



## REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, August 6, 2020, 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

Due to the COVID-19 Pandemic, public access to City Hall is not permitted. This meeting may be viewed on the City's webcast at [www.victoria.ca](http://www.victoria.ca).

Council is committed to ensuring that all people who speak in this chamber are treated in a fair and respectful manner. No form of discrimination is acceptable or tolerated. This includes discrimination because of race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender identity or expression, or economic status. This Council chamber is a place where all human rights are respected and where we all take responsibility to create a safe, inclusive environment for everyone to participate.

Pages

### \*A. Music Performance

#### Addendum

*Performance of Piano Trio No. 2 by Mendelssohn, by the Victoria Conservatory of Music:*

- *HongKyung Lim - Piano*
- *Elijah Kim - Violin*
- *Luke Kim - Cello*

Link: <https://youtu.be/oWv6HuvK6a8>

### B. APPROVAL OF AGENDA

### C. READING OF MINUTES

### D. REQUESTS TO ADDRESS COUNCIL

#### \*D.1 Lindsay Cerilli: Removal of the Encampment Across from South Park School

##### Addendum

#### \*D.2 Robin Bayley: Accessibility

##### Addendum

#### \*D.3 Kate Korte: Addressing the Motion to Remove Newspaper Boxes

##### Addendum

**Addendum**

**E. PROCLAMATIONS**

**\*F. PUBLIC AND STATUTORY HEARINGS**

**To participate live at the hearing, phone 778-698-2440, participation code 1551794#**

- You will be asked to state your name, and will then be placed on hold until it's your turn to speak.
- Please have your phone on mute or remain quiet when you join the call - any background noise or conversation will be heard in the live streamed meeting.
- When it is your turn to speak, staff will un-mute your call and announce the last 4 digits of your phone number.
- State your name, address and item you are speaking to.
- You will have 5 minutes to speak then will be cut off when the next speaker is connected.
- When speaking:
  - o Do not have your phone on 'speaker'
  - o Turn off all audio from the meeting webcast

For more information on Virtual Public Hearings, go

to: <https://www.victoria.ca/EN/meta/news/public-notice/virtual-public-hearings.html>

*Please note that any videos you submit and the opinions you express orally will be webcast live and will be recorded to form a part of the public record.*

*Correspondence you submit will form part of the public record and will be published on the agenda. Your phone number and email will not be included in the agenda. For more information on privacy and the FOIPPA Act please email [foi@victoria.ca](mailto:foi@victoria.ca).*

**\*F.1 2649-2659 Douglas Street and 735 Hillside Avenue (Scott Building): Rezoning Application No. 00664, Development Permit Application No. 000123, and Heritage Designation Application No. 000180**

**4**

*Council is considering an application to increase the density in order to construct an approximately five to six-storeys, mixed-use building consisting of ground floor commercial and rental apartment units above, as well as heritage-designate, renovate, and add an additional storey to the existing building and convert the upper-storeys to rental apartment units.*

**Addendum: Correspondence**

**F.1.a Public Hearing & Consideration of Approval**

**176**

- **Motion to give 3rd reading to:**
  - Zoning Regulation Bylaw, Amendment Bylaw (No. 1222) No. 20-047
  - Heritage Designation (2659 Douglas Street) Bylaw No. 20-049
- **Motion to adopt:**
  - Zoning Regulation Bylaw, Amendment Bylaw (No. 1222) No. 20-047
  - Heritage Designation (2659 Douglas Street) Bylaw No. 20-049
  - Housing Agreement (2649, 2651, 2655, 2657 And 2659 Douglas Street And 735 Hillside Avenue) Bylaw (2020) No. 20-048
- **Motion to approve development permit**

**F.2      2251 Lydia Street: Development Permit with Variances Application No. 00040 and Heritage Alteration Permit with Variances Application No. 00015**

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*Council is considering an application to subdivide to three lots while retaining the existing single family dwelling on one lot and proposing new single family dwellings on the two remainder lots.*

**F.2.a      Opportunity for Public Comment & Consideration of Approval:**

- **Motion to approve development permit with variances**
- **Motion to approve heritage alteration permit**

**\*F.3      2003 Shakespeare Street: Development Variance Permit Application No. 00233**

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*Council is considering an application to vary a side yard setback on Lot 1 and lot width on Lot 2.*

**Addendum: Correspondence**

**F.3.a      Opportunity for Public Comment & Consideration of Approval**

- **Motion to approve development variance permit**

**G.      REQUESTS TO ADDRESS COUNCIL**

**H.      UNFINISHED BUSINESS**

**I.      REPORTS OF COMMITTEES**

- J. NOTICE OF MOTIONS
- K. BYLAWS
- L. CORRESPONDENCE
- M. NEW BUSINESS
- N. QUESTION PERIOD
- \*O. CLOSED MEETING

Addendum

MOTION TO CLOSE THE AUGUST 6, 2020 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the Community Charter for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the Community Charter, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- Section 90(1)(c) labour relations or other employee relations;
- Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;
- Section 90(1)(g) litigation or potential litigation affecting the municipality;
- Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

Section 90(2) A part of a council meeting may be closed to the public if the subject matter being considered relates to one or more of the following:

- Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

- \*P. NEW BUSINESS

\*P.1 Municipal Service - Community Charter Section 90(1)(k)

Addendum

\*P.2 Land - Community Charter Section 90(1)(e)

Addendum

\*P.3 Intergovernmental Relations - Community Charter Section 90(2)(b)

Addendum

\*P.4 Law Enforcement/Litigation - Community Charter Section 90(1)(f) and 90(1)(g)

Addendum

\*P.5 Law Enforcement/Employee Relations - Community Charter Section 90(1)(f) and 90(1)(c)

Addendum

\*P.6 Employee Relations - Community Charter Section 90(1)(c)

Addendum

\*P.7 Employee Relations - Community Charter Section 90(1)(c)

Addendum

\*Q. CONSIDERATION TO RISE AND REPORT

R. ADJOURNMENT

August 5, 2020

Kate Korte  
Editor-in-Chief of the Martlet  
B011 Student's Union Building  
University of Victoria

Mayor Lisa Helps and Council  
1 Centennial Square  
Victoria

RE: Motion and complaints surrounding our newspaper distribution boxes

As Editor-in-Chief of the Martlet, I am proud of our publication and our continued commitment to providing factual and independent local news in the City of Victoria. The boxes are an accessible way for individuals to obtain news. Although I agree that those not in use and merely collecting trash should be removed, the Martlet's boxes are very much in use and we try our best to ensure they are tidy. Particularly during COVID-19, these boxes have proved to be essential.

As the Martlet was not consulted regarding this motion, I hope to assist your understanding of the systems we have in place to maintain our distribution boxes. I have attached a brief report of our procedures. We are currently undergoing an audit of our boxes as we planned to place three brand new boxes on the streets this fall, designed and built in partnership with a local artist, Camosun's Nexus, and Cinecenta.

My dedicated and hardworking staff of student journalists has devoted their time to tackling stories on pressing local issues, such as homelessness, overdose deaths, systemic racism in policing, and COVID-19 protocols. Frankly, council, I am disappointed that this motion seeks to remove those stories from Victoria's streets.

I would like to recommend that the City further explore additional options, such as a simple registration system, whereby newspapers can indicate the locations of the boxes and who is responsible for upkeep to the city.

Kind regards,

A handwritten signature in dark ink, appearing to read 'Kate', with a stylized flourish extending from the end.

Kate Korte  
Editor-in-Chief

## **ATTACHMENT:**

### **The Martlet is committed to understanding your complaints**

Thank you for bringing these complaints to our attention. Before delving further into our processes, there are two central items in the motion that we would like to clarify:

1)"With use of the internet and libraries, these boxes are no longer needed and most are often empty or filled with garbage."

Although many people do get their news online, libraries were closed during COVID-19. One individual that is a long-time Martlet supporter did not have access to the internet because libraries were closed, and had to read our physical paper to read the stories. Like this supporter, many people in Victoria are seniors or less technologically literate and may not have access to the internet.

Some people also simply prefer to read through a physical paper, as old-fashioned as that may seem. For some, they keep the paper to have a physical souvenir of a story. One of our issues in January featured a UVic student and Gitxsan man, Kolin Sutherland-Wilson, on the cover. We produced 5 000 copies of the paper, and we ran out of our stock.

The internet also poses challenges to small local newspapers. Social media algorithms place engagement (comments, likes, link clicks) of foremost importance. Although we may post articles everyday, many of them do not reach our community as regularly because of these algorithms.

2) "Companies are benefiting from public space without paying for it, including using boxes for advertising, whereas small business owners have to pay a fee for sandwich boards and also must receive a licence."

The Martlet is an independent student newspaper and a nonprofit organization. We would actually welcome the opportunity to have our boxes licensed and registered. This is the set up we have with UVic, which is further explained under "procedures for newspaper distribution at UVic."

We have assembled the following information into this supplementary document:

- Staff responsible for maintenance and upkeep of the boxes
- Audit procedures for distribution boxes (in progress, to be completed Fall 2020)
- Procedures for newspaper distribution at UVic

### **Staff responsible for boxes**

The Martlet understands that we are responsible for our own newspaper distribution. In the summer, our staff distributes our paper monthly. In the fall, we have biweekly issues.

- Draven Clemah, Business Manager - responsible for ensuring distribution runs smoothly and completing an audit of all boxes
  - Draven has received one complaint in the last year regarding a damaged box. He went to the location and returned the box to our office within hours.
- Mark and John - contracted per issue, responsible for distributing our paper throughout the CRD and in the boxes, responsible for taking out old papers and/or trash in boxes
- Lech - contracted per issue, responsible for distributing our paper on campus and to various businesses downtown

The Martlet is proud that we have not had to lay off any of these individuals thus far, and we paid them throughout the COVID-19 period when many of Lech's regular stops were closed.

All Martlet staff are asked to remove any garbage and inform us that we need to add papers if they are empty. This is an additional casual way that we ensure they are not becoming trash bins.

