a built in watering system that will come from the rainwater collection tanks.



Our roof will be standing seam metal in dark brown or grey, so that we will be able to collect rainwater to use in the garden. We will have the roof solar ready, so solar panels can be put in, in the future. We have gone with a low pitched gable design, in order to keep sight lines open for the neighbor's behind us.

We are not a heritage designated property, our house was built in 1949. With that in mind we have designed the garden suite in keeping in character with the main house, but still having its own identity. It will have the feel of a backyard cottage.

There are no additional requirements for parking, but the city does require the main house to have 1 stall that is not in the front yard. We meet this requirement. We also have 2 street parking spots in front of our house, as well as a park across the street, with extra parking. We have added a covered bicycle parking stall, which is noted in our plans. We hope that our tenant will not have a car, as we are within walking distance of most amenities.

With regards to garbage and recycling, we have added a specific area for garbage and recycling, and will also take the tenants Styrofoam, soft plastic, and foil into the fernwood recycling depot on a monthly basis.


We have added many green features to our building, not limited to, but including the standing seam metal roof, which is a lifetime roof, that will also collect rainwater, and will be ready for future solar panels. We have collected building materials, and will reuse trusses, as well as windows from a neighbor on the street whose house is under renovation. We will meet and exceed BC building code, and will build ensuring the suite will have as little environmental impact as possible. We will register the garden suite with built green, and have attached the form with all of our environmental initiatives.

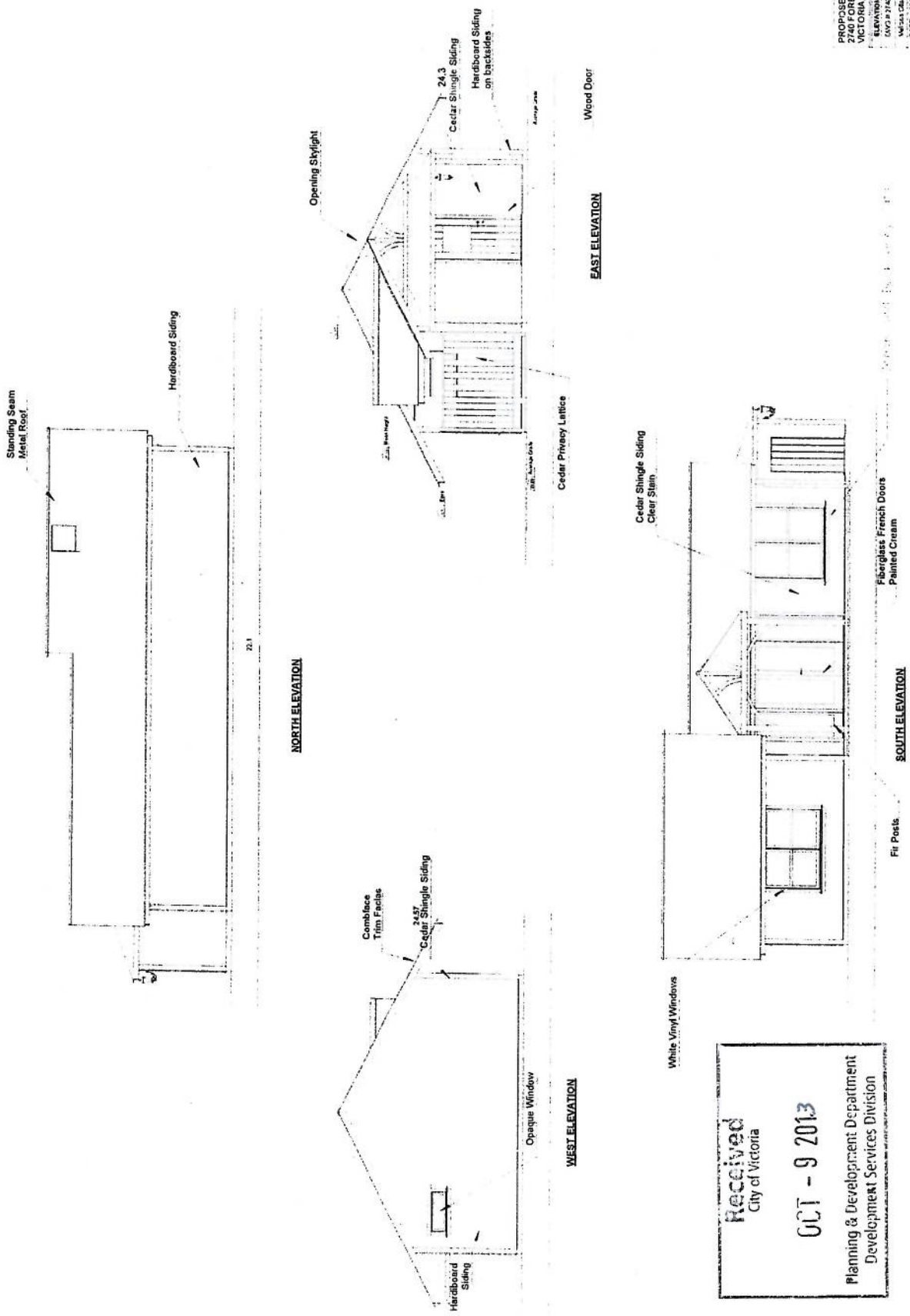
We have checked all of our servicing requirements, and do not need a water, sewer or storm upgrade. We have enough room on our existing electrical panel, and will run electrical underground to the suite.

In conclusion, I believe the garden suite will meet all of the requirements that the city had in mind when drafting "the garden suite policy". We have had excellent neighborhood support, and have taken care to adjust our design and sighting to address any concerns. We had a very successful neighborhood meeting, and we did not require any changes to be made to the plans presented.

Warm regards,

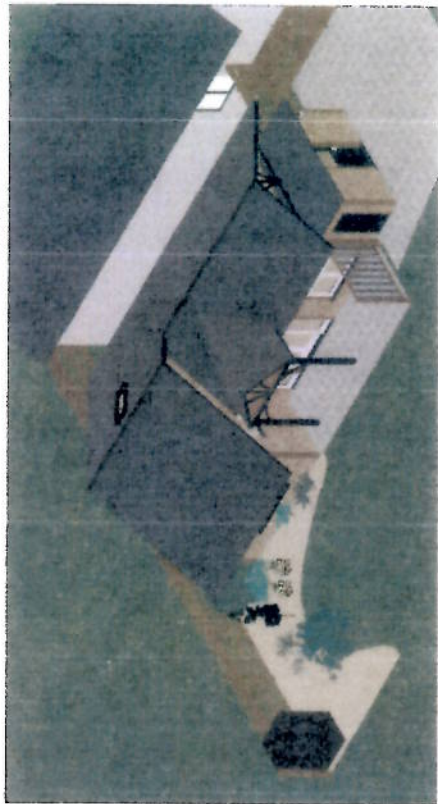
Melissa Ollsin, Charles Appleford

Handwritten signatures of Melissa Ollsin and Charles Appleford. The signature of Melissa Ollsin is written in cursive and is positioned above the signature of Charles Appleford, which is also in cursive.



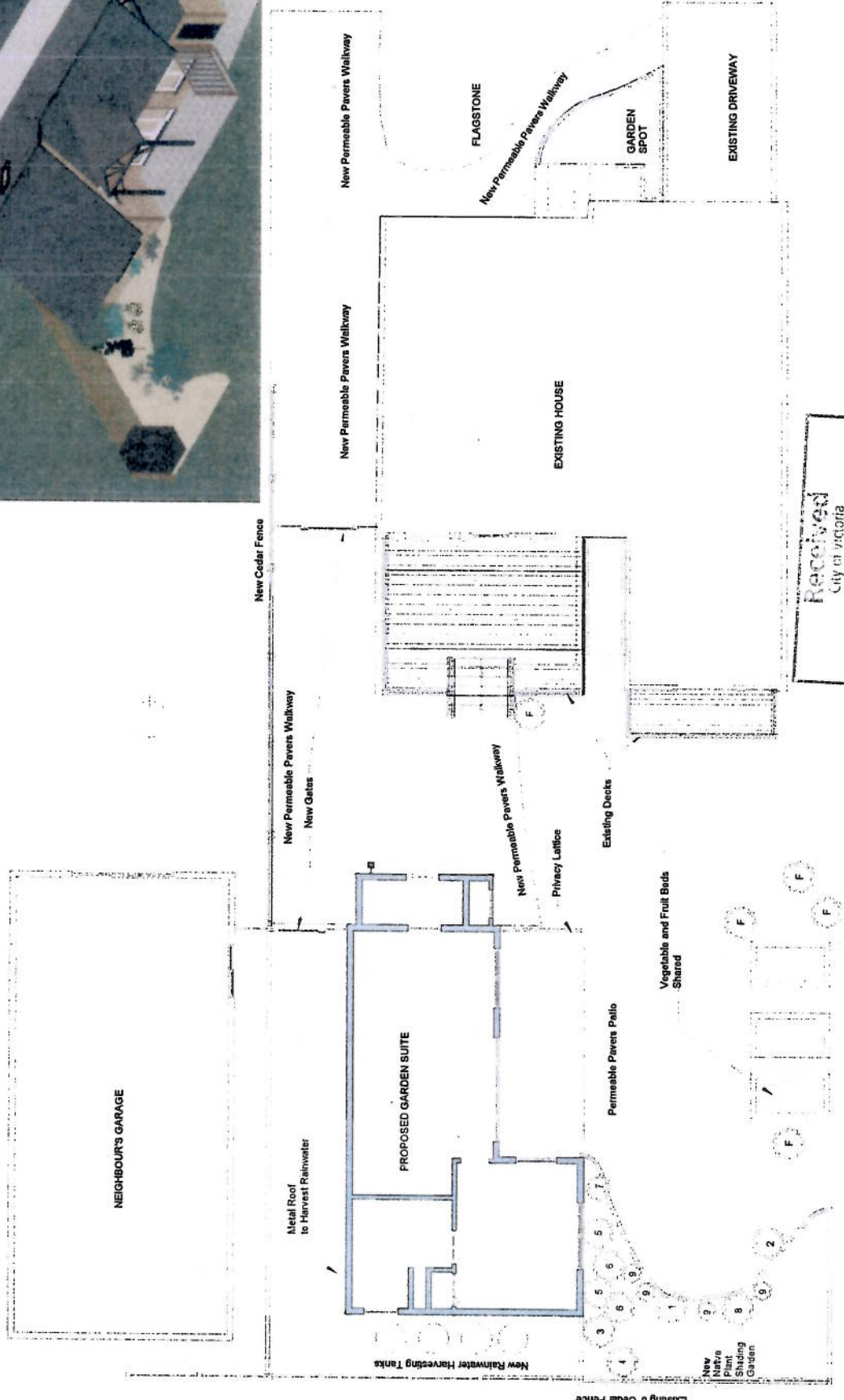
PROPOSED GARDEN SUITE  
2240 FOREST STREET  
VICTORIA, BC  
ELEVATION  
NOV 18 2013  
DATE 2013/03/20  
SCALE 1/2"

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OCT - 9 2013  
Planning & Development Department  
Development Services Division



PROPOSED GARDEN SUITE  
2740 FORBES STREET  
VICTORIA, BC

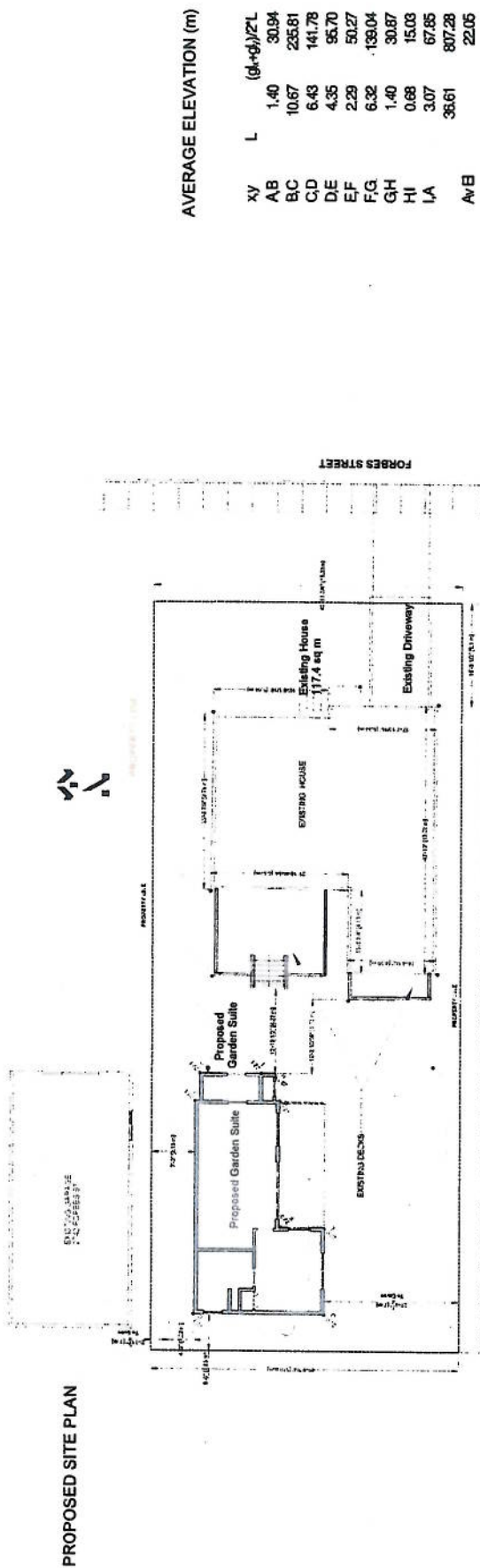
LANDSCAPE PLAN  
DATE: 27/05/2013  
DRAWN BY: J. S. (253) 379114  
DATE: 17.4.2014  
SCALE: 1:50



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City of Victoria  
OCT - 9 2013  
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- 1. Existing Evergreen
- 2. Existing Maple
- 3. Existing Redwood (Ceanothus laevis)
- 4. Existing Holly (Ilex aquifolium)
- 5. Oval leaf blueberry (Vaccinium ovatum)
- 6. New Dwarf Fruit Trees: Apple, Cherry, Plum
- 7. False Soliman's Seal (Smilax racemosa)
- 8. Red Columbine
- 9. Mock Orange (Philadelphus imbricatus)
- 10. Mr. Bleeding Heart, Shooting Star, Vanilla leaf, Twinflowers





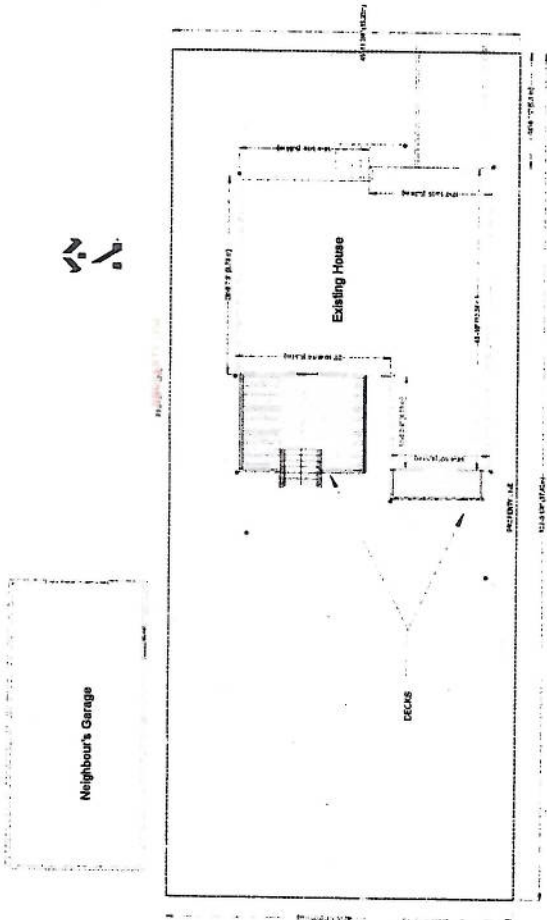
**PROJECT INFO**

Current Zoning Proposed Zoning Project/Site Info		Part	
1-108 R1-B-GS		1-108 R1-B-GS	
569.06 m <sup>2</sup>		569.06 m <sup>2</sup>	
275.11 m <sup>2</sup>		275.11 m <sup>2</sup>	
117.4 m <sup>2</sup>		117.4 m <sup>2</sup>	
49 m <sup>2</sup>		49 m <sup>2</sup>	
59 m <sup>2</sup>		59 m <sup>2</sup>	
4 m <sup>2</sup>		4 m <sup>2</sup>	
31.8 m <sup>2</sup>		31.8 m <sup>2</sup>	
37 %		37 %	
31 %		31 %	
21 %		21 %	
18 %		18 %	
37		37	
1-108.3.a.		1-108.3.a.	
Current single family Dwelling		Current single family Dwelling	
Proposed garden suite Living Area		Proposed garden suite Living Area	
Proposed garden suite Footprint		Proposed garden suite Footprint	
GS Vestibule, Utilities and Storage unheated		GS Vestibule, Utilities and Storage unheated	
Decks		Decks	
Total - house+Garden+Suite + Decks		Total - house+Garden+Suite + Decks	
Total - house+Garden Suite		Total - house+Garden Suite	
Garden Suite Foot/Backyard		Garden Suite Foot/Backyard	
Garden S Living Backyard		Garden S Living Backyard	
40		40	
1-108.3.b.		1-108.3.b.	
Coverage Ratio		Coverage Ratio	
Floor Space Ratio		Floor Space Ratio	
Setbacks		Setbacks	
Rear		Rear	
Side North		Side North	
Side South		Side South	
Separation Space		Separation Space	
Garden Suite Height		Garden Suite Height	
0.6		0.6	
1.108.4.a.		1.108.4.a.	
1.108.4.a.		1.108.4.a.	
1.108.4.c.		1.108.4.c.	
1.108.4.d.		1.108.4.d.	
1.108.4.e.		1.108.4.e.	
1.83 m		1.83 m	
2.13 m		2.13 m	
7 m		7 m	
3.73 m		3.73 m	
3.28 m		3.28 m	

PROPOSED GARDEN SUITE  
2740 FORBES STREET  
VICTORIA BC  
PROPOSED SITE PLAN  
DWG # 2740GS-R21.1  
Melissa Olin, (250) 370 8114  
DATE rev 2 2014-01-09  
SCALE 1:100

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OCT - 9 2013  
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Development Services Division





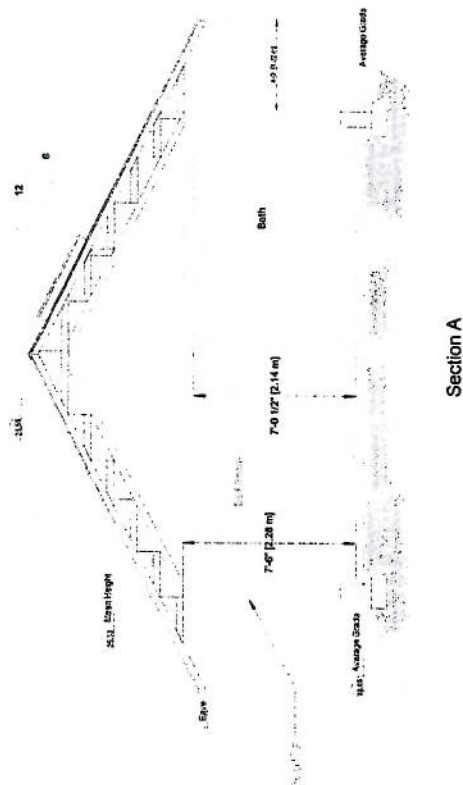
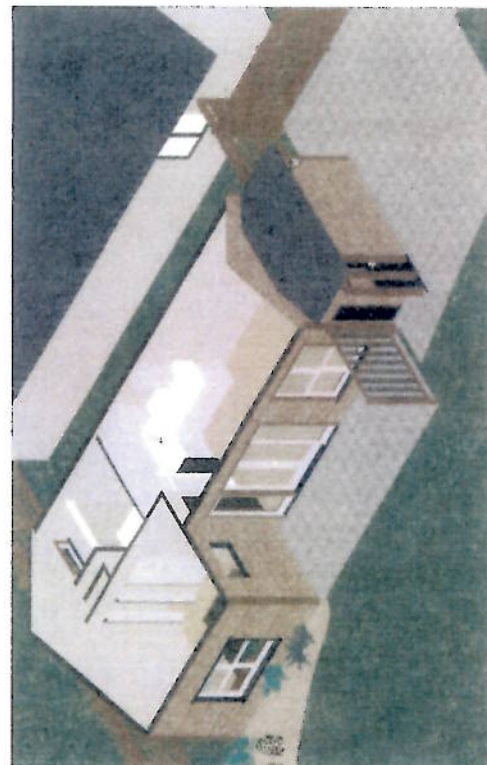
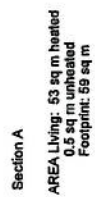
SITE CONTEXT



PROPOSED GARDEN SUITE  
250 FORBES STREET  
VICTORIA, BC  
EXISTING SITE PLAN  
DWG # 274005-R21.0  
Melissa Olson (250) 370 0114  
DATE rev 1: 2014-02-13  
SCALE 1:100

Received  
City of Victoria  
OCT - 9 2013  
Planning & Development Department  
Development Services Division





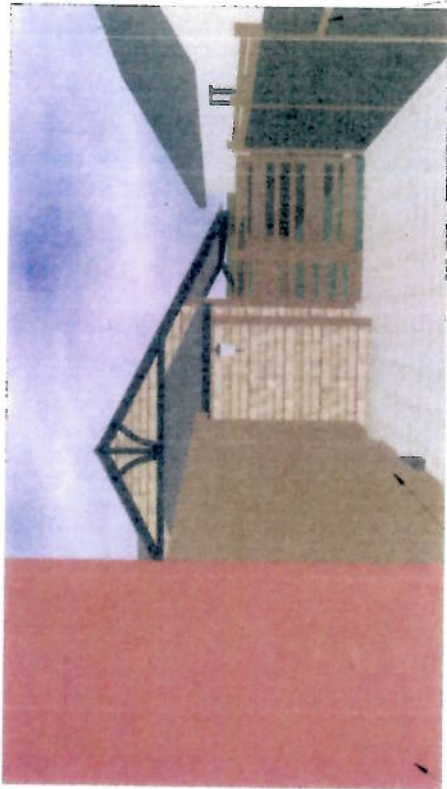
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City of Victoria

OCT - 9 2013

**Planning & Development Department  
Development Services Division**



VIEW LOOKING NORTH

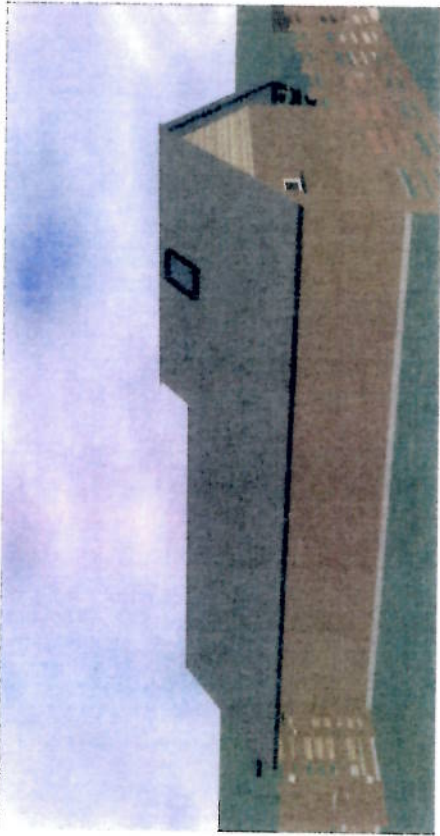


VIEW LOOKING WEST

Neighbor's Workshop  
(not to scale)

Deck on Main House

Existing House



VIEW LOOKING SOUTH EAST NEIGHBOUR'S WORKSHOP NOT INCLUDED



VIEW LOOKING EAST

PROPOSED GARDEN SUITE  
2740 FORBES STREET  
VICTORIA, BC

RENDERINGS  
DWG 2740S-022  
Melissa O'Brien, (250) 370 0114  
DATE rev'd: 2014-02-14  
SCALE Perspective

Received  
City of Victoria

OCT - 9 2013

Planning & Development Department  
Development Services Division



PROPOSED PARCELS  
1000 WEST STREET  
VICTORIA BC  
STREET SCALE  
DOSS 20050821/001  
MAY 09 03 00 14  
DATE 2013-09



Received  
City of Victoria  
OCT - 9 2013  
Planning & Development Department  
Development Services Division



2740 Forbes St

Oaklands Community Association Land Use Committee

July 25, 2013

2629 ~~Victor Street~~ for 2740 Forbes St.

In attendance: Jeff Lougheed, Land Use Chair, Clair Campbell Director  
By Invitation: Melissa Ollsin, Property owner  
7 Community Members attended

The Chair welcomed everyone and introduced the role of the committee, advising that this committee facilitates the meeting and introduces the proponent to the community in order to work together and exchange ideas on the proposed project. The Chair then called the meeting to order and requested that Melissa Ollsin make her presentation regarding the garden suite.

Melissa discussed the reasons for wanting to build the garden suite and discussed the personal benefits that it would have for her family. She then reviewed what a garden suite is and how the City of Victoria regulates them. She then discussed how the proposed garden suite fits within the City of Victoria's regulator frame work and compared it to city requirements.

Melissa also discussed additional design criteria such as the use of rain water tanks and how they would be used, suggested that some rain water would be used for toilets, and in the bath tub. She was unsure at this time as to the size of the rain water tanks that would be used.

She discussed how the consideration of neighbours view corridors was taken into account when planning the height of the building and its location on the site.

She went into some detail on the building process, materials used and green features.

Discussed timeline for construct: 6 to 8 months.

**Questions from attendance:**

Neighbour to the north asked about side yard setbacks, Melissa directed him to the City Garden suite document and pointed out that the proposed garden suite meet city setback criteria.

Question on the impact on parking in the neighbourhood. Melissa suggested that in this particular situation her mother in-law would not have a car but pointed out that the garden suite is a one bedroom accommodation and therefore even if future occupants had a car(s) the impact would be no more than a traditional basement suite. She also discussed how parking on the east side of Forbes is not typically used, and so the impact should be minimal.

Question about the rental of the suite and if that was a possibility, Melissa said that it is possible.

Question on if this proposed garden suite will cause others to do the same and how will this impact the neighbourhood. Melissa suggest that the process is harder than one would think, and suggest that the city regulations restricts which properties are eligible for garden suite.

Oaklands Community Association  
25, July, 2013  
2740 Forbes Street  
Page 2

Question about roof line and how it will impact neighbours. Melissa suggested that she would do some measuring with the neighbour who asked the questions so she would have a better feel of how the proposed structure would look.

Question on the impact on utilities, Melissa suggested their current power and water supply met city criteria.

Closing:

One attendant voice support for the project and felt as though it was a good proposal.

Others in the meeting showed general support for the concept, design, size and otherwise.



## Planning and Land Use Committee Report

---

**Date:** March 20, 2014      **From:** Mike Wilson, Senior Planner – Urban Design  
**Subject:** **Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue** - Application to increase density and construct a four to six-storey mixed-use building

---

### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the property located at 1002-1008 and 1012 Pandora Avenue, which is on the east side of Vancouver Street between Pandora Avenue and Mason Street. This application was first presented to Council on May 23, 2013. The application was tabled by the Planning and Land Use Standing Committee and, ultimately, Council endorsed a motion asking the applicant to reconsider certain aspects of the proposal, including:

- to reduce building massing and height on Mason Street in favour of Pandora Avenue
- to consider mid-block public access through the development
- to consider the appropriateness of the comprehensive development zone
- to reconsider the retention of the school tower
- to work with staff to re-examine the location and design of the vehicle entry on Mason Street, as well as the landscape treatment on Mason Street, in order to minimize the impact of the vehicle access point on adjacent properties.

In conjunction with submitting revised plans, the applicant has now applied for a concurrent Development Permit application. The applicant has undertaken significant revisions to the proposal based on feedback from Council, including:

- a reduction in the proposed floor space ratio (FSR) from 2.5:1 to 2.35:1
- a reduction in the building height from six storeys to four storeys for areas of the building fronting Mason Street and Franklin Green
- the removal of the previously retained school tower
- the provision of an increased east side yard for a future through-block pathway to Franklin Green.

The revised proposal is to construct a mixed-use building that ranges in height from four to six storeys with 4,507 m<sup>2</sup> of ground-floor commercial space and 13,995 m<sup>2</sup> of residential floor area. This represents a 1,180 m<sup>2</sup> reduction in floor area compared to the previous proposal. The development includes two buildings set above a common commercial podium. The applicant has further reduced the building height from six storeys to four storeys fronting both Mason Street and Franklin Green.

The applicant's comprehensive development proposal of 2.35:1 FSR over the entire site is supported by several policies within the *Official Community Plan (OCP)*. Staff recommend that the Committee support a comprehensive development strategy for this site. The application is also generally consistent with the land use and density policies in the *Downtown Core Area Plan (DCAP)*.

The following factors were taken into consideration in reviewing this application:

- The proposal is consistent with the OCP policies which envisage multi-unit residential, commercial and mixed-use buildings of up to 10 storeys, at densities ranging from a base of 3:1 FSR to a maximum of 5.5:1 FSR on the south portion of the site to 2:1 FSR and five storeys on the north portion of the site in order to achieve a major residential district.
- The proposal is also consistent with the more specific DCAP policies which envisage mid-rise to high-rise residential, commercial and office developments with a maximum building height of 30 m (10 storeys).
- The architectural expression of the building and landscape treatment is generally consistent with the DCAP but should be reviewed by the Advisory Design Panel.
- A Housing Agreement Bylaw and legal agreement should be prepared to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.
- The *North Park Local Plan* identifies the subject lands, as well as the lands on the north side of Mason Street, as an area of "major change predicted".

Staff recommend that the Committee support these applications.

### Recommendations

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Advisory Design Panel review of the Development Permit Application with particular attention to:
  - a) the comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks;
  - b) the appropriateness of the building finishes, including cement board siding and landscape design.
2. Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.



Planning and Land Use Committee  
Rezoning Application #00381 and Development Permit Application #000351  
for 1002-1008 and 1012 Pandora Avenue

March 20, 2014

Page 3 of 13

5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.

Respectfully submitted,



Mike Wilson  
Senior Planner – Urban Design  
Development Services

JH.



Deb Day, Director  
Sustainable Planning and  
Community Development

Report accepted and recommended by the City Manager:

MW:aw

  
Jason Johnson

Date: March 24, 2014

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## 1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit Application for the properties located at 1002-1008 and 1012 Pandora Avenue. A Rezoning Application is required to permit increased density on the site.

## 2.0 Background

### 2.1 Description of Proposal

The proposal is to rezone the properties from the CA-1 Zone, Pandora Avenue Special Commercial District, and the R-2 Zone, Two Family Dwelling District, to a new zone to increase the permitted density and to allow for a six-storey mixed-use building with underground parking. The proposed FSR is 2.35:1 and building height ranges from four to six storeys. The previous application was proposed at 2.5:1 FSR in the form of a six-storey building.

The applicant proposes to demolish the existing school and gymnasium. The new building includes at-grade retail and professional office uses with three to five storeys of residential units above. The applicant proposes 4,507 m<sup>2</sup> for professional offices, banks and retail uses. The apartment units are a mix of one- and two-bedroom units, as well as bachelor suites. At-grade residential uses are provided on Mason Street. Private open site space is provided through the use of balconies and a centralized common garden is constructed on top of the main floor retail level.

The applicant proposes that the residential units are to be rental. Consistent with the City's previous practice, staff have asked if the applicant were willing to enter into a Housing Agreement to secure the units as rental in perpetuity or for a period of time. The applicant has declined this request. However, the applicant has agreed to enter into a Housing Agreement to ensure that future strata bylaws do not prohibit the rental of units to non-owners.

Consistent with the *Highway Access Bylaw* requirements and urban design objectives, vehicle and loading access is provided from Mason Street. The application includes a total of 286 parking stalls and an internalized loading area for commercial vehicles. A total of 256 Class 1 bicycle parking stalls as well as two Class 2 bicycle racks have also been provided. It is proposed that a portion of Mason Street would be widened and will become a two-way street to provide vehicle access/egress from the parking garage entrance. The remainder of Mason Street from the garage entry eastward to Cook Street is to remain as one-way westbound only.

### 2.2 Site History

There are two existing buildings on the property: the main school house and a gymnasium. The main school building was constructed in 1930-1931. This building is constructed of cast concrete and was home to the St. Louis College prior to becoming St. Andrew's Elementary School. Neither the gymnasium nor the existing school building are on the City's Heritage Register or are Heritage-Designated buildings. The applicant proposes to demolish both buildings.



### 2.3 Application History

At the Council meeting of June 13, 2013, Council passed the following motion:

*It was moved by Councillor Alto, seconded by Councillor Helps, that 4 of the 5 actions recommended by PLUSC at its May 2, 2013 meeting proceed as directed by PLUSC, being:*

1. *Reconsideration by the applicant of massing to reduce building height on Mason street in favour of Pandora,*
2. *Consider a mid-block public access through the development,*
3. *The appropriateness of the comprehensive development zone, and*
4. *The retention of the school tower.*
5. *That the applicant work with staff to re-examine the location and design of the vehicle entry on Mason Street, as well as the landscape treatment on Mason Street, in order to minimize the impact of the vehicle access point on adjacent properties*
6. *That the application proceed through the regular Planning and Land Use Standing Committee process.*

Further analysis on the revisions proposed by the applicant in response to this motion are provided in Section 4 of this report.

### 2.4 Existing Site Development and Development Potential

The properties are currently split into two zones. The existing gymnasium and school building are in the CA-1 Zone, Pandora Avenue Special Commercial District. This Zone permits office and retail uses up to 15.5 m in height and a maximum FSR of 2.0:1 and comprises approximately 50% of the site. The existing playground and playing fields are in the R-2 Zone, Two Family Dwelling District, which comprises the remaining 50% of the site. Under the current zone, a duplex dwelling could be constructed.

### 2.5 Data Table

The following data table compares the proposal with the existing zones.

Zoning Criteria	Proposal	Existing Zone CA-1	Existing Zone R-2
Site area (m <sup>2</sup> ) – minimum	7,915	n/a	555
Total floor area (m <sup>2</sup> ) – maximum	18,603	15,826.6	380
Density (Floor Space Ratio) - maximum	2.35:1	2:1	0.5:1
Mixed Use Building Location of Residential	Ground floor – in some areas	2 <sup>nd</sup> floor and higher	n/a
Height (m) – maximum	21.5	15.5	7.6
Site coverage (%) – maximum	82	n/a	40
Open site space (%) – minimum	18	n/a	30

Storeys – maximum	6	n/a	2
Setbacks (m) – minimum			
North - Mason	7.3	3	14.8
South - Pandora	1	3	7.5
East	2	Nil	1.68
West - Vancouver	1	3	3
Parking	286 stalls	178 stalls	2 stalls
Visitor Parking	12	12	n/a
Bicycle storage	256 stalls	221 stalls	n/a
Bicycle Rack	12	17	n/a

## 2.6 Land Use Context

To the south across Pandora Avenue is a three-storey office building in the CA-1 Zone, Pandora Avenue Special Commercial District. To the north across Mason Street are four single-family dwellings in the R-2 Zone, Two Family Dwelling District. Also to the north at 1032 and 1038 Mason Street, there is a vacant lot in the R3-1 Zone, Multiple Dwelling District. To the west is a one and a half storey restaurant in the C1-FS Zone, Limited Commercial Free-Standing Food Sales District, as well as a three and a half storey multi-unit residential building in the R3-1 Zone, Multiple Dwelling District. To the east is Franklin Green, a City-owned park that is in the R-2 Zone, Two Family Dwelling District, and a three and a half storey mixed-use building in the CA-1 Zone, Pandora Avenue Special Commercial District.

## 2.7 Legal Descriptions

Lot 1, Suburban Lot 15, Victoria City, Plan 22437

Lot 2, Suburban Lot 15, Victoria City, Plan 22437, except Parcel A (DD C70855).

## 2.8 Consistency with City Policy

### 2.8.1 Official Community Plan, 2012

The *Official Community Plan* (OCP) sets out broad objectives for the City. Policy Objective 6(a) identifies the need to accommodate 20,000 new residents with at least 50% of housing growth to occur within the Urban Core. The OCP further encourages a diverse range of housing types and tenures that meet the needs of residents in different life stages.

The OCP also sets out a vision for the North Park neighbourhood in a City-wide context. As part of these vision statements, Policy 21.19.3 states that the southern portion of the neighbourhood along Pandora Avenue is identified for higher density mixed-use development in the Downtown Core Area. The OCP also sets out strategic directions for the neighbourhood (Policy 21.20). The following strategic directions are relevant to this proposal:

21.20.2 Accommodate new population and housing growth within walking distance of the North Park Village and within portions of the neighbourhood designated Core Residential.



21.20.3 Establish a high density mixed use area along Pandora Avenue that responds to the surrounding skyline of visually prominent heritage landmarks.

The OCP identifies the subject lands within the Core Residential designation. This designation envisions up to 5.5 FSR on the southern portion of the site and from a base of 1:1 FSR up to a maximum of 2:1 FSR on the northern portion of the property.

The applicant's comprehensive development proposal of 2.35:1 FSR over the entire site is supported by several policies within the OCP. Policies 6.3 and 6.8 of the OCP state that decisions regarding use, density and scale of the building for an individual site are to be based on site-specific evaluations of proposed developments in relation to the site, block and local area context and also include consideration of relevant policies in the OCP, Local Area Plans and other City policies. Additionally, it states that site-specific amendments may be considered that are consistent with the intent of the Urban Place Designations identified in the OCP. In general, the Core Residential designation supports multi-unit residential buildings from three storeys up to 20 storeys and large floor-plate commercial buildings oriented to the street.

Generally, the proposed comprehensive site development is consistent with the OCP. The level of consistency with the OCP is further discussed in Section 4 of this report.

## **2.8.2 Downtown Core Area Plan, 2011**

### **2.8.2.1 Land Use**

The *Downtown Core Area Plan* (DCAP) identifies the subject lands as part of the Residential Mixed Use District. This District is identified as the area that includes the majority of the residential land base within the DCAP boundary. This designation establishes various objectives and policies that can be summarized as follows:

- encourage active commercial uses at street level along Pandora Avenue to facilitate increased pedestrian activity and improved vitality
- ensure well-designed streets and sidewalks that provide interesting public realm environments for pedestrians
- ensure that new buildings located along the edge of the Residential Mixed Use District consider scale, orientation, setbacks, mass and building height to provide sensitive transitions to the surrounding Districts
- encourage multi-unit residential development appropriate to the context and function of each neighbourhood.

To this end, the proposal is generally consistent with the DCAP. Staff have provided further analysis on the proposed massing and scale of the proposal as it relates to the transition to the North Park Neighbourhood in Section 4 of this report.

### **2.8.2.2 Density**

The applicant proposes an overall floor space ratio of 2.35:1 across the site. The density provisions within the DCAP are split over the site. The southern portion of the site is located within the Density Bonus Area and is provided with a base FSR of 3:1 (of which up to 1:1 FSR may be commercial) with a maximum FSR of 5.5:1 (of which up to 3:1 FSR may be

commercial). For the northern portion of the site, the DCAP identifies a maximum FSR of 2:1. The maximum base density permitted floor space ratio for a comprehensive development, which spreads the density across the site within the base density, is 2.35:1 FSR. The revised proposal is consistent with the densities considered in the DCAP.

### **2.8.3 North Park Local Plan, 1996**

The *North Park Local Plan* (NPLP) identifies the subject lands as well as the lands on the north side of Mason Street as an area where “major change (is) predicted”. With respect to building heights, the Plan envisions development on the southern portion of the site to include heights up to 10 storeys and up to five storeys on the northern portion of the site. The proposed six-storey building fronting Pandora Avenue and four-storey building fronting Mason Street are an appropriate response for a comprehensive development of the site. Further analysis on the proposed building height and massing is provided in Section 4.

The NPLP identifies the northeast corner of Vancouver Street and Pandora Avenue as a street-head site and further identifies the school building as a landmark within the neighbourhood. The previous proposal retained a portion of the school building. However, as a result of direction from Council, the applicant now proposes to demolish the school building in its entirety. The applicant has maintained a southwest-facing landscaped open space at this corner, which has been integrated into the landscape design. In the opinion of staff, this approach adequately responds to the policy direction within the NPLP.

## **2.9 Community Consultation**

The applicant originally met with the North Park Neighbourhood Association (NPNA) on August 8, 2012. Minutes of the meeting, as provided by the applicant, are attached to the previous staff report. Additional letters from the NPNA, dated September 28, 2012, and January 18, 2013, are also attached to that report.

Upon completing revisions to the proposal, the applicant held two informal meetings with the NPNA on February 11, 2014, and February 26, 2014. At the time of writing this report the NPNA has not provided any further correspondence.

## **3.0 Issues**

Staff have evaluated the revised proposal with respect to the following key issues raised by Council including:

- building massing and height on Mason Street
- mid-block public access through the development
- the appropriateness of the comprehensive development zone
- the retention of the school tower
- the location and design of the vehicle entry on Mason Street.



Staff have also evaluated the following additional issues:

- Development Permit Application
- Statutory Right-of-Way
- Visitor Bicycle Parking.

#### **4.0 Analysis**

##### **4.1 Building Massing and Height on Mason Street**

The applicant has reduced the building height from six storeys to four storeys for portions of the building fronting Mason Street and Franklin Green. The Mason Street frontage maintains the previously provided 7.3 m setback from the property line and the at-grade unit entrances. A primary residential lobby entrance is also provided on this frontage. This frontage includes three projecting bays clad with brick veneer. The fourth-storey is further set back from the building face by 2 m.

With respect to street wall policies in the DCAP, the Mason Street façade is generally consistent. However, the applicant has provided a larger than required setback from the property line in order to create a more sensitive transition to buildings on the north side of Mason Street. Staff recommend that the Committee support these revisions to the Mason Street frontage.

##### **4.2 Through-block Public Access to Franklin Green**

The applicant has increased the east side-yard setback to 2 m in order to provide for a future through-block connection through to Franklin Green. The plans indicate that the area is to be planted with a fence for security and gate for maintenance access. The applicant's intent is that a future through-block connection be provided when the neighbouring property to the east is redeveloped.

Staff are concerned with the design of the through-block connection. This is a direct result of the lot configuration. The jog in the walkway presents concerns with respect to public safety. Staff do not recommend that the Committee seek a through-block connection in this location as it is not envisioned in the City policy and could present a safety concern.

Should the Committee support the provision of this space for a future through-block walkway, staff recommend that the Committee require a Statutory Right-of-Way to permit public access during daylight hours.

##### **4.3 Appropriateness of Comprehensive Development Zone**

The applications continue to request a comprehensive development zone but at a lower proposed density 2.35:1 versus 2.5:1. The OCP supports the logical assembly of development sites and staff recommend that the Committee support the proposed approach to develop the site.

##### **4.4 Retention of St. Andrew's School Tower**

The current proposal includes the demolition of the main school building in its entirety. In response to planning policies for this site, the applicant has maintained a southwest facing plaza

at the corner of Pandora Avenue and Mason Street. The removal of the tower allows for a more unified design with respect to this face of the proposed development.

#### 4.5 Location and Design of Vehicle Entry on Mason Street

Consistent with the requirements of the *Highway Access Bylaw*, vehicle access is provided from the Mason Street frontage. Mason Street is the lesser classified street in terms of vehicle traffic. In July 2013, Council directed staff to prepare amendments to the *Highway Access Bylaw* in order to provide the Director of Engineering and Public Works with the authority to consider approving a driveway crossing on another street frontage for a development in the following instances:

- a) site configuration prevents compliance with s.12 (e.g., insufficient frontage);
- b) compliance with s. 12 would result in an unsafe condition (e.g., sight lines, traffic volumes, proximity to intersections, etc.); and
- c) compliance with s. 12 would interfere with protected trees or existing infrastructure that cannot be removed/relocated.

The amendments to the bylaw were approved by Council in 2013. The current application does not meet any of these tests. As a result, the vehicle access remains on Mason Street. Staff and the applicant have explored various alternatives to the currently proposed vehicle access on Mason Street. This has involved splitting the residential and retail access point from the commercial loading access. The location of the proposed access has also been examined.

If the access points were split and one access moved further east on Mason Street, it is anticipated that there would be a greater traffic impact on Mason Street and a second large opening in the building frontage would be required which would detract from its pedestrian-oriented design. The current design, which combines vehicle access points and locates them at the end of the block, allows for fewer vehicles on Mason Street and maintains the existing width of Mason Street for the majority of the frontage.

The applicant has provided an updated 3-D rendering of the parkade entry. The applicant proposes landscaping on either side of the opening as well as above. Staff recommend that the Committee support the proposed design.

#### 4.6 Development Permit Application

Should Council be supportive of the proposal, staff recommend that the Committee refer the Development Permit Application to the Advisory Design Panel (ADP) with the request that the ADP focus on the following:

- feedback regarding the comprehensive design approach and whether the building's mass has been adequately "broken down" through the use of setbacks and materials
- appropriateness of the building finishes, including cement board siding, and of the landscape design.

#### 4.7 Statutory Right-of-Way

In order to meet minimum Statutory Right-of-Way widths for both Mason Street and Vancouver Street, staff recommend that the Committee require Statutory Rights-of-Way (SRW) for both of



these streets, 0.86 m for Vancouver Street and 4.43 m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.

#### **4.8 Revisions to the Vancouver Street and Pandora Avenue frontages**

The proposed frontage improvements on Vancouver Street and Pandora Avenue require revision to accommodate functional, grade-separated cycle tracks. Staff recommend that the Committee require amendments to the design of the frontage improvements to the satisfaction of the Director of Engineering and Public Works.

#### **4.9 Visitor Bicycle Parking**

The applicant currently proposes 12 visitor bicycle parking spaces in two six-space racks. Schedule "C" requires a total of 17 visitor bicycle parking spaces. Staff recommend that the Committee require the 17 stalls.

#### **5.0 Resource Impacts**

There are no resource impacts anticipated.

#### **6.0 Options**

##### **Option A (Recommended)**

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Advisory Design Panel review of the Development Permit Application with particular attention to:
  - a) the comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks;
  - b) the appropriateness of the building finishes, including cement board siding and landscape design.
2. Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.

### **Option B (Approve as presented)**

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
2. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of the Director of Engineering and Public Works.
3. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.

### **Option C**

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue be declined.

## **7.0 Conclusions**

The proposal is generally consistent with *Official Community Plan, 2012* policies which envisage multi-unit residential, commercial and mixed-use buildings. The proposal is also generally consistent with the more specific *Downtown Core Area Plan, 2011* policies which envisage mid-rise to high-rise residential, commercial and office development with a maximum building height of 30 m (10 storeys) for the south portion of the site and a maximum building height of 15 m (5 storeys) for the north portion of the site.

The *North Park Local Plan* identifies the subject lands as well as the lands on the north side of Mason Street as an area where “major change (is) predicted”. With respect to building heights, the Plan envisions the southern portion of the site to include heights of up to 10 storeys and up to five storeys on the northern portion of the site. In the opinion of staff, the proposed six-storey and four-storey buildings are an appropriate response for a comprehensive development of the site.

In light of consistency with planning policies, staff recommend support of the development proposal as it advances many policy objectives. The introduction of large and small format retail stores and residential units in this location provides for the increased vitality at the edge of the Downtown Core Area. The introduction of residential units with direct access to Franklin Green will provide an increased sense of security through having more “eyes on the park”. From a design perspective, the proposal also includes an interesting architectural response to the site with the provision of a southwest facing plaza at the corner of Vancouver Street and Pandora Avenue.



## 8.0 Recommendations

That Rezoning Application #00381 and Development Permit Application #000351 for 1002-1008 and 1012 Pandora Avenue proceed to a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Advisory Design Panel review of the Development Permit Application with particular attention to:
  - a) the comprehensive design approach and whether the building's mass has been adequately articulated through the provision of varying building materials and setbacks;
  - b) the appropriateness of the building finishes, including cement board siding and landscape design.
2. Registration of Statutory Right-of-Ways on Mason Street and Vancouver Street to the satisfaction of the Director of Engineering and Public Works.
3. Revisions to the proposed Pandora Avenue and Vancouver Street frontages to the satisfaction of Director of Engineering and Public Works.
4. The provision of 17 Class 2 bicycle parking stalls to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners to the satisfaction of the City Solicitor.

## 9.0 List of Attachments

- Aerial Map
- Zoning Map
- Plans dated February 24, 2014
- Letters from applicant dated March 17 and February 26, 2014.
- Planning and Land Use Standing Committee Report dated April 23, 2013.





1002-1008 & 1012 Pandora Avenue

Rezoning #00381

Bylaw #







Bylaw #





CHRIS DIKEAKOS ARCHITECTS INC.



March 17, 2014

City of Victoria  
Development Services Division  
1 Centennial Square  
Victoria, B.C. V8W 1P6

Attention: Planning and Land Use Committee (PLUC),

**Re: Development Permit/Rezoning Submission for 1008-1012 Pandora Avenue, Victoria, B.C.**

Dear Planning and Land Use Committee,

Blue Sky Properties has made an application for a Development Permit/Rezoning for 1008-1012 Pandora Avenue. We have worked with the Planning Department to make a number of modifications to the proposed development to address comments from the June 6, 2013 PLUC Meeting. The revisions have improved the scale of the project as it relates to the adjacent properties and have brought the proposed development in line with the appropriateness of the comprehensive development zone.

Blue Sky Properties has also attended additional meetings with representatives of the North Park Neighbourhood Association to present the revised plans as they evolved over the past months and to discuss outstanding community concerns. A number of the revisions as now presented were advanced to respond to neighbourhood input, including the reduction in building height along Mason St. from 6 storeys to 4 storeys, which responds to the neighbourhood context and preserves sunlight access to the north side of the street and into Franklin Green Park. The 4 storey massing is designed to emphasize the 3-storey base with the upper 4<sup>th</sup> floor further set back. The use of bricks to define individual townhouse unit entries further contributes to the pedestrian-orientation of Mason St. The project also contains a mid-block walkway to provide a public connection between Mason St. and Pandora Ave., linking to the public park at Franklin Green. Additional design details have focused on enhancing the Mason St. parkade entry.

The following provides a summary of the plan changes in response to the PLUC Motion.

**PLUC Motion, June 6, 2113**

The following is a summary of the PLUC motion and Architectural responses:

To reduce building massing and height on Mason Street in favour of Pandora,

- The building height along Mason St. has been reduced to 4 storeys from 6 storeys.

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- The 4<sup>th</sup> floor steps back on the building that is to the east of the parkade entry, emphasizing the 3 storey base through design and finish details.
- The Pandora Ave. and southern portion of the Vancouver St. frontage have been increased to 6 storeys from 5 storeys. The floor to floor heights have been adjusted to permit the building to conform to 6 storey wood construction; this has allowed density and height to be relocated from Mason St and Franklin Park frontages.

To consider mid-block public access through the development.

- The eastern building setback has been increased from 0.9m to 2.7m to allow for a mid-block connection from Pandora Ave to Franklin Green Park and Mason St. The northern setback of the east-west leg of the mid-block pathway has been increased from 0.5m to 1.65m. Safety measures such as lighting will be installed in the connection.

To consider the appropriateness of the comprehensive development zone.

- The project will comply with the maximum permitted density of 2:0 FSR for the North Lot and 3:0 FSR for the South Lot for a density of 2.35 FSR averaged over the entire site:
  - The density for the North portion is 1.9 FSR, the allowable is 2:0 FSR.
  - The density for the Southern Lot is 3.1 FSR, the allowable is 3:0 FSR.
  - At 2.35 FSR the total area proposed 18,602.3sm.
- Developing the site through a comprehensive development approach facilitates the creation of an enhanced public realm, most notably by containing all of the vehicle parking and loading areas in the internalized courtyard and underground parking spaces and utilizing only one access point. Commercial spaces on the ground floor serve to animate the streetscape and wrap around the internal vehicle courtyard.
- While sharing the underground parking and ground level podium, the massing of the project has been designed to break the buildings down into individual components that step in scale from 4 to 6 storeys, allowing the project to read as an assemblage of buildings rather than as a singular block.
- A comprehensive development approach for the site as a whole is required to appropriately plan for and accommodate the required underground parking, while achieving a high level of street-orientation along all frontages. Any dissecting of the site would compromise the efficiency of the contained parking and loading areas and would result in multiple driveway crossings over the public realm.

To reconsider the retention of the school tower.

- No element of the existing school will be retained in the proposal. Instead, an enhanced public plaza has been incorporated into the proposed development to function as a public amenity at the corner of Pandora Ave. and Vancouver St. The plaza area has increased in size from 11.9m x 11.4m to 11.78m x 18.31m.
- The proposed residential entry is located where the school tower originally was and it acts as a vertical element on the corner; the residential entry component of the building addresses Terminated Vista Policies.
- The vertical residential entry divides the building massing into 2 components along Pandora Ave. with the western component turning the corner at Vancouver St. The eastern component has been divided into 2 parts through the break in the roof expression and massing of the brick frame.
- At the plaza along the western façade, the glass and metal canopy transition into a vertical element that features the project address number 1008 cut out of the metal panel.



To work with staff to re-examine the location and design of the vehicle entry on Mason Street, as well as the landscape treatment on Mason Street, in order to minimize the impact of the vehicle access point on adjacent properties

- The building has been set back at the corner of Mason St. and Vancouver St. with additional landscaping and paving detailing provided.
- The parkade entry is located at the western end of Mason St., to the minimum distance required for vehicle movements, preserving as much of the street in its current single, one-way condition.
- The parkade entry has a metal trellis separating it from the western level 1 residential unit.
- The trellis extends over the entry, and will act as frame for climbing vines.
- The parkade gate is an open metal grille with paving between the sidewalk and gate extending into the secondary set of gates. A skylite opening in the 2<sup>nd</sup> floor slab has been provided between the 2 gates to fill this area with daylight and make it feel more like an exterior courtyard and continuation of the sidewalk.
- The retail storefront wraps around to Mason St. as well as a secondary parkade access door for pedestrians has been provided at the northwest corner facing Mason St., including a small lobby with stair and elevator access to facilitate ease of access to the Vancouver Street oriented retail units from the parkade. This enhances the pedestrian-orientation of the project as it relates to Mason St.

**Additional modifications to the building**

- The building setback from the property line has been increased along the entire length of the Vancouver street frontage:
  - From 2.2m to 3.0m along the northern portion of Vancouver St to allow for a wider sidewalk as the building turns onto Mason St.
  - From 0.8m to 1.13m at the southern corner.

Regards,

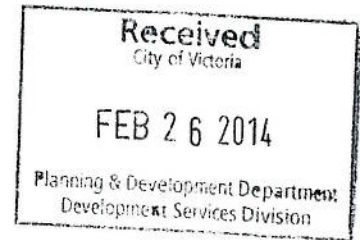
**Robert Duke AIBC, LEED GA**  
Senior Associate  
Chris Dikeakos Architects Inc.

Cc: Mark Kopinya, Bosa Properties





CHRIS DIKEAKOS  
ARCHITECTS INC.



February 26, 2014

Dear Mr Mayor and Members of Council

Re: Development Permit/Rezoning Submission  
1008-1012 Pandora Avenue, Victoria, B.C.

We are pleased to be making a combined Development Permit/Rezoning Submission for 1008-1012 Pandora Avenue. A description of project details related to the design of the project based on the Downtown Core Area Plan follows.

### 1. Description of Proposal

- St Andrews School will be replaced by a 6 storey, 211 unit mixed use rental building, the building will be activated along Pandora Avenue and Vancouver Street ground oriented retail units of various sizes.
- Proposed rezoning from CA-1 (Pandora Avenue Special Commercial) and R-2 (2 Family Dwelling) to C-2 (Commercial/Residential)
- Allowable Density:
  - Lot 1, Fronting Pandora is 3:1
  - Lot 2, Fronting Mason Street is 2:1
  - Average density over entire Site is 2.35:1
  - Proposed density is 2.35:1
- Proposed Building Area:
  - Site Area 7,914.12sm x 2.35 FSR = 18,602.25sm
  - 4,577.6sm Retail
  - 14,024.65sm Residential
- Tenure type: strata titled residential rental suites and strata titled commercial.
- 211 residential rental units proposed, units types provided:
  - Studio, 36.8sm to 41.4sm
  - 1 Bedroom, 58.5sm to 70.8sm
  - 1 Bedroom + Den, 76.1sm to 78.9sm
  - 2 Bedroom, 81.3sm
  - 2 Bedroom + Den 96.6sm
- The proposed development will conform to the December 31, 2009, Adaptable Housing Standards in the BC Building Code.
- Parkade access for loading, service vehicles, residents and public will be off Mason Street.

### 2. Government Policies

#### Residential Mixed-Use District – Policies and Actions

- 4.10 Density Levels  
The proposed development is within Density Bonus Area C fulfilling the mandate of the area to intensify multi-residential development by proposing a density of 2.35 over 6 stories.
- 5.3 Pedestrian Network



The proposed development contributes to the completion of the pedestrian network along both Pandora Avenues and Vancouver Street.

- **5.10 Sidewalk And Pathway Conditions**  
The sidewalk condition will be improved to current city standards along Pandora Avenue, Vancouver Street and Mason Street. A walkway will be added along the eastern edge of the site at the Franklin Park interface, this will allow an active pedestrian connection to ground oriented residential units
- **5.24 Pedestrian Safety and Comfort**  
The streetscape condition has been designed to consider safety and comfort of pedestrians, and conform to the city standards.
- **5.32 Through-block Walkway Policies and Actions -Location**  
A through block walkway has been incorporated into the site planning to allow a sidewalk to run along the eastern property line between Pandora Ave and Franklin Park. The through block walkway can be incorporated once the eastern property is redeveloped.
- **5.34 Through-block Walkway Policies and Actions -Design**  
All elements of CPTED have been incorporated into the overall site plan design, the design of the parkade and all public spaces.
- **5.44 Cycling Network**  
A new cycling lane will be provided along Vancouver Street, this will extend the Vancouver Street bikeway.
- **5.50 Cycling Support**  
Class 1 and class 2 bicycling facilities have been provided on level 1 of the parkade, at the residential entry lobbies and adjacent to the sidewalk along Vancouver Street.
- **5.71 Development Near Transit Stops**  
The proposed development is on a Frequent Transit Corridor, existing bus stops are located less than 1 block on Pandora Avenue to the east and to the west.
- **5.73 All-Weather Building Design**  
All-weather protection is provided along Pandora Avenue and Vancouver Street through the incorporation of canopies into the design of the project, overhangs are provided at all building entries and balconies. Canopies will be bolt-on to allow potential removal where they cross the property lines.
- **5.74 Parking Requirements Near Transit**  
Residential parking provided meets the minimum residential requirement of 0.55 stalls per unit.
- **5.75 All parking is located below grade, with residential visitors and retail parking on level P1 and residential parking on P2.**
- **5.79 Parking Regulations**  
Additional Class 1 bicycle parking, change room and showers have been provided for commercial employees.
- **6.19 Terminated Vistas**  
As seen from Vancouver Street looking north to the proposed development, the intersection of Vancouver Street and Pandora Avenue is considered a terminated vista. To activate the terminated vista the building is set back from the corner to create a public plaza. The building is split by the residential entry which rises above the general building height as a gesture to the original St Andrews School entry tower.





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- Public Realm Strategy – Streetscape – Objectives

The proposed development fronts onto an Avenue – Pandora Avenue, a Commercial Street – Vancouver Street and a Local Street – Mason Street. The streetscape design will address these 3 different conditions to enhance the local identity of the site. Tree canopies will be improved, a corner plaza is created at Pandora Avenue and Vancouver Street, residential front yard conditions are established along Mason Street, all of which will contribute to the identity of the proposed development.

- 6.36 Parks, Plazas and Open Space – Objectives

Plazas

A new plaza will be created at the corner of Pandora Avenue and Vancouver Street, this is on the southwest corner of the block with full sun throughout the year, one of the residential entries is accessed from the plaza and adjacent retail is oriented to spill out onto the plaza.

- 6.49 Design Quality

Coloured concrete paving will define the plaza and integrate with the city sidewalk standards.

- 6.52 The plaza will be accessible with no change in grade.

- 6.55 CPTED has been incorporated into the design of the plaza.

- Parks

- Franklin Park to the east of the proposed development is an existing park on Mason Street. The proposed design has activated Franklin Park by providing ground oriented units with entries and balconies that front onto the park, all of which will improve the safety of the park.

- 6.114 Pandora Green – Policies and Actions

The proposed development is not a part of the Pandora Green, but it will have a positive spill-over affect on Pandora Green by adding well lit high visibility commercial uses along Pandora Avenue. The new commercial and residential will generate more activity in the area which will help to generate an enhanced sense of community.

- 8.1 Energy and Environment – Land Development

The proposed development is along a transit corridor within a block of bus stops to the east and west.

- 8.2 The site is not contaminated.

- 8.3 Energy and water efficiencies will be explored and established through the Integrated Design Process.

- 8.4 Setbacks have been increased to allow for more permeable surfaces, level 2 is a landscaped courtyard designed to reduce storm water runoff rates and reduce heat island effect.

- 8.6 Passive design is incorporated into the use of building overhangs on south elevations and recessed balconies on the east and west elevations. The top floor steps back to reduce shadowing to the north and east.

- 8.7 Sufficiently sized garbage rooms allow for cardboard, glass, paper and metal recycling bins as well as garbage bins.

- 8.8 Three stream waste facilities are provided.

- Residential Mixed-Use District Objectives

1 - The proposed multi-use residential development addresses the building height and massing along all four sides, the density and height conforms to the RMD, with the exception of the northern half of the Vancouver Street frontage that proposes an extra floor. This floor has been



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set back to minimize impact on Vancouver Street. The shadowing along Mason Street and Franklin Park is less than the city approved volume due to the deeper setback of the building and additional setbacks of the upper floor.

2 - Pedestrian activity has been enhanced on all 4 sides of the building by providing retail units along Pandora Avenue and Vancouver Streets, and ground-oriented residential units along Mason Street and Franklin Park.

3 - Higher density commercial residential along Pandora Avenue conforms.

4 - The goal is to provide boutique type retail businesses for the commercial space.

- Density levels

Proposed density is 2.35 averaged over the site which conforms the density range of the Downtown Core Area Plan for area C.

- Street walls and Setbacks – Wide Streets, Secondary Streets and Adjacent to Parks

1 - Along Pandora Avenue a 17.52m high primary street wall is provided for 72% of the length of the site. The street wall steps back at the plaza for the remaining length of the street. The immediate area is generally low density with narrower building footprints, to integrate into the contextual fabric the street wall height and building roof varies along the length of Pandora Avenue. A secondary street wall is set back 3.38m from the property line.

2 - Along Vancouver Street an 17.52m high street wall is provided for 20% of the southern length of the site, in order to reinforce the building corner the street wall exceeds the 15m recommendation. A lower retail primary street wall extends beyond to Mason Street with a larger setback closer to the corner of Mason Street. A secondary street wall is setback 4.48m for the remaining length of the site.

3 Along Mason Street the street wall is set back 7.2m from the property line, with an additional set back at level 3.

4 - Along Franklin Park the primary wall is set back 3.6m and steps back further at level 3.

5 - Along the southern portion of the eastern property line the primary wall set back varies from 2.13m to 2.7m.

### 3. Project Benefits and Amenities

Economic, environmental and social benefits

- Additional commercial/retail spaces will be created which will help to develop the surrounding community into a functioning neighbourhood with its' own identity. The provision of boutique type commercial units will establish a higher quality of services further developing the area as a destination. Anticipated commercial amenities such as





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a bank, drug store and pharmacy will reduce the need for residents to leave the community to access services.

- Rain gardens and planters will reduce rain water runoff.

#### Social Benefits

- Streetscape improvements around the perimeter of the site will enhance the pedestrian realm and enhance overall safety for the immediate area.
- Franklin Park will become a central green space/play area for family oriented residents.

#### 4. Need and Demand

- The current school has a master plan that includes relocating the school to another site a new school is currently under construction, anticipating that this site will be sold. Currently most of the students who attend St Andrews are bused in from other areas, there is not a demand for a replacement school in the area at this time.
- The rezoning will increase density and change the use to bring the subject properties in line with the intended use as outlined in the Downtown Core Area Plan for this site.

#### 5. Neighbourhood

##### Pandora Avenue

- Commercial/retail fronts Pandora Avenue, the brick base has been separated into smaller volumes the extends up to level 5, with the 6 storey residential entry, and a 5 storey volume turning the corner.

##### Vancouver Street

- Commercial/retail fronts Vancouver Street with overhead canopy weather protection, the 5 storey brick massing turns the corner to Pandora Avenue. The street wall height has been reduced to a single storey to turn the corner to Mason Street. The residential volume is set back from the brick base and is broken up into 3 smaller volumes.

##### Mason Street

- Ground oriented units are accessed directly off Mason Street, each of the units has a front yard, entry gate and stair rising up to an entry porch.
- The building set back has been increased 2.7m beyond the Statutory right of way.
- 3 storey town house forms front onto Mason Street, above which the building steps back.

##### Franklin Park

- Ground oriented residential units are access off a sidewalk that runs parallel to Franklin Park. The stairs rise up to a porch for each of the level 2 units, this stair and porch entry condition is similar to the existing single family houses along Mason Street.
- Along Franklin Park the setback has been increased from 3.0m to 3.6m

#### 6. Impacts

- The development will improve the fabric of the area by increasing the density there will be more activity on the sidewalk which will discourage unsavory activities.
- The development will improve "eyes on Franklin Park" this will increase safety for all and allow the park to become a vital and active social/play space for the community



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- The additional density will be a major economic contribution to current businesses in the area.
- The proximity of the site to transit, to the downtown and to other neighbouring communities will attract young families and professionals who work in the downtown area. The location of the site to downtown will encourage transit, bike and foot oriented movement rather than car oriented transportation.

#### 7. Design and Development Permit Guidelines

- Refer to: #2 Government Policies above.

#### 8. Safety and security

- CPTED has been considered for all public and private spaces within the building and around the building in the public realm.
  - Elimination of any dark hiding corners, nooks and alcoves.
  - Residential and commercial spaces designed to encourage eyes on the street.
  - Residential entry yards create a sense of ownership along Mason Street and Franklin Park and prevent hiding spaces
  - All frontages are activated with residential or commercial activities
  - Commercial follows the slope of the grade, residential porches engage the street
  - High levels of illumination in the public realm.
  - Seamless connection to the street for Pandora Corner Plaza and Franklin Park.
  - Within the parking levels gates separate residential parking from retail parking.
  - All interior spaces are well illuminated and all hiding spaces have been illuminated.