## Audit procedures for distribution boxes

Draven Clemah is currently undergoing an audit of all box and distribution locations. This audit will be completed with Mark, John, and Lech's assistance, and it will be completed by Fall 2020.

Due to COVID-19, nearly all of the businesses and professional offices downtown were closed. There were also very few people on campus. At this time, the boxes were the only way we could distribute our papers.

We have 3 brand new boxes that will replace 3 of the oldest boxes. At this time, due to COVID-19, we cannot afford to renovate further. The 3 new boxes were built in January by a contracted artist. They cost the Martlet, Cinecenta, and the Nexus a total of \$968.

## Procedures for newspaper distribution at UVic

Our papers are distributed to various boxes around the campus. Lech is responsible for this. We pay UVic a small fee of \$20 to essentially rent space in a box the university owns. We have not had any complaints about the tidiness of our boxes. All Martlet staff are instructed to maintain them and add papers if they are empty while they are walking around campus daily.

## H. **BYLAWS**

### H.1 **Bylaws for 2649-2659 Douglas Street and 735 Hillside Avenue: Rezoning Application No. 00664, Development Permit Application No. 000123, and Heritage Designation Application No. 00180**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Potts

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1222) No. 20-047
2. Heritage Designation (2659 Douglas Street) Bylaw No. 20-049

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Potts

That the following bylaw **be given first, second, and third readings:**

1. Housing Agreement (2649, 2651, 2655, 2657 And 2659 Douglas Street And 735 Hillside Avenue) Bylaw (2020) No. 20-048

**CARRIED UNANIMOUSLY**



## Council Report

For the Meeting of July 23, 2020

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**To:** Council **Date:** July 9, 2020

**From:** Karen Hoesle – Director of Sustainable Planning and Community Development

**Subject:** 2649-2659 Douglas Street and 735 Hillside Avenue: Rezoning Application No. 00664, Development Permit Application No. 000123, and Heritage Designation Application No. 00180

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### RECOMMENDATION

That the following bylaws be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1222) No. 20-047
2. Heritage Designation (2659 Douglas Street) Bylaw No. 20-049.

And that the following bylaw be given first, second, and third readings;

1. Housing Agreement (2649, 2651, 2655, 2657 And 2659 Douglas Street And 735 Hillside Avenue) Bylaw (2020) No. 20-048.

### BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaws No. 20-047, No. 20-048, and No. 20-049.

The issue came before Council on December 12, 2019 where the following resolution was approved:

#### Rezoning Application No. 00664

*That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:*

1. *Preparation and execution of the appropriate legal agreements in order to secure the following:*
  - a. *All dwelling units remain rental in perpetuity.*
  - b. *A Statutory Right-of-Way of 3.57m on Hillside Avenue to the satisfaction of the Director of Engineering and Public Works.*
  - c. *Provide a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019, and to the satisfaction of the Director of Engineering and Public Works.*

- d. Provide two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (11 OV wall outlets) in the underground parkade, to the satisfaction of the Director of Sustainable Planning and Community Development.
- e. Purchase 100 transit passes through BC Transit's EcoPass program to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Council authorizing street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No. 00123

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00123 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00123 for 2649- 2659 Douglas Street and 735 Hillside Avenue, in accordance with:

1. Plans date stamped November 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

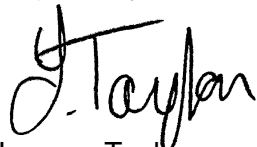
Heritage Designation Application No. 000180

That concurrent with Rezoning Application No. 00664, if it is approved, Council approve the designation of the property located at 2659 Douglas Street as a Municipal Heritage Site, consistent with plans dated November 4, 2019 and pursuant to Section 611 of the Local Government Act.

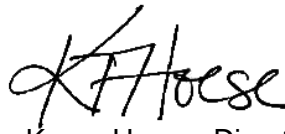
With regard to the pre-conditions that Council set in relation to these applications, staff can report that the applicant has executed the following legal agreements:

- A housing agreement to ensure that all dwelling units remain rental in perpetuity
- Section 219 Covenants securing the following items:
  - a 3.47m Statutory Right-of-Way on Hillside Avenue
  - a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019
  - two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (110V wall outlets)
  - 100 transit passes through BC Transit's EcoPass program
- An encroachment agreement to authorize street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: July 17, 2020

**List of Attachments**

- Bylaw No. 20-047
- Bylaw No. 20-048
- Bylaw No. 20-049

## **I. REPORTS OF COMMITTEES**

### **I.1 Committee of the Whole**

#### **I.1.b Report from the December 12, 2019 COTW Meeting**

##### **I.1.b.h 2649-2659 Douglas Street and 735 Hillside Avenue: Rezoning Application No. 00664 and Development Permit Application No. 000123 (Burnside)**

**Moved By** Councillor Isitt

**Seconded By** Councillor Thornton-Joe

##### **Rezoning Application No. 00664**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the appropriate legal agreements in order to secure the following:
  - a. All dwelling units remain rental in perpetuity.
  - b. A Statutory Right-of-Way of 3.57m on Hillside Avenue to the satisfaction of the Director of Engineering and Public Works.
  - c. Provide a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019, and to the satisfaction of the Director of Engineering and Public Works.
  - d. Provide two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (11 OV wall outlets) in the underground parkade, to the satisfaction of the Director of Sustainable Planning and Community Development.
  - e. Purchase 100 transit passes through BC Transit's EcoPass program to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Council authorizing street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

##### **Development Permit Application No. 00123**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00123 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00123 for 2649- 2659 Douglas Street and 735 Hillside Avenue, in accordance with:

1. Plans date stamped November 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000180

That concurrent with Rezoning Application No. 00664, if it is approved, Council approve the designation of the property located at 2659 Douglas Street as a Municipal Heritage Site, consistent with plans dated November 4, 2019 and pursuant to Section 611 of the Local Government Act.

**CARRIED UNANIMOUSLY**

**F.5 2649-2659 Douglas Street and 735 Hillside Avenue: Rezoning Application No. 00664 and Development Permit Application No. 000123 (Burnside)**

Committee received a report dated November 28, 2019 from the Acting Director of Sustainable Planning regarding the proposed Rezoning Application No. 00664 and Development Permit Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue in order to increase the density, construct an addition on the existing heritage building and a new six-storey multi-unit residential building. Staff are also proposing to designate the exterior of the property located at 2659 Douglas Street as a Municipal Heritage Site and recommending that it move forward to a public hearing.

*Committee discussed the following:*

- *Specifics for heritage retention*
- *Existing building being maintained*
- *Materials proposed by the applicant*

**Moved By** Councillor Isitt

**Seconded By** Councillor Thornton-Joe

**Rezoning Application No. 00664**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the appropriate legal agreements in order to secure the following:
  - a. All dwelling units remain rental in perpetuity.
  - b. A Statutory Right-of-Way of 3.57m on Hillside Avenue to the satisfaction of the Director of Engineering and Public Works.
  - c. Provide a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019, and to the satisfaction of the Director of Engineering and Public Works.
  - d. Provide two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (11 OV wall outlets) in the underground parkade, to the satisfaction of the Director of Sustainable Planning and Community Development.
  - e. Purchase 100 transit passes through BC Transit's EcoPass program to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Council authorizing street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue,

provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No. 00123

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00123 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00123 for 2649- 2659 Douglas Street and 735 Hillside Avenue, in accordance with:

1. Plans date stamped November 4, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000180

That concurrent with Rezoning Application No. 00664, if it is approved, Council approve the designation of the property located at 2659 Douglas Street as a Municipal Heritage Site, consistent with plans dated November 4, 2019 and pursuant to Section 611 of the Local Government Act.

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report For the Meeting of December 12, 2019

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**To:** Committee of the Whole **Date:** November 28, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue

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### RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00664 for 2649-2659 Douglas Street and 735 Hillside Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the appropriate legal agreements in order to secure the following:
  - a. All dwelling units remain rental in perpetuity.
  - b. A Statutory Right-of-Way of 3.57m on Hillside Avenue to the satisfaction of the Director of Engineering and Public Works.
  - c. Provide a bus shelter on Hillside Avenue in accordance with the site plans dated November 4, 2019, and to the satisfaction of the Director of Engineering and Public Works.
  - d. Provide two car share vehicles; two assigned car share parking spaces on-site; 151 car share memberships (one for each dwelling unit); a \$100 of driving credits for each resident; and 40 electric bicycle charging stations (110V wall outlets) in the underground parkade, to the satisfaction of the Director of Sustainable Planning and Community Development.
  - e. Purchase 100 transit passes through BC Transit's EcoPass program to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Council authorizing street-level projecting canopies and cornices over the City Right-of-Way on 2649-2659 Douglas Street and 735 Hillside Avenue, provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

### LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

## **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2649-2659 Douglas Street and 735 Hillside Avenue. The proposal is to rezone from the C1-NN Zone, Suburban Centre District, to a new zone in order to increase the density and permit a mix of residential and commercial uses.

The following points were considered in assessing this application:

- the *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject properties is Large Urban Village (Humber Green), which supports low to mid-rise mixed-use buildings up to approximately six-storeys and a density of up to approximately 2.5:1 floor space ratio (FSR). The proposal complies with the land use policies outlined in the OCP
- the applicant is proposing approximately 151 rental units, which would remain rental in perpetuity, and a mix of unit types, including ground-oriented and some larger two-bedroom dwelling units
- the applicant is proposing to retain, rehabilitate and heritage-designate approximately 50% of the existing building (Scott building)
- the *Burnside Gorge Neighbourhood Plan* (BGNP, 2017) designates the subject properties Large Urban Village, which supports mixed-use buildings up to six storeys and a density up to 2.5:1 FSR, where developments contribute towards public amenities which make the area more liveable. The proposal complies with the land use policies outlined in the Plan
- the BGNP strongly encourages village commercial uses along the street frontages, with parking generally located to the rear of buildings or underground. The proposal complies with this policy direction as well.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to rezone from the C1-NN Zone, Suburban Centre District, to a new zone in order to increase the density and permit a mix of residential and commercial uses. The applicant is proposing to retain 50% of the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial (office and retail) to mixed-use consisting of ground floor commercial and residential above. The ground floor commercial uses would consist of village commercial uses such as retail stores, restaurants, coffee shops, personal services and limited professional services. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot.