#### 9. Transportation

- Residential parking is provided to meet the required minimum of 0.55 stalls/unit.
- Surplus commercial/retail parking is provided to ensure the viability of future tenants.
- Surplus commercial/retail parking will be accessible to meet parking demands of surrounding cultural venues.
- Residential bicycle parking has been provide at 1 stall /unit.
- Commercial/retail bicycle parking has been provided to meet city requirements.
- A separated bicycle lane will be constructed along Vancouver Street to integrate with existing and future bicycle lanes.
- End-of trip facilities have been provided.

#### 10. Heritage

- This is not a heritage status building.

#### 11. Green Building Features

##### a) Rating System





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- The project will not be registered or certified in accordance with a third party rating system.
- The design team have all been involved in third party certified projects and will bring those experiences to the table during the design, design development and construction phases.

**b) Site Selection And Design**

- The site is a partial brownfield site oriented to the city grid on the north south axis,
- Passive design strategies have been incorporated into the overall design of the building where possible:
  - Large overhangs have been used on the south elevations to reduce solar gain.
  - Landscaped courtyard on level 2 includes deciduous trees for summer shading and winter solar gain.
  - A high level of thermal insulation within walls and roof will be provided
  - Operable windows for all residential suites with cross-ventilation to improve indoor air quality.
  - Green roof on level 2 will improve storm water management and reduce heat island.
  - The building height is 1 floor below the maximum height to minimize shadow impact onto Mason Street and Franklin Park.
  - Deeply recessed balconies on the east and west elevations reduce the solar gain along these exposures.
  - High quality double paned windows will be installed

**c) Innovation and Design**

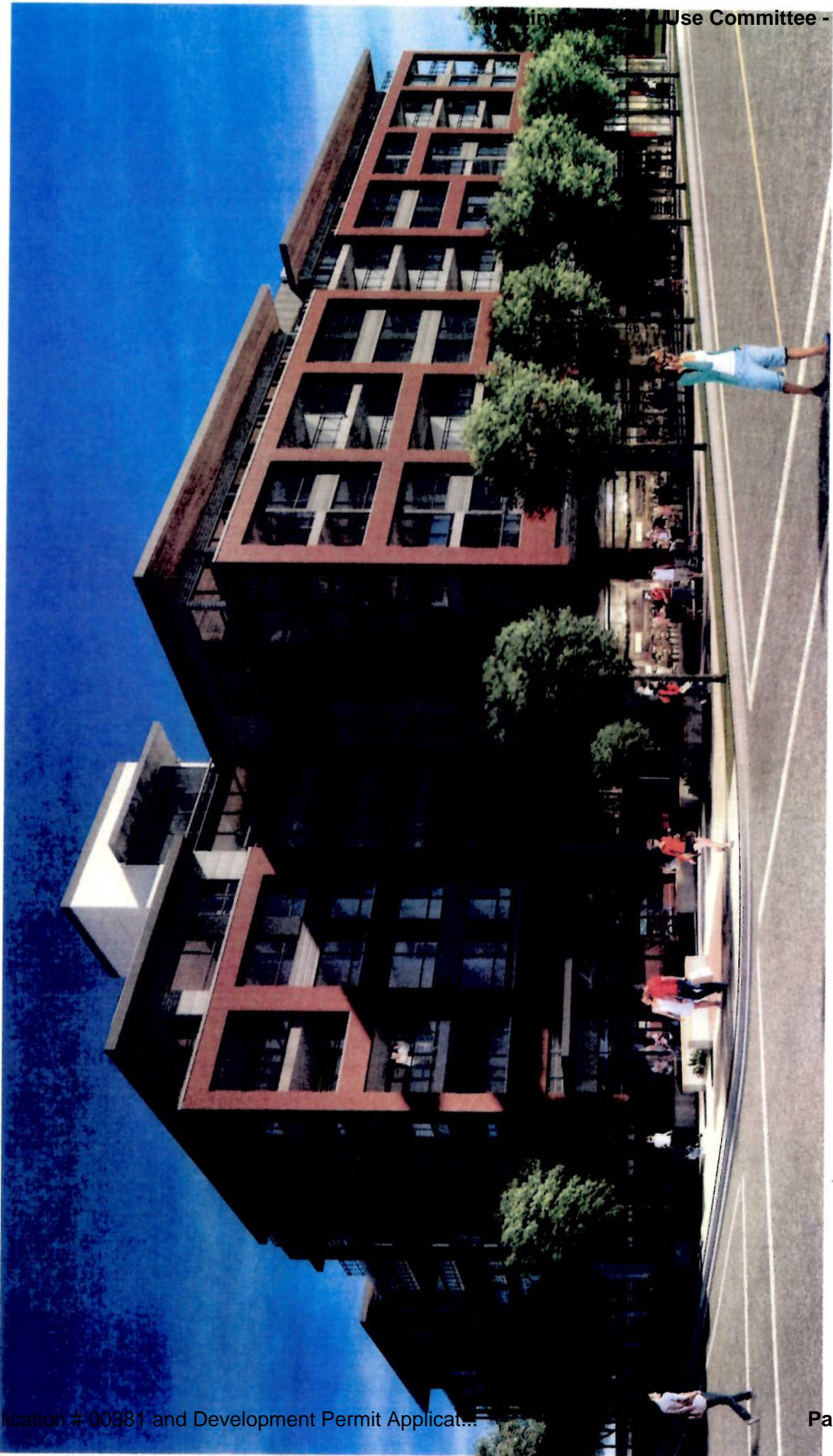
- Integrated Design Process involves working with the design team, once the project advances beyond the Development Permit stage, the team will meet to determine what innovative opportunities are available.

**d) Building Retention and reuse**

- It is not feasible to retain the existing building, as the proposed project will be a rental building, the economics of rental buildings limit the construction options as the price point is very tight unlike condos where there is more opportunity to take on the added expense of reusing large portions of existing buildings.

**e) Transportation**

- The number of residential parking meets the minimum parking requirement of 0.55 stalls/unit.
- There is a surplus amount of parking provided for the commercial/retail use to ensure viability of future tenants.
- Bicycle parking meets the minimum requirements of schedule C.
- Surplus commercial bicycle stalls are provide on level 1 of the parkade.
- The project is located on Pandora greenway, a dedicated cycling lane will be provided on Vancouver Street.









## Planning and Land Use Standing Committee Report

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**Date:** April 23, 2013      **From:** Mike Wilson, Senior Planner – Urban Design  
**Subject:** Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue  
Application to increase density and construct a six-storey mixed-use building

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### 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 1002-1008 and 1012 Pandora Avenue. The rezoning is required to permit increased density on the site. The proposal is to construct a six-storey mixed-use building with 4,318 m<sup>2</sup> of ground-floor commercial space and 15,532 m<sup>2</sup> of residential floor area at the northeast corner of Pandora Avenue and Vancouver Street. The development includes two buildings set above a common commercial podium. A private, landscaped internal courtyard is provided above the podium. The proposed apartments are a mix of bachelor, one-bedroom, and two-bedroom units. In accordance with *Highway Access Bylaw* requirements and urban design objectives, vehicle and loading access is provided from Mason Street. The application includes a total of 273 underground-parking stalls and an internalized loading area for commercial vehicles.

The applicant proposes to retain the tower of the existing school building and has offered to provide a Heritage Designation for the structure. The tower will function as the primary residential lobby for the building.

The applicant's comprehensive development proposal of 2.5:1 Floor Space Ratio (FSR) over the entire site is supported by several policies within the *Official Community Plan (OCP)*. The OCP encourages the logical assembly of development sites to realize development potential and to accommodate and foster a greater range of housing options throughout the Downtown Core area. Staff are supportive of a comprehensive development strategy for this site. The application is also generally consistent with the land use and density policies in the *Downtown Core Area Plan (DCAP)*.

The following points were taken into consideration in reviewing this application:

- The proposal is generally consistent with OCP policies which envisage multi-unit residential, commercial and mixed-use buildings of up to 10 storeys, at densities ranging from a base of 3:1 FSR to a maximum of 5.5:1 FSR on the south portion of the site and up to 2:1 FSR and five storeys on the north portion of the site in order to achieve a major residential district and residential growth in the Downtown Core Area.
- The proposal is also generally consistent with the more specific DCAP policies which envisage mid-rise to high-rise residential, commercial and office developments with a maximum building height of 30 m (10 storeys). The DCAP states that the proposed density can be considered if a monetary contribution or amenities are provided that support and advance the policies of the Plan.



- A third-party land lift analysis should be conducted by a consultant, agreed to by the City and paid for by the applicant, to ensure the value of a monetary contribution is commensurate with 75% of the value of the land lift resulting from the proposed increase in density. Consistent with DCAP policies, this monetary contribution would be provided to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund. This approach is reflected in Option A and is the staff recommendation.
- The applicant has offered heritage designation of the school's tower and further stated that the retention of the school's tower presents a significant cost. As such, the applicant requests that Council deduct the costs associated from the heritage rehabilitation of the tower from the required monetary contribution. If the value of the land lift is greater than the cost of the heritage rehabilitation of the school tower, in accordance with the objectives of the DCAP, additional monetary contributions commensurate with the value of the remaining land lift would be appropriate. This contribution would be put towards the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund. This approach is reflected in Option B.
- The architectural expression of the building and landscape treatment is generally consistent with the DCAP but should be reviewed by the Advisory Design Panel at the Development Permit stage.
- A Housing Agreement Bylaw and legal agreement should be prepared to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.
- The North Park Local Plan identifies the subject lands, as well as the lands on the north side of Mason Street, as an area of "major change predicted". With respect to building heights, the Plan envisions development on the southern portion of the site to include heights up to ten storeys and up to five storeys on the northern portion of the site. In the opinion of staff the proposed six-storey building is an appropriate response for a comprehensive development of the site.

Staff support this application.

### Recommendations

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments and Heritage Designation Bylaw, subject to completion of the following conditions:


1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning Application and Development Permit Application with particular attention to the proposed:
  - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
  - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
  - c) architectural expression of the roof line;
  - d) landscape treatments.
3. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.

4. Completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the monetary contribution to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund is commensurate with 75% of the value of the land lift resulting from the proposed increase in density.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

Respectfully submitted,



Mike Wilson  
Senior Planner – Urban Design  
Development Services



Deb Day  
Director  
Planning and Development



Peter Sparanese  
General Manager  
Operations

Report accepted and recommended by the City Manager:

MW:aw

\_\_\_\_\_  
Gail Stephens

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## 1. Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application for the properties located at 1002-1008 and 1012 Pandora Avenue. The rezoning is required to permit increased density on the site.

## 2. Background

### 2.1 Description of Proposal

The proposal is to rezone the properties from the CA-1 Zone, Pandora Avenue Special Commercial District, and the R-2 Zone, Two Family Dwelling District, to a new zone to increase the permitted density and to allow for a six-storey mixed-use building with underground parking. The proposed floor space ratio is 2.5:1 FSR and building height ranges from five to six storeys.

The applicant proposes to retain the tower of the existing school building and to provide a Heritage Designation for the structure. The tower is to function as a primary residential lobby entrance. The new building includes at-grade retail and professional office uses with four to five storeys of residential units above. The apartment units are a mix of one- and two-bedroom units, as well as bachelor suites, with floor areas ranging from 36 m<sup>2</sup> to 88 m<sup>2</sup>. Over half of the proposed units are one-bedroom units. The applicant proposes 4,318 m<sup>2</sup> for professional offices, banks and retail uses. At-grade residential uses are provided on Mason Street. Private open site space is provided through the use of balconies and a centralized common garden is constructed on top of the main floor retail level.

The applicant proposes that the residential units are to be rental. Consistent with the City's previous practice, staff have asked if the applicant were willing to enter into a Housing Agreement to secure the units as rental in perpetuity or for a period of time. The applicant has declined this request. However, the applicant has agreed to enter into a Housing Agreement to ensure that future strata bylaws do not prohibit the rental of units to non-owners.

In accordance with the *Highway Access Bylaw* requirements and urban design objectives, vehicle and loading access is provided from Mason Street. The application includes a total of 273 parking stalls and an internalized loading area for commercial vehicles. A total of 218 Class 1 bicycle parking stalls as well as two Class 2 bicycle racks and 26 visitor bicycle parking stalls are provided. It is proposed that a portion of Mason Street would be widened and become a two-way street, to provide vehicle access/egress from the parking garage entrance. The remainder of Mason Street from the garage entry eastward to Cook Street is to remain as one-way westbound only.

### 2.2 Site History

There are two existing buildings on the property: the main school house and a gymnasium. The main school building was constructed in 1930-1931. This building is constructed of cast concrete and was home to the St. Louis College prior to becoming St. Andrew's Elementary School. Neither the gymnasium nor the existing school building are on the City's Heritage Register or are Heritage-Designated Buildings.

## 2.3 Existing Site Development and Development Potential

The properties are currently split into two zones. The existing gymnasium and school building are in the CA-1 Zone, Pandora Avenue Special Commercial District. This Zone permits office and retail uses up to 15.5 m in height and a maximum floor space ratio of 2.0:1 and comprises approximately 50% of the site. The existing playground and playing fields are in the R-2 Zone, Two Family Dwelling District which comprises the remaining 50% of the site. Under the current zone, a duplex dwelling could be constructed.

## 2.4 Data Table

The following data table compares the proposal with the existing zones.

Zoning Criteria	Proposal	Existing Zone CA-1	Existing Zone R-2
Site area (m <sup>2</sup> ) – min.	7915	n/a	555
Total floor area (m <sup>2</sup> ) – max.	19,792.6	15,826.6	380
Density (Floor Space Ratio) - max.	2.5	2	0.5
Mixed Use Building Location of Residential	Ground floor – in some areas	2 <sup>nd</sup> floor and higher	n/a
Height (m) – max.	21.8	15.5	7.6
Site coverage (%) – max.	84	n/a	40
Open site space (%) – min.	16	n/a	30
Storeys – max.	6	n/a	2
Setbacks (m) – min.			
North - Mason	7.3	3	14.8
South - Pandora	1	3	7.5
East	0.9	Nil	1.68
West - Vancouver	0.9	3	3
Parking	273 stalls	178 stalls	2 stalls
Bicycle storage	246 stalls	221 stalls	n/a
Bicycle Rack	21	17	n/a

## 2.5 Land Use Context

To the south across Pandora Avenue is a three-storey office building in the CA-1 Zone, Pandora Avenue Special Commercial District. To the north across Mason Street are four single-family dwellings in the R-2 Zone, Two Family Dwelling District. Also to the north at 1032 and 1038 Mason Street, there is a vacant lot in the R3-1 Zone, Multiple Dwelling District. To the west is a one and a half storey restaurant in the C1-FS Zone, Limited Commercial Free-Standing Food Sales District, as well as a three and a half storey multi-unit residential building in the R3-1 Zone, Multiple Dwelling District. To the east is Franklin Green, a City-owned park that is in the R-2 Zone, Two Family Dwelling District, and a three and a half storey mixed-use building in the CA-1 Zone, Pandora Avenue Special Commercial District.



## 2.6 Legal Descriptions

Lot 1, Suburban Lot 15, Victoria City, Plan 22437

Lot 2, Suburban Lot 15, Victoria City, Plan 22437, except Parcel A (DD C70855).

## 2.7 Consistency with City Policy

### 2.7.1 Official Community Plan, 2012

At a high level, the OCP sets out broad objectives for the City. Policy Objective 6(a) identifies the need to accommodate 20,000 new residents with at least 50% of housing growth to occur within the Urban Core. The OCP further encourages a diverse range of housing types and tenures that meet the needs of residents in different life stages.

The OCP also sets out a vision for the North Park neighbourhood in a City-wide context. As part of these vision statements, Policy 21.19.3 states that the southern portion of the neighbourhood along Pandora Avenue is identified for higher density mixed-use development in the Downtown Core Area. The OCP also sets out strategic directions for the neighbourhood (Policy 21.20). The following strategic directions are relevant to this proposal:

21.20.2 Accommodate new population and housing growth within walking distance of the North Park Village and within portions of the neighbourhood designated Core Residential.

21.20.3 Establish a high density mixed use area along Pandora Avenue that responds to the surrounding skyline of visually prominent heritage landmarks.

The OCP identifies the subject lands within the Core Residential designation. This designation envisions up to 5.5 FSR on the southern portion of the site and from a base of 1:1 FSR up to a maximum of 2:1 FSR on the northern portion of the property. The applicant's comprehensive development proposal of 2.5:1 FSR over the entire site is supported by several policies within the OCP. Policies 6.3 and 6.8 of the OCP state that decisions regarding use, density and scale of building for an individual site are to be based upon site-specific evaluations of proposed developments in relation to the site, block and local area context and also include consideration of relevant policies in the OCP, Local Area Plans and other City policies. Additionally, it states that site-specific amendments may be considered that are consistent with the intent of the Urban Place Designations. In general, the Core Residential designation supports multi-unit residential buildings from three storeys up to 20 storeys and large floor-plate commercial buildings oriented to the street.

Generally, the proposed comprehensive site development is consistent with the OCP. The level of consistency with the OCP is further discussed in Section 4 of this report.

### 2.7.2 Downtown Core Area Plan, 2011

#### 2.7.2.1 Land Use

The DCAP identifies the subject lands as part of the Residential Mixed Use District. This district is identified as the area that includes the majority of the residential land base within the DCAP boundary. This designation establishes various objectives and policies that can be summarized as:



- encourage active commercial uses at street level along Pandora Avenue to facilitate increased pedestrian activity and improved vitality
- ensure well-designed streets and sidewalks that provide interesting public realm environments for pedestrians
- ensure that new buildings located along the edge of the Residential Mixed Use District consider scale, orientation, setbacks, mass and building height to provide sensitive transitions to the surrounding Districts
- encourage multi-unit residential development appropriate to the context and function of each neighbourhood.

To this end, the proposal is generally consistent with the DCAP. Staff have provided further analysis on the proposed massing and scale of the proposal as it relates to the transition to the North Park neighbourhood in Section 4 of this report.

### 2.7.2.2 Density

The applicant proposes an overall floor space ratio of 2.5:1 across the site. The density provisions within the DCAP are split over the site. A breakdown of the floor area calculation as envisioned by policy is provided below. The southern portion of the site is located within the Density Bonus Area and is provided with a base FSR of 3:1 (of which up to 1:1 FSR may be commercial) with a maximum FSR of 5.5:1 (of which up to 3:1 FSR may be commercial). The northern portion of the site recommends a maximum FSR of 2:1.

The maximum base density permitted floor space ratio for a comprehensive development, which spreads the density across the site within the base density, is 2.35:1 FSR. The maximum permitted floor space ratio for a comprehensive development on this site, when bonus density provisions are applied, is 3.23:1. The proposed density of 2.5:1 FSR is generally consistent with the DCAP.

DCAP Policy Potential	Square Meters	Square Feet
Total Floor Area Permitted (Base)	18,688.88	201,167.10
Floor Area Available (Bonus)	6,930.00	74,594.52
Total Floor Area Permitted (Including Bonus)	25,618.88	275,761.62

Current Application	Square Meters	Square Feet
Total Floor Area Proposed	19,850.45	213,670.24
Base Floor Area Permitted	18,688.88	201,167.10
Total Floor Area for Consideration as Bonus	1,161.57	12,503.14

The applicant is seeking an additional 1,161.57 square meters of bonus density that will be allocated across the site. To achieve this additional density, density bonus policies within the DCAP are applicable. These policies require the completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the monetary contribution to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund is commensurate with 75% of the value of the land lift resulting from the proposed increase in density.



### 2.7.3 North Park Local Plan, 1996

The OCP establishes the planning policy direction by bylaw and the *North Park Local Plan* (NPLP) was amended by Council in 2012 for consistency with policies with the DCAP. The NPLP identifies the subject lands as well as the lands on the north side of Mason Street as an area where "major change (is) predicted". With respect to building heights, the plan envisions development on the southern portion of the site to include heights up to ten storeys and up to five storeys on the northern portion of the site. The proposed six-storey building is an appropriate response for a comprehensive development of the site. Further analysis on the proposed building height and massing is provided in Section 4.

The Plan identifies the northeast corner of Vancouver Street and Pandora Avenue as a street-head site and further identifies the school building as a landmark within the neighbourhood. As a result, the applicant has proposed to maintain the stair tower portion of the existing school building and has offered Heritage Designation of the tower structure. The proposal also calls for a southwest-facing landscaped open space at this corner, which the applicant has integrated into the landscape design. In the opinion of staff, this approach adequately responds to the policy direction within the NPLP.

### 2.8 Community Consultation

The applicant met with the North Park Neighbourhood Association on August 8, 2012. Minutes of the meeting, as provided by the applicant, are attached. Letters from the North Park Neighbourhood Association, dated September 28, 2012 and January 18, 2013, are also attached.

## 3. Issues

The key issues related to this application are:

- interpretation of Map 15: Density Bonus Areas in the DCAP
- proposed public amenity contributions
- building massing and height
- housing agreement issues
- Development Permit Application.

## 4. Analysis

### 4.1 Interpretation of Map 15: Density Bonus Areas in the DCAP

Through the design development, the applicant has referenced the OCP and NPLP. Map 15 of the DCAP provides direction on the base density provision for Area C-2, which is the southern portion of the site. Staff's interpretation of the map and table is that the southern portion of the site is assigned a base FSR of 3:1 (of which up to 1:1 FSR may be commercial) with a maximum FSR of 5.5:1 (of which up to 3:1 FSR may be commercial).

In designing the project, the applicant's intent was to stay within the base density provision which would not require a public amenity contribution. However, the applicant interpreted the table differently than staff. The applicant's proposal assumes a base density of 4:1 is permitted under the DCAP policies for the south portion of the site. As a result of this interpretation, the proposed density across the site as a whole is approximately 0.15:1 FSR over the maximum



permitted base density. Should Council support foregoing a public amenity contribution for this project, this option is reflected in Option C; however, staff are not supportive of this approach.

The policies within the DCAP, as interpreted by staff, require the development as proposed to provide a public amenity or monetary contribution. A summary of the proposed amenities and further analysis are provided in the following section of this report. It is to be noted that the proposal is still within the maximum permitted FSR of 3.23:1, if the density for the two areas is allocated across the entire site and is consistent with the DCAP policies. The difference in interpretation relates to the base density entitlement.

Staff presented a report to Governance and Priorities Committee on April 18, 2013, that provided clarification on the Density Bonus Policy within the DCAP.

## **4.2 Proposed Public Amenity Contributions**

### **4.2.1 Community Room**

The applicant proposes the provision of a community room with an at-grade entrance from Mason Street. The proposed community room would be approximately 66 m<sup>2</sup> in size and would include a toilet and kitchen. Policy 21.20.6 of the OCP provides direction to examine opportunities for the introduction of a central community space that serves the neighbourhood. The intent of this policy is to provide a community space within a City-owned facility as there are no resources allocated for the City to take on additional community space at this time. As a result, staff do not support the provision of the community room as a public amenity contribution. Should there be any additional public amenity contribution required, staff would seek a monetary contribution to the Public Realm Improvement Fund and the Heritage Buildings Seismic Upgrade Fund, consistent with Council's approved DCAP policies.

### **4.2.2 Retention and Heritage Designation of School Tower**

The applicant proposes the Heritage Designation and retention of the existing school tower. The DCAP policies recognize that the City must balance the demand for new development and heritage conservation in the Downtown Core Area. However, the designation of the school's tower is not sufficient to invoke OCP Policy 6.5 whereby urban place designations may be varied to achieve heritage conservation. In order to achieve bonus density in this area a monetary contribution to one of the desired funds is required. Therefore, staff recommend a third-party land lift analysis should be conducted by a consultant, agreed to by the City and paid for by the applicant, to ensure the value of a monetary contribution is commensurate with the value of the land lift resulting from the proposed increase in density. This monetary contribution would be provided to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund. This approach is reflected in Option A and is the staff recommendation. It is to be noted that this option forgoes the Heritage Designation of the school tower. Thus the applicant will have the ability to demolish the structure and rebuild it or remove it from the proposal altogether. Should the school tower be removed from the proposal, staff would seek an alternative design approach to respond to the City's urban design objectives for this corner as a street-head site.

Staff note that the retention of the school's tower meets some of the City's urban design objectives for this site. For instance, the NPLP identifies the corner of Vancouver Street and Pandora Avenue as a street-head site and further identifies the school building as a landmark within the neighbourhood. There is also an inflection in the street grid at this corner which provides the opportunity for a terminated vista looking north up Vancouver Street. The DCAP



supports the installation of landmark elements in these locations. The applicant's offer to heritage designate the school tower will ensure that the original tower is retained and secured as part of the project design. Recognizing there are costs associated with the school tower's retention, the applicant requests that Council deduct the costs associated from the heritage rehabilitation from the required monetary contribution for the public amenity. If the value of the land lift is greater than the cost of the heritage rehabilitation of the school tower, in accordance with the objectives of the DCAP, additional monetary contributions towards the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund may be warranted. This approach is reflected in Option B. The applicant is supportive of this approach, but it is not recommended by staff.

A Statement of Significance was prepared by Donald Luxton and Associates (attached) for the St. Andrew's School building. The Statement of Significance identifies that the tower portion of the building contains many character-defining elements. Should Council be supportive of the Heritage Designation of the tower, staff recommend that the Statement of Significance be updated to reflect the tower portion of the building only.

#### **4.3 Building Massing and Height**

##### **4.3.1 Pandora Avenue Frontage**

The DCAP identifies a maximum building height of 30 m fronting Pandora Avenue. The applicant proposes a building height of 21.3 m on this frontage. The DCAP classifies Pandora Avenue as a wide street and recommends a street wall height of a minimum of 15 m and a maximum of 25 m. The applicant proposes a primary street wall that ranges in height from 13 m to 16 m. The fourth and fifth floors on this frontage step back 3 m from the primary street wall.

This frontage is unique in that the applicant proposes the retention of the original school tower. In the opinion of staff, the surrounding street wall height should, in some way, respect and acknowledge the height and visual prominence of the school tower so the proposal for a lower street wall than that which is anticipated by the DCAP is acceptable. To this end, the applicant proposes to step down the height of the street wall to approximately 13 m. Staff are generally supportive of this approach but would recommend that the Advisory Design Panel provide their comments on the proposed context and fit of the retained school tower within the overall architectural expression of the façade.

##### **4.3.2 Vancouver Street Frontage**

The applicant proposes a varied street wall height on Vancouver Street. This street qualifies as a narrow street under the DCAP policies and calls for a minimum street wall height of 10 m and maximum of 15 m. The street wall adjacent to the school tower is proposed at 13 m in height. The street wall steps down to approximately 9.6 m in height to the north along Vancouver Street.

##### **4.3.3 Mason Street Frontage**

One of the objectives of the Residential Mixed Use District within the Downtown Core Area is to consider the scale, mass, height and setbacks of new buildings to provide sensitive transitions to surrounding Districts. To the north of the subject site, the lands on the north side of the 1000-block of Mason Street includes 12 separate properties. The zoning for these properties includes the R-2 Zone, Two Family Dwelling District; RK-10 Zone, Balmoral Studio District; and the R3-1 Zone, Multiple Dwelling District. Maximum building heights in the zoning for these properties



range from 7.6 m to approximately 18 m. The OCP sets new policy direction for this block. The OCP designates the majority of the block as "Urban Residential". This land-use designation envisions low-rise to mid-rise multi-unit residential buildings of up to approximately six storeys and floor space ratios generally up to 1.2:1, with the opportunity for increased density up to a total of 2:1 in strategic locations that advance the OCP objectives. The east end of the block is within the North Park Village which is designated as a Large Urban Village. This designation envisions residential and mixed-use buildings of up to approximately six storeys. This designation also envisions floor space ratios generally of up to 1.5:1, with the opportunity for increased density up to a total of 2.5:1 in strategic locations that advance the OCP objectives.

On the subject site on the south side of the 1000 block of Mason Street, the proposed development includes a building height of 18.8 m fronting Mason Street. The DCAP policies related to building height for this portion of the subject lands recommend a maximum building height of 15 m and a street wall height that is at least 10 m to a maximum of 15 m. The DCAP further recommends the street wall be located within 3 m of the property line.

The applicant proposes a street wall height of approximately 15.5 m. Although the building height currently proposed is greater than anticipated by the policy, the applicant has taken the following steps to minimize the building height and massing on Mason Street:

- the building is set back 7.3 m from the property line which is considerably greater than the 3 m setback recommended in the DCAP policy.
- the street wall includes a 0.5 m step back at above the third residential floor.
- the sixth residential storey steps back a further 3.8 m from the primary street wall.

Staff have worked with the applicant in order to minimize the shadow impacts on the existing buildings on the north side of Mason Street. The applicant has pulled back the upper-storey massing at the northwest corner to limit the shadow impact and visual appearance to neighbouring properties.

In the opinion of staff, the proposed massing on Mason Street is appropriate given the existing policies for the site and consideration of both the existing context and possible future context for the north side of the street, based on the OCP policies.

#### 4.3.4 Franklin Green Frontage

The DCAP provides specific policy direction with respect to buildings adjacent to public spaces. This includes a minimum street wall height of 10 m and a maximum of 15 m with an additional 3 m setback for all portions of the building above the primary street wall.

The applicant proposes a street wall height of approximately 15.5 m and an overall building height of 18.8 m adjacent to Franklin Green, a City-owned park. Although the building height currently proposed is greater than anticipated by the policy, the applicant has taken the following steps to minimize the building height and massing on Franklin Green:

- the building is set back 3.6 m from the property line (except for parkade/building exit door at 1.2 m)
- the street wall includes a 1.2 m upper storey step back above the third floor (not including balcony structures)
- the sixth residential storeys steps back 4.2 m from the primary street wall.



In general, the proposal is in keeping with DCAP policies. It should be noted that a portion of the easterly property line fronts a neighbouring three and a half storey apartment building on Pandora Avenue. The applicant proposes a green wall system to soften this adjacency. Staff recommend that the applicant provide further details of this feature at the Development Permit stage and a covenant may be required to ensure the on-going maintenance of a green wall feature.

#### **4.4 Comprehensive Design**

In terms of the comprehensive design of the project, staff recognize that this site is larger than most typical redevelopment sites within the City. Staff acknowledge that the applicant has endeavoured to break down the building's mass through the height and articulation of each of the façades. Staff recommend that the Advisory Design Panel be asked to comment on the proposed form, massing and finish of the proposed development. Staff also recommend that the Panel provide feedback regarding the comprehensive design approach and whether the building's mass has been adequately "broken down" and whether sufficient visual interest is provided in the design.

#### **4.5 Development Permit Application**

Should Council be supportive of the proposal, staff recommend that the applicant formally submit a Development Permit Application, consistent with the staff recommendation, and that it be referred to the Advisory Design Panel (ADP) with the request that the ADP focus on the following:

- the proposed form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations
- the proposed context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade including the height of the primary street wall
- the proposed architectural expression of the roof line
- feedback regarding the comprehensive design approach and whether the building's mass has been adequately "broken down" and whether sufficient visual interest is provided in the design
- appropriateness of the building finishes and landscape.

Should Council be supportive of the proposed Heritage Designation of the school tower, staff recommend that the applicant be directed to prepare a revised Statement of Significance for the tower and detail the proposed improvements to be included in a Heritage Alteration Permit Application and that the proposed improvements be secured by means of a legal agreement. This is reflected in Option B.

#### **5. Resource Impacts**

Should Council accept the provision of the community room as a public amenity, City staff may be required to contribute time and resources to the ongoing maintenance and management of the space.

6. Options

Option A (Recommended)

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning and Development Permit Application with particular attention to the proposed:
  - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
  - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
  - c) architectural expression of the roof line;
  - d) landscape treatments.
3. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.
4. Completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the monetary contribution to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund is commensurate with 75% of the value of the land lift resulting from the proposed increase in density.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

Option B

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Submission of a Development Permit Application.
2. Submission of a Heritage Alteration Permit Application detailing the proposed rehabilitation of the school tower structure
3. Preparation of a revised statement of significance for the school tower
4. Advisory Design Panel review of the Rezoning and Development Permit Application with particular attention to the proposed:
  - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
  - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
  - c) architectural expression of the roof line;
  - d) landscape treatments.
5. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.
6. Completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the rehabilitation of the heritage-designated school tower is commensurate with 75%



of the value of the land lift resulting from the proposed increase in density and that any additional contribution be put toward the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund.

7. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

#### Option C

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning and Development Permit Application with particular attention to the proposed:
  - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
  - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
  - c) architectural expression of the roof line;
  - d) landscape treatments.
3. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.
4. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

#### Option D

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue be declined.

#### 7. Conclusions

The proposal is generally consistent with *Official Community Plan, 2012* policies which envisage multi-unit residential, commercial and mixed-use buildings. The proposal is also generally consistent with the more specific *Downtown Core Area Plan, 2011* policies which envisage mid-rise to high-rise residential, commercial and office development with a maximum building height of 30 m (10 storeys) for the south portion of the site and a maximum building height of 15 m (5 storeys) for the north portion of the site. The DCAP states that the proposed density can be considered if a monetary contribution or amenities are provided that support and advance the policies of the Plan.

The *North Park Local Plan* identifies the subject lands as well as the lands on the north side of Mason Street as an area where "major change (is) predicted". With respect to building heights, the Plan envisions the southern portion of the site to include heights of up to ten storeys and up to five storeys on the northern portion of the site. In the opinion of staff, the proposed six-storey building is an appropriate response for a comprehensive development of the site.