The following differences from the standard zones are being proposed and would be accommodated in the new zone:

- increasing the height and density
- reducing a side yard setback on the south side
- reducing the required number of parking spaces.

### **Affordable Housing Impacts**

The applicant proposes the creation of 151 new residential units, which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that the dwelling units remain rental in perpetuity.

### **Sustainability Features**

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

### **Active Transportation Impacts**

The applicant is proposing 192 long-term and 24 short-term bicycle parking spaces. Forty long-term bicycle parking spaces would be designed for cargo and electric bikes.

### **Public Realm Improvements**

The applicant would be supplying a new bus shelter on the Hillside Avenue properties as a condition of rezoning, and to the satisfaction of the Director of Engineering and Public Works.

### **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed courtyard and the pathways surrounding the proposed buildings are designed to be accessible.

### **Land Use Context**

The area is characterized by a mix of commercial and residential uses.

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

The site is presently a three-storey commercial building and surface parking lot. Under the current C1-NN Zone, the property could be developed as a seven-storey, mixed-use building with ground floor commercial uses and residential above at a density of 2:1 FSR.

### **Data Table**

The following data table compares the proposal with the existing C1-NN Zone, Suburban Centre District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double asterisk is used when there are existing non-conformities.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard (C1-NN Zone)</b>
Site area (m <sup>2</sup> ) – minimum	4804	n/a

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard (C1-NN Zone)</b>
Total floor area (m <sup>2</sup> )	<b>11,987 *</b>	9608
Density (Floor Space Ratio) – maximum	<b>2.50 *</b>	2
Height (m) – maximum	19.50	21.50
Storeys – maximum	6	n/a
Site coverage (%) – maximum	62	n/a
Open site space (%) – minimum	27	n/a
<b>Setbacks (m) – minimum</b>		
Front (Douglas Street)	<b>0 ** (existing)</b>	
Rear (E)	5.25	4.88
Side (N)	<b>0 ** (existing) / 3.66 (new)</b>	3
Side (S)	<b>3.92 *</b>	4.88
<b>Vehicle parking stalls – minimum</b>		
Residential	<b>53 *</b>	108
Commercial	<b>25 *</b>	36
Visitor	<b>10 *</b>	15
<b>Bicycle parking stalls – minimum</b>		
Residential long-term	184	184
Residential short-term	15	15
Commercial long-term	8	8
Commercial short-term	9	9

### **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on December 11, 2017. Letters dated December 12, 2017, September 20, 2018 and June 4, 2019 are attached to this report.

## ANALYSIS

### Official Community Plan

#### Land Use, Height and Density

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject properties is Large Urban Village (Humber Green), which supports low to mid-rise mixed-use buildings up to approximately six-storeys and a density of up to approximately 2.5:1 FSR. The OCP also strongly encourages ground-oriented commercial uses in Large Urban Villages. The applicant is proposing to construct an addition on the east and south sides of the existing Scott Building, which will allow for an expansion of ground-oriented commercial uses fronting Douglas Street and Hillside Avenue. The applicant's proposal is consistent with the land use, height and density policies outlined in the OCP.

#### Built Form

The OCP encourages a high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City and supports new infill and building additions that respond to context through sensitive and innovative design. The OCP also supports new additions that conserve and enhance heritage properties in such a way that avoids demolition.

The applicant is proposing to retain, rehabilitate and heritage-designate approximately 50% of the existing three-storey Scott Building. The centre of the building would be removed on the upper two-storeys to allow for daylight to new dwelling units on the upper storeys. A fourth storey would be constructed on the existing building, which would be stepped back and not visible from the street.

Animating the pedestrian realm in villages with features such as sidewalk cafes, street furniture, etc., is strongly encouraged. The applicant is proposing to activate the ground floor of the existing building by reinstating recessed commercial entryways and storefront windows to match the original building design. Ground level coffee shops and restaurants with outdoor seating are being proposed along Douglas Street and Hillside Avenue to foster a neighbourhood vibrancy and strengthen the human-scale design of the existing building.

A new six-storey, multi-unit residential building would be constructed to the east with a central courtyard in the middle of the site for residents and visitors. Incorporating a central public green space or square is strongly encouraged in the OCP for large urban villages.

#### Housing Type and Tenure

The OCP supports a range of housing types, forms and tenures across the City and within neighbourhoods to meet the needs of residents at different life stages, and to facilitate ageing in place. The OCP also encourages a mix of residents, including households with children, by increasing opportunities for innovative forms of ground-oriented multi-residential housing. The applicant would provide 151 new rental dwelling units, which would be rental in perpetuity, as well as a mix of unit types, including some ground-oriented and some larger two-bedroom dwelling units. At this time, the proposal contains the following unit mix:

Unit Type	Number of Units
Studio	16

Unit Type	Number of Units
One Bedroom Loft	6
One Bedroom	83
One Bedroom + Den	27
Two Bedroom	18
Two Bedroom + Den	1

## Local Area Plans

The *Burnside Gorge Neighbourhood Plan* (BGNP, 2017) designates the subject properties Large Urban Village, which supports mixed-use buildings up to six storeys and a density up to 2.5:1 FSR, where developments contribute towards public amenities which make the area more liveable. The Plan encourages the conservation of important heritage buildings and the provision of a variety of new housing forms that are attractive to different households, including apartments and mixed-use buildings. The applicant is proposing to conserve the existing heritage building, add more rental units in the neighbourhood and make the area more liveable by enhancing the streetscape and expanding ground-oriented village commercial uses, incorporating a central courtyard that would be accessible to the public, constructing a new bus stop to support transit-oriented development, adding street furniture and planting new boulevard trees. The applicant's proposal is consistent with the general policies for land management and development and the "Principles for Redevelopment of Humber Green Area" outlined in the Plan.

## Tree Preservation Bylaw and Urban Forest Master Plan

Two existing municipal trees shall be retained, one on the Hillside Avenue frontage and the other on the Douglas Street frontage. Five new municipal trees are proposed in irrigated planting pits, four on the Hillside Avenue frontage and one on the Douglas Street frontage. One on-site apple tree and one birch tree would be impacted by the construction of the underground parkade, and as a result these two trees would have to be removed. The existing trees are subject to the previous Tree Preservation Bylaw, and therefore they are considered undersized and not protected under the bylaw. The applicant is proposing to plant 35 new trees at-grade, many of which will be small canopy trees as a result of being located above a parkade. In addition, three new small trees are proposed on the upper storey interior-facing courtyard of the existing building. A total of 38 new trees would be planted on the site.

The addition of new trees and increased canopy cover is a benefit to the area which exhibits low canopy cover. This is consistent with the objectives of the City of Victoria's Urban Forest Master Plan. The enhancement of the urban forest on public and private land is also supported in the OCP.

## Density Bonus Policy

The proposal is exempt from the current *Inclusionary Housing and Amenity Contribution Policy* as the applicant would be providing 100% purpose-built rental housing in perpetuity.

## Regulatory Considerations

### Statutory Right-of-Way

There is currently a Statutory Right-of-Way (SRW) of 3.57m on 735 Hillside Avenue. Staff recommend that a SRW of 3.57m is also acquired on the Hillside frontage of the corner property

at 2655-2659 Douglas Street to help fulfill the objectives in the OCP related to transit and bicycle infrastructure.

### Proposed New Zone

The new zone would include a provision to allow for the creation of one or more air space parcels, which are essentially volumetric parcels. Air space parcel subdivisions are a common approach, especially for mixed-use/mixed ownership buildings to allow for the transfer of title of different components of a development.

### Reduction in Vehicle Parking

The applicant is proposing 88 parking spaces for the development (86 parking spaces allocated to residents and uses within the building and two car share parking spaces). Schedule C: Off-street Parking requires 159 parking spaces so there would be a parking shortfall of 71 parking spaces. There are challenges with providing underground parking due to the structural integrity of the heritage building and inability to fully excavate underneath the existing building.

Given the magnitude of the parking shortfall, the applicant engaged WATT Consulting Group to complete a Parking Study for this development. To help offset some of the parking shortfall, the applicant is proposing a variety of Transportation Demand Management (TDM) measures which staff support, including the following:

- purchasing two car share vehicles with assigned parking spaces on-site
- 151 car share memberships (one car share membership per dwelling unit) for the life of the building along with usage credits for each membership
- 100 transit passes
- 40 cargo and electric charging bicycle parking spaces.

Staff recommends that a covenant is registered on title to secure the TDM measures outlined above to the satisfaction of the Director of Engineering and Public Works.

The applicant will also construct a new bus shelter on Hillside Avenue, which is considered a frequent transit route. Other considerations for a parking variance include the site's WalkScore of 92 – "Walker's Paradise: Daily errands do not need a car." The OCP supports variances from the *Zoning Regulation Bylaw* to enable and support heritage conservation; therefore, staff recommend embedding the parking requirements into the new zone.

### **Encroachment Agreement**

A number of street-level canopies are also proposed along 2649-2659 Douglas Street and 735 Hillside Avenue Street, which project above the City Right-of-Way. These are encouraged in the Guidelines to provide pedestrian weather protection and welcoming streetscapes. In order to facilitate these canopies, the applicant is required to enter into an Encroachment Agreement with the City. Appropriate wording is included in the recommendation for Council's consideration.

### **CONCLUSIONS**

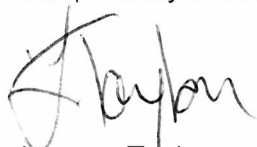
The proposal complies with the applicable land use policies and further advances many other policies and objectives outlined in the OCP and the *Burnside Gorge Neighbourhood Plan*, such as retaining and rehabilitating an existing heritage building; providing 151 rental dwelling units in perpetuity as well as a mix of unit types; providing a central courtyard and animating the

pedestrian realm. A reduction in parking at this location is supportable given the proposed TDM measures, the site's proximity to frequent transit service and shops and services. Staff recommend for Council's consideration that the application proceed to a Public Hearing.


### ALTERNATE MOTION

That Council decline Rezoning Application No. 00664 for the property located at 2649-2659 Douglas Street and 735 Hillside Avenue.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Dec 4, 2019

### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 4, 2019
- Attachment D: Letter from applicant to Mayor and Council dated October 31, 2019
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- Attachment K: Minutes from the Advisory Design Panel dated October 23, 2019
- Attachment L: Correspondence.



**Committee of the Whole Report  
For the Meeting of December 12, 2019**

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**To:** Committee of the Whole **Date:** November 28, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** Development Permit Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

---

**RECOMMENDATION**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00123 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue, in accordance with:

1. Plans date stamped November 4, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

**LEGISLATIVE AUTHORITY**

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

**EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2649-2659 Douglas Street and 735 Hillside Avenue. The proposal is to construct an addition on the existing heritage building (Scott Building) as well as construct a new six-storey multi-unit residential building.

The following points were considered in assessing this application:

- the subject properties are within Development Permit Area 7A, Corridors. This DPA encourages commercial uses along corridors through high quality architecture, landscape and urban design to enhance the streetscape appearance, strengthen commercial viability and encourage pedestrian use. The proposal is consistent with these design objectives

- the subject properties are within the Humber Green Area, which is considered a Special Planning Area in the *Burnside Gorge Neighbourhood Plan* (BGNP, 2017). The Plan encourages a pattern of smaller storefronts at ground level along Douglas Street, with a minimum three-storey streetwall. The proposal is consistent with these urban design principles
- the applicant is proposing to retain 50% of the existing heritage building and construct a modern addition on the east and south sides of the building as well as add a fourth storey. The applicant is proposing to reinstate commercial entryways, windows and materials to match the original architecture
- the applicant is proposing to add 151 new rental dwelling units in Humber Green Large Urban Village. Residents would have access to a large central courtyard and rooftop amenity space and live in close proximity to village commercial uses proposed on the ground floor of the existing building.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct an addition on the existing heritage registered building (Scott Building) as well as construct a new six-storey multi-unit residential building. Specific details include:

#### Existing Building

- one additional storey on the existing Scott Building (increase the building height from three to four storeys)
- modern extensions to the east and south
- centre of the building would be removed on the upper two-storeys for daylighting purposes for the new dwelling units
- exterior materials include brick, dark grey metal panels and wood cladding
- outdoor patio seating for proposed cafes fronting Douglas Street and Hillside Avenue
- private patios for all ground level dwelling units
- upper storey interior-facing courtyard with outdoor seating, a barbeque and landscaping
- upper storey balconies for dwelling units.

#### Six-Storey Building

- modern architectural features including a flat roofline, contemporary-style windows and recessed balconies
- exterior finishes include dark grey metal panels and wood cladding
- private patios for all ground level dwelling units
- ground level amenity room opening up into a central courtyard
- upper storey balconies for dwelling units
- access to an underground parkade off Hillside Avenue.

#### Landscaping and Circulation

- large interior courtyard consisting of outdoor seating, ping pong table, concrete chess tables, trees, and decorative surface treatment including permeable material
- four parking spaces and loading area at grade, accessed from Hillside Avenue
- new soft landscaping and trees around the perimeter of the site.

### **Affordable Housing Impacts**

Affordable housing impacts are discussed in the concurrent Rezoning Application report.

## Sustainability Features

As indicated in the applicant's letter dated July 4, 2019 the following sustainability features are associated with this application:

- Step 1 of the BC Energy Step Code
- tapered overhangs on balconies to prevent summer solar gain and maximize winter solar exposure
- light wood framing as primary structural material
- building retention for its exterior assemblies, structural systems and finishes where appropriate
- permeable surface treatment
- 38 new on-site trees.

## Active Transportation Impacts

The applicant is proposing 192 long-term and 24 short-term bicycle parking spaces. Forty long-term bicycle parking spaces would be designed for cargo and electric bikes.

## Public Realm Improvements

The applicant would be supplying a new bus shelter on the Hillside Avenue properties as a condition of rezoning and to the satisfaction of the Director of Engineering and Public Works.

## Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed courtyard and the pathways surrounding the proposed buildings are designed to be accessible.

## Land Use Context

The area is characterized by a mix of commercial and residential uses.

## Existing Site Development and Development Potential

The site is presently a three-storey commercial building and surface parking lot. Under the current C1-NN Zone, the property could be developed as a seven-storey, mixed-use building with ground floor commercial uses and residential above at a density of 2:1 floor space ratio.

## Data Table

The following data table compares the proposal with the existing C1-NN Zone, Suburban Centre District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double asterisk is used when there are existing non-conformities.

Zoning Criteria	Proposal	Zone Standard (C1-NN Zone)
Site area (m <sup>2</sup> ) – minimum	4804	n/a

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard (C1-NN Zone)</b>
Total floor area (m <sup>2</sup> )	<b>11,987 *</b>	9608
Density (Floor Space Ratio) – maximum	<b>2.50 *</b>	2
Height (m) – maximum	19.50	21.50
Storeys – maximum	6	n/a
Site coverage (%) – maximum	62	n/a
Open site space (%) – minimum	27	n/a
<b>Setbacks</b> (m) – minimum		
Front (Douglas Street)	<b>0**</b> (existing)	
Rear (E)	5.25	4.88
Side (N)	<b>0 **</b> (existing) / 3.66 (new)	3
Side (S)	<b>3.92 *</b>	4.88
<b>Vehicle parking stalls</b> – minimum		
Residential	<b>53 *</b>	108
Commercial	<b>25 *</b>	36
Visitor	<b>10 *</b>	15
<b>Bicycle parking stalls</b> – minimum		
Residential long-term	184	184
Residential short-term	15	15
Commercial long-term	8	8
Commercial short-term	9	9

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 7A: Corridors, which strongly encourages commercial uses along corridors through high

quality architecture, landscape and urban design to enhance the streetscape appearance, strengthen commercial viability and encourage pedestrian use.

The design guidelines encourage new building facades, especially those facing streets, to be well-designed and articulated with human-scale architectural features that create visual interest for pedestrians. Special attention to rhythm and pattern of existing building facades and architectural elements in the surrounding context is also strongly encouraged. The applicant is proposing to incorporate some architectural elements from the Scott Building in the modern additions and new building. The architectural elements include the extension of the storefront glazing, applying new light coloured brick material on the recessed portion of the east elevation of the Scott Building, flat rooflines, matching cornice lines and window shape.

To enhance the commercial uses along the corridors, the design guidelines stipulate a minimum floor-to-ceiling height of at least four metres and a minimum depth of approximately 10m to accommodate a range of commercial uses in mixed-use buildings. The design guidelines also encourage a series of modulated storefront entrances, with transparent glazing. The applicant is proposing a range of floor-to-ceiling heights from 4.97m to 5.13m, a unit depth significantly greater than 10m and substantial transparent glazing.

Where two or more buildings are located on a single site, the design guidelines strongly encourage a comfortable separation space for residential units, with consideration for window placement, sunlight penetration to residential units and adequate spaces for landscaping. The building articulation along the east elevation of the Scott Building and the slender design of the new building allow for some generous separation distances ranging from 10m to 22m. These adequate separation distances also allow for sunlight penetration to residential units, a central courtyard and more space for tree planting throughout the site. The applicant is also proposing to remove the centre of the existing building at the upper two storeys allowing daylight to new dwelling units.

To create a sense of community on-site in accordance with the design guidelines, the applicant is proposing a central courtyard for residents and visitors. It is framed by the buildings and there is easy access from the Douglas Street and Hillside Avenue. This usable, attractive and well-integrated space would include tree planting, outdoor seating, a chess and ping pong tables, and raised planters. By removing the centre of the existing building at the upper two levels, it has also created an internal-facing courtyard, which would include amenities such as a barbeque station, table and chairs, lounge seating, a lawn picnic area, and soft landscaping. An amenity room on the ground floor of the new multi-unit residential building, which opens onto the central plaza is also being proposed.

The majority of parking is provided underground. Four parking spaces would be located at the rear of the site and not visible from Douglas Street or Hillside Avenue. The applicant has designed the surface parking in such a way that it looks like an extension of the courtyard with the application of decorative surface treatment and new trees to screen the parking spaces, which is consistent with the design guidelines.

## **Local Area Plans**

The Plan identifies Humber Green as an area for transit-oriented development with a focus on mixed-use development that improves the public realm. The conservation of heritage buildings is also a key objective in the Plan.

To achieve a livable community at Humber Green, the Plan envisions a district with enhanced street trees and landscaping, shopfronts and employment fronting onto arterials roads with a focus on Douglas Street. A small green space to provide respite from the busy roads is also mentioned as an important aspect of new development. In response to these design principles, the applicant is proposing to conserve the existing heritage building, add more rental units in the neighbourhood and make the area more liveable by incorporating a central courtyard, planting trees, adding soft landscaping and street furniture, and constructing a new bus stop to support transit-oriented development.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

This section on tree preservation and the urban forest is discussed in the concurrent Rezoning Application report.

### **Other Considerations**

The Advisory Design Panel (ADP) reviewed the Development Permit Application at their meeting on October 23, 2019 (minutes attached) and provided the following recommendation for Council's consideration:

"That Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved."

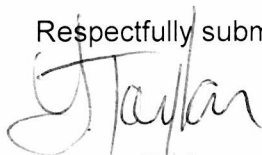
### **CONCLUSIONS**

The proposal to construct an addition on the existing heritage building and construct a new six-storey multi-unit residential building is consistent with the design guidelines. This proposal will enhance the overall character of the neighbourhood by adding housing, new village commercial uses and making improvements to the public realm. Staff recommend for Council's consideration that the application proceed concurrently with the Rezoning Application.

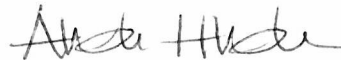
### **ALTERNATE MOTION**

That Council decline Development Permit Application No. 00123 for the property located at 2649-2659 Douglas Street and 735 Hillside Avenue.