A third-party land lift analysis to be conducted by a consultant, agreed to by the City and paid for by the applicant, to ensure the value of the monetary contribution is commensurate with the value of the land lift resulting from the proposed increase in density is warranted.

In light of consistency with planning policies, staff are supportive of the development proposal as it advances many policy objectives. The introduction of large and small format retail stores and residential units in this location provides for the increased vitality at the edge of the Downtown Core Area. The introduction of residential units with direct access to Franklin Green which will provide increased animation within the park as well as an increased sense of security through having more "eyes on the park". From a design perspective, the proposal also includes an interesting architectural response to the site with the retention of the landmark school tower. The visual prominence of the tower is further acknowledged with the provision of a small plaza at its base and the modulation of the building mass that encompasses it.

## 8. Recommendations

That Rezoning Application #00381 for 1002-1008 and 1012 Pandora Avenue proceed for consideration at a Public Hearing and that City staff prepare the necessary *Zoning Regulation Bylaw* amendments, subject to completion of the following conditions:

1. Submission of a Development Permit Application.
2. Advisory Design Panel review of the Rezoning and Development Permit Application with particular attention to the proposed:
  - a) form, massing and finish of the proposed development with particular attention to the Mason Street and Franklin Green elevations;
  - b) context and fit of the retained school tower within the overall architectural expression of the Pandora Avenue façade;
  - c) architectural expression of the roof line;
  - d) landscape treatments.
3. Registration of a Statutory Right-of-Way on Mason Street and Vancouver Street to the satisfaction of the Director Engineering and Public Works.
4. Completion of a third-party land lift analysis to be completed by a consultant, agreed to by the City and paid for by the applicant, to ensure that the value of the monetary contribution to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Buildings Seismic Upgrade Fund is commensurate with 75% of the value of the land lift resulting from the proposed increase in density.
5. Preparation of a Housing Agreement Bylaw and legal agreement to ensure that future strata bylaws cannot prohibit strata owners from renting residential strata units to non-owners.

## 8. List of Attachments

- Aerial Map
- Zoning Map
- Plans dated April 10, 2013
- Statement of Significance for St. Andrew's School Building, 2009
- Letters from Applicant dated April 10, 2013 and December 21, 2013
- Letter from Stantec Consulting dated October 10, 2012
- Tree Impact and Mitigation Report dated August 7, 2012
- Condensation of the results of the visioning project for St. Andrew's School dated December 10, 2012



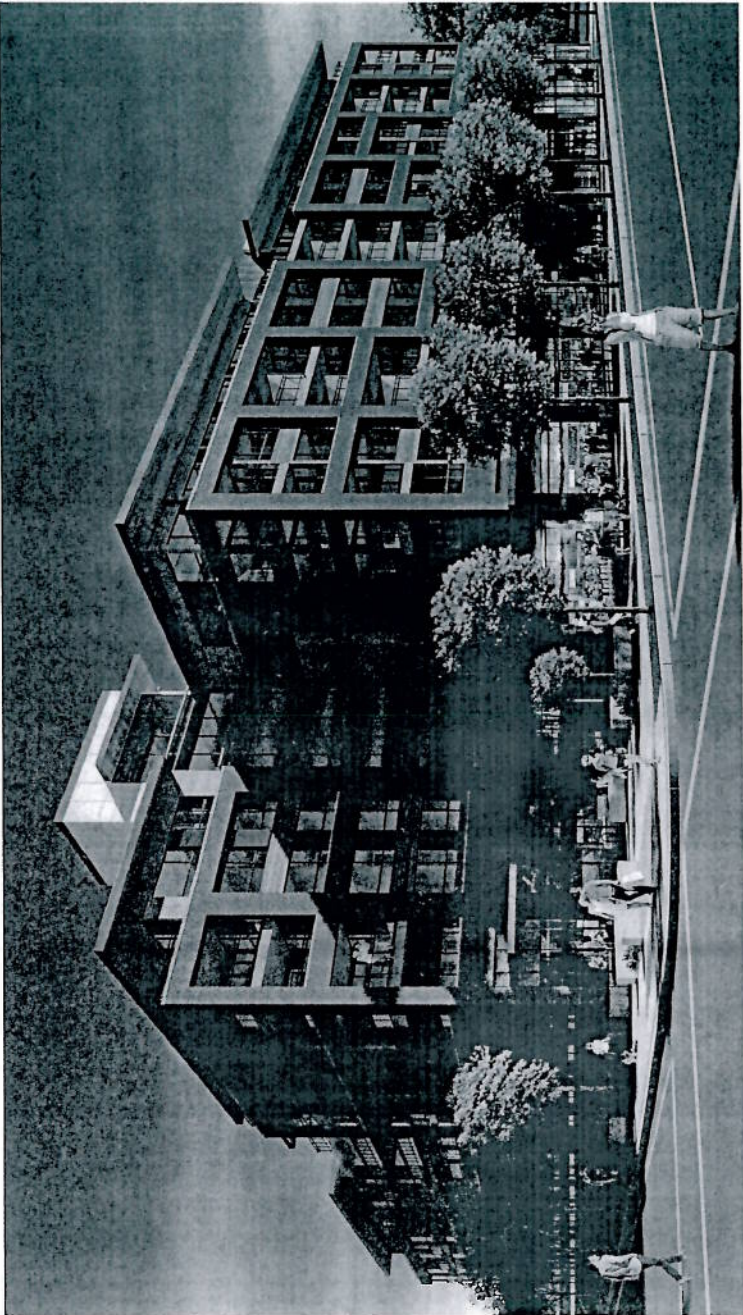
- Meeting minutes from North Park Neighbourhood Association and Downtown Residents Association Open House with Developer dated December 10, 2012
- Letter from North Park Neighbourhood Association dated September 28, 2012 and January 18, 2013.
- Transportation Impact Study: Executive Summary prepared by Bunt & Associated dated December 2012.

RESIDENTIAL/COMMERCIAL  
DEVELOPMENT

1008 - 1012 PANDORA AVENUE,  
VICTORIA, BC, V8V 3P5

DEVELOPMENT PERMIT  
REZONING SUBMISSION

FEBRUARY 26, 2014



BlueSky  
PROPERTIES

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**KEY PLAN**  
SCALE 1:1  
NOTES

**REVISIONS**

**ISSUED FOR**

**FOR**

**Chris Dikeakos Architects Inc.**

**BlueSky Properties**

**BlueSky Properties**

**PROJECT**

REDEVELOPMENT OF COMMERCIAL DEVELOPMENT

1000-1012 PANDORA AVENUE

VICTORIA, BC

**DATE**

10/04/2014

**PROJECT**

REDEVELOPMENT OF COMMERCIAL DEVELOPMENT

1000-1012 PANDORA AVENUE

VICTORIA, BC

**PROJECT**

REDEVELOPMENT OF COMMERCIAL DEVELOPMENT

1000-1012 PANDORA AVENUE

VICTORIA, BC

**DATE**

10/04/2014

**PROJECT**

REDEVELOPMENT OF COMMERCIAL DEVELOPMENT

1000-1012 PANDORA AVENUE

VICTORIA, BC

Building A									
Level	Studs	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	7 Bedroom	TOTAL UNITS
L1	8	1	1	1	1	1	1	1	7
L2	8	1	1	1	1	1	1	1	7
L3	8	1	1	1	1	1	1	1	7
L4	8	1	1	1	1	1	1	1	7
L5	8	1	1	1	1	1	1	1	7
L6	8	1	1	1	1	1	1	1	7
L7	8	1	1	1	1	1	1	1	7
L8	8	1	1	1	1	1	1	1	7
L9	8	1	1	1	1	1	1	1	7
L10	8	1	1	1	1	1	1	1	7
L11	8	1	1	1	1	1	1	1	7
L12	8	1	1	1	1	1	1	1	7
L13	8	1	1	1	1	1	1	1	7
L14	8	1	1	1	1	1	1	1	7
L15	8	1	1	1	1	1	1	1	7
L16	8	1	1	1	1	1	1	1	7
L17	8	1	1	1	1	1	1	1	7
L18	8	1	1	1	1	1	1	1	7
L19	8	1	1	1	1	1	1	1	7
L20	8	1	1	1	1	1	1	1	7
L21	8	1	1	1	1	1	1	1	7
L22	8	1	1	1	1	1	1	1	7
L23	8	1	1	1	1	1	1	1	7
L24	8	1	1	1	1	1	1	1	7
L25	8	1	1	1	1	1	1	1	7
L26	8	1	1	1	1	1	1	1	7
L27	8	1	1	1	1	1	1	1	7
L28	8	1	1	1	1	1	1	1	7
L29	8	1	1	1	1	1	1	1	7
L30	8	1	1	1	1	1	1	1	7
L31	8	1	1	1	1	1	1	1	7
L32	8	1	1	1	1	1	1	1	7
L33	8	1	1	1	1	1	1	1	7
L34	8	1	1	1	1	1	1	1	7
L35	8	1	1	1	1	1	1	1	7
L36	8	1	1	1	1	1	1	1	7
L37	8	1	1	1	1	1	1	1	7
L38	8	1	1	1	1	1	1	1	7
L39	8	1	1	1	1	1	1	1	7
L40	8	1	1	1	1	1	1	1	7
L41	8	1	1	1	1	1	1	1	7
L42	8	1	1	1	1	1	1	1	7
L43	8	1	1	1	1	1	1	1	7
L44	8	1	1	1	1	1	1	1	7
L45	8	1	1	1	1	1	1	1	7
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KEY PLAN SCALE: 1:100 DATE: 11/10/2013		REVISIONS: ISSUED FOR 2013/11/10 2013/11/10	 CHRIS DIKEAKIS ARCHITECTS INC. 2000-1013 PANDORA AVENUE VICTORIA, BC 250.621.2001 (Ext. 101) FAX: 250.621.2002	PROJECT: RESIDENTIAL - COMMERCIAL 1000-1013 PANDORA AVENUE VICTORIA, BC	 Bluesky PROPERTIES	DRAWING NO.: A002	REV:

DATE: 11/10/2013	BY: [Signature]
DATE: 11/10/2013	BY: [Signature]
DATE: 11/10/2013	BY: [Signature]
DATE: 11/10/2013	BY: [Signature]

SHEET TITLE:  
SITE - CONTEXT





KEY PLAN  
SCALE 1:100  
NOTES

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR	2014-03-03
2	FOR PRELIMINARY REVIEW	2014-03-03
3	FOR PRELIMINARY REVIEW	2014-03-03

CHRIS DIKEAKOS  
ARCHITECTS INC.

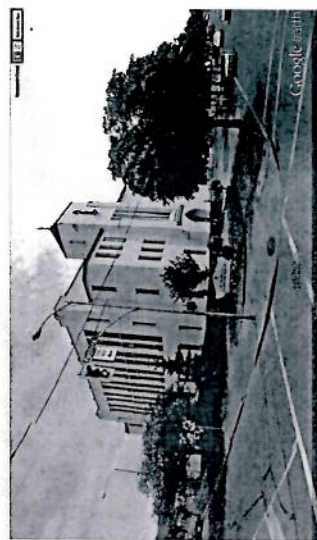
100-1017 PANDORA AVENUE  
VICTORIA, BC  
V8M 1A1  
TEL: 250-383-1111  
WWW.CDIKEAKOS.COM

BlueSky  
PROPERTIES

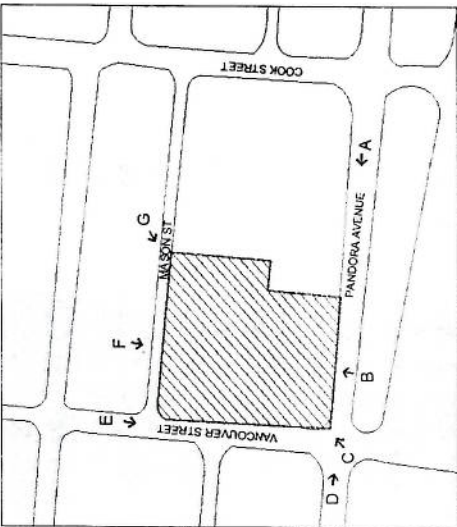
RESIDENTIAL - COMMERCIAL  
100-1017 PANDORA AVENUE  
VICTORIA, BC  
V8M 1A1  
TEL: 250-383-1111  
WWW.BUESKYPROPERTIES.COM

DATE: 2014-03-03  
DRAWN BY: J. Smith  
CHECKED BY: J. Smith  
SCALE: 1:100  
PROJECT: 100-1017 PANDORA AVENUE  
SHEET TITLE: SITE PHOTOS

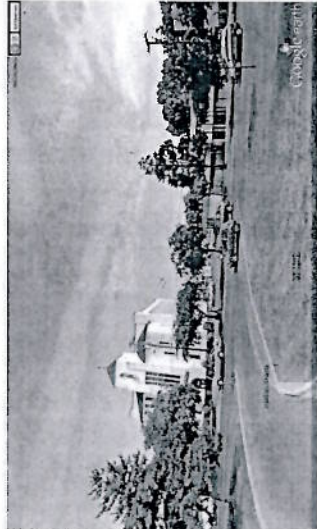
DRAWING NO.:  
A003  
REV:



(C) CORNER PANDORA & VANCOUVER



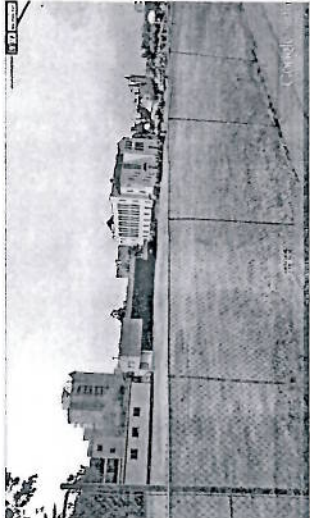
KEY PLAN



(B) SITE LOOKING NORTH



(E) VANCOUVER ST LOOKING SOUTH



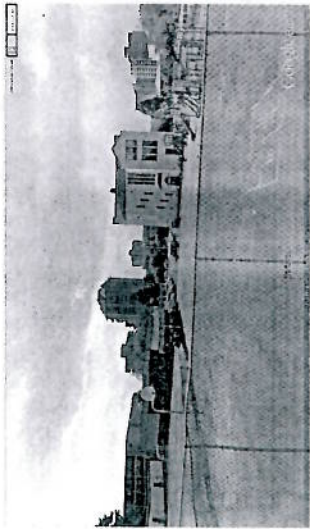
(G) MASON ST CORNER



(A) PANDORA LOOKING WEST



(D) PANDORA LOOKING EAST



(F) SITE LOOKING SOUTH

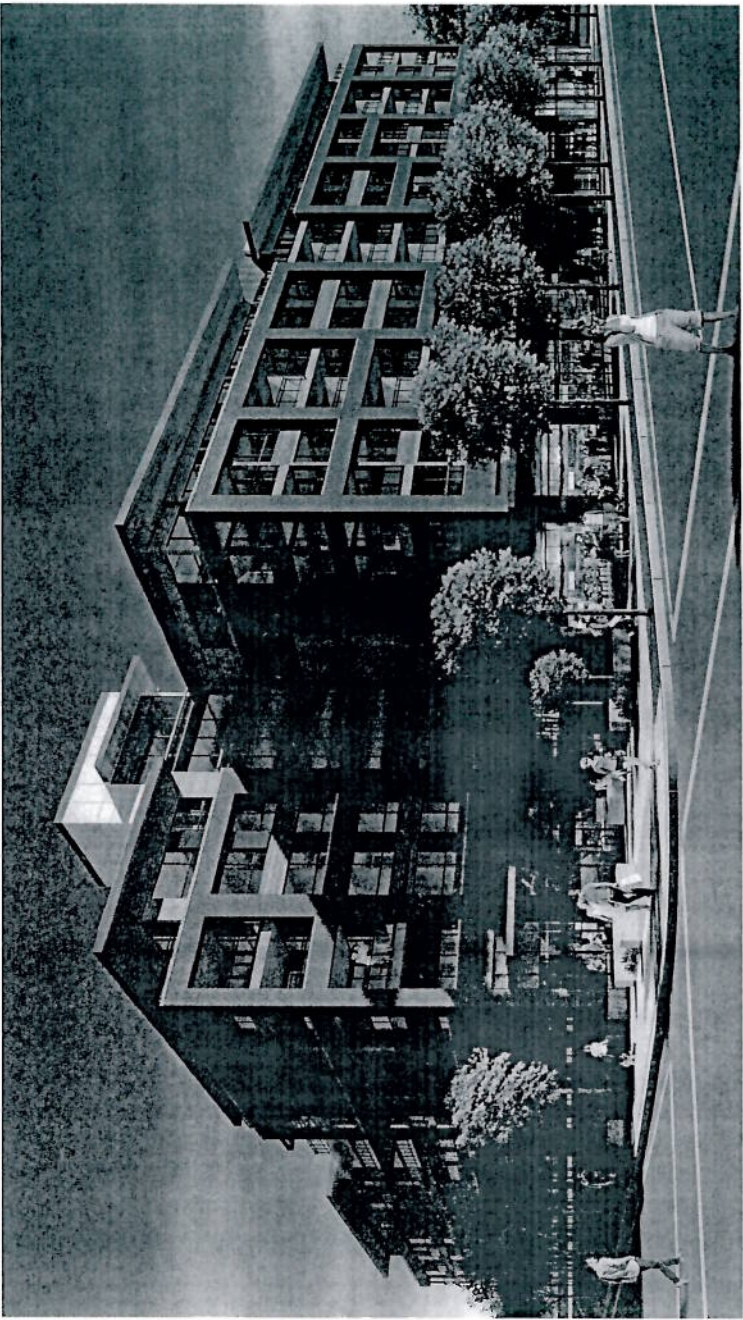


RESIDENTIAL/COMMERCIAL  
DEVELOPMENT

1008 - 1012 PANDORA AVENUE,  
VICTORIA, BC, V8V 3P5

DEVELOPMENT PERMIT  
REZONING SUBMISSION

FEBRUARY 26, 2014



BlueSky  
PROPERTIES

CHRIS DIKEAKOS ARCHITECTS INC.  
T 604 291 2660 | 212-3989 HENNING DR | INFO@DIKEAKOS.COM  
F 604 291 2667 | BURVABY BC V8C 6N5 | WWW.DIKEAKOS.COM

OWNER/DEVELOPER  
BLUESKY PROPERTIES  
CONTACT: BRYSON & PARTNERS  
1008 - 1012 PANDORA AVENUE  
VICTORIA, BC, V8V 3P5  
TEL: (604) 291-2660  
FAX: (604) 291-2667

ARCHITECTURAL  
CHRIS DIKEAKOS ARCHITECTS INC.  
CONTACT: JENNIFER HENNING  
212-3989 HENNING DRIVE  
VICTORIA, BC, V8C 6N5  
TEL: (604) 291-2660  
FAX: (604) 291-2667

STRUCTURAL  
JOHN BRYSON & PARTNERS  
CONTACT: JENNIFER HENNING  
212-3989 HENNING DRIVE  
VICTORIA, BC, V8C 6N5  
TEL: (604) 291-2660  
FAX: (604) 291-2667

MECHANICAL  
STANTEC  
CONTACT: JENNIFER HENNING  
1008 - 1012 PANDORA AVENUE  
VICTORIA, BC, V8V 3P5  
TEL: (604) 291-2660  
FAX: (604) 291-2667

ELECTRICAL  
STANTEC  
CONTACT: JENNIFER HENNING  
1008 - 1012 PANDORA AVENUE  
VICTORIA, BC, V8V 3P5  
TEL: (604) 291-2660  
FAX: (604) 291-2667

LANDSCAPE  
DURANTE KREUK LTD.  
CONTACT: JENNIFER HENNING  
212-3989 HENNING DRIVE  
VICTORIA, BC, V8C 6N5  
TEL: (604) 291-2660  
FAX: (604) 291-2667

SURVEYOR  
BRAD CUNNING LAND SURVEYING INC.  
CONTACT: BRAD CUNNING  
1008 - 1012 PANDORA AVENUE  
VICTORIA, BC, V8V 3P5  
TEL: (604) 291-2660  
FAX: (604) 291-2667

BUILDING CODE CONSULTANT  
LMDG BUILDING CODE CONSULTANTS  
CONTACT: JENNIFER HENNING  
1008 - 1012 PANDORA AVENUE  
VICTORIA, BC, V8V 3P5  
TEL: (604) 291-2660  
FAX: (604) 291-2667

TRAFFIC CONSULTANT  
BUNT & ASSOCIATES ENGINEERING  
CONTACT: JENNIFER HENNING  
212-3989 HENNING DRIVE  
VICTORIA, BC, V8C 6N5  
TEL: (604) 291-2660  
FAX: (604) 291-2667







KEY PLAN  
SCALE: 1:15  
NOTES

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/17/2013
2	FOR PRELIMINARY REVIEW	10/17/2013

**CHRIS DIKEAKOS ARCHITECTS INC.**  
100-1012 PANDORA AVENUE  
VICTORIA, BC  
250.621.3888 | 100-1012 PANDORA AVENUE | VICTORIA BC V8N 4C1

**BlueSky PROPERTIES**  
COMMERCIAL  
RESIDENTIAL - COMMERCIAL  
REDEVELOPMENT  
100A-1012 PANDORA AVENUE  
VICTORIA, BC

DESIGNED BY: Author  
CHECKED BY: Designer  
SCALE: 1:500  
PLOT NO.: 100  
DATE: FEBRUARY 14, 2014

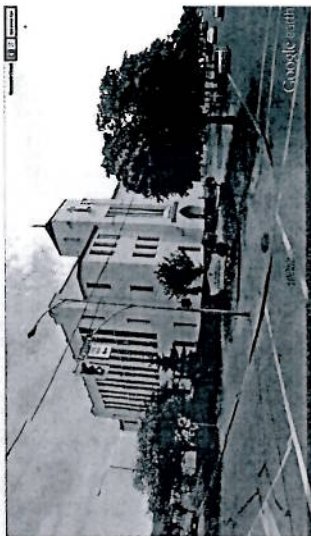
SHEET TITLE  
SITE - CONTEXT

DRAWING NO.: A002  
REV.

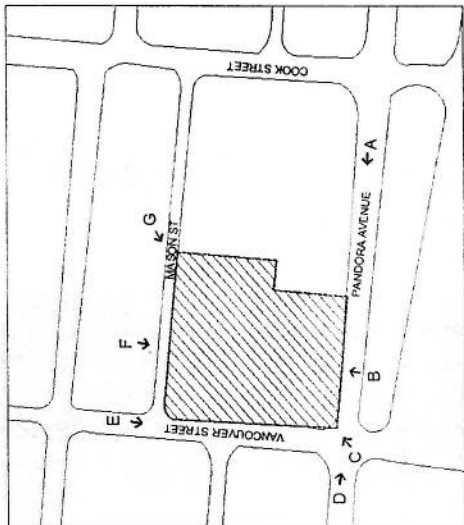




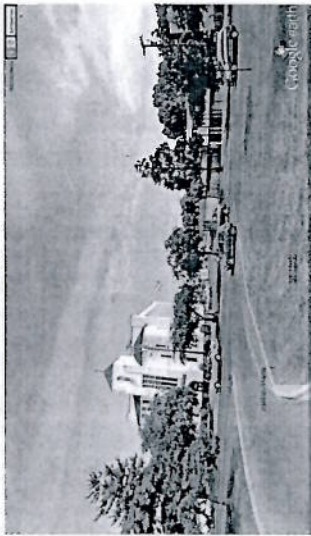
KEY PLAN SCALE 1:15 NOTES		REVISIONS ISSUED FOR: DATE: 10/10/2013 BY: [Signature] FOR: [Signature]		CDN CHRIS DIKEAKOS ARCHITECTS INC. 1000-1012 PANDORA AVENUE VICTORIA, BC V8M 4K6 TEL: (250) 383-1111 FAX: (250) 383-1112 WWW.CDNARCHITECTS.COM		BlueSky PROPERTIES RESIDENTIAL - COMMERCIAL 1000-1012 PANDORA AVENUE VICTORIA, BC V8M 4K6 TEL: (250) 383-1111 FAX: (250) 383-1112 WWW.BUESKYPROPERTIES.COM		DRAWING NO.: A003 REV:	
SHEET TITLE: SITE PHOTOS		SHEET NO.: 1 OF 1		PROJECT: RESIDENTIAL - COMMERCIAL 1000-1012 PANDORA AVENUE VICTORIA, BC V8M 4K6 TEL: (250) 383-1111 FAX: (250) 383-1112 WWW.BUESKYPROPERTIES.COM		CONTRACT NO.: [Blank]		DATE: [Blank]	
DESIGNED BY: [Blank]		CHECKED BY: [Blank]		DRAWN BY: [Blank]		SCALE: [Blank]		DATE: [Blank]	



(C) CORNER PANDORA & VANCOUVER



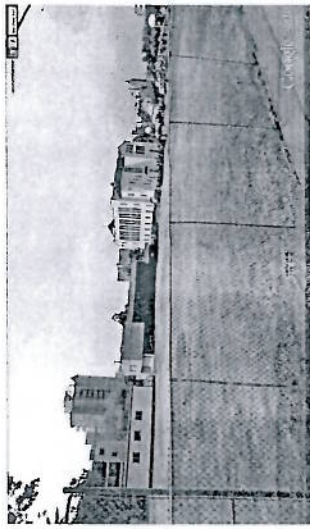
KEY PLAN



(B) SITE LOOKING NORTH



(E) VANCOUVER ST LOOKING SOUTH



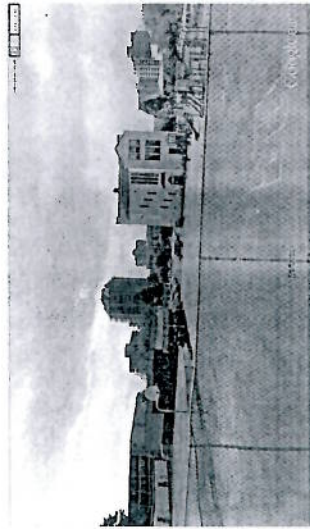
(G) MASON ST CORNER



(A) PANDORA LOOKING WEST



(D) PANDORA LOOKING EAST



(F) SITE LOOKING SOUTH



KEY PLAN  
SCALE 1:100  
NOTES

REVISIONS  
ISSUED FOR:  
DATE: 10/10/2013  
BY: J. D. DICKSON

**CDN**  
CHRIS DIKEAKIS  
ARCHITECTS INC.

100-101 PANDORA AVENUE  
VICTORIA, BC V8P 1A1  
TEL: 250-383-1001  
WWW.CDNARCHITECTS.COM

RESIDENTIAL - COMMERCIAL  
100-101 PANDORA AVENUE  
VICTORIA, BC

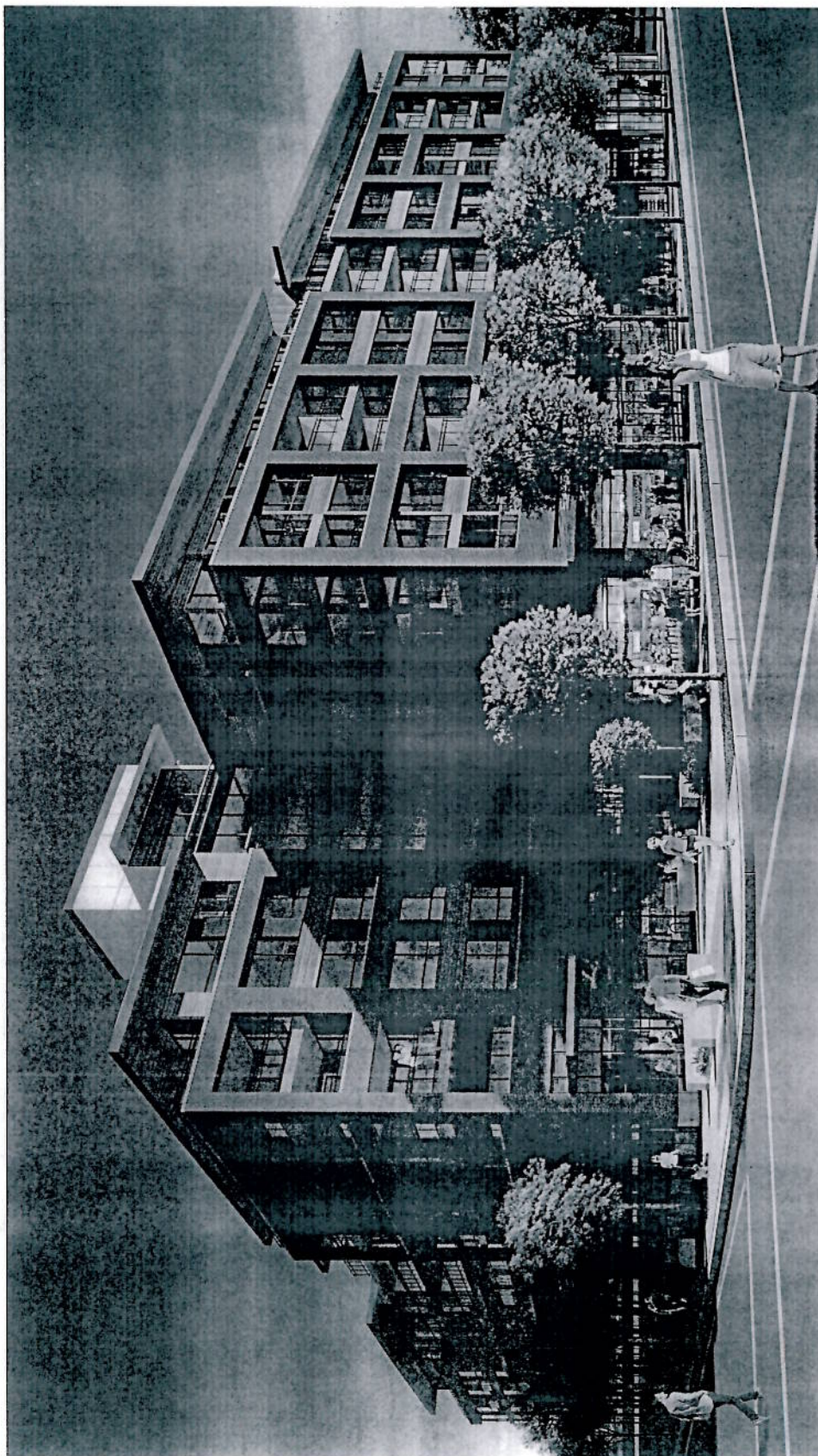
**BlueSky**  
PROPERTIES

CONSULTANT

DESIGNED BY: J. D. DICKSON  
CHECKED BY: J. D. DICKSON  
SCALE: 1:100  
DATE: 10/10/2013

SHEET TITLE:  
PERSPECTIVE -  
CORNER OF  
PANDORA AVE. &  
VANCOUVER ST.

DRAWING NO.:  
REV:  
A004





REVISED FOR:  
ISSUED FOR:  
DATE OF ISSUE:  
DATE OF REVIEW:



**CHRIS DIKEAKOS  
ARCHITECTS INC.**

**Plan**

**RESIDENTIAL - COMMERCIAL DEVELOPMENT.**  
1008-1012 PANDORA AVENUE,  
VICTORIA, B.C.

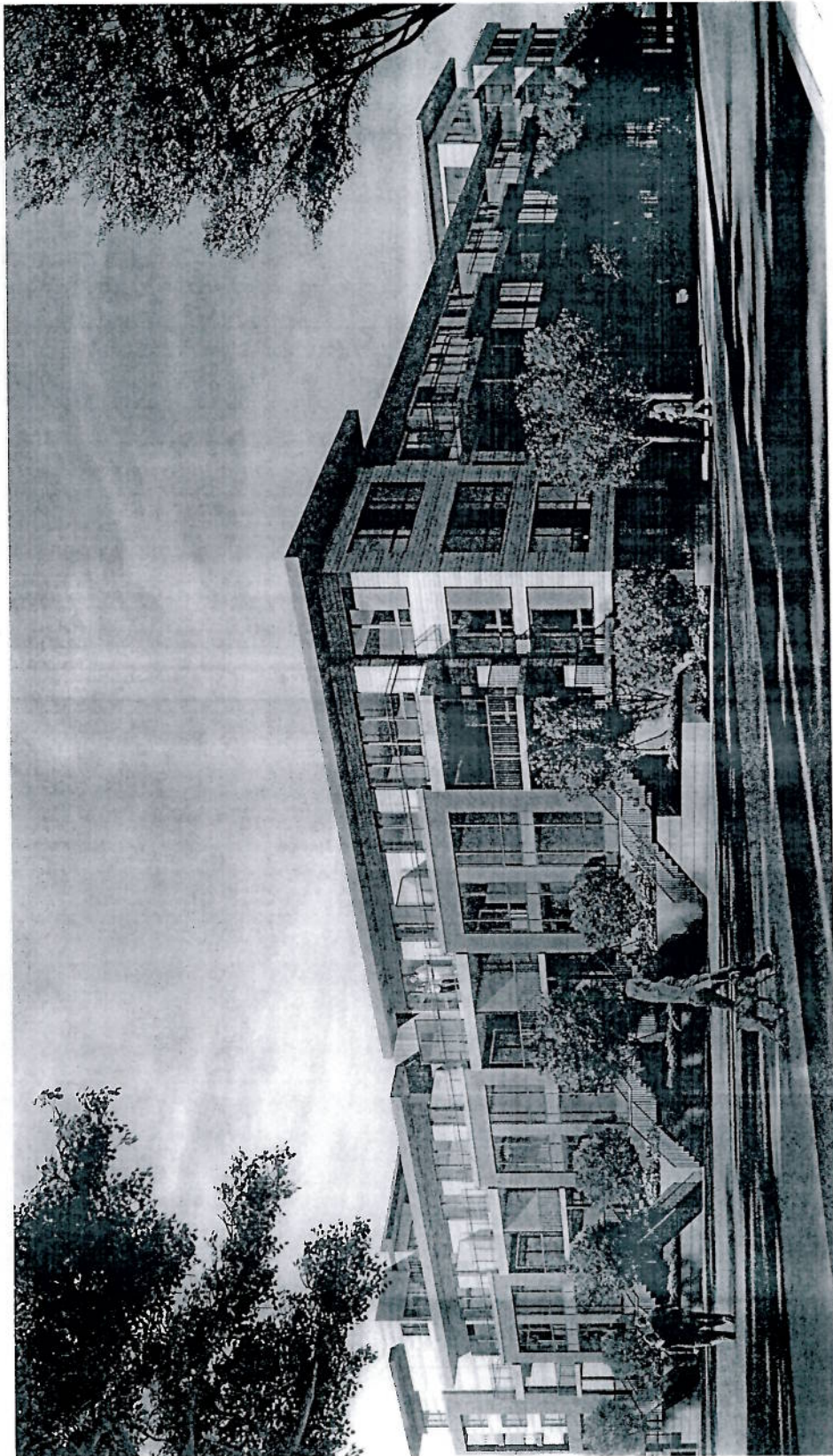
**PROJECT**

**BlueSky**

DESIGNED BY: AUSTINE	REAL
CHECKED BY: CHANBUB	
BONE	
PELUNG: PAN	
DATE: FEBRUARY 28, 2014	

**SHEET TITLE:**  
PERSPECTIVE -  
CORNER OF MASON  
ST. & FRANKLIN AVE

DRAWING NO.:	REV.
A005	











KEY PLAN  
POINT 215  
NOTES



ISSUED FOR:	REVISIONS:
DATE:	DATE:
BY:	BY:
CHECKED BY:	CHECKED BY:



CHRIS DIKEAKOS  
ARCHITECTS INC.