Respectfully submitted,



Leanne Taylor  
Senior Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

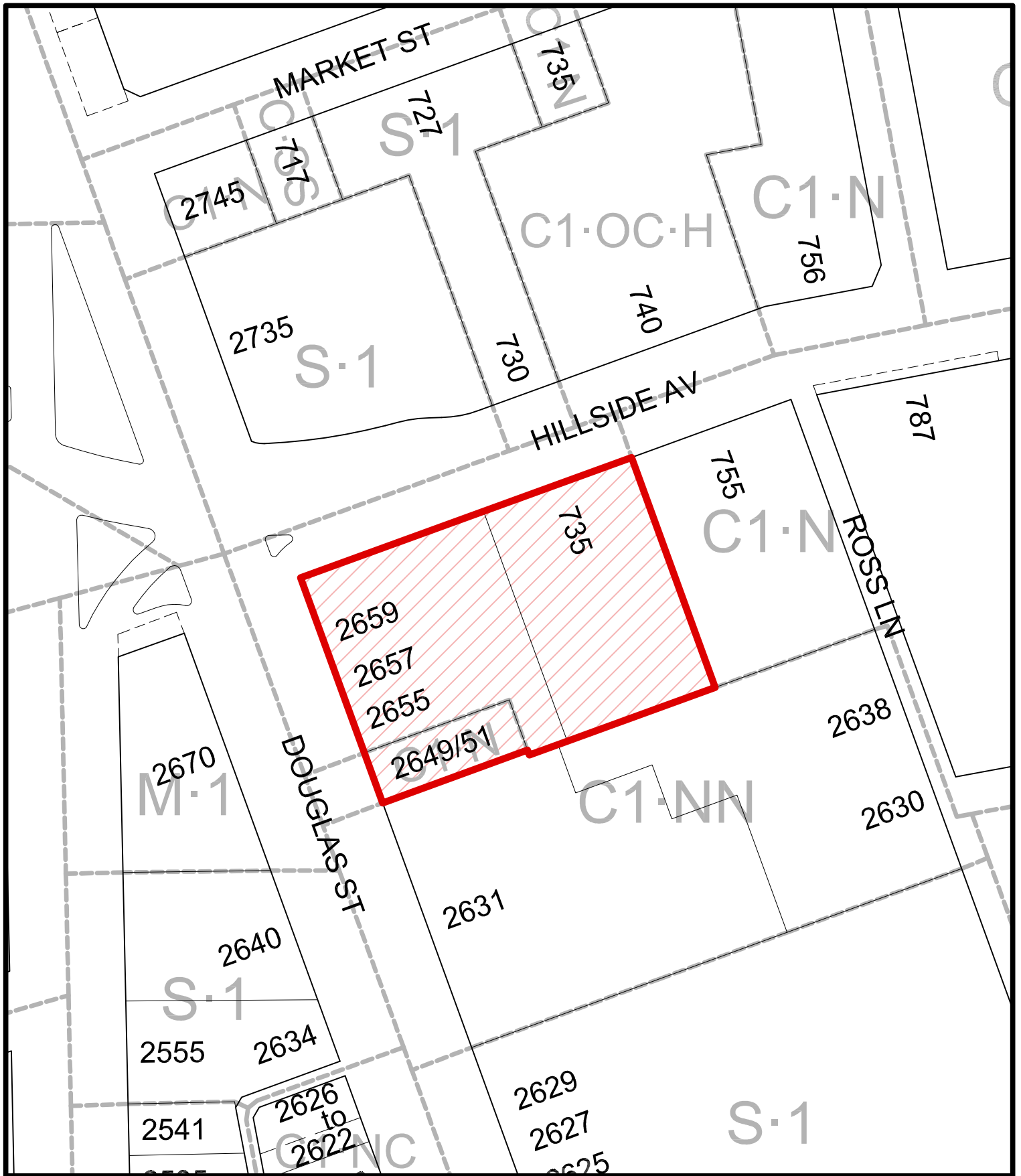
Report accepted and recommended by the City Manager:



Date: Dec 4, 2019

## List of Attachments

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2649 to 2659 Douglas Street  
and 735 Hillside Avenue  
Rezoning No.00664





2649 to 2659 Douglas Street  
and 735 Hillside Avenue  
Rezoning No.00664



## DRAWING LIST

## ARCHITECTURAL

A000	COVER SHEET & DRAWING LIST	NFS
A001	PROJECT DESCRIPTION & SITE LOCATION PLAN	1:1000
A002	EXISTING SITE PLAN	1:150
A003	PROPOSED SITE PLAN	1:150
A004	AVERAGE GRADE CALCULATIONS	1:150
A100a	LEVEL 0 PARKING LEVEL	1:150
A100b	LEVEL 0 PARKING LEVEL	1:150
A101a	LEVEL 1	1:150
A101b	LEVEL 1 MEZZANINE	1:150
A102	LEVEL 2	1:150
A103	LEVEL 3	1:150
A104	LEVEL 4	1:150
A105	LEVEL 5	1:150
A106	LEVEL 6	1:150
A107	ROOF PLAN	1:150
L1	LEVEL 1 LANDSCAPE PLAN	1:200
L2	LEVEL 2 LANDSCAPE PLAN	1:200
L3	LANDSCAPE DETAILS	NFS
L4	LANDSCAPE NOTES	NFS
A201	NORTH & WEST ELEVATIONS	1:150
A202	SOUTH & EAST ELEVATIONS	1:150
A203	SOUTH & EAST ELEVATIONS INSIDE PROPERTY LINE	1:150
A204	STREETSCAPE ELEVATIONS	NFS
A301	SECTION LOOKING WEST & EAST	1:150
A302	SECTION LOOKING WEST	1:150
A303	SECTION LOOKING NORTH & SOUTH	1:150
A304	SECTION LOOKING NORTH & SOUTH	1:150
A305	SECTION LOOKING WEST & EAST	1:150
A401	MECHANICAL SCREEN DETAIL	1:50 (1:10)
A402	EFFECT DETAIL	1:20 (1:5)
A500	FOR LEVEL 0	1:150
A501	FOR LEVEL 1	1:150
A502	FOR LEVEL 2	1:150
A503	FOR LEVEL 3	1:150
A504	FOR LEVEL 4	1:150
A505	FOR LEVEL 5	1:150
A506	FOR LEVEL 6	1:150
A611	VIEW SOUTHEAST FROM CORNER OF DOUGLAS AND HILLSIDE	NFS
A612	VIEW SOUTHWEST FROM HILLSIDE AVENUE	NFS
A613	VIEW SOUTH TO CAFE AND RESIDENTIAL ENTRANCES	NFS
A614	VIEW NORTH THROUGH INTERNAL PLAZA	NFS
A615	WEST ELEVATION FROM DOUGLAS STREET	NFS
A616	WEST BALCONY OF 6 STOREY	NFS
A621	SOLAR IMPACT ANALYSIS	NFS



## PROJECT DIRECTORY

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778-269-3035

WASTE & RECYCLING  
TARGET ZERO WASTE CONSULTING INC.  
470 GRANVILLE ST  
VANCOUVER BC V6C 1V5  
CONTACT: DONALD LUTON  
604-688-1216

GEOTECHNICAL  
GEOPAC INC  
1778 W 75 AVENUE  
VANCOUVER BC V6P 6P2  
CONTACT: MATT HOGAN  
604-681-2522

WASTE & RECYCLING  
TARGET ZERO WASTE CONSULTING INC.  
470 GRANVILLE ST  
VANCOUVER BC V6C 1V5  
CONTACT: DONALD LUTON  
604-688-1216

LANDSCAPE  
PARK LANDSCAPE ARCHITECTS  
C100-4155 STEEL CREEK DRIVE  
BURNABY BC CANADA V5C 6S9  
CONTACT: BEN ALABA  
604 294-0101

WASTE & RECYCLING  
TARGET ZERO WASTE CONSULTING INC.  
470 GRANVILLE ST  
VANCOUVER BC V6C 1V5  
CONTACT: DONALD LUTON  
604-688-1216

CODE  
GHL CONSULTANTS LTD  
400 GRANVILLE STREET #900  
VANCOUVER BC V6C 1T2  
CONTACT: FRANK VICTOR  
604-681-4441

WASTE & RECYCLING  
TARGET ZERO WASTE CONSULTING INC.  
470 GRANVILLE ST  
VANCOUVER BC V6C 1V5  
CONTACT: DONALD LUTON  
604-688-1216

MICHAEL GREEN ARCHITECTURE  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



2019-10-31 D REVISED FOR REZONING & DP  
2019-09-27 C REZONING A DP RESUBMISSION  
2019-07-04 B ISSUED FOR REZONING & DP  
2018-09-25 A ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

## THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

A000  
COVER SHEET

THE SCOTT BUILDING - PROJECT NARRATIVE

The new Scott Building Revitalization and Development will be located at the site of the existing Scott Building, at the south-east corner of Douglas Street and Hillside Avenue. At corner of the Kuper Green neighbourhood in Victoria, the building will be a gateway feature to both the neighbourhood and the centre of Victoria. The proposed development is comprised mostly of rental residential apartments with much of the ground floor street frontage dedicated to retail and commercial use.

The project includes rejuvenation of the existing three-storey Scott Building, a century-old brick clad building with hybrid timber and steel structure, used for many different purposes through its life. The Scott Building will be revitalized to maintain its vintage character while employing updated building components where appropriate for building code and energy requirements. The building will undergo seismic upgrade and modern extensions to the east and the south. The centre of the building will be removed on the upper two storeys to create a 'U' configuration and permit daylight to new apartments wrapping an elevated courtyard at Level 2. A discrete fourth level, mostly concealed behind the parapet of the existing building, will be added to provide additional rental apartments.

The new volume to the east of the existing Scott Building will be of six-storey wood frame construction. The massing is designed so that the 6-storey volume is separated from the existing building in order for the existing building to be a visual focus from the surrounding streets. Modern interventions as part of the renovation of the existing building, take the language from the new building and marry them into the existing Scott Building's character, harmonizing the project as one coherent development.

New interventions are pushed in from the street in order to express the heritage character of the Scott Building, providing relief along the sidewalk at Hillside and announcing the entries to the buildings.

The two volumes have a green central plaza which is landscaped and paved in a way to create a pedestrianized experience while allowing for stemmer vehicle access to the rear of the existing building for loading and garbage purposes, as well as access for short term parking stalls dedicated to the commercial spaces.

One and a half levels of underground parking will fill the east side of the site under the new building and plaza. In the upper portion of the underground parking, parking will be allocated to commercial/retail staff and customers as well as residential visitors. Beyond the staff and visitor parking, gated secure parking will be provided to building residents.

The main floor of the existing Scott Building will be commercial/retail. A cafe space is proposed on the main floor of the extension to the east of the existing building, providing activity off Hillside Avenue. A Residential Amenity room is provided on the ground floor of the 6-storey volume facing the cafe and plaza further activating the common area between the buildings. The central plaza will be accessible to the public and is intended to be enjoyed by both residents and visitors.

PROJECT TEAM

OWNER

2659 Douglas Street Holdings Ltd.  
1639 W 2nd Ave. Vancouver, BC V6J 1H3  
Primary Contact: Andrew Remson  
604-736-1866

AGENT

DISTRICT DEVELOPMENTS CORP.  
2000-8809 Heather Street, Vancouver, BC, V6P 3T1  
Primary Contact: Michael Nygren  
604-322-5762

ARCHITECT

MGA | Michael Green Architecture  
1535 W 3rd Ave. Vancouver, BC V6J 1J8  
Architect: Michael Green  
Architect: Jordan Van Dijk  
Contact: 604-336-4770

PROJECT ADDRESS

2651 Douglas Street, 2659 Douglas Street  
+ 735 Hillside Avenue

LEGAL DESCRIPTION

Lots A and B, Section 4, Victoria, V1P1T776.  
Lot 1 Plan 5915, Section 4, Victoria, V1P5S15

PROPOSED ZONING

New Site Specific Zone (Changed from C1-N4)  
Large Urban Village

SITE AREA: 4,804 m<sup>2</sup>

AVERAGE GRADE (See A004 for average grade calculation)

Existing Building average grade: 16.069 m

New Building average grade: 16.263 m

Average Building Grade: 16.166 m

\*Note: project ground floor is set at a geodesic elevation 16.307 m and building levels are dimensioned from that elevation

PROPOSED HEIGHT

Existing and addition: 15.278m (taken from average grade)

New Building: 19.495m (taken from average grade)

APPLICABLE BUILDING CODE

BCBC 2018

STREETS FACING

Hillside Avenue to the North  
Douglas Street to the West

FOR EXISTING SCOTT BUILDING

3.2.2.50, Group C, up to 6 Storeys, Sprinklered

Existing Building with 4 storey residential addition and extension

Major Occupancies: A,2, C, D, E, F,3

Combustible construction permitted

FOR NEW BUILDING

3.2.2.50, Group C, up to 6 Storeys, Sprinklered

New 6-storey residential building

Major Occupancies: C, F,3

Combustible construction permitted

FSR CALCULATIONS

Level 0	1,813 m <sup>2</sup>
Level 0-5	1,771.6 m <sup>2</sup>
Level 1	2,089.2 m <sup>2</sup>
Level 1a	94.2 m <sup>2</sup>
Level 2	2,378.3 m <sup>2</sup>
Level 3	2,378.3 m <sup>2</sup>
Level 4	2,380.5 m <sup>2</sup>
Level 5	219.5 m <sup>2</sup>
Level 6	585.1 m <sup>2</sup>

PROPOSED FSR  
ALLOWABLE FSR  
FSR RATIO

PROPOSED HEIGHT  
EXISTING BUILDING  
NEW BUILDING

COMMERCIAL AREA  
1,195.1 m<sup>2</sup> RETAIL EXTENSION  
154.6 m<sup>2</sup> RETAIL EXTENSION  
791.6 m<sup>2</sup> CAFE INLET  
63.4 m<sup>2</sup> OUTDOOR SEATING  
125.8 m<sup>2</sup> LOADING/GARAGE

TOTAL COMMERCIAL AREA

1,617.9 m<sup>2</sup>

TOTAL RESIDENTIAL AREA

15,254.4 m<sup>2</sup>

PARKING CALCULATIONS

RESIDENTIAL PARKING

Parking Rate	# of Units	Required	Provided
<45m <sup>2</sup>	0.6	25	12
45-70m <sup>2</sup>	0.7	121	84
>70m <sup>2</sup>	1.1	161	110
Visitor Parking	0.1	15	15
TOTAL RESIDENTIAL PARKING		122	117

COMMERCIAL PARKING

Parking Rate	# of Units	Required	Provided
Retail (Existing)	1/1,500m <sup>2</sup>	1,195	23
Retail (Addition)	1/1,500m <sup>2</sup>	155	3
Cafe	1/250m <sup>2</sup>	80	3
Outdoor Seating	1/250m <sup>2</sup>	62	2
Loading/Garage	1/1,500m <sup>2</sup>	126	2
TOTAL COMMERCIAL PARKING		1,520	25

TOTAL PARKING

13,779

\*REFER TO TDM STUDY FOR PARKING REDUCTION RATIONALE

BICYCLE PARKING

Parking Rate	# of Units	Required	Provided
Residential	1/250m <sup>2</sup>	20	20
Residential	1/250m <sup>2</sup>	131	163
Commercial	1/200m <sup>2</sup>	7	7
TOTAL LONG TERM BIKE PARKING		158	190

ECORADICATED BACKS  
WALL MOUNTED BACKS

38

BIKE PARKING | SHORT TERM

Parking Rate	# of Units	Required	Provided
Residential	0.1 x 151	15	15
Commercial/Garage	1/200m <sup>2</sup>	7	7
Call/Outdoor Seating	1/100m <sup>2</sup>	1	1
TOTAL SHORT TERM BIKE PARKING		23	23

UNIT CALCULATIONS EXISTING

UNIT NAME	FSR	11	12	13	14	TOTAL
1801-1810	53.3 m <sup>2</sup>	3				3
1801-1810	45.9 m <sup>2</sup>	2				2
1801-1810	50.0 m <sup>2</sup>	1				1
1801-1810	36.4 m <sup>2</sup>		1			1
1801-1810	42.4 m <sup>2</sup>		1	1		2
1801-1810	41.4 m <sup>2</sup>		1			1
1801-1810	46.4 m <sup>2</sup>		3	3		6
1801-1810	44.4 m <sup>2</sup>		1			1
1801-1810	47.4 m <sup>2</sup>		1			1
1801-1810	59.4 m <sup>2</sup>		1			1
1801-1810	48.1 m <sup>2</sup>		1			1
1801-1810	48.5 m <sup>2</sup>		1			1
1801-1810	52.7 m <sup>2</sup>		2	2		4
1801-1810	49.3 m <sup>2</sup>		2	2		4
1801-1810	48.4 m <sup>2</sup>		1			1
1801-1810	50.3 m <sup>2</sup>		1	1		2
1801-1810	50.9 m <sup>2</sup>		2			2
1801-1810	36.6 m <sup>2</sup>		1			1
1801-1810	50.4 m <sup>2</sup>		1			1
1801-1810	52.1 m <sup>2</sup>		1			1
1801-1810	53.9 m <sup>2</sup>		1			1
1801-1810	47.6 m <sup>2</sup>		1			1
1801-1810	42.4 m <sup>2</sup>		1	1		2
1801-1810	50.3 m <sup>2</sup>		1			1

1801-1810	61.0 m <sup>2</sup>	2	3			5
1801-1810	62.2 m <sup>2</sup>	1	1	1		3
1801-1810	63.9 m <sup>2</sup>	1	1	1		3
1801-1810	65.1 m <sup>2</sup>	1	1	1		3
1801-1810	61.3 m <sup>2</sup>	1	1	1		3
2801-2810	79.2 m <sup>2</sup>	1	1	1		3
2801-2810	67.0 m <sup>2</sup>	1	1	1		3
2801-2810	59.8 m <sup>2</sup>	1	1	1		3
2801-2810	60.2 m <sup>2</sup>	1	1	1		3
2801-2810	75.1 m <sup>2</sup>	1	1	1		3

TOTAL UNITS - EXISTING

6 25 26 21 18

UNIT CALCULATIONS-NEW

UNIT NAME	FSR	11	12	13	14	15	16	TOTAL
1801-1810	42.9 m <sup>2</sup>	1						1
1801-1810	44.9 m <sup>2</sup>	1	1	1	1			4
1801-1810	53.0 m <sup>2</sup>		1					1
1801-1810	48.9 m <sup>2</sup>		1					1
1801-1810	56.9 m <sup>2</sup>		1	5	1			7
1801-1810	55.3 m <sup>2</sup>		1					1
1801-1810	55.4 m <sup>2</sup>		5	5	1			11
1801-1810	51.2 m <sup>2</sup>		1	1	1			3
1801-1810	48.4 m <sup>2</sup>		1	1	1			3
1801-1810	48.9 m <sup>2</sup>		1	1	1			3
1801-1810	53.9 m <sup>2</sup>		1	1	1			3
1801-1810	46.2 m <sup>2</sup>		1	1	1			3
1801-1810	58.2 m <sup>2</sup>		1	1	1			3
1801-1810	58.9 m <sup>2</sup>		1					1
1801-1810	63.1 m <sup>2</sup>		2					2
1801-1810	57.3 m <sup>2</sup>		1					1
1801-1810	58.2 m <sup>2</sup>		1	1	1			3
2801-2810	72.5 m <sup>2</sup>	1	1	1	1	1		5
2801-2810	78.6 m <sup>2</sup>	1	1	1	1	1		5
2801-2810	64.7 m <sup>2</sup>	1	1	1	1	1		5
2801-2810	73.8 m <sup>2</sup>	1	1	1	1	1		5

TOTAL UNITS - NEW

6 11 13 13 13 13 13

UNIT TYPES

UNIT TYPE	#	%
1801-1810	6	6%
1801-1810	16	16%
1801-1810	83	55%
1801-1810	27	18%
2801-2810	18	27%
2801-2810	1	1%
TOTAL	151	