2001 1012 PANDORA AVENUE  
VICTORIA, BC  
V8S 1G1  
TEL: 250-363-1111  
FAX: 250-363-1112  
WWW.CHRISSDIKEAKOS.COM

BlueSky  
PROPERTIES

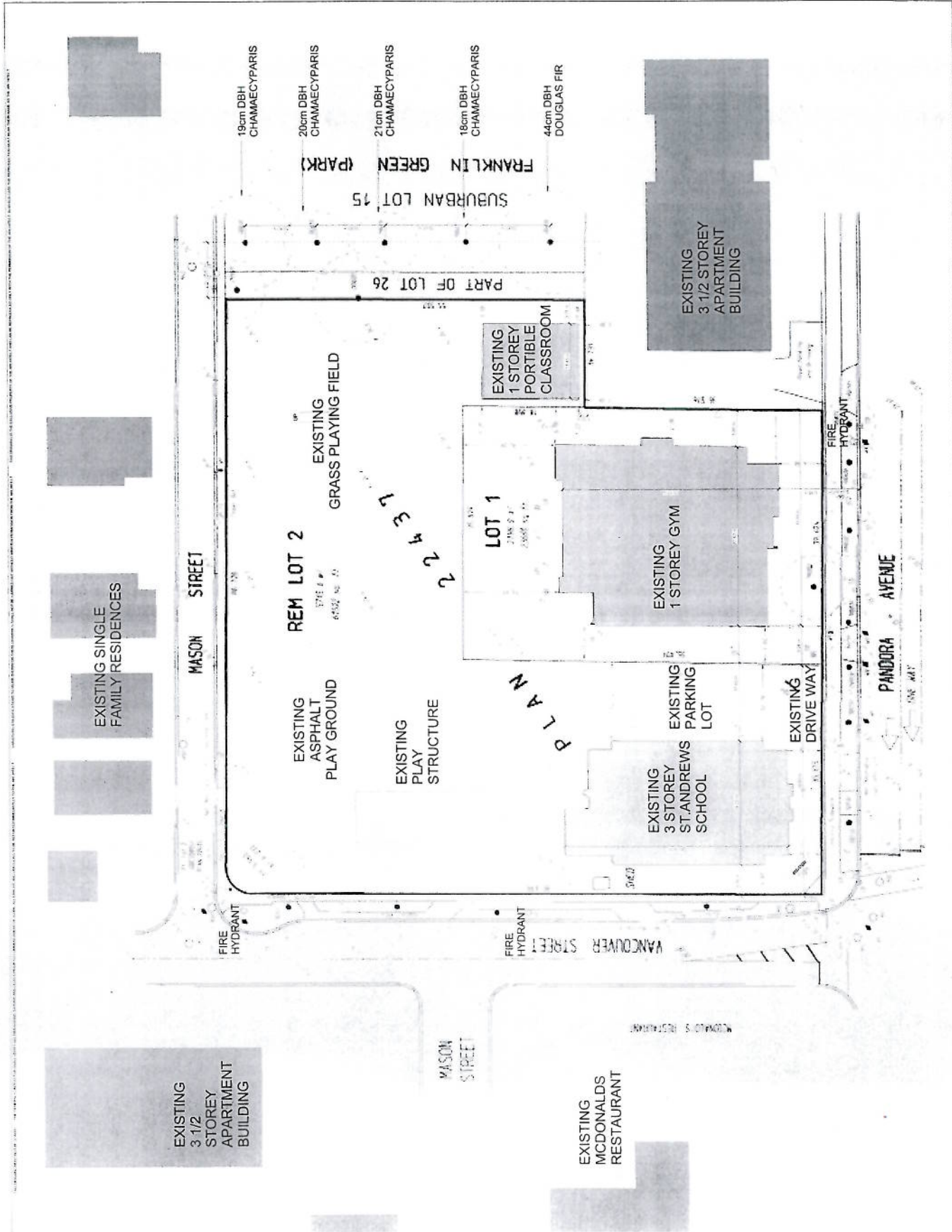
RESIDENTIAL - COMMERCIAL  
1000-1012 PANDORA AVENUE  
VICTORIA, BC

CONTRACT NO.

DESIGNED BY:	Author
CREATED BY:	Author
SCALE:	1:200
DATE:	11/20/2013

SHEET TITLE  
SITE PLAN OF  
EXISTING SCHOOL

DRAWING NO.:	REV.
A102	





KEY PLAN  
SCALE 1:15

NOTES

REVISIONS

ISSUED FOR:  
2013/04/01

CDN

CHRIS DIKEAKOS  
ARCHITECTS INC.

PROJECT

RESIDENTIAL - COMMERCIAL  
1000-1012 PANDORA AVENUE  
VICTORIA, BC

CLIENT

BlueSky  
PROPERTIES

DESIGNED BY

DATE

SCALE

PROJECT

DATE

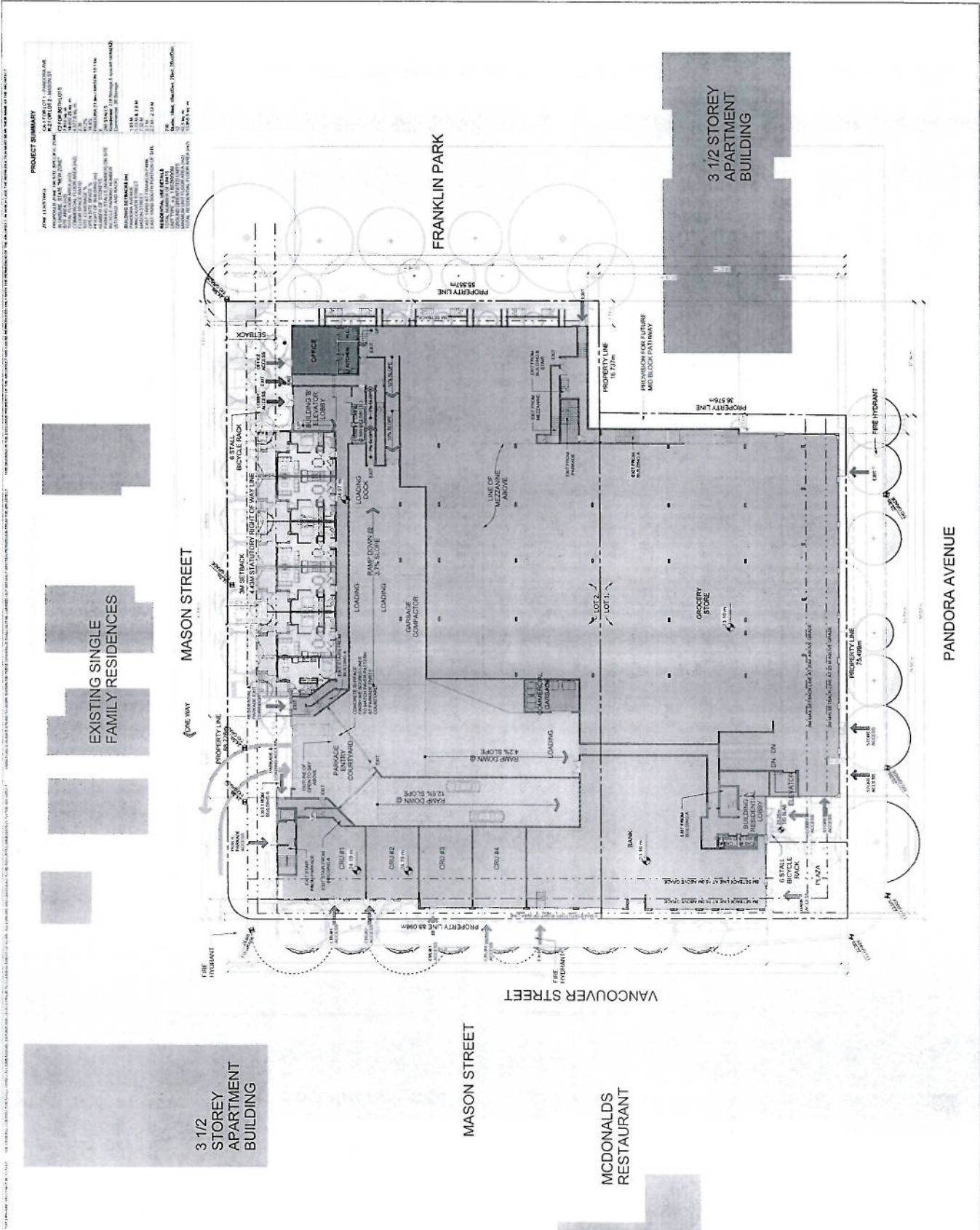
SHEET TITLE

SITE PLAN

DRAWING NO.

REV.

A103









KEY PLAN  
SCALE 1:1  
NOTES

ISSUED FOR  
MCDONALD'S RESTAURANT  
100-102 PANDORA AVENUE  
VICTORIA, BC

CHRIS DIKEAKOS  
ARCHITECTS INC.

BlueSky  
PROPERTIES

REVISIONS  
1. 2014-03-20: ISSUED FOR PERMIT  
2. 2014-03-20: ISSUED FOR PERMIT

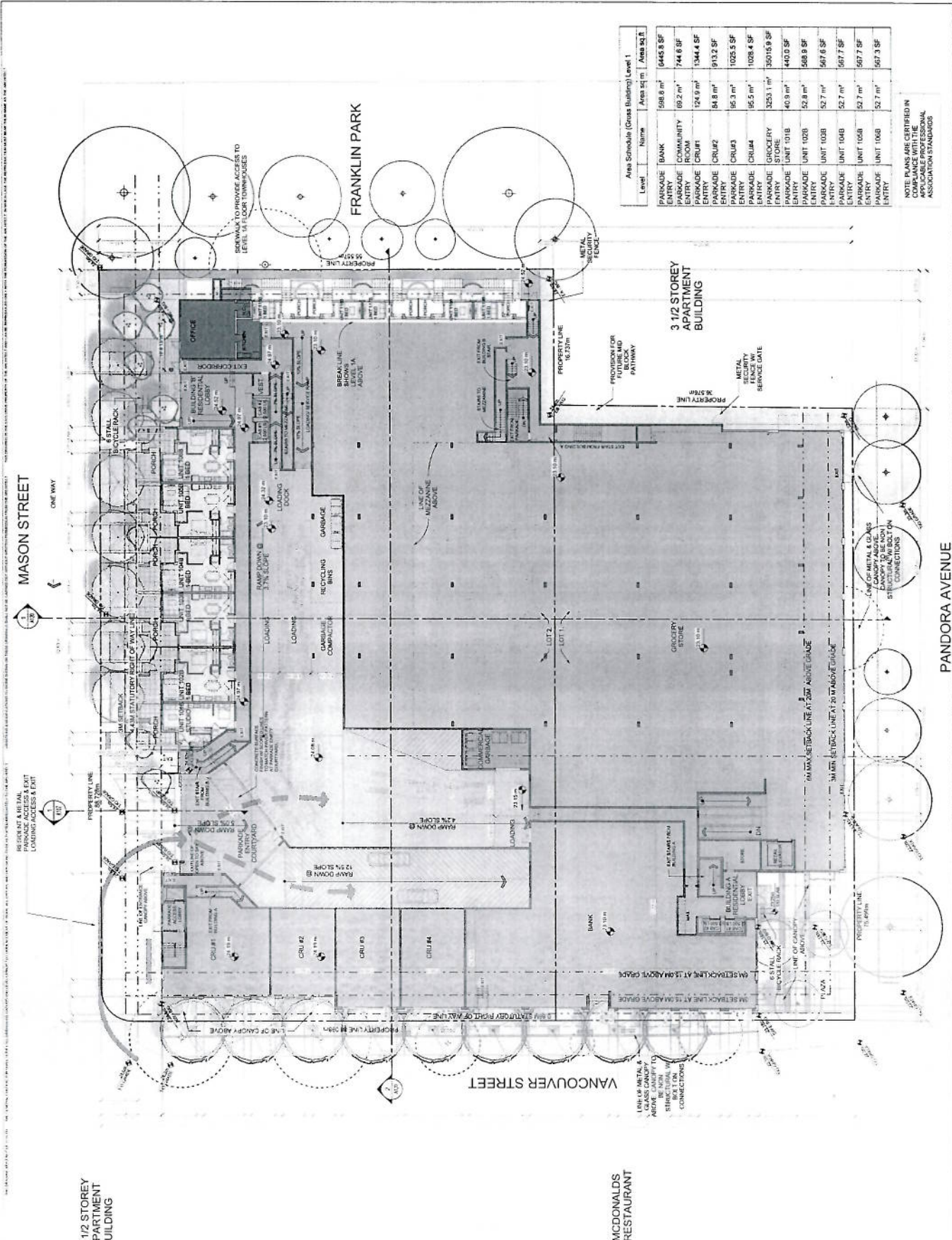
PROJECT  
RESIDENTIAL - COMMERCIAL  
MCDONALD'S RESTAURANT  
100-102 PANDORA AVENUE  
VICTORIA, BC

DESIGNED BY: J. ADAMS  
CHECKED BY: J. ADAMS  
SCALE: 1:200  
DATE: FEBRUARY 19, 2014

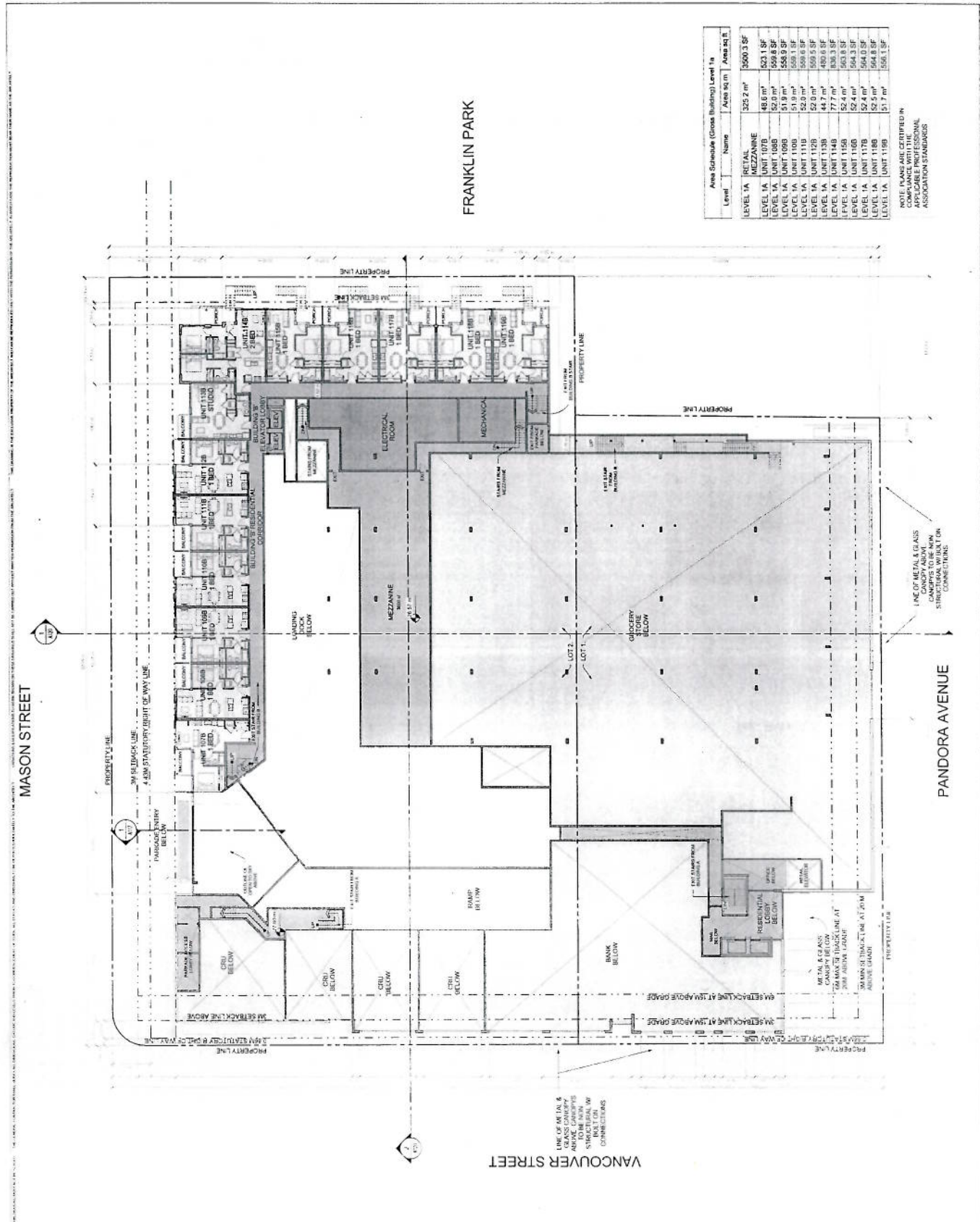
SHEET TITLE:  
LEVEL 1

DRAWING NO.:  
A106

REV.









KEY PLAN  
SCALE 1:10  
NORTH



CHRIS DIKEANOS  
ARCHITECTS INC.



Bluesky  
PROPERTIES

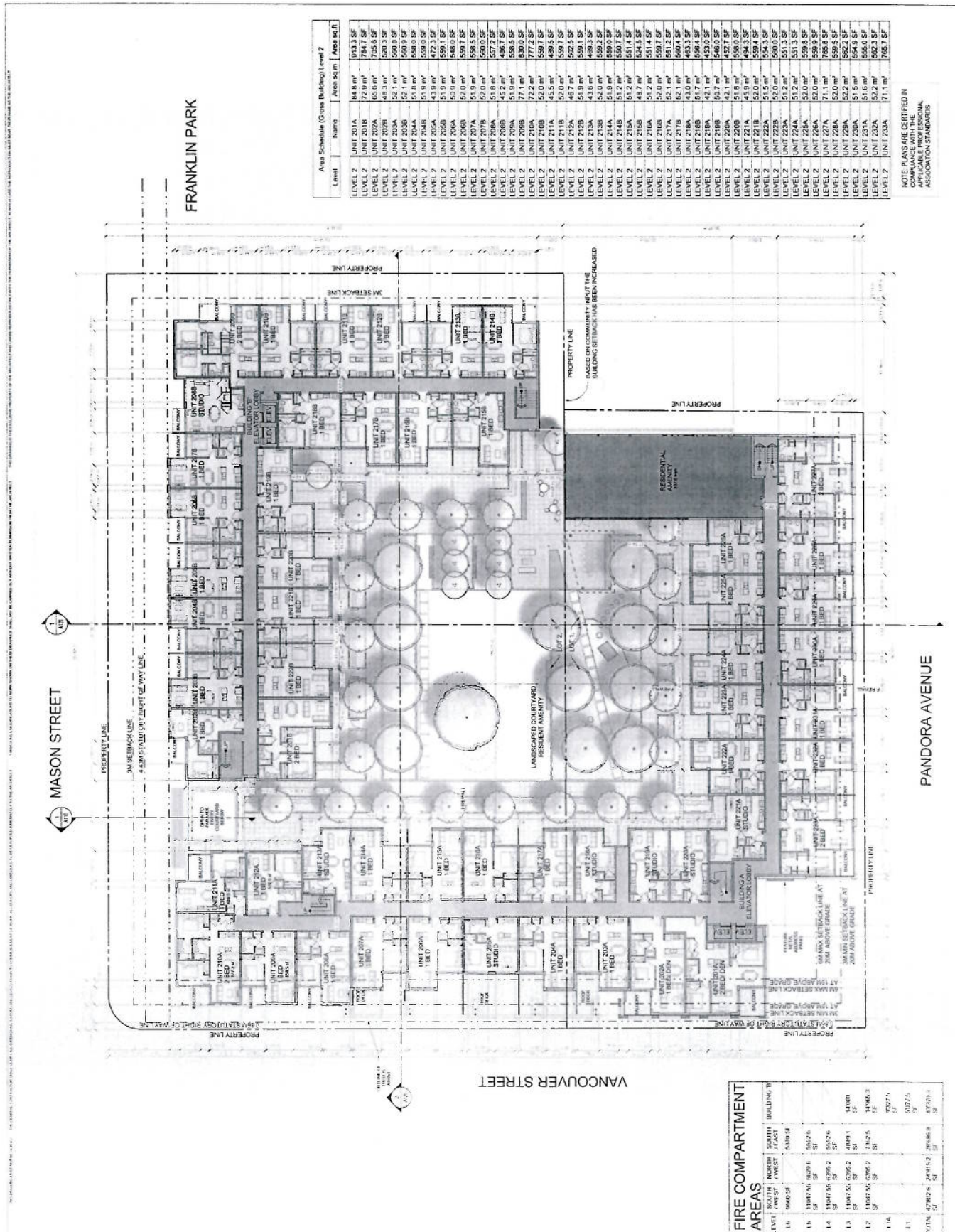
REVISIONS:  
ISSUED FOR:  
DATE:

RESIDENTIAL - COMMERCIAL  
1000 WEST PANDORA AVENUE  
VICTORIA, BC

DATE: 03/04/2014  
DRAWN BY: [Name]  
CHECKED BY: [Name]

SHEET TITLE:  
**LEVEL 2**

DRAWING NO.:  
**A108**





KEY PLAN  
1:100  
DATE: 11/15/13  
NOTES:

REVISIONS  
ISSUED FOR:  
DATE:  
BY:

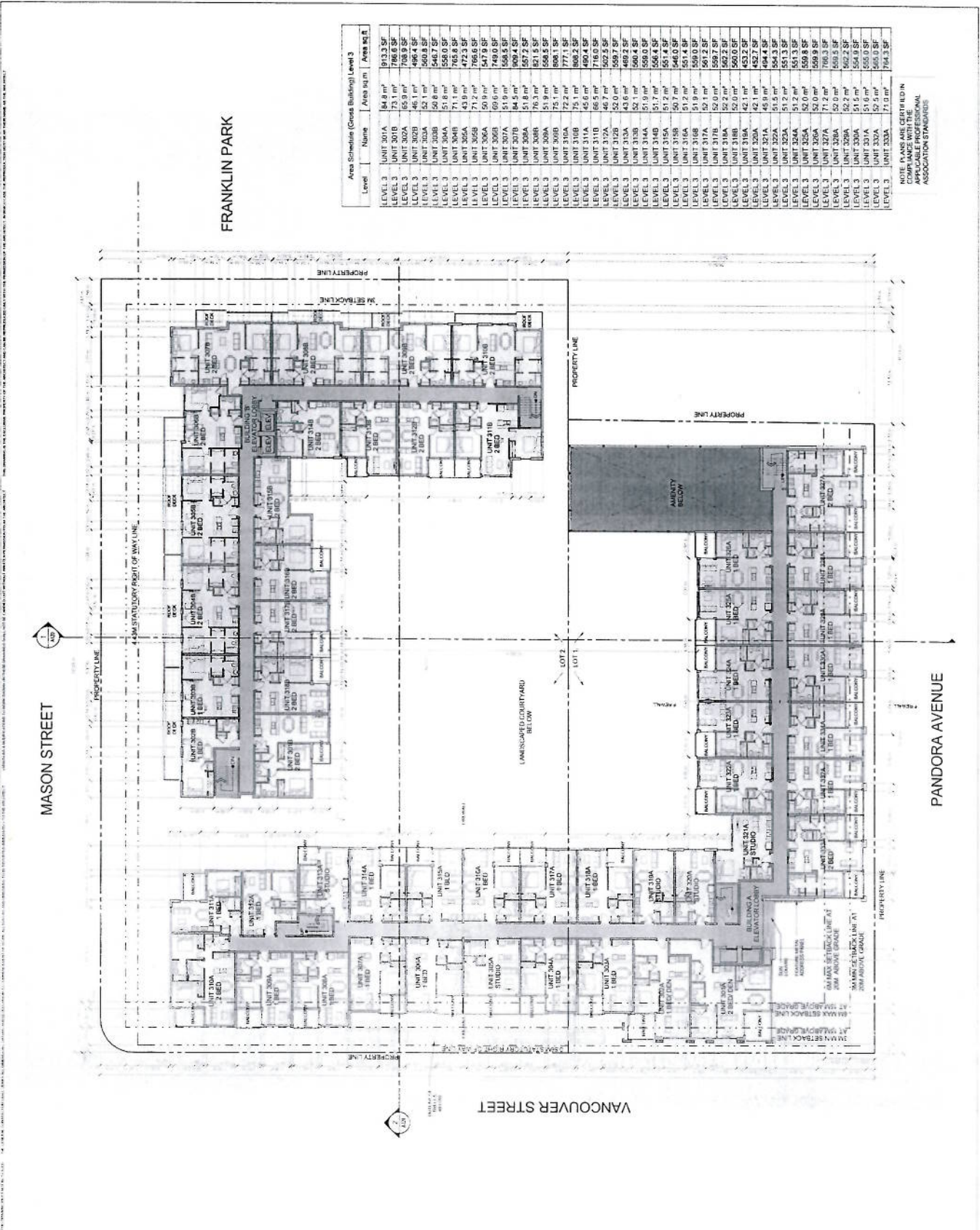
CHRIS DIKEAKON  
ARCHITECTS INC.  
1000 10th Avenue, Suite 1000  
Vancouver, BC V6Z 1A1  
Tel: 604.681.1111  
Fax: 604.681.1112  
www.chrisdikeakon.com

RESIDENTIAL COMMERCIAL  
DEVELOPMENT  
1000 10th Avenue, Suite 1000  
Vancouver, BC V6Z 1A1  
Tel: 604.681.1111  
Fax: 604.681.1112  
www.chrisdikeakon.com

BlueSky  
PROPERTIES  
1000 10th Avenue, Suite 1000  
Vancouver, BC V6Z 1A1  
Tel: 604.681.1111  
Fax: 604.681.1112  
www.blueskyproperties.com

DATE: 11/15/13  
SHEET TITLE:  
LEVEL 3

DRAWING NO.:  
A109  
REV.



KEY PLAN  
SCALE: 1:100  
DATE: 1/14/14

REVISIONS:  
ISSUED FOR:  
BY: [Signature]  
DATE: 1/14/14

CCN  
CHRIS DIKEAKOS  
ARCHITECTS INC.

Bluesky  
PROPERTIES

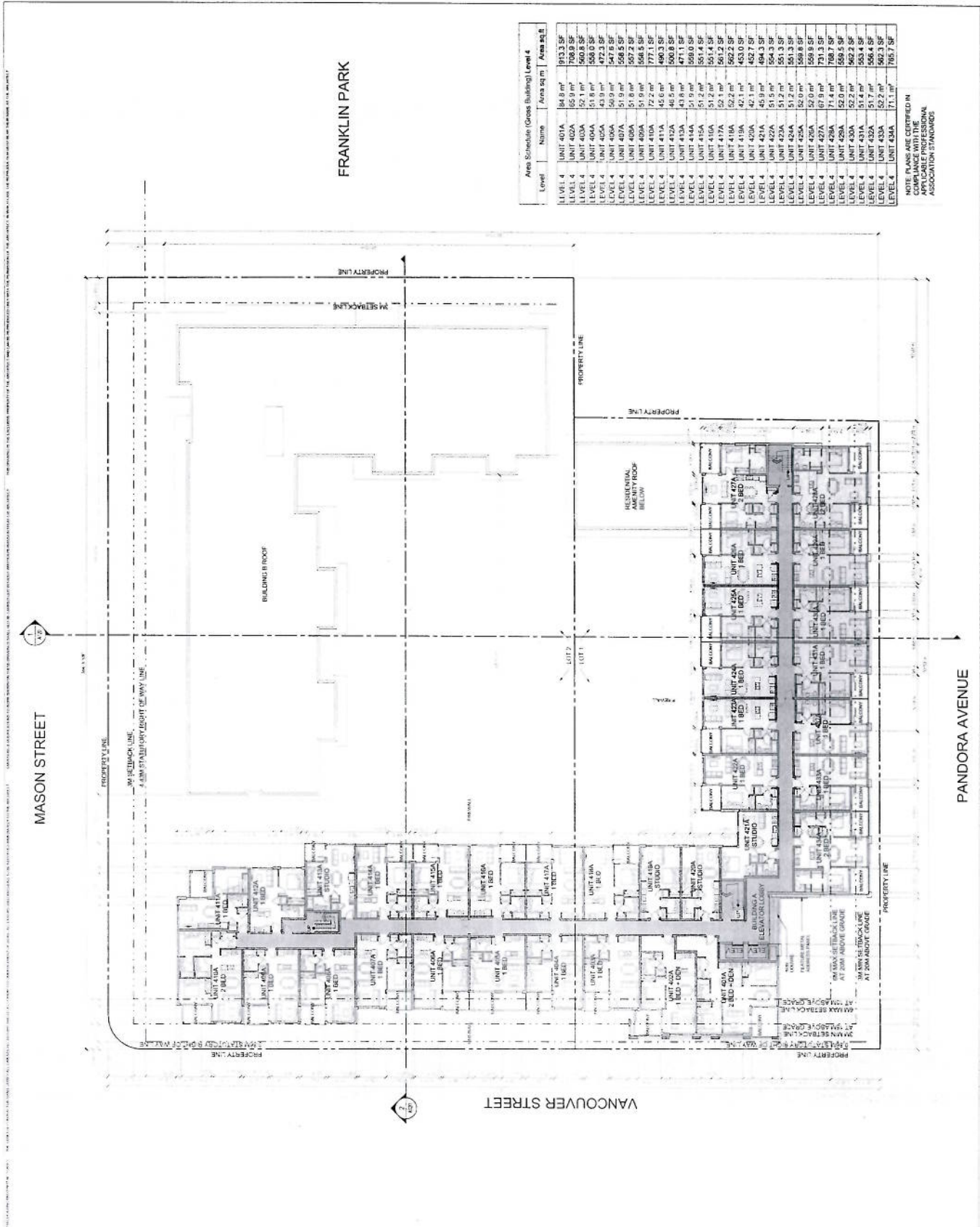
PROJECT:  
1000 WEST 10TH STREET  
VANCOUVER, BC V6H 1A1  
1000 WEST 10TH STREET  
VANCOUVER, BC V6H 1A1

DATE: 1/14/14  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1:100  
DATE: 1/14/14

SHEET TITLE:  
LEVEL 4

DRAWING NO.:  
A110

REV







KEY PLAN  
SCALE: 1:100  
NOTES



REVISIONS  
ISSUED FOR:  
DATE:  
BY:



CHRIS DIKEAKOS  
ARCHITECTS INC.