MGA

MICHAEL GREEN ARCHITECTURE  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



2019-10-31 D REVISED FOR REZONING & DP  
2019-09-27 C REZONING & DP RESUBMISSION  
2019-07-04 B ISSUED FOR REZONING & DP  
2018-09-25 A ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-01F

A001  
PROJECT DESCRIPTION  
SITE LOCATION

SITE LOCATION PLAN  
A001 1:1000

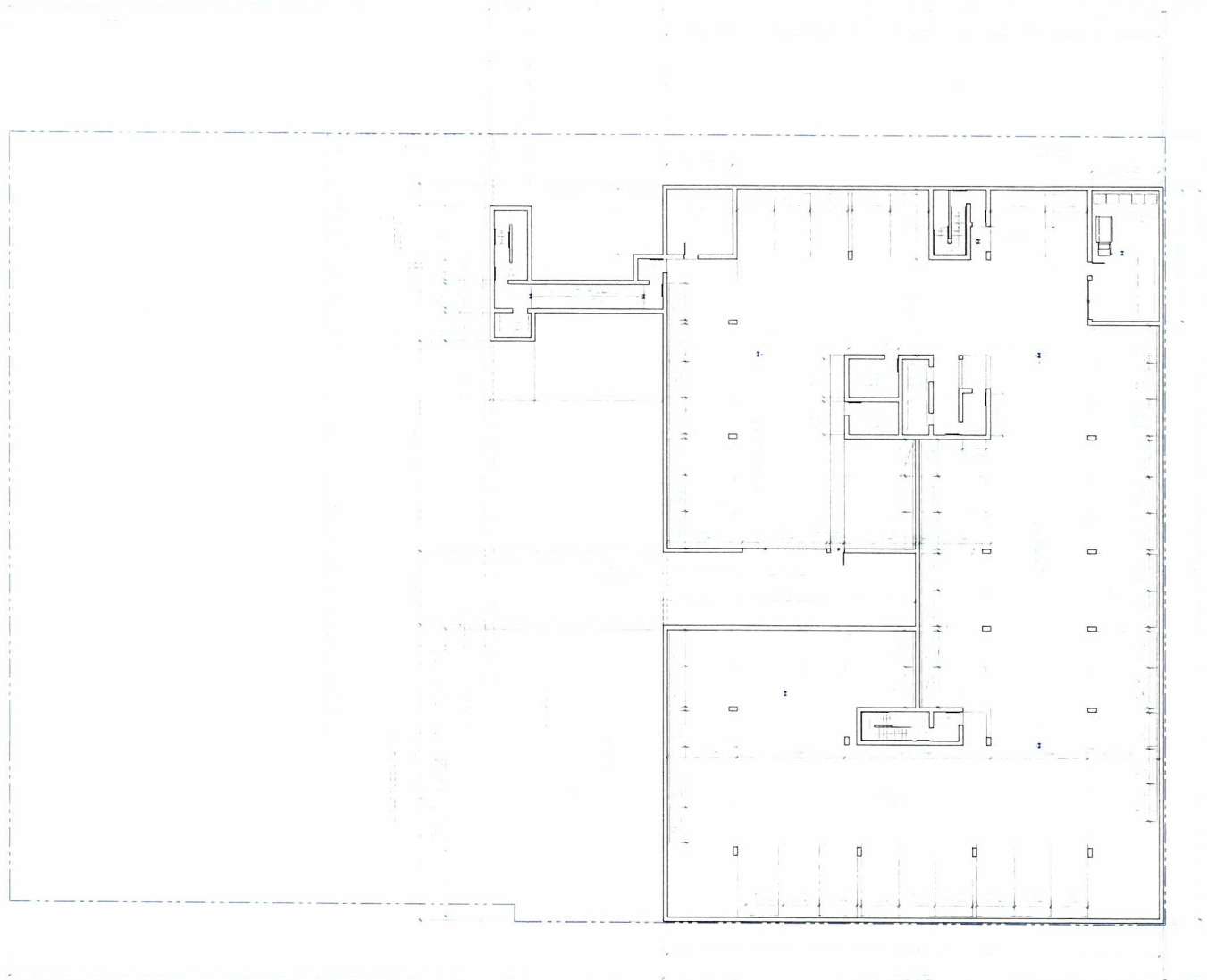




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1 PROPOSED SITE PLAN  
A003 1150





PARKING CALCULATIONS	
RESIDENTIAL	
TOTAL RESIDENTIAL PARKING	
CONDOMINIUM	
TOTAL COMMERCIAL PARKING	
TOTAL PARKING	150.00 80
REQUIRED PARKING (CODE TABLE)	
TOTAL (COMMERCIAL + RESIDENTIAL)	150.00
REQUIRED PARKING (CODE TABLE)	
TOTAL (COMMERCIAL + RESIDENTIAL)	150.00 80

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. A  
735 HILLSIDE AVENUE  
VICTORIA, BC  
2017-016

1 LEVEL 0 PLAN  
A100a 1:150

**A100a**  
LEVEL 0 PLAN

TOTAL (ALL LOT TYPES)	
RESIDENTIAL	
TOTAL RESIDENTIAL PARKING	
COMMERCIAL	
TOTAL COMMERCIAL PARKING	
TOTAL PARKING	150.00 80
NET (PARKING - LOT TYPE)	
TOTAL LONG TERM ONLY PARKING	150.00 80
NET (PARKING - LOT TYPE)	
TOTAL SHORT TERM ONLY PARKING	150.00 80

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V5S 1J6



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING A DP RESUBMISSION
2019-07-04	E	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

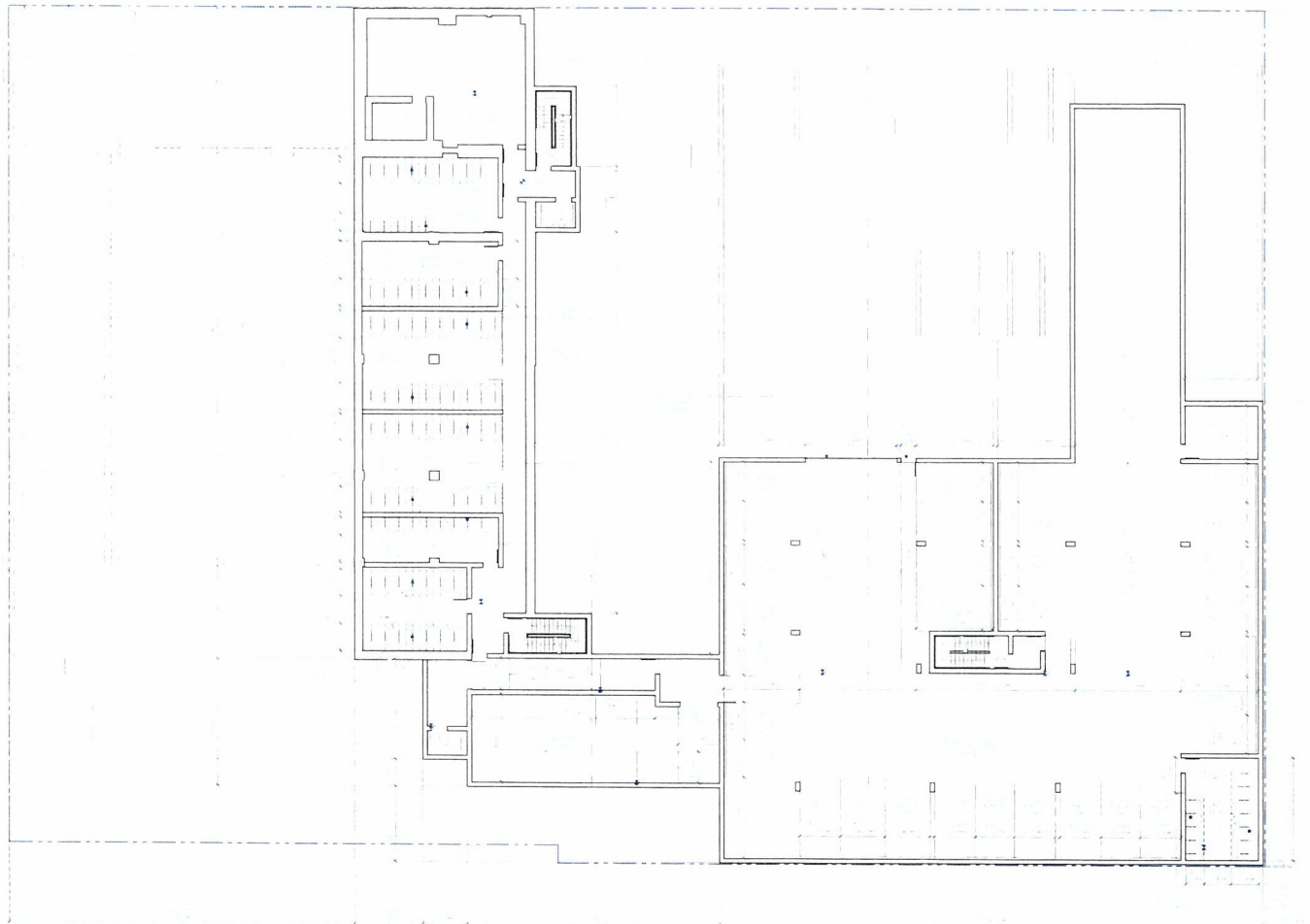
DATE REVISION DESCRIPTION

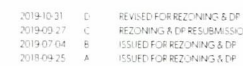
**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. X  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A100b**  
LEVEL 0.5 PLAN

1 LEVEL 0.5 PLAN  
A100b 1:150





DATE	REVISION	DESCRIPTION
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## THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

# A101a

UNIT NAME	F101	F102	F103	F104	TOTAL
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**MICHAEL GREEN ARCHITECTURE**  
1525 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J9



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST, 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA, BC  
2017-016

**A101b**  
LEVEL 1b PLAN

1  
A101b LEVEL 1b PLAN  
1:150

NO.	DATE	BY	CHKD	REV	DESCRIPTION
1	2019.07.04	...	...	...	...