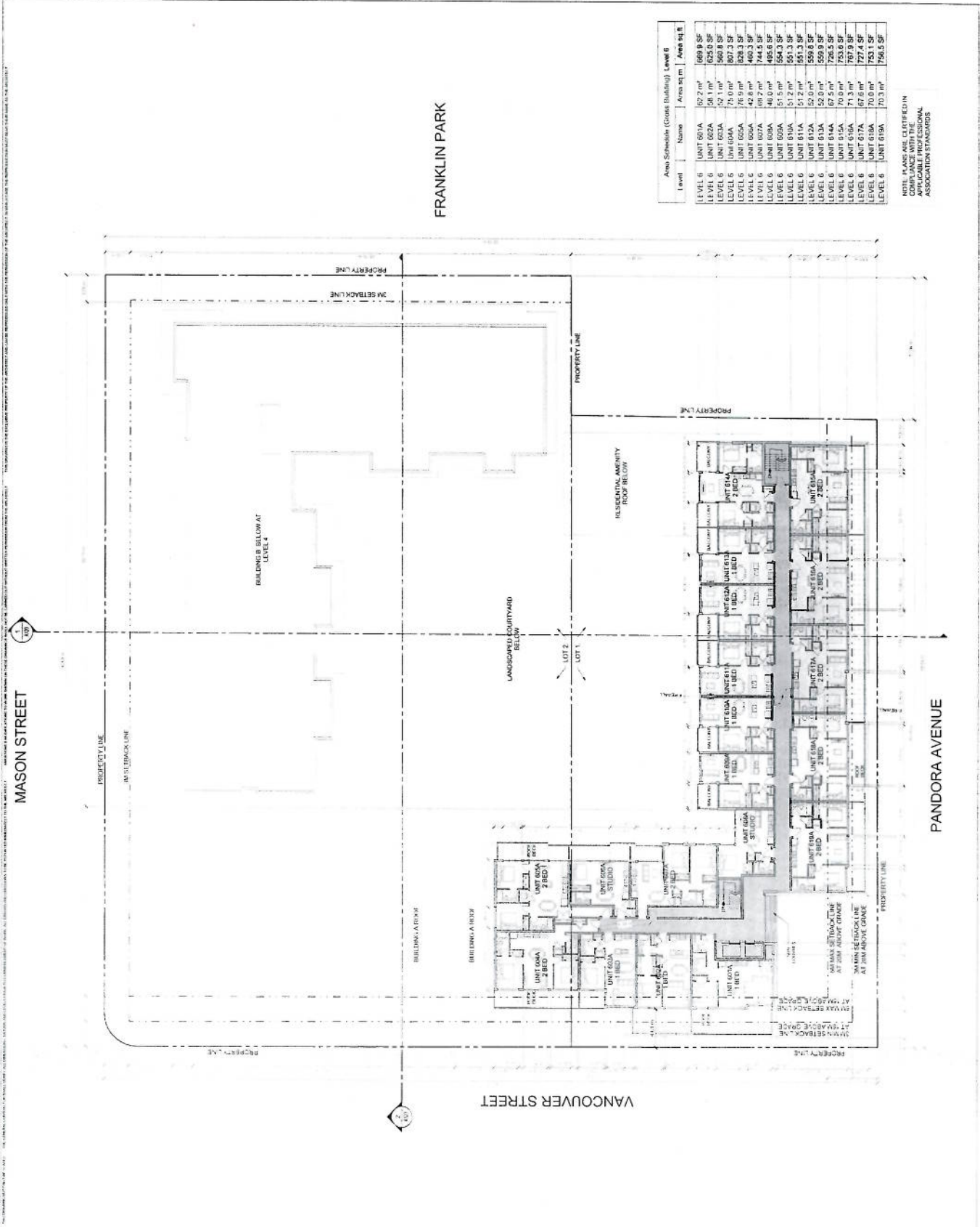
BlueSky  
P A P E R S

RESIDENTIAL - COMMERCIAL  
DESIGN  
1000 PANDORA AVENUE  
VICTORIA, BC  
V8M 1A1

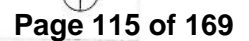
DATE: 03/04/2014  
PROJECT: 1000 PANDORA AVENUE  
SHEET: 1000 PANDORA AVENUE - LEVEL 6  
DRAWN BY: J. D. D. D.  
CHECKED BY: J. D. D. D.  
APPROVED BY: J. D. D. D.

REVISIONS  
DATE: 03/04/2014  
BY: J. D. D. D.  
REASON: 1000 PANDORA AVENUE - LEVEL 6

DRAWING NO: A112  
REV.













**MATERIALS LEGEND**

- 1 PAINTED CONCRETE
- 2 BRICK
- 3 GLAZING
- 4 VINYL WINDOW FRAME
- 5 SPANLED GLASS
- 6 SPANLED GLASS
- 7 METAL WINDOW FRAME
- 8 ALUMINUM & GLASS SLIDER
- 9 METAL GLAZING
- 10 HARDIE PANEL
- 11 GLASS SKYLIGHT

**ELEVATION**

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR:	10/15/2013
2	DEVELOPMENT PERMIT SUBMITTAL	10/15/2013

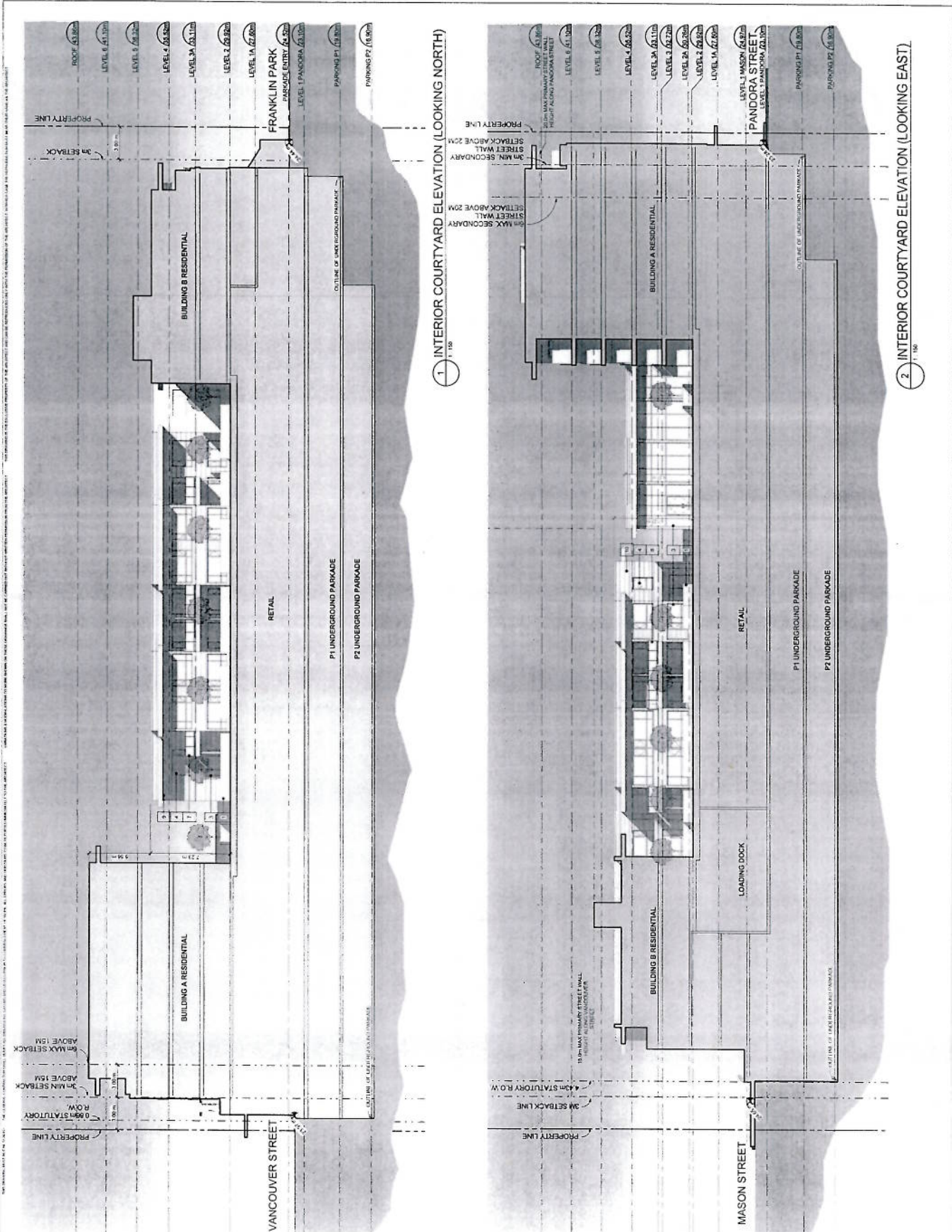
**Chris Dikeakos Architects Inc.**

**BlueSky PROPERTIES**

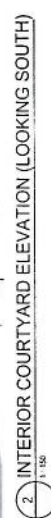
**INTERIOR COURTYARD ELEVATIONS**

**DRAWING NO. A115**

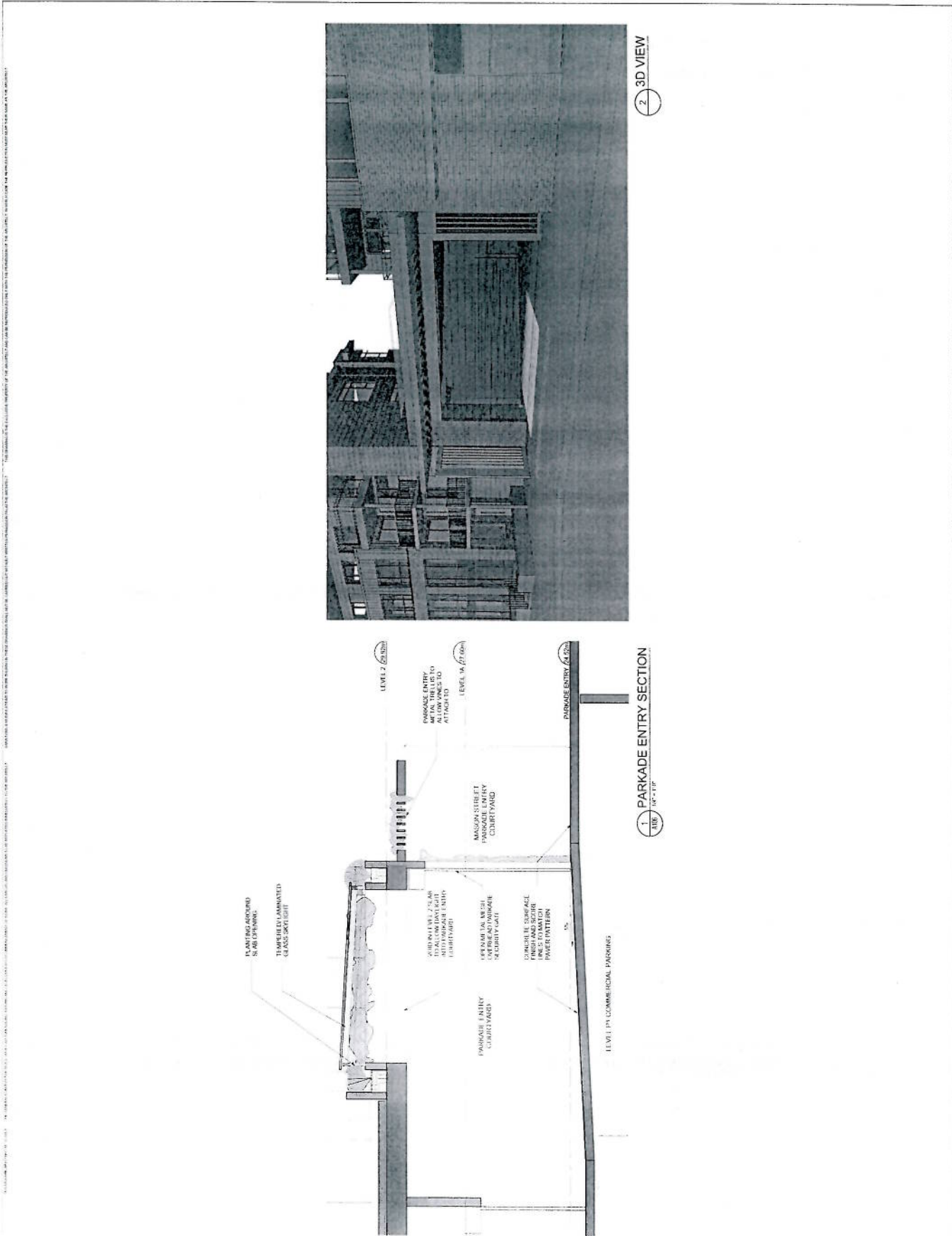
**REV.**











KEY PLAN  
SCALE: 1/8\"/>

REVISIONS:  
ISSUED FOR:  
DATE: 10/10/13

CHRIS DICKSON  
ARCHITECTS INC.

Bluesky  
PROPERTIES

DATE: 10/10/13  
SCALE: 1/8\"/>

SHEET TITLE:  
PARKADE ENTRANCE

DRAWING NO.:  
A117

KEY PLAN  
SCALE: 1:100  
NOTES

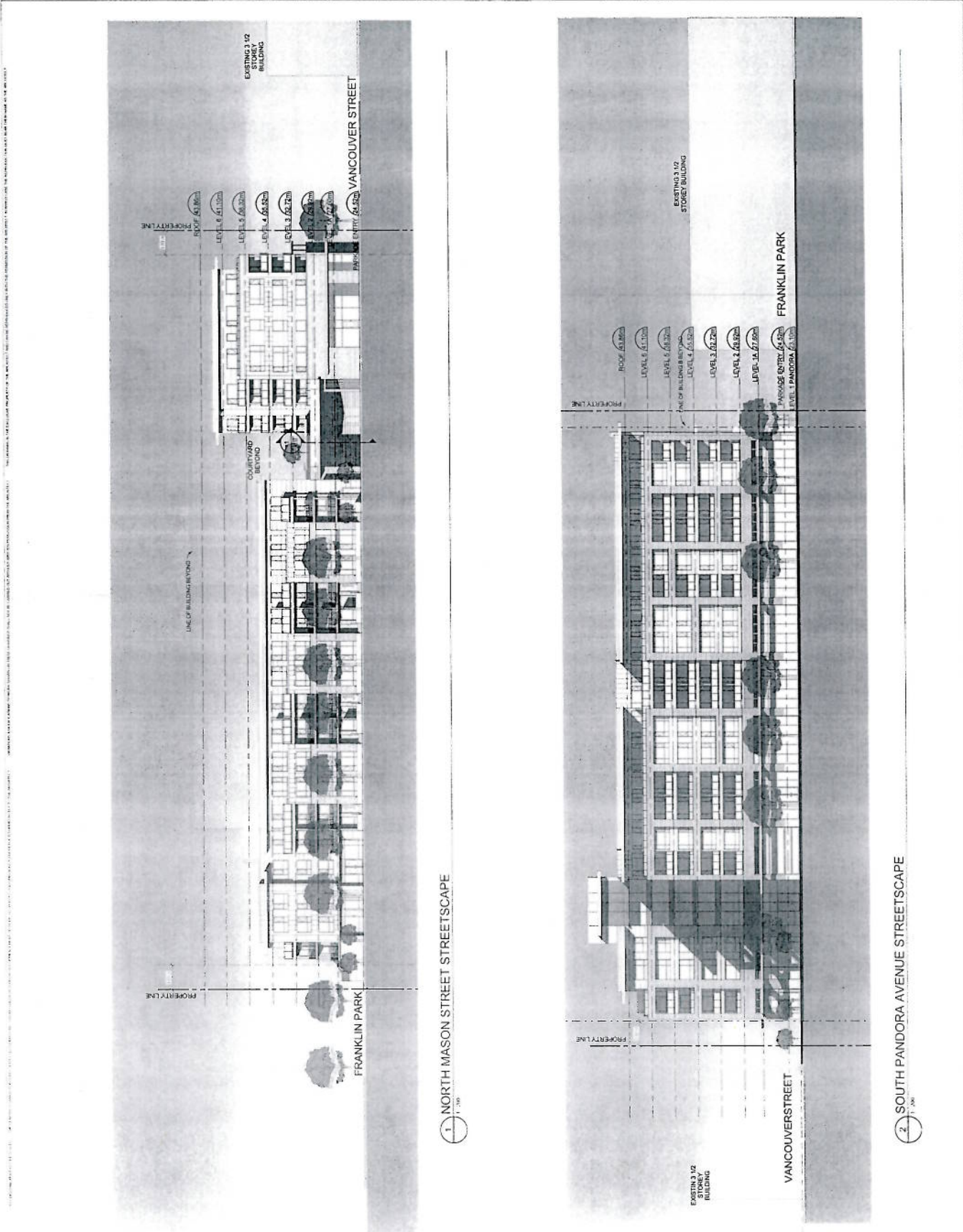
REVISIONS:  
ISSUED FOR:  
1000 1022 PANDORA AVENUE  
1000 1022 PANDORA AVENUE  
VICTORIA, BC

**CDN**  
CHRIS DIKEAKOS  
ARCHITECTS INC.  
1000 1022 PANDORA AVENUE  
VICTORIA, BC  
V8W 2H2  
TEL: 250-363-1111  
FAX: 250-363-1112  
WWW.CDNARCHITECTS.COM

**BlueSky**  
PROPERTIES  
COMMERCIAL  
RESIDENTIAL - COMMERCIAL  
1000 1022 PANDORA AVENUE  
VICTORIA, BC  
V8W 2H2  
TEL: 250-363-1111  
FAX: 250-363-1112  
WWW.BUESKYPROPERTIES.COM

DATE: 10/24/2014  
DRAWN BY: J. D. 1000  
SCALE: 1:100  
SHEET TITLE:  
STREETSCAPE

DRAWING NO.:  
A118  
REV:







KEY PLAN  
SCALE: 1/8" = 1'-0"  
NOTES

REVISIONS:  
ISSUED FOR:  
DATE: 11/15/2013

CHRIS DIKEAKOS  
ARCHITECTS INC.

1000 10th Street, Suite 100  
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BlueSky  
PROPERTIES

1000 10th Street, Suite 100  
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PROJECT:  
RESIDENTIAL, COMMERCIAL  
DEVELOPMENT  
1000-1012 PANDORA AVENUE  
VANCOUVER, BC

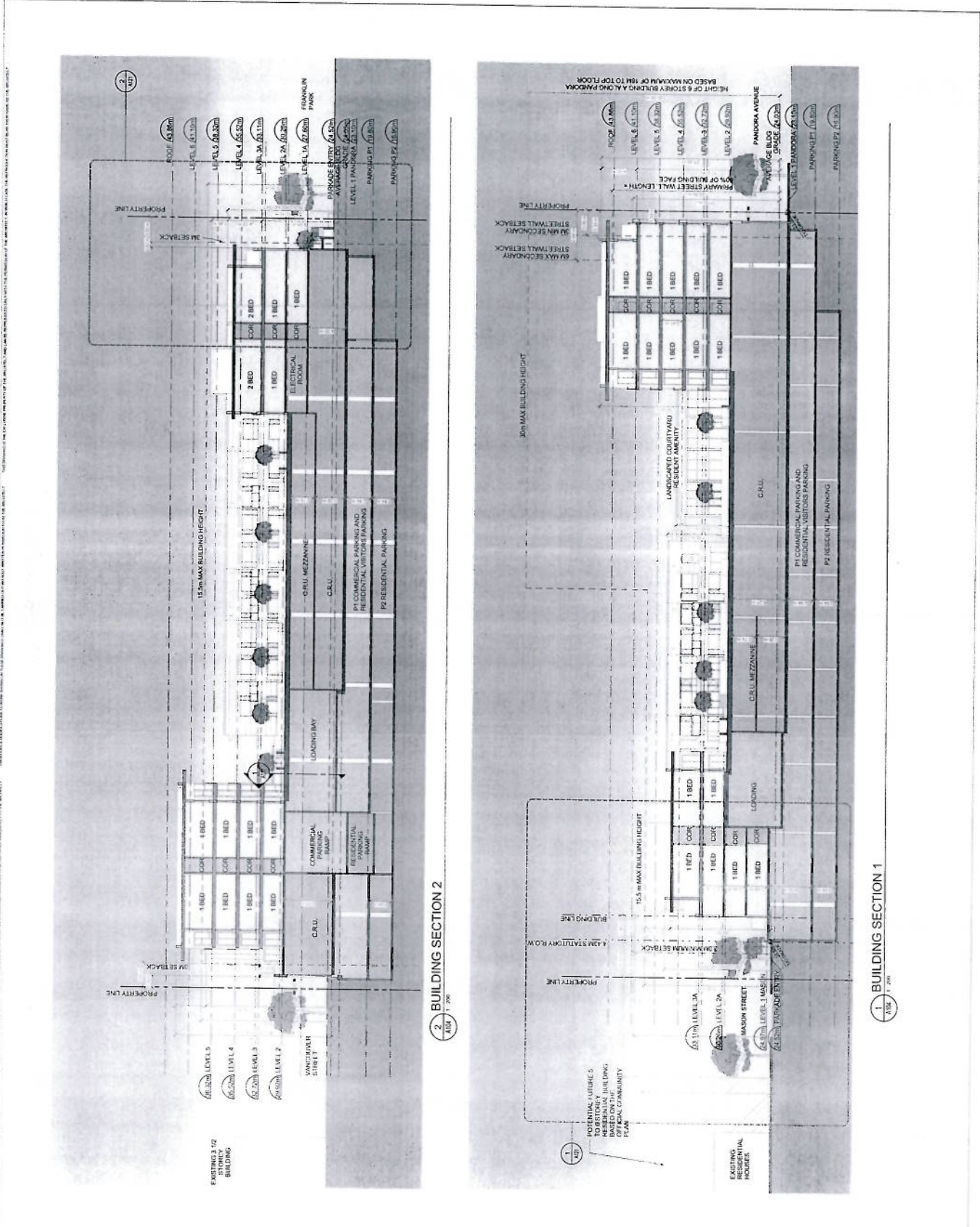
DATE: 11/15/2013

DESIGNED BY: Chris Dikekos  
CHECKED BY: Chris Dikekos  
SCALE: 1/8" = 1'-0"  
PLOT: 1000  
DATE: 11/15/2013

SHEET TITLE:  
BUILDING SECTIONS

DRAWING NO:  
A120

REV:





KEY PLAN  
SCALE: 1:100  
DATE: 11/11/13



REVISIONS
ISSUED FOR 14-11-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-122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KEY PLAN  
SCALE: 1:1000

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/13	ISSUED FOR PERMIT
2	10/10/13	ISSUED FOR PERMIT

CHRIS DIKEAKOS  
ARCHITECTS INC.

1000 2ND FLOOR 1710 10TH AVE. S.W. VANCOUVER, BC V6J 1P6  
TEL: 604-275-7777 FAX: 604-275-7778  
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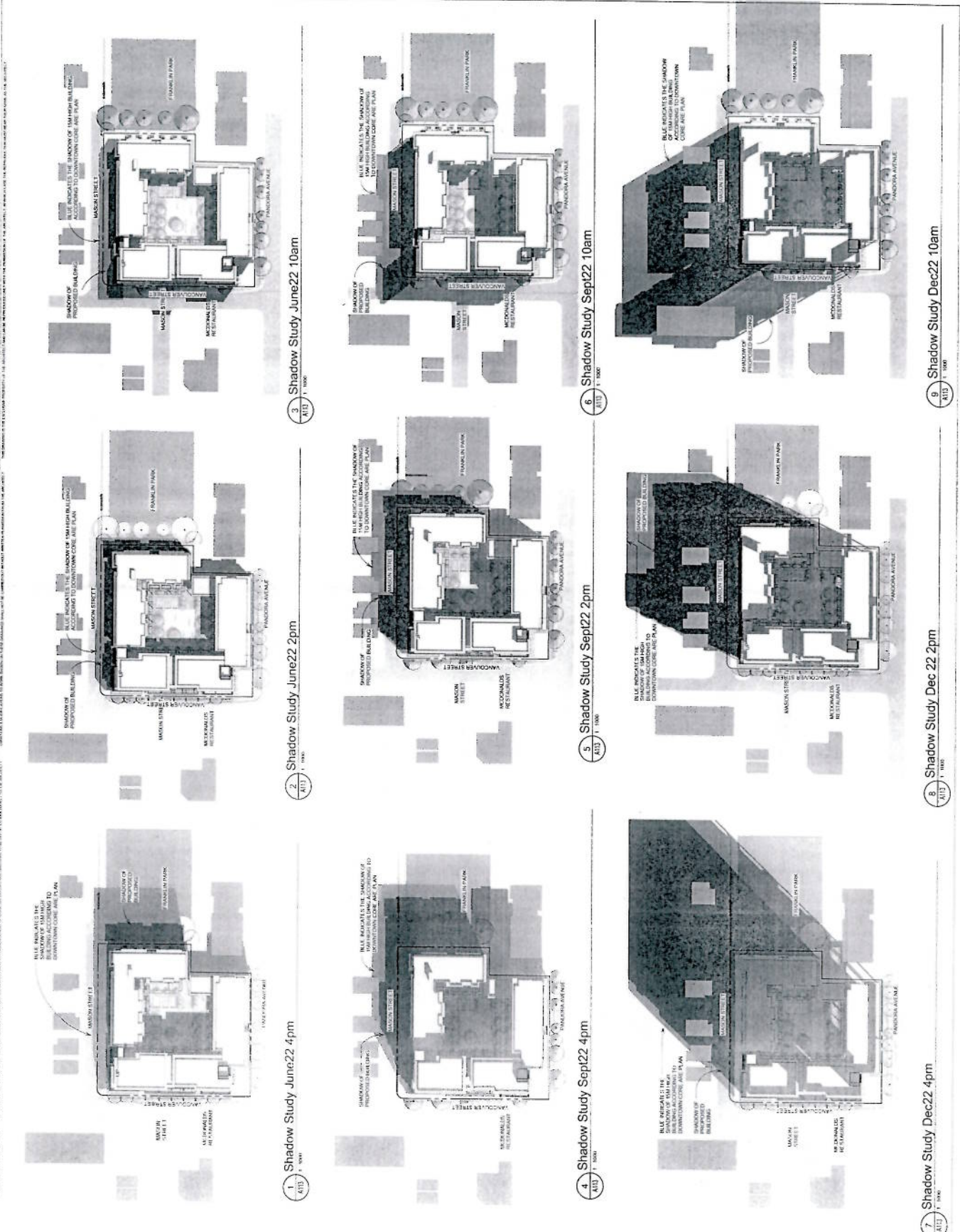
BlueSky  
PROPERTIES

RESIDENTIAL - COMMERCIAL  
DEVELOPMENT  
1710 10TH AVE. S.W. VANCOUVER, BC  
V6J 1P6

DESIGNED BY	CHRIS DIKEAKOS
SCALE	1:1000
DATE	10/10/13

SHEET TITLE:  
SHADOW STUDIES

DRAWING NO.:	A122
REV.	





From: Alison Acker  
Sent: Tuesday, April 01, 2014 02:09 PM  
To: Councillors

Subject: st. andrews proposal

Members of the committee to end homelessness are very disappointed with the Bosa plan for the St. Andrews site. The building is too big, has too many apartments and the commercial space is huge.

This site is an opportunity for public green space and for much needed affordable housing, not just for now but guaranteed in the future.

And the throw-away offer of a tiny space for meetings is not enough.

Council has the chance to insist that this site be a real asset to the local people - all of them. there must be real opportunities for wide consultation before anything is improved. Let's get this right.



From: Ann Kujundzic  
Sent: Tuesday, April 01, 2014 07:31 PM  
To: Councillors

Subject: re: Bosa's redevelopment plans

Dear Councillors:

I have been watching the plans for the development of the St Andrews School site with interest. I'm a fairly recent resident of Victoria, having moved here two years ago to be close to family, and I am familiar with Mason Street through using the small commercial business in that area.

The downtown area really doesn't need more large commercial building structures. Victoria has a good complement of older buildings which are unique and provide a special quality that few cities have. And interspersed, there is a real need for public green space which that area provides.

I would ask Council to present this issue at a Public Hearing, as it is important that the voices of residents and citizens be heard.

Thank you for your attention,

Ann Kujundzic



From: Anne Moon  
Sent: Sunday, March 30, 2014 11:23 PM  
To: Councillors  
Subject: St. Andrews redevelopment

Dear Mayor and Council:

I have lived in this neighbourhood for a little over a year and have come to appreciate its sense of community, its mixed use housing and its small stores and businesses. The proposed Bosa development on the St. Andrew's school site negates what I value: It is too big, too high and will generate far too much traffic for our neighbourhood.

I am not opposed to growth, but the traffic should be routed on to Pandora--the idea of huge refrigerator trucks on tiny residential Mason St. is ridiculous.

I trust that the Planning and Land Use Standing Committee will reject this current proposal and urge a re-drafting of the arcane traffic rules so that trucks serving the grocery store come off Pandora. I can't think of another grocery store in the city that is served by a truck route down a small street. Thrifty's in James Bay uses Menzies, not Croft; Fairway uses Quadra; the re-named Save-On uses Fort and Foul Bay; Thrifty's in Fairfield uses St. Charles. Please respect our neighbourhood.  
Regards,

Anne Moon

302-1613 Quadra St.  
Victoria BC V8W 2L5

From: CAM MILLAR  
Sent: Monday, March 31, 2014 11:09 AM  
To: Councillors

Subject: St Andrews development

I am opposed to this development as proposed by Bosa and strongly recommend that council reject the current plan.



From: charles joerin  
Sent: Monday, March 31, 2014 09:52 AM  
To: Councillors

Subject: St Andrew's School site, proposed development

On April the 3rd the PLUSC will be discussing the subject property also known as 1002,1008,1012 Pandora Avenue.

The former PLUSC sent the developer away asking for significant changes to their design that would address the concerns coming out of the North Park Neighbourhood's CALUC meeting, September 2012.

While I appreciate attending meetings with Bosa's representatives (as recently as March 2014), to date the developer (Bosa/ Bluesky) has not significantly addressed all those concerns either in fact or to my satisfaction.

I wish the council to know that I am still opposed to rezoning the property that will allow for its development in a way that does not address all of the concerns expressed at the North Park Neighbourhood's CALUC meeting.

Charles Joerin  
North Park Neighbourhood resident  
and NPNA Board member.

**From:** Christine Terry  
**Sent:** Tuesday, April 01, 2014 09:23 PM  
**To:** Councillors  
**Subject:** St Andrews

Please reconsider the Bosa plan for the St. Andrews site. It is not a neighbourhood friendly plan at all.

I agree with the reasons stated below from an email I received from 'St. Andrews- A Better Plan.'

I live on Caledonia Av. and love the walk down Mason St. when I go to either Angela's urban garden or Yoka's. To have a huge complex literally over shadowing that street would probably ruin this amazing garden and certainly destroy the gentle ambience of this street. Please, please reconsider!

Sincerely

Christine

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design with greenspace on inside for residents only is not neighbourly
- ~ no contribution to the neighbourhood in greenspace, site lines or other amenities (like public walkway through the site)
- ~ site is over half a city block with 210 residential units and commercial space: too massive
- ~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses and a kids playground into a service lane for the developers
- ~ shading of Mason Street city farm, a unique urban farm supplying greens to local businesses
- ~ Vancouver Street greenway and cycling route is diminished by increased traffic and commercial trucks turning on Vancouver and Mason
- ~ 35,000 sq. ft. chain store is too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged
- ~ no energy efficiency built in; cheap wood construction
- ~ rental units now but no guarantee of rental housing in the future
- ~ offer of a small meeting room to the community is insignificant and of little use.

This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!

Reflexology Plus  
Christine Terry



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**From:** Claire Lynch [REDACTED]  
**Sent:** Tuesday, Apr 1, 2014 11:44 AM  
**To:** Councillors  
**Subject:** St. Andrews School site

Mayor Dean Fortin and Victoria City Councillors,

I encourage you to rethink the development idea proposed by Bosa for this site, given that it entails rezoning. A new recreation center replacing the Crystal pool, a downtown U.Vic campus, anything but what has been proposed. The idea of a big supermarket in this residential neighbourhood is most distasteful to me. Here's the list of negatives to this development:

**Why this is not a good plan:**

- ~ large footprint needs to be broken up with public access through the site
- ~ gated design with greenspace on inside for residents only is not neighbourly
- ~ no contribution to the neighbourhood in greenspace, site lines or other amenities (like public walkway through the site)
- ~ site is over half a city block with 210 residential units and commercial space: too massive
- ~ all traffic access off Mason St turns a unique one-way street with heritage homes, small businesses and a kids playground into a service lane for the developers
- ~ shading of Mason Street city farm, a unique urban farm supplying greens to local businesses
- ~ Vancouver Street greenway and cycling route is diminished by increased traffic and commercial trucks turning on Vancouver and Mason
- ~ 35,000 sq. ft. chain store is too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged
- ~ no energy efficiency built in; cheap wood construction
- ~ rental units now but no guarantee of rental housing in the future
- ~ offer of a small meeting room to the community is insignificant and of little use.

This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!

Thank you for your consideration. Sincerely, Claire Lynch and James Starck

--

Claire Lynch  
1156 Balmoral Rd.  
Victoria, B.C. V8T 1B1  
[REDACTED]

From: Debra Skelton  
Sent: Tuesday, April 01, 2014 07:34 AM  
To: Councillors

Subject: St Andrews Site: Bosa Development

Dear Councillors,

I belong to the Open Door Sanctuary and as such, have been part of the St Andrews/ Mason Street community for many years.

I respectfully ask you to continue your efforts on behalf of our neighbourhood's concerns about the proposed development. It will be yet another step toward making Victoria another Vancouver, devoid of sunlight, riddled with commercial property, and squeezing out the human beings that have made our community a people place.

Many thanks for your kind attention.

Sincerely,  
Debra Skelton



**From:** Garry Curtis  
**Sent:** Tuesday, April 01, 2014 06:03 PM  
**To:** Councillors  
**Subject:** St. Andrews Site Development

Dear Mayor and Councillors,

I urge you to reconsider the plan for developing the St. Andrews site.

There are many aspects of the proposal that raise serious concerns including the very large footprint, the lack of any contribution to neighbourhood green space accessible to the public, and the proposal for a 35,000 square foot store that is much too large for the area.

Thank you,

Garry Curtis  
Victoria

**From:** janet ellen simpson  
**Sent:** Monday, March 31, 2014 10:52 AM  
**To:** Councillors  
**Subject:** the St. Andrews school site

Dear Mayor and Council,

Please add my voice to those of the many neighbours voicing their opposition to the revised plans from the developer, Bosa.

The massing of the building is inappropriate in an area of heritage homes and small businesses, especially in the way that it threatens to shade Mason Street city farm. If Victoria is truly committed to green space and encouraging walking and cycling, we should be discouraging giant chain stores that exacerbate traffic problems.

This proposal does not add to the livability or ambience of the neighbourhood.

Sincerely,

Janet Simpson  
(1336 Richardson Street, Victoria)



: John K Jeglum

**Sent:** Monday, March 31, 2014 09:53 AM

**To:** Councillors

**Subject:**

Dear Major and City Councillors,

I have visited stores on Mason Street between Cook and Vancouver, and am familiar with the plans to develop a large , high grocery store on Vancouver and Mason. Mason St. will be turned into a truck delivery street with very little interest for the local neighborhood or the local community. In other words, from an atmospheric, interesting nook that people can enjoy, it becomes a sacrifice to larger scale business, and the automobile and truck. I It seems to me this development is NOT a good idea, it goes against creation of a dynamic and interesting small scale neighborhood. Wellburns grocery store already serves the neighborhood. Mason St should remain a small scale park-like area that accomodates walking, biking, green spaces, and local small scale shops and businesses.

Thank you for your kind attention.

John K. Jeglum

406-225 Belleville St.  
Victoria, B.C. V8V 4T9  
Canada

---

**From:** Claire Lynch [REDACTED]  
**Sent:** Tuesday, Apr 1, 2014 11:44 AM  
**To:** Councillors  
**Subject:** St. Andrews School site

Mayor Dean Fortin and Victoria City Councillors,

I encourage you to rethink the development idea proposed by Bosa for this site, given that it entails rezoning. A new recreation center replacing the Crystal pool, a downtown U.Vic campus, anything but what has been proposed. The idea of a big supermarket in this residential neighbourhood is most distasteful to me. Here's the list of negatives to this development:

**Why this is not a good plan:**

- ~ large footprint needs to be broken up with public access through the site
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- ~ 35,000 sq. ft. chain store is too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged
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- ~ rental units now but no guarantee of rental housing in the future
- ~ offer of a small meeting room to the community is insignificant and of little use.

This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!

Thank you for your consideration. Sincerely, Claire Lynch and James Starck

--

Claire Lynch  
1156 Balmoral Rd.  
Victoria, B.C. V8T 1B1  
[REDACTED]

Planning & Land Use  
Standing Committee

APR 2 2014

Late Item# \_\_\_\_\_

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**From:** Bond Penny [mailto:secretary@npna.ca]  
**Sent:** Friday, March 28, 2014 03:17 PM  
**To:** Mayor (Dean Fortin); Councillors  
**Subject:** NPNA letter: re-zoning application #00381

Dear Mayor Fortin and Councillors,

Attached is a letter from Timothy Hewett, the President and Land Use Chair of the North Park Neighbourhood Association, concerning the development proposal for 1002, 1008 and 1012 Pandora Ave. The NPNA wishes to express its current views on the revised proposal for this site by Bosa Developments/Blue Sky Properties.

Thank you for your attention to the concerns of the North Park neighbourhood.

Regards,  
Penny Bond  
NPNA Secretary/Membership  
[secretary@npna.ca](mailto:secretary@npna.ca)

North Park Neighbourhood Association  
Box 661, 185-911 Yates Street  
Victoria, BC V8Y 4Y9  
npna@npna.ca

Mayor and Council

City of Victoria

Cc: Planning and Development Dept.

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave- St Andrews Site

The NPNA sent letters to Council dated September 25, 2012, and January 18, 2013, as well as May 2013 recommendations, outlining our concerns with the St. Andrews site redevelopment. This letter summarizes those recommendations as well as the NPNA's current thoughts on this issue.

A committee of the board met with Bosa/Blue Sky representatives on February 11 and 26, 2014, to view revised development plans. We are grateful to the developer for allowing us the opportunity of meeting with them. Heights have been changed to seven story's on Pandora, six story's on Vancouver, four story's on Mason and Franklin Green Park.

A pathway may be incorporated along Franklin Green in a zigzag to Pandora, pending approval from the city. Doorways have been added to the Franklin Green side but not the Mason Street side. While the NPNA was glad to see the heights on Mason Street and Franklin green reduced, no other significant changes have been made.

NPNA concerns, as documented in our attachments, have not yet been fully addressed. Neither have concerns outlined by Councillors Alto, Madoff and Helps at the May 2, 2013

Planning and Land Use Standing Committee been addressed in the revised plans. Still of significant concern are:

1. Traffic: Access and Egress

All residential and commercial traffic entering and leaving the development via Mason Street is not acceptable, reducing Mason Street to a service lane for the for the commercial services and sole access and egress route for resident automotive traffic. There is also the issue of traffic entering and exiting onto Vancouver St, a bike path and green way. Further exacerbating traffic issues, is the proposed 35,000 square-foot commercial retail space. It's large size would likely draw traffic from outside the area. The NPNA suggests that traffic access and egress would be much better on Pandora St., but if Council's decision was to reject that, then in the alternative, there could be measures taken to lessen the impact of the increased traffic on Mason St. The City could:

- Prevent left turns onto Mason St. from Cook St. as it is limited on other residential local



North Park Neighbourhood Association  
Box 661, 185-911 Yates Street  
Victoria, BC V8Y 4Y9  
npna@npna.ca

streets such as Queens Ave or Princess. This would also have the benefit of removing a potential traffic hazard on Cook St.

- Limit the weight of vehicles to 7,000 lbs on Mason St. Mason St. is a narrow one-lane street with a children's park beside it, so this would also have the benefit of providing a safer Mason St. for children, pedestrians and cyclists.
- Require that a green barrier be installed across from the access and egress on Mason St. This would help alleviate some of the worst effects for the neighbours on the west end of Mason St. Since these four houses on Mason St. are built very close to the street, this would have an effect of reducing traffic and gate noise from cars and trucks entering and leaving the site and improving both safety and visual impact.
- Insist on covenants registered with the property that would prevent truck traffic into the site during nighttime hours between 11:00 pm and 8:00 am. This would help alleviate the disturbance to the sleep of neighbours across from the egress and access.
- Consider that Development Cost Charges associated with the development be directed at increasing the capacity for active transportation modes by enhancing cycling infrastructure along Vancouver St. and improving pedestrian amenities along Mason St.

## 2. Green Space and Community Space

The proposal offers no public green or community space, taking up a large footprint with minimal aesthetic transition into the surrounding neighbourhood. Green space is designed to be on the inside for the benefit of the building residents only.

The NPNA suggests that the City could:

- Require that more green space be offered through increased set-backs around the property or breaking up of the comprehensive site so that green space can be added in other locations on the site.
- Require that an indoor space that is large enough for community use be provided.

## 3. Mid-block walkway

The proposed mid-block walkway is a narrow corridor with two right angles obstructing a clear view through the corridor and posing significant Crime Prevention Through Environmental Design (CPTED) concerns. The proposed statutory right of way is greater than or equal to only 1.8 metres in width as it skirts the development and would pose significant safety issues if fenced in from the abutting property owner to the east.

North Park Neighbourhood Association  
Box 661, 185-911 Yates Street  
Victoria, BC V8Y 4Y9  
npna@npna.ca

4. Massing

While massing has been partially addressed with the staggered building heights, which is a definite design improvement, it is still one large dominating building on a significant-sized footprint that makes it an imposing addition to the neighbourhood without enough mitigation to be acceptable. We propose breaking up the development from one large comprehensive building unit to a design that allows for more community access through the property.

While we applaud the developer for the efforts to meet with the North Park Neighbourhood Association, the developer has not addressed our initial concerns enough to warrant an approval of the current design of the proposed development at this time.

We trust council will agree that more attention to neighbourhood concerns is required from the developer and further revision to the plans is needed.

Thank you for your attention.



Tim Hewett , Chair

North Park Neighbourhood Association



**From:** Serina Zapf **Sent:** Monday, March 31, 2014 01:15 PM  
**To:** Councillors  
**Subject:** Bosa's plans for redeveloping the St. Andrews school site

Dear Councillors,

I am profoundly disappointed by the plan that Bosa has for the St. Andrew's School site. Victoria, which occupies the unceded territories of the Lekwungen People, is a wash in towering, unwelcoming, unaffordable condominiums with chain stores and boutiques serving only the most wealthy members of our community. Allowing such a wonderful location and site to be turned into another uncreative bastion of the wealthy is irresponsible. BC has spent the last decade with the highest child poverty rate on the occupied territories called Canada. The majority of people in Victoria live below the arbitrary and incredibly precarious poverty line and if 'representatives' of us, all people, not just the ones who own property and withhold wealth from others, continue to allow business as usual, then there will be no change. The mark of the truly great is to take risks and try new things.

Thus, I implore the committee to turn down the proposal for the St. Andrews School site and to demand better for the community of North Park. We need affordable spaces to meet, offer each other workshops, prepare community dinners and meals, a place for affordable community childcare, a place for elders and young to meet and a space where the most vulnerable members of our community, those with mental illness, addictions and no shelter to call there own may find safety, services and clean harm reduction supplies.

Sincerely,

Serina Zapf

**From:** Shauna Johnson  
**Sent:** Monday, March 31, 2014 02:15 PM  
**To:** Councillors;

**Subject:** St. Andrews site decision, April 3

I oppose the revised plan that the developer (Bosa) has come back with for the above-noted property at Vancouver and Pandora/Mason. The issues I identified in my earlier letter (height, traffic, park/green space, gating the development, no walkways, etc, etc) are not being addressed by the revised plan. In fact the revised plan with its increased height on the south side of the building and the gated green space will further segregate this development from the community of North Park and decrease sunshine for residents and gardeners to the north. I believe that it is also in direct opposition to our community plan of integrating neighborhoods (not building fences to keep people in or out)!

Further, the traffic pattern changes proposed to accommodate this development again segregates us both physically and figuratively (the haves from the have not) ensuring that this huge development and its developer get what they want at the expense of North Park residents (huge increase in traffic to the neighbourhood, infringement on the existing residents, park and local businesses - I shop locally and will continue to do so post development). This is not the Victoria I signed up for 13 years ago when my husband I moved here and bought our home in Fernwood - we began walking everywhere, shopping locally; I've been able to walk to and/from work everyday since making Fernwood my home.

The walk-ability and bike ride-ability of the city should be encouraged and enhanced with every new development proposed to the city. Food security should be considered by council whenever new developments are tabled, especially given that we live on an island and have increasing transportation costs to bear which will most likely lead to more isolation. I would like to see us growing our own food in the city as much as possible, reducing the environmental costs of the food we eat and supporting the local economy. The urban farm that sits just north of said property will lose the sun with the increased height of the building - please consider less height such as 4 or 5 stories at most. If we continue down this path of placing more value on economic growth than on food growth we will soon find ourselves and many more people in Victoria going hungry long after the developers have left the neighbourhood.

Please ensure that the revised plan is not approved and direct the developer to rethink and re-plan this development. Consider breaking up this huge development into smaller buildings with fewer stories and include all manner of safe public access whether playing, walking, bike riding, shopping in and around the neighbourhood. Re-design traffic access so



that quaint Mason Street and its businesses, community and residents, including children and bicyclers, can survive this development.

"This development, with its large footprint and strategic location on the edge of downtown and bordering the North Park community will have a significant impact. We need a better plan!"

Sincerely,  
Shauna Johnson  
1-1220 Pembroke Street  
Victoria BC V8T 1J8

**From:** Tom Baker  
**Sent:** Monday, March 31, 2014 09:22 AM  
**To:** Councillors  
**Subject:** St. Andrews school site redevelopment

Dear Councillors,

I am writing to ask you to reject the current version of the Bosa plan for the St. Andrews school. This is not a building redevelopment: it is a neighbourhood overhaul. There are many problems with the plan, and these are the most serious:

1. A 35,000 sq. ft. chain store. This is too big for neighbourhood and will increase traffic in an area where walking and cycling should be encouraged.
2. Public Greenspace - none (there is private greenspace)
3. Mason St. subjected to all kinds of increased traffic and intensity, including commercial trucks. I myself frequently use Mason St. as a safer, quiet cycling route, and enjoy seeing park users in the green and playground.
4. Vancouver St, which is a great cycling street, will also become laden with extra traffic and commercial trucks.

In essence, this plan is leveraging the surrounding neighbourhood to provide amenities to the private owners of the new building complex. This is not in the interest of the common good.

The plan should be rejected and Bosa should be told to leave Mason Street alone, add public green space, fix the Vancouver Street problems with their plan, use modern LEED building standards (e.g. Gold), take out the giant supermarket and more.

Some of the plan is due to the City's planning department wanting to reduce the impact of all the increased traffic on Pandora Street. This should be a clear indication that the development is too big. Sacrificing Mason and Vancouver to save Pandora: isn't this cutting off our nose to spite our face?

Finally, I would suggest that if the City is going to completely overhaul this neighbourhood, as the current Bosa proposal would do, a wider discussion is needed, not just a development permit / rezoning process. The tiny building permit sign in front of St. Andrew's does not appropriately alert passers by to the massive changes which would occur.

Sincerely,  
Tom Baker  
Victoria



## Planning and Land Use Committee Report

---

**Date:** March 20, 2014      **From:** Brian Sikstrom, Senior Planner  
**Subject:** **Development Permit with Variance Application #000342 for 1961 Douglas Street** - Application for exterior changes to an existing building and landscaping as well as a variance to permit a reduction in parking from 49 to 48 stalls.

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 1961 Douglas Street. A variance is requested to reduce the required parking from 49 to 48 stalls.

The following points were considered in assessing this application:

- The proposed renovation and replacement of the nightclub with 10 hotel rooms on the main floor at the east end of the building enhances the overall appearance of the building and improves its pedestrian-friendliness.
- The requested parking variance from 49 to 48 legal but non-conforming spaces is minor and is recommended. It is due to the creation of a common event patio area at the rear of the hotel.

In accordance with the City's *Land Use Procedures Bylaw*, because this Development Permit Application has variances, it requires notification, sign posting and a public hearing.

Staff recommends that the Committee support this application.

### Recommendation

That Council authorize the issuance of Development Permit #000342 for 1961 Douglas Street, in accordance with:

1. Plans date stamped January 6, 2014, January 16, 2014, and February 26, 2014, for Development Permit #000342.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
  - Schedule "C", Section 16.C.1. (b) relaxation of off-street parking requirement from 49 stalls (legal non-conforming) to 48 stalls.
3. 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,

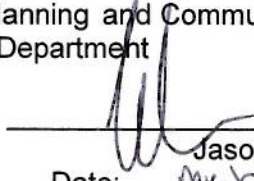
  
Brian Sikstrom  
Senior Planner  
Development Services

JH

  
Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

BMS:aw

  
Date: March 23, 2014 Jason Johnson

**1.0 Purpose**

The purpose of this report is to present Council with information, analysis and recommendations regarding a Development Permit Application for the property located at 1961 Douglas Street. A variance is requested to reduce the required parking from 49 to 48 stalls.

**2.0 Background****2.1 Description of Proposal**

The proposal is to replace the existing nightclub on the main floor at the east end of the building with 10 hotel rooms which increases the number of rooms in the hotel from 84 to 94. Four of the additional rooms have kitchenettes, two are handicapped accessible and all have small patios. The proposed exterior changes to the building match the existing exterior treatment with new stucco, painted board and batten-wood fascia, fibre-board siding and vinyl windows and sliding doors. A common-event patio is proposed on the south side of the hotel with screening from the adjacent parking lot. The existing rear parking lot is screened from Caledonia Avenue by a low fence.

**2.2 Existing Site Development and Development Potential**

The existing four-storey building was built as a motel in 1961 with a number of additions made in the following years. The existing nightclub has a licenced capacity of 275 indoor patrons and 40 outdoor patio seats. The existing hotel is legal but non-conforming with respect to on-site parking. The parking consists of 33 spaces accessed from Caledonia Avenue and 15 spaces under the building accessed from Discovery Street. An additional 46 parking spaces are provided on a separate lot across Discovery Street but these are not secured by a covenant or easement and consequently are not factored into the parking calculations or the existing non-conforming status. They could be removed at the owner's discretion.

The property is zoned T-1, Limited Transient Accommodation District, which permits hotels and associated uses. The existing hotel has a density of 1.06:1 floor space ratio (FSR) which is below the maximum of 1.2:1 FSR permitted in the Zone. The existing building height of 10.3 m is less than the maximum permitted height of 21.5 m. The building is legal but non-conforming with respect to its site coverage, open site space as well as north and west setbacks.

**2.3 Land Use Context**

The building is at the corner of Douglas Street and Discovery Street. Immediately adjacent land uses are:

South:	The White Spot Restaurant
West (across Douglas):	Paul's Motor Inn
East:	Offices, commercial and automobile services
North (across Discovery)	Sports club (in a heritage designated building), service commercial uses and parking lots.

**2.5 Legal Description**

Lot A of Lots 736, 747, 748, 749, 751 Victoria City, Plan 24557.



## 2.6 Consistency with Design Guidelines

The site is within Development Permit Area 7A: Corridors. The Development Permit Area enables Council to review and approve the character of commercial, industrial and multi-family residential developments. The objectives of the designation include:

- To revitalize areas of commercial use along corridors through high-quality architecture, landscape and urban design to enhance their appearance, achieve coherent design along corridors, strengthen commercial viability and encourage pedestrian use.
- To ensure corridors are compatible with adjacent and nearby lower-density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character.

The proposed exterior changes enhance the appearance of the building and improve its pedestrian-friendliness.

## 2.7 Consistency with other City Policy

The proposal is within the Core Employment Place Designation of the *Official Community Plan, 2012* and is consistent with the place character features which include buildings set close to the street and landscape screening for service and parking areas.

## 2.8 Community Consultation

In compliance with the Community Association Land Use Committee (CALUC) Procedures for Processing Variances, the application was referred to the Burnside Gorge CALUC on March 10, 2014, for a 30-day comment period.

In accordance with the City's *Land Use Procedures Bylaw*, because this Development Permit Application has variances, it requires notification, sign posting and a public hearing.

## 3.0 Issues

The key issue associated with this application is the adequacy of the proposed parking.

## 4.0 Analysis

The applicant is requesting a variance of one parking space from the legal but non-conforming amount of 49 spaces. The reduction of one space is the result of the addition of a common event patio at the rear of the hotel. The proposed on-site parking of 48 stalls is about half the 94 parking spaces required under the existing Zone.

The applicant states that the removal of the nightclub potentially reduces the parking demand, based on seats, by between 63 and 105 vehicles. In this location, staff recommend that the Committee support the request for a one-stall variance from the legal non-conforming number of spaces.

## 5.0 Resource Impacts

There are no resource impacts anticipated.

**6.0 Options**Option 1

That Council authorize the issuance of Development Permit #000342 for 1961 Douglas Street, in accordance with:

1. Plans date stamped January 6, 2014, January 16, 2014, and February 26, 2014, for Development Permit #000342.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
  - Schedule "C", Section 16.C.1. (b) relaxation of off-street parking requirement from 49 stalls (legal non-conforming) to 48 stalls.
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Option 2

That Council decline the application.

**7.0 Conclusions**

The proposed renovation and replacement of the nightclub with 10 hotel rooms on the main floor at the east end of the building enhances the overall appearance of the building and improves its pedestrian-friendliness. The requested parking variance of one stall (from the 49 legal non-conforming spaces on site to 48 stalls) is minor and is acceptable in this location.

**8.0 Recommendation**

That Council authorize the issuance of Development Permit #000342 for 1961 Douglas Street, in accordance with:

1. Plans date stamped January 6, 2014, January 16, 2014, and February 26, 2014, for Development Permit #000342.
2. Development meeting all *Zoning Regulation Bylaw* requirements with the following variance:
  - Schedule "C", Section 16.C.1. (b) relaxation of off-street parking requirement from 49 stalls (legal non-conforming) to 48 stalls.
3. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

**9.0 List of Attachments**

- Zoning map
- Aerial map
- Letters from applicant dated December 11, 2013, and February 18, 2014
- Plans dated January 6, 2014, January 16, 2014, and February 26, 2014.

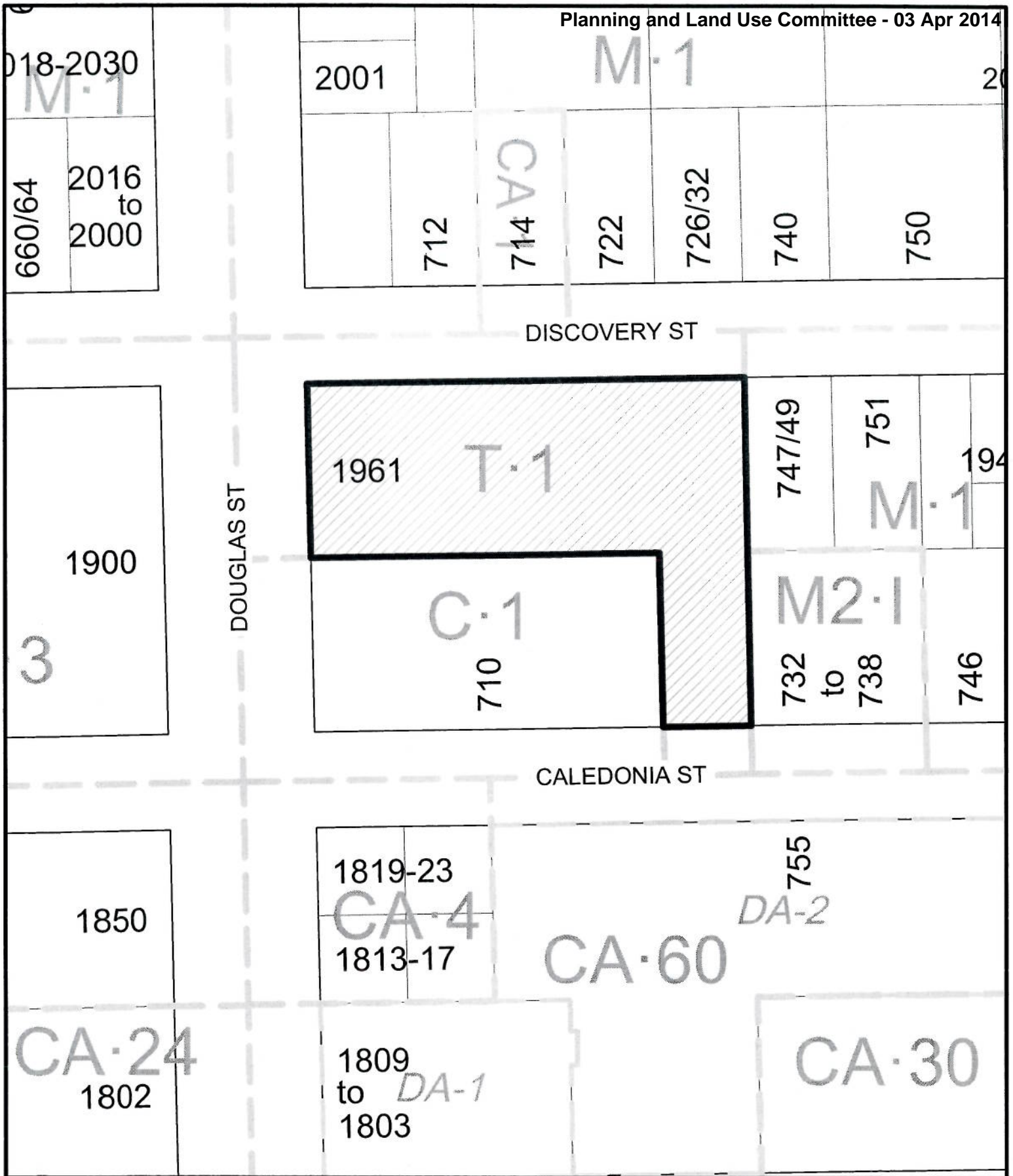




1961 Douglas Street  
Development Permit #000342

Development Permit with Variance Application # 000342 for 19...

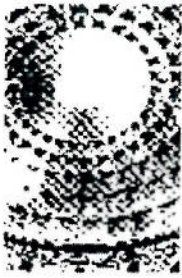




1961 Douglas Street  
Development Permit #000342

Development Permit with Variance Application # 000342 for 19...





**P R A X I S**  
architects inc.

Michael D. Levin, Architect, AIBC  
Robert Rocheleau, Architect, AIBC

401- 1245 Esquimalt Road, Victoria, B.C. V9A 3P2  
Tel: (250) 475-2702 • Fax: (250) 475-2701  
prax@telus.net

February 18, 2014

Mayor and Council  
c/o Brian Sikstrom  
City of Victoria  
#1 Centennial Square  
Victoria BC  
V8W 1P6

Re: 1961 Douglas  
Capital City Centre Hotel  
Addition of 10 guest Suites  
DP#000342

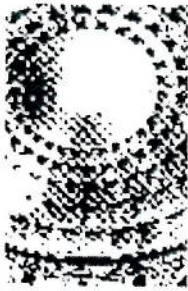
We are pleased to respond to the Application Review Summary of Wednesday January 22, 2014

By this letter we are requesting a variance of one parking stall. We are advised by Engineering (Steve Hutchison) is that this one stall variance is acceptable and the technical data analysis is not required.

Adjustments have been made to the building elevations sheet to more clearly illustrate the materials and colours to be used on the addition. A colour /materials board will accompany this submission.

Sincerely,  
Praxis Architects Inc

Per: Michael D. Levin, AIBC  
Director



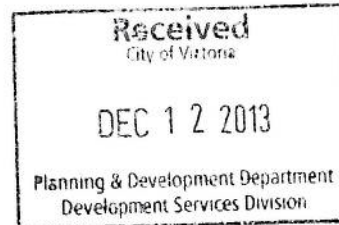
**P R A X I S**  
architects inc.

Michael D. Levin, Architect, AIBC  
Robert Rocheleau, Architect, AIBC

401- 1245 Esquimalt Road, Victoria, B.C. V9A 3P2  
Tel: (250) 475-2702 • Fax: (250) 475-2701  
prax@telus.net

December 11, 2013

Mayor and Council  
c/o Brian Sikstrom  
City of Victoria  
#1 Centennial Square  
Victoria BC  
V8W 1P6



Re: 1961 Douglas  
Capital City Centre Hotel  
Addition of 10 guest Suites

This Hotel has recently been placed under new ownership. The new owner is making numerous interior and exterior upgrades - carpet, paint, resolving outstanding permit issues, new windows etc. The new owner wishes to discontinue the operation of the existing nightclub "Sopranos". The nightclub occupies the main floor at the east end of the hotel. Because of the change in the grade adjacent to the building this location is actually the third floor of the hotel relative to the first level facing Douglas Street. There is one floor of hotel rooms above the nightclub. The proposal is to demolish the nightclub while preserving the existing hotel rooms on the floor above. Ten new hotel rooms will be constructed in the void left by the nightclub.

Four of the new rooms will face Discovery. These rooms will be one bedroom with kitchenette. Each of these rooms have access to a small exterior patio facing Discovery. Because there will be little distance between the suite windows and the street we have given the room some privacy from the sidewalk by enclosing the patios with a stone wall topped with a translucent glazed screen mounted on top of the wall. The height of the screen steps to follow the slope of the land but still allows the suites visual privacy.

Six rooms will face south toward the Caledonia parking lot. Two of these rooms will be Accessible rooms. All the south facing rooms will have small patios opening out to a walled common green area. The green area will accommodate event patio and numerous umbrella tables for a variety of social functions. The green area will be separated from the parking area beyond by a stone wall planter which will be topped for privacy with a translucent glass screen secured in an aluminum frame. The green area will have landscaping against the wall and the planter also will be filled with landscaping.

The nightclub is 584m<sup>2</sup> in area and the new rooms are 516.89m<sup>2</sup> - a net reduction of 67.64m<sup>2</sup>. The nightclub license permits 275 indoor patrons and 40 on the patio. Based on these numbers the required number of parking stalls is either one stall per 5 seats or  $315 \div 5 = 63$  or one stall per 3 seats or 105 stalls. The new rooms require only 10 stalls. There is a net reduction in parking



demand of between 53 and 95 stalls. The existing parking demand for the hotel rooms is 84 stalls (1 per room). 89 stalls are provided and 46 of these are located across Discovery on a separate lot. Unless the existing nightclub is considered an accessory use of the hotel and therefore has no additional parking requirement the existing parking provided falls far short of the requirement. Nevertheless the hotel has been operating for years with this arrangement. The replacement of the nightclub with 10 additional hotel rooms will vastly improve the parking situation.

Further-more many guests arrive by bus or taxi from the airport or ferry. In particular sports teams arrive by bus and occupy many rooms. The hotel is in an excellent location relative to the arena and Royal Athletic Park.

We trust that you will find the proposed changes supportable.

Sincerely,  
Praxis Architects Inc

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Michael D. Levin, MAIBC  
Director







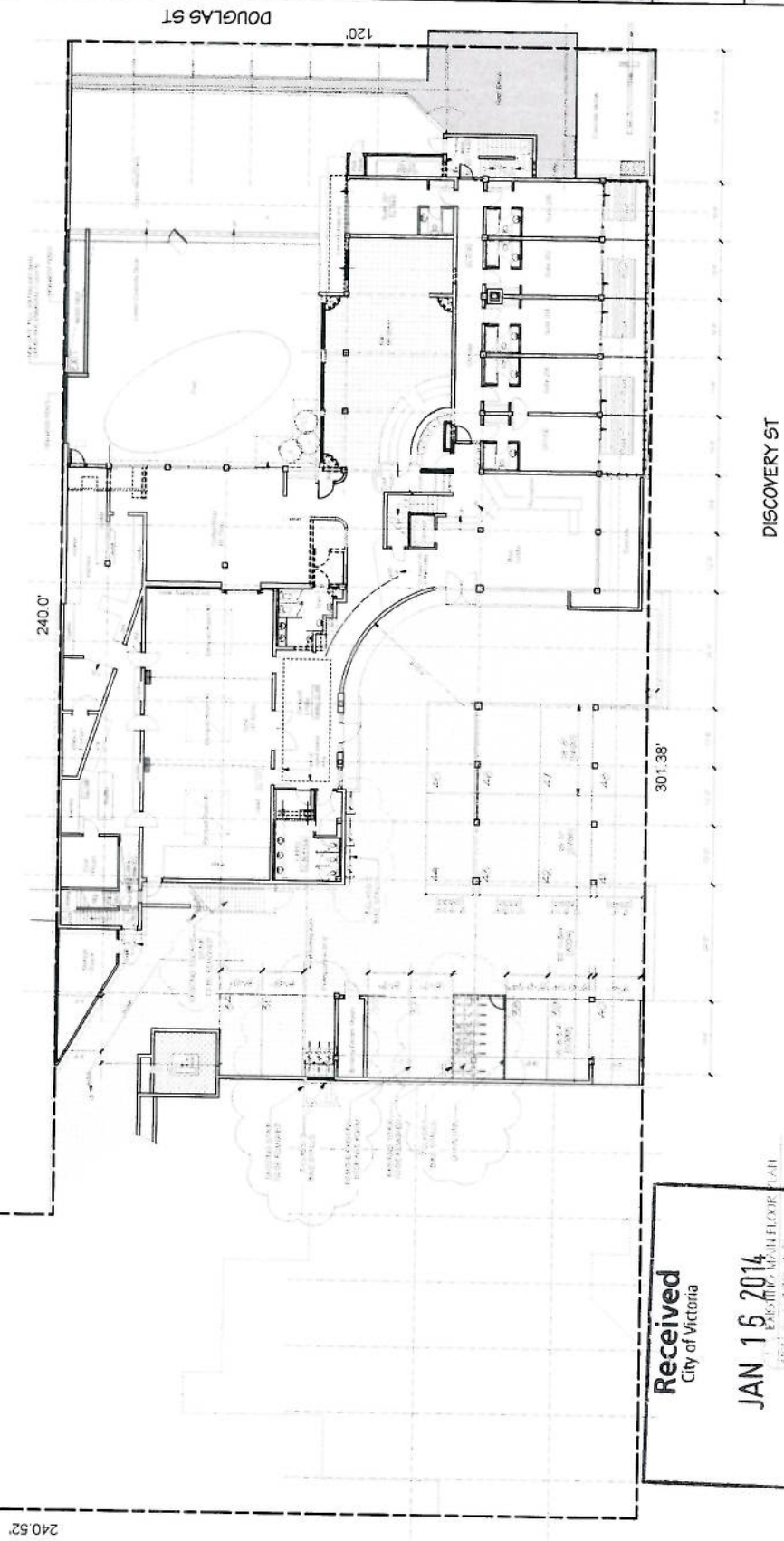
NOT FOR CONSTRUCTION

PARAXIS

CAPITAL CITY  
CENTRE HOTEL  
1981 DOUGLAS STREET  
VICTORIA, BRITISH COLUMBIA

EXISTING  
MAIN FLOOR PLAN

A101



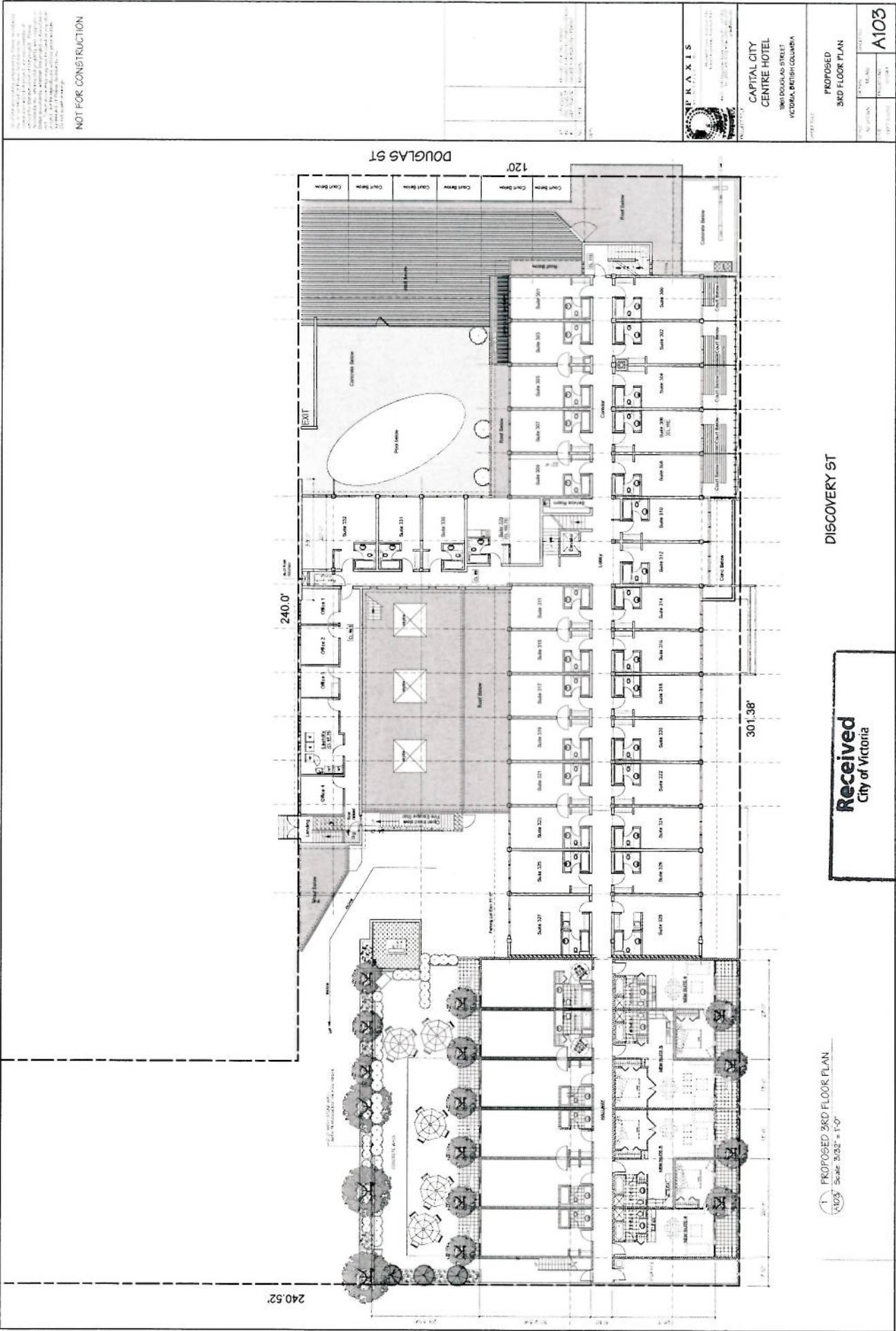
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City of Victoria

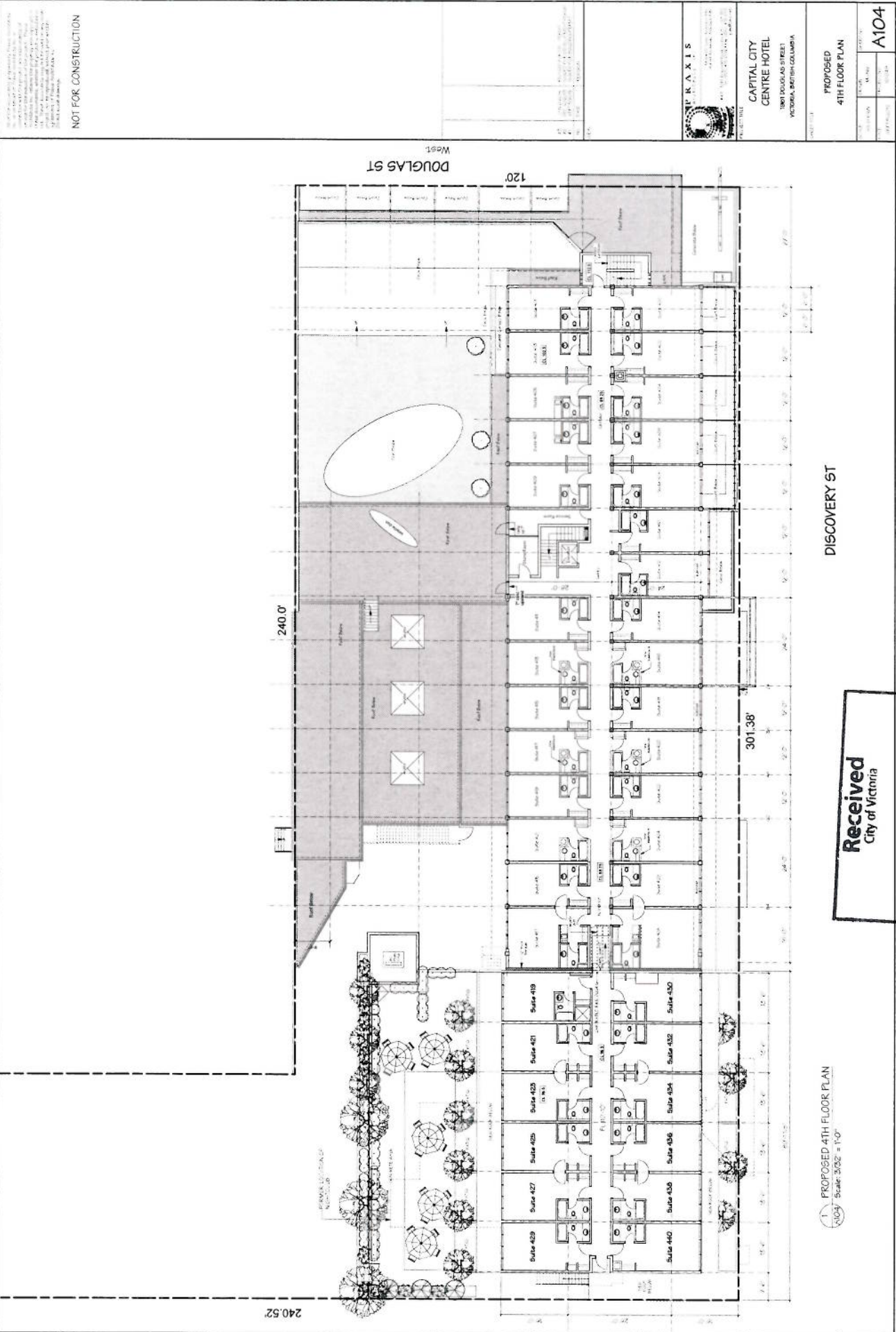
JAN 15 2014

EXISTING MAIN FLOOR PLAN

Planning & Development Department  
Development Services Division







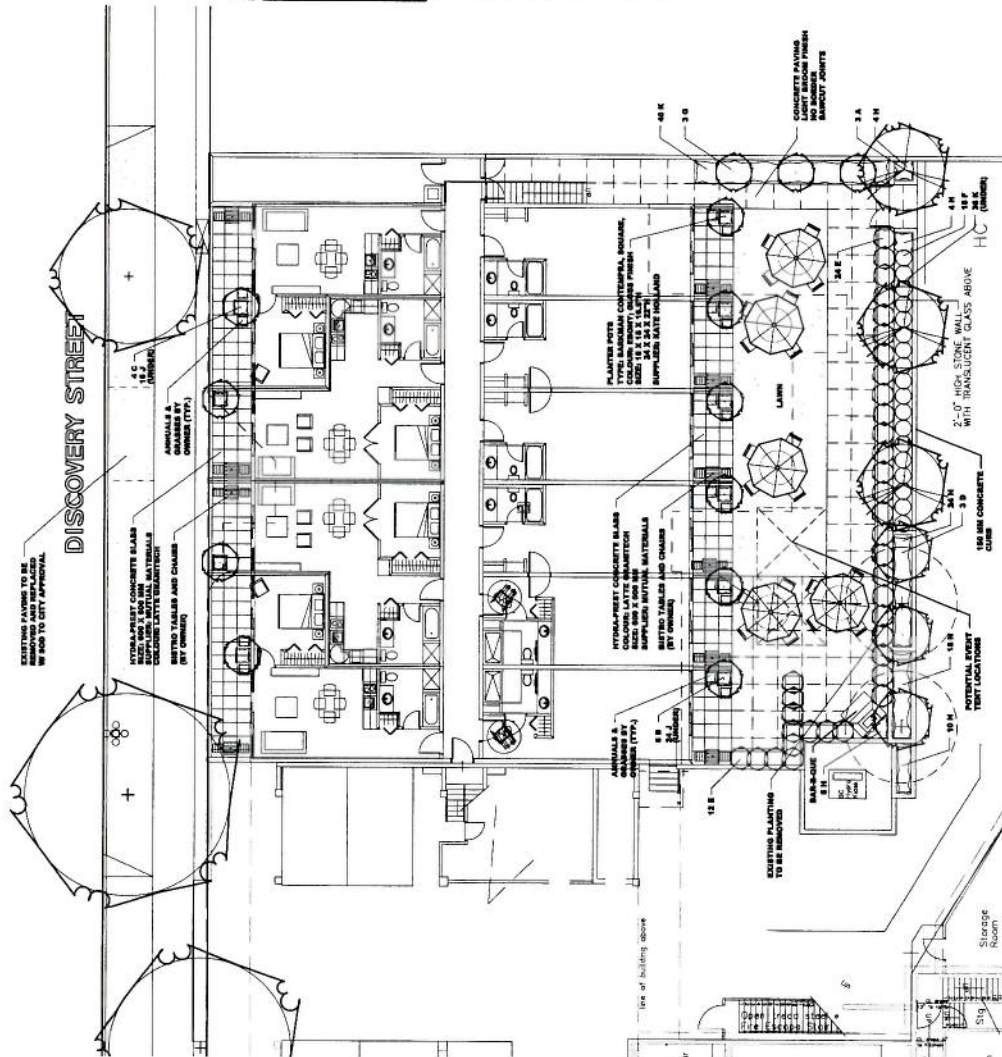
Received  
City of Victoria

JAN 05 2014

Planning & Development Department  
Development Services Division







# PLANT LIST

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## NOTES

- [illegible]

**Received**  
City of Victoria

JAN 05 2014

Planning & Development Department  
Development Services Division



**Lombard North Corp.**  
Lombard North Corp. 1000 N. 1st St.  
Lombard, IL 60148  
Tel: (708) 261-1111  
Fax: (708) 261-1112  
Email: [info@lombardnorth.com](mailto:info@lombardnorth.com)

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4.0  
NOVEMBER 29, 2013  
COH-PRM-DWS

CAPITAL CITY CENTRE HOTEL  
VICTORIA, B.C.



LANDSCAPE PLAN "L"





## Planning and Land Use Committee Report

**Date:** March 20, 2014      **From:** Brian Sikstrom, Senior Planner  
**Subject:** Interim Update on Garden Suites Policy for Detached Accessory Dwelling Units

### Executive Summary

The purpose of this report is to provide an interim review and update on the *Garden Suite Policy* (attached) adopted by Council on September 8, 2011.

At the time of its adoption, Council requested that staff report back with information on the development of garden suites after 18 months. The review and report back from staff has been delayed due to the small number of applications received for garden suites. To date, 12 applications have been received, most within the past year. A summary of these applications is provided in Appendix 1 of this report.

The staff conclusions from the Rezoning Applications received to date are as follows:

- The applications have generally complied with the *Garden Suite Policy* and demonstrated support from the neighbours in petitions and Community Association Land Use Committee (CALUC) letters that accompanied the applications.
- The small number of Rezoning Applications for garden suites does not provide a strong basis on which to recommend changes to the Policy, including the requirement for a rezoning.
- It appears that applications for garden suites are increasing as the Policy becomes known and opportunities are being considered in the real estate market.
- When further applications are received and more garden suites are built, a better understanding of the issues and opportunities will be possible with a more comprehensive review and staff report.

### Recommendation

That the interim update on garden suites be received for information and that staff report back with a full review and update in one year.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Brian Sikstrom'.

Brian Sikstrom, Senior Planner  
Development Services Division

A handwritten signature in blue ink, appearing to read 'D. E. Day'.

Deb Day, Director  
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

 A handwritten signature in blue ink, appearing to read 'Jason Johnson'.
 

Jason Johnson

BMS:aw

Date: March 24, 2014

W:\Garden Suite Policy\Reports to Council or Committee\Interim update on Garden Suites Policy.doc

## 1.0 Purpose

The purpose of this report is to provide an interim review and update on the *Garden Suite Policy* (attached) adopted by Council on September 8, 2011. At that time, Council requested a report back after 18 months.

## 2.0 Background

The City's *Garden Suites Policy* emerged from the 2009 staff review of secondary suites, which recommended that staff prepare a policy report on suites in accessory buildings focused on locational, site planning and design policies.

Staff prepared a report and draft policy on garden suites with public consultation and feedback in 2010 and 2011. At its meeting on September 8, 2011 following a non-statutory Public Hearing, Council adopted a *Garden Suite Policy* with the following resolution:

*That Council adopt the Garden Suite Policy (revised May 31, 2011) as official City Policy and the following statement be included within the Heritage Register, the City would encourage applicants to consider heritage designation as they pursue approval of a garden suite; and that staff report back with information regarding the development of garden suites in 18 months.*

*Carried*

A staff report back has been delayed by the receipt of a small number of applications for garden suites.

## 3.0 Issues & Analysis

The Rezoning Applications received for garden suites have generally complied with the *Garden Suite Policy* and demonstrated support from the neighbours in petitions and CALUC letters that accompany the applications.

Since 2010, there have been 12 Rezoning Applications for garden suites. The applications received per year are:

2010: 2  
2011: 1  
2012: 1  
2013: 7  
2014: 1

Total: 12

Three Rezoning Applications have been approved by Council, one was declined and one was withdrawn. Of the three Rezoning Applications approved by Council, two garden suites have been built and a third one is under construction. Currently, there are seven applications in process with one on hold at the pre-application stage.

All but two Rezoning Applications for the garden suites have been on "plus sites" (i.e. corner lots, double frontage lots and large lots). For "plus sites", the floor area of garden suites can be up to 56 m<sup>2</sup>. Most of the garden suite floor areas for these sites approximate this floor area. The largest proposed floor area to date is 62 m<sup>2</sup> and the smallest is 32 m<sup>2</sup>. The majority of proposed garden suites have been one or one and half storeys with an average height of 4.3 m. Only one proposed garden suite involves an existing garage.



Four of the 10 applications for garden suites processed since 2010 have involved departures from the standard R1-B-GS and the "plus site" R1-B-GS2 garden suite zones. These have been processed as variances for building height, setbacks and site coverage. One application in process is requesting a variance to permit a small increase in the permitted floor area.

Appendix 1 of this report summarizes the Rezoning Applications received from 2010 to March 2014 for garden suites.

#### **4.0 Conclusions**

The small number of Rezoning Applications that have been received for garden suites to date and the analysis of them does not provide a strong basis on which to recommend changes to the Policy. At this point, it appears that applications for garden suites are increasing as the Policy becomes known and opportunities are being considered in the real estate market. When further applications are received and more garden suites are built, a better understanding of the issues and opportunities will be possible with a more comprehensive review and staff report.

#### **5.0 Recommendation**

That the interim update on garden suites be received for information and that staff report back with a full review and update in one year.

**APPENDIX 1****Table 1: Summary of Garden Suite Applications – 2010 to 2013**

	Address	Date Received	Application Status	Floor Area/Height	Consistency with Garden Suite Zones (R1-B-GS and R1-B-GS2)	Lot size	Comments
1	3194 Rutledge	April 1, 2010	Approved Jan 20, 2011/Built	41.8 m <sup>2</sup> /3.4 m and one storey	Consistent	527 m <sup>2</sup>	Corner lot
2	1334 Pembroke	Nov 17, 2010	Declined	53.1 m <sup>2</sup> /3.9 m	Not consistent	456.7 m <sup>2</sup>	Corner lot
3	1235 Chapman	Nov 18, 2011	Approved June 14, 2012/Built	56 m <sup>2</sup> /5.5 m	Consistent	696.7 m <sup>2</sup>	Access from rear lane
4	1656 Richardson	May 9, 2012	Approved Oct. 25, 2012/ Built	56 m <sup>2</sup> /5.3 m and 1.5 storeys (loft)	Consistent-variance for side yard setback	1050 m <sup>2</sup>	Next to mid-block walkway
5	961 Cowichan	March 22, 2013	Approved Sept. 26, 2013/ Under Construction	56m <sup>2</sup> /3.3m and one storey	Consistent	592m <sup>2</sup>	Fronting on Redfern St.
6	1270 Dallas	June 27, 2013	In Process	60 m <sup>2</sup> / 4 m and one storey	Consistent	802 m <sup>2</sup>	Conversion of existing garage – parking for one car in garage
7	152 Moss	Aug. 15, 2013	In Process	56 m <sup>2</sup> /5.5 m and 1.5 storeys	Consistent - variance for rear yard site coverage	331.3	Corner lot
8	2232 Belmont	Sept. 24, 2013	Did not proceed. File closed due to inactivity	N/A	N/A	N/A	
9	2740 Forbes	Oct. 8, 2013	In Process	53m <sup>2</sup> /3.5 m and 1.storey	Consistent	569 m <sup>2</sup>	Mid-block location.



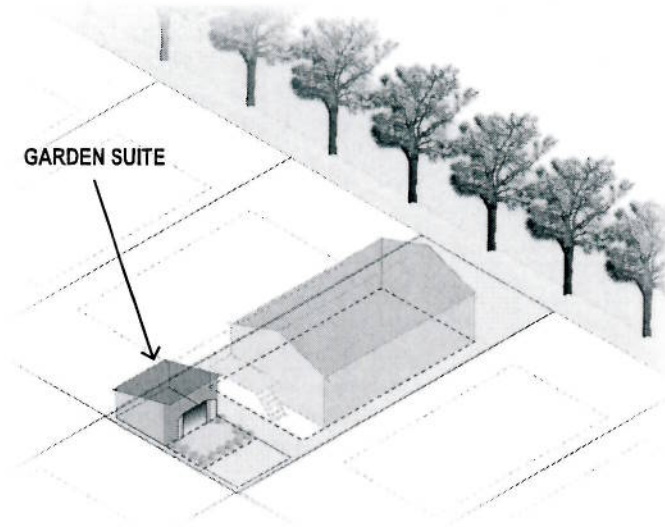
	Address	Date Received	Application Status	Floor Area/Height	Consistency with Garden Suite Zones (R1-B-GS and R1-B-GS2)	Lot size	Comments
10	582 St. Charles	Oct. 16, 2013	In Process	62m <sup>2</sup> /5.1 m and 2 storeys	Consistent - variances for setbacks, storeys and floor area	2065m <sup>2</sup>	Conversion of an existing carriage house associated with a Heritage Designated house next to Government House grounds
11	147 Olive	Oct 18, 2013	In Process	32 m <sup>2</sup> /3.48 m and one storey	Consistent	550m <sup>2</sup>	In association with new house under construction
12	1725 Carrick	Feb. 6, 2014	On hold	N/A	N/A	N/A	Pre-application mail out

# THE GARDEN SUITE POLICY

to be used in the consideration of rezoning applications

## 1. What is a Garden Suite?

A Garden Suite is a small, ground-oriented, unit located in the rear yard of a single family detached dwelling.



## 2. Where can a Garden Suite be located?

Eligible locations for a Garden Suite in Victoria include all properties that contain only a single family detached dwelling and are appropriately zoned. The proposal must meet all requirements of the Garden Suite Policy and should incorporate the design guidelines contained in the Policy. Properties that already have secondary suites are not eligible.



**POTENTIAL GARDEN SUITE SITES:** The properties shaded in yellow above include sites with the appropriate zoning designation to consider Garden Suites. The graphic is illustrative only.

## 3. Requirements

The requirements for a Garden Suite to be considered are:

EXISTING LAND USE	Single Family Dwelling
EXISTING ZONING	R1-A Rockland Single Family Dwelling; R1-B, Single Family Dwelling; R1-G Single Family Dwelling (Gonzales); R-2 Two Family Dwelling; R-J Low Density Attached Dwelling; R-K Medium Density Attached Dwelling
LOCATION	Rear yard only
HEIGHT (MAXIMUM)	3.5 m
SETBACKS (MINIMUM)	0.6 m from all lot lines 2.4 m from existing dwelling
CORNER LOT SETBACK ON FLANKING (SIDE) STREET (MINIMUM)	Equal to the existing setback of the primary structure to the flanking street on the adjacent property
REAR YARD SITE COVERAGE (MAXIMUM)	25% maximum
TOTAL SITE COVERAGE (MAXIMUM)	30-40% maximum, based on existing zoning requirement
MAXIMUM TOTAL FLOOR AREA	37 m <sup>2</sup> (approximately 400 ft <sup>2</sup> )
BUILDING CODE	All BC Building, Plumbing, and Electrical Code regulations apply for residential uses.
STRATA TITLING	Strata titling of properties with Garden Suites is prohibited.
ACCESS	An unobstructed pathway must be constructed and maintained between the public street and the Garden Suite entrance, with a minimum width of 1 m for private and emergency access.
ROOFTOP PATIOS	Interior or exterior structured access to the Garden Suite rooftop is prohibited for all purposes including patios.
PARKING	There are no additional parking requirements for the creation of a Garden Suite but the primary dwelling should have a minimum of 1 parking stall which may not be located in the front yard.
SECONDARY SUITES	Secondary Suites are not permitted on a lot with a Garden Suite.
SERVICING	Servicing to the rear yard must be located underground.



## 4. Design Guidelines

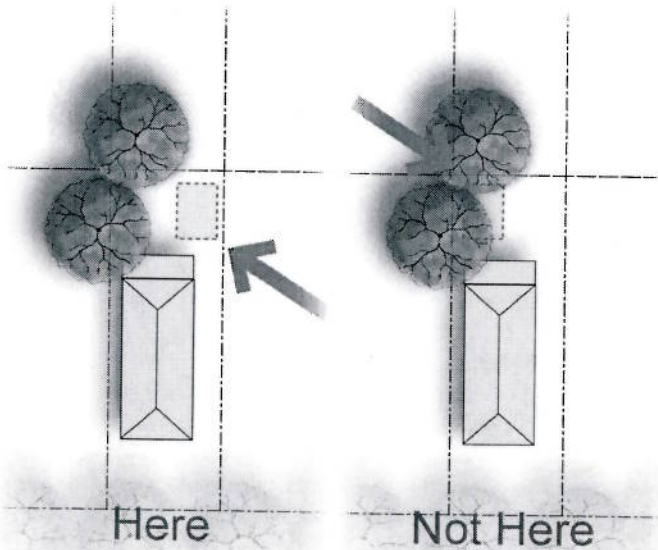
### *Character*

Quality in design, high quality architectural expression, and unique individual identity of a Garden Suite are encouraged. However, the Garden Suite should relate to the principal building on site in terms of materials, roof form, and general architectural expression. The intent, however, is not to create a "miniature version" of the primary building.

Modular and pre-fabricated housing represents a potential opportunity for homeowners to reduce the construction cost and to reduce construction time and disturbance of neighbours. Therefore, these construction methods are supportable. However, the finished structure must be undifferentiated from on-site and adjacent existing structures in terms of quality of construction and the appearance of permanence in addition to meeting all the BC Building, Plumbing, and Electrical Codes.

### *Respect Mature Landscape Elements*

Siting should respect mature trees both on site and on adjacent properties. This means locating the Garden Suite so as to minimize impact on a tree's root system. A certified arborist report may be required as part of the application when a tree on the subject site or a neighbouring lot may be affected.



### *Minimize Shading*

Consideration should be given to minimize shading on adjacent private open space while maximizing contiguous on-site open space. Typically, this means:

- locating the Garden Suite in the southern portion of the rear yard
- locating the highest portion of a pitched or arched roof at the interior of the site, with the roof sloping down towards the nearest lot line
- orienting the ridge so as to minimize shadow on adjacent lots

### *Hierarchy of Siting Considerations*

In the event that a Garden Suite cannot be sited without adverse impacts to either mature landscape or shading on adjacent properties, the following hierarchy of policies apply:

1. protect mature landscape on adjacent properties
2. protect mature landscape on subject property
3. minimize shading on adjacent properties.

Care should also be taken to minimize the visual impact on adjacent properties. However, this does not mean that the Garden Suite will not be completely unseen from adjacent lots.



### *Siting*

Where possible, the Garden Suite should be located to be at least partially visible from the street.

In the case of corner lots, lots with laneway access or double-fronting lots, the Garden Suites should be directly oriented to the adjacent public right-of-way. This means including front doors that are directly oriented to the street or laneway windows directed towards the street or laneway and landscape that reinforces the location of the entry.

On corner lots, the Garden Suite is sited as close to the side street as possible to create a consistent streetscape pattern.

### *Windows*

Windows should be maximized along those façades oriented to the interior of the site. Windows oriented towards adjacent properties are discouraged and, in some cases, may be prohibited by Building Code regulations.

On corner lots, lots with laneway access or double-fronting lots, windows should be oriented to the street or laneway.

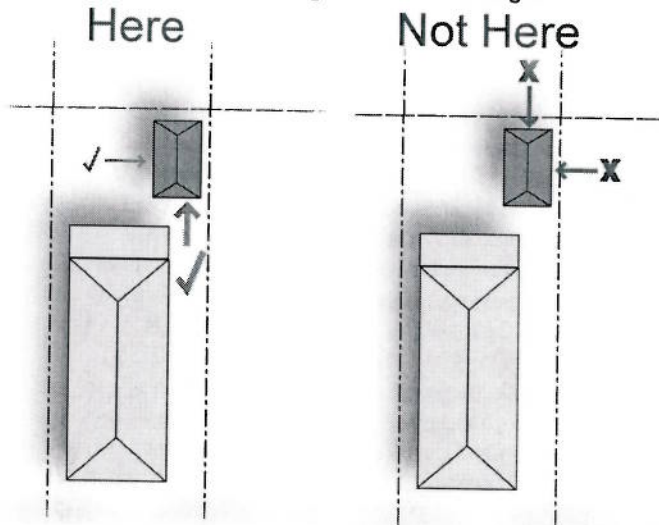


### Entries and Addressing

Unit entries should be oriented to the street. When this is not practical, a secondary preference would be to locate the entry to the interior portion of the site.

A Garden Suite must be assigned a unique, individual address. This will occur at the building permit stage.

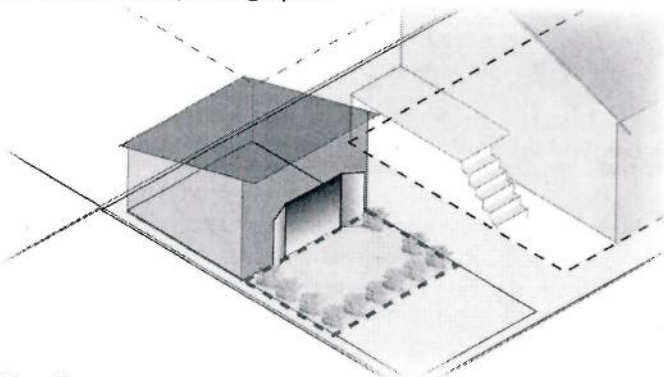
An address sign for the Garden Suite must be located at a clearly visible location along the street frontage.



### Usable Outdoor Space

Design and orientation of the Garden Suite should ensure a direct connection with usable outdoor space.

A minimum of 15 m<sup>2</sup> of semi-private outdoor space should be clearly associated with the Garden Suite. This may be achieved through plantings or changes in surface materials. Hard-surfaced areas are supportable but should include permeable pavers, be decorative in nature, and must not be usable as a parking space.



### Rooftops

Rooftop outdoor space is prohibited to mitigate privacy concerns of neighbourhoods.

Rooftop energy initiatives such as solar panels or solar hot water heating may be considered.

### Landscape

Green roofs are encouraged as benefits include reducing stormwater runoff, improving water quality, reducing urban heat island effect, conserving energy, creating wildlife habitat, and prolonging the life of the roof membrane. An added benefit is that the green roof may soften the appearance of the Garden Suite from neighbouring lots.

Native plant species and drought-tolerant plants are encouraged in side yard areas, particularly within narrow setbacks between the Garden Suite and adjacent lots where access for maintenance and upkeep is limited.

### Heritage

The City will request that all properties identified on the Heritage Register will receive Heritage Designation when a Garden Suite is introduced to a property. Where a property may have heritage value but has not been identified or included on the Heritage Register, the City would encourage applicants to consider heritage designation as they pursue approval of a Garden Suite.

In cases where an existing accessory building is heritage designated, a Heritage Alteration Permit is required and the *Standards and Guidelines for the Conservation of Historic Places in Canada* apply.

In cases where a new Garden Suite is located on a property where the primary structure is protected by heritage designation or is identified on the heritage register, then a Heritage Alteration Permit is not required for construction of the Garden Suite but the *Standards and Guidelines for the Conservation of Historic Places in Canada* should be considered.

### Parking and Driveways

No additional parking is required for the Garden Suites but the primary dwelling should have a minimum of 1 parking stall which may not be located in the front yard. Any proposed changes to the parking layout and driveway should include permeable paving materials.

In situations where an existing parking space is displaced by the creation of the Garden Suite, the new parking location should occur within the existing driveway in order to prevent an increase in paved surface but should be located beyond the front face of the primary building as per general parking requirements.

### Garbage and Recycling

The proposed site plan should consider the location of extra garbage and recycling bins and screen these from view. These should not be located near the primary entrance of either residence.



## 5. Exceptions

The requirements for Garden Suites are intended to be consistently applied to all eligible sites. However, given the variety of lot sizes and configurations in the City, natural site conditions unique to each lot, and the possibility that older, existing accessory buildings may not comply with current accessory building requirements, staff may consider recommending approval of a Garden Suite in the following situations.

### *Exception #1: Existing Garage Conversions*

In situations where an existing garage or accessory building is located on site, a Garden Suite may be located within a structure that exceeds the standard requirements provided that:

- the structure was built with all appropriate permits and has not been altered
- the structure is fully upgraded to meet all Building Code requirements for residential use

In the event that a new structure is required to replace the existing legal non-conforming accessory building, the new structure must not exceed the footprint, height, or roof form as defined by the existing structure. Careful documentation of this should be prepared and submitted to the City prior to demolition in order to ensure an opportunity to verify the scale of the existing structure.

### *Exception #2: "Plus Sites"*

Properties that meet the following criteria are considered "Plus Sites":

- a corner lot
- a lot with two street frontages
- a lot with rear yard laneway access
- lots greater than 557 m<sup>2</sup> (6,000 ft<sup>2</sup>) in total area.

On "plus sites", there may be an opportunity to increase the floor area of a Garden Suite up to a maximum of 56 m<sup>2</sup> (600 ft<sup>2</sup>). The additional floor area may be considered supportable if it can be demonstrated that it would not have a negative impact on privacy, shading, or overlook of or onto neighbouring properties.

Additional floor area may be achieved either by:

- increasing the floorplate- though not to a level exceeding site coverage requirements- to accommodate all floor space on a single level.
- exceeding the height requirement in order to incorporate a loft space with a floor area no greater than 50% of the building footprint, provided that interior floor to ceiling height of the loft space is kept minimal (approximately seven feet) and careful attention is given to prevent excess shading on neighbouring lots.

### *Exception #3: Protected Trees*

In situations where the siting of a Garden Suite is severely



**POTENTIAL GARDEN SUITE "PLUS" SITES:** The properties shaded in dark yellow in the graphic above indicate potential Garden Suite "Plus" Sites where an additional floor area may be considered. These properties have the appropriate zoning designation for Garden Suites and are either located on a block corner, between two streets, or between a street and a laneway. The graphic is illustrative only.

limited by the presence of protected trees as described in the Tree Preservation Bylaw, a height variance may be considered to accommodate a sleeping loft provided that:

- the maximum floor space of the Garden Suite does not exceed typical requirements
- the floor area of the sleeping loft does not exceed 50% of the ground floor area
- design measures are taken to mitigate shading or overlook concerns on adjacent properties.

## 6. Note to Applicants

- Submission of a complete rezoning application is required.
- It is advisable to discuss the proposal with your immediate neighbours prior to developing detailed plans. Incorporating early input into a proposal may help to address any potential concerns that neighbours may have.
- Applicants are encouraged to review a preliminary proposal with the City's Engineering and Public Works Department to better understand potential servicing costs and with the City's Planning and Development Department to better understand the rezoning requirements and process. The applicant should also consider aspects related to providing utilities to the Garden Suite including phone, cable, and internet.