NO.	DATE	BY	CHKD	REV	DESCRIPTION
1	2019.07.04	...	...	...	...

NO.	DATE	BY	CHKD	REV	DESCRIPTION
1	2019.07.04	...	...	...	...

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6I 1J8



2019.10.31	D	REVISED FOR REZONING & DP
2019.09.27	C	REZONING & DP RESUBMISSION
2019.07.04	B	ISSUED FOR REZONING & DP
2018.09.25	A	ISSUED FOR REZONING & DP

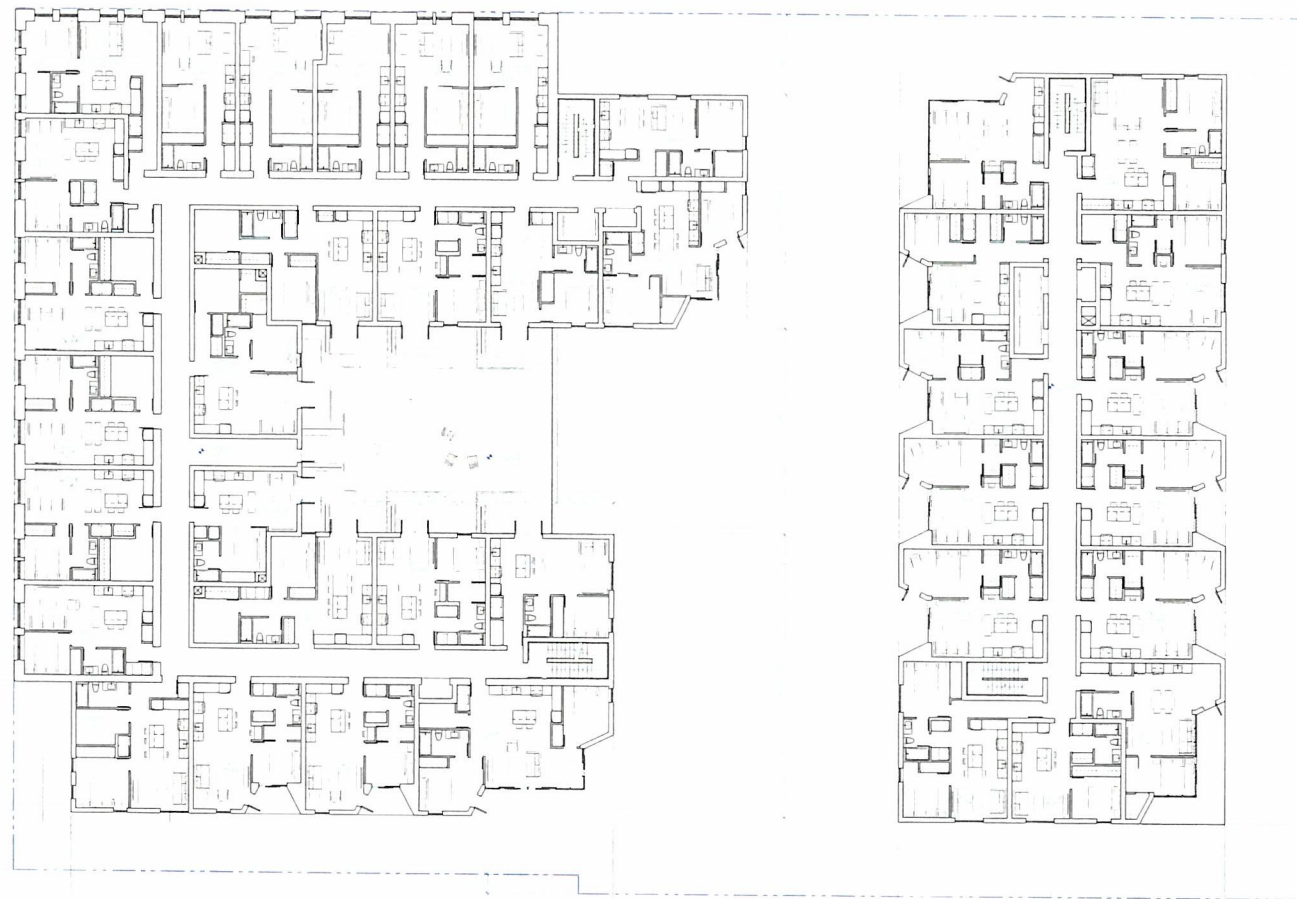
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2059 DOUGLAS ST. A  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A102**  
LEVEL 2 PLAN

1 LEVEL 2 PLAN  
A102 1/150



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**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J6



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A103**  
LEVEL 3 PLAN

1 LEVEL 3 PLAN  
A103 1/30

DATE	NAME	REV	1	2	3	4	TOTAL
2017-09-25	A	1					1

DATE	NAME	REV	1	2	3	4	TOTAL
2017-09-25	A	1					1

DATE	NAME	REV	1	2	3	4	TOTAL
2017-09-25	A	1					1

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J6



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

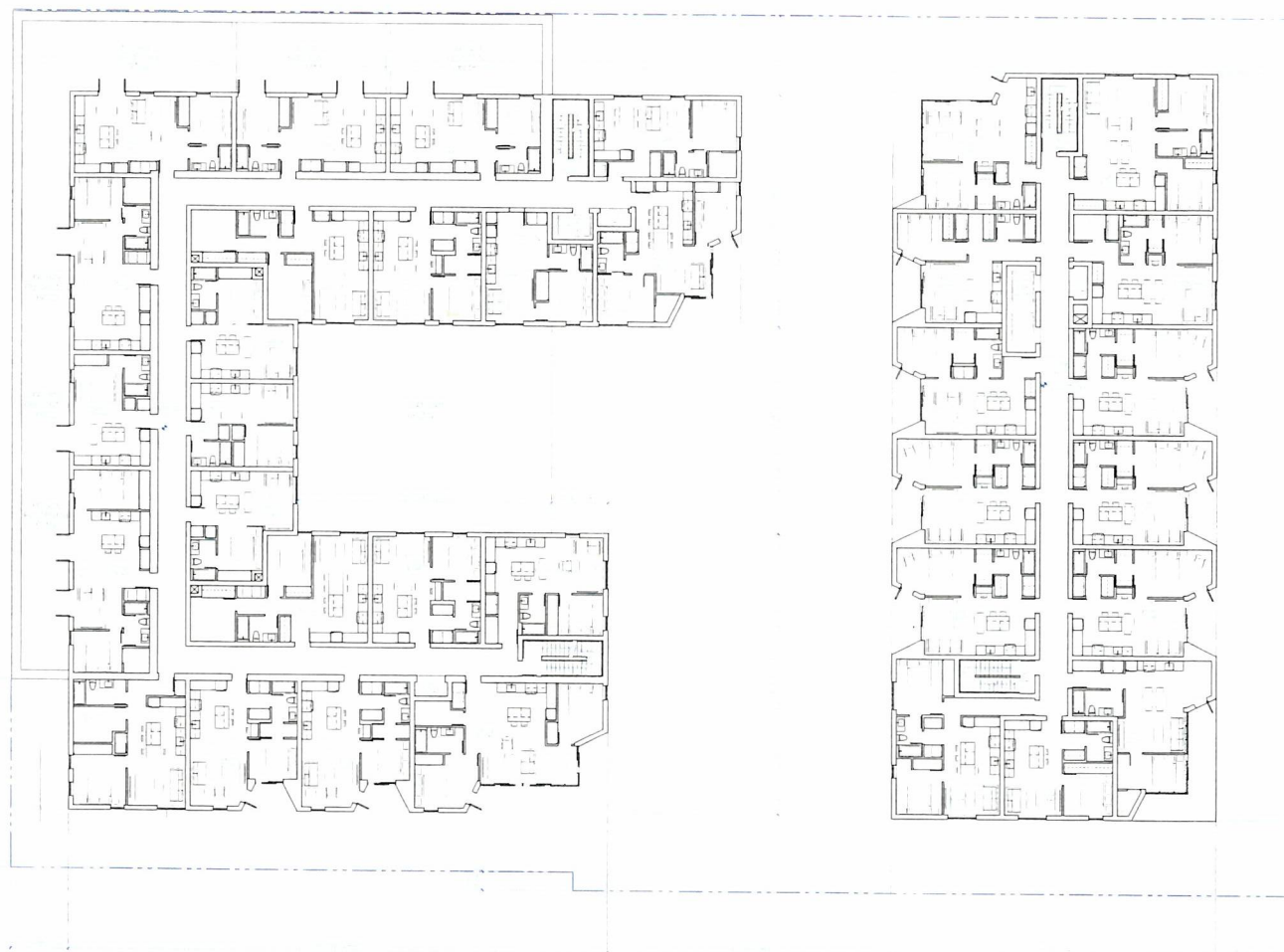
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2059 DOUGLAS ST. A.  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-01F

**A104**  
LEVEL 4 PLAN

1 LEVEL 4 PLAN  
A104 1/150



TYPE	NAME	DATE	BY	CHK	APP	TOTAL
1	105	10/31/19	105	105	105	105

TYPE	NAME	DATE	BY	CHK	APP	TOTAL
1	105	10/31/19	105	105	105	105

TYPE	NAME	DATE	BY	CHK	APP	TOTAL
1	105	10/31/19	105	105	105	105

TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
1	105	10/31/19	105	105	105	105

TYPE	NAME	DATE	BY	CHK	APP	TOTAL
1	105	10/31/19	105	105	105	105

TYPE	NAME	DATE	BY	CHK	APP	TOTAL
1	105	10/31/19	105	105	105	105

TYPE	NAME	DATE	BY	CHK	APP	TOTAL
1	105	10/31/19	105	105	105	105

TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
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TYPE	NAME	DATE	BY	CHK	APP	TOTAL
1	105	10/31/19	105	105	105	105

TYPE	NAME	DATE	BY	CHK	APP	TOTAL
1	105	10/31/19	105	105	105	105

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1T8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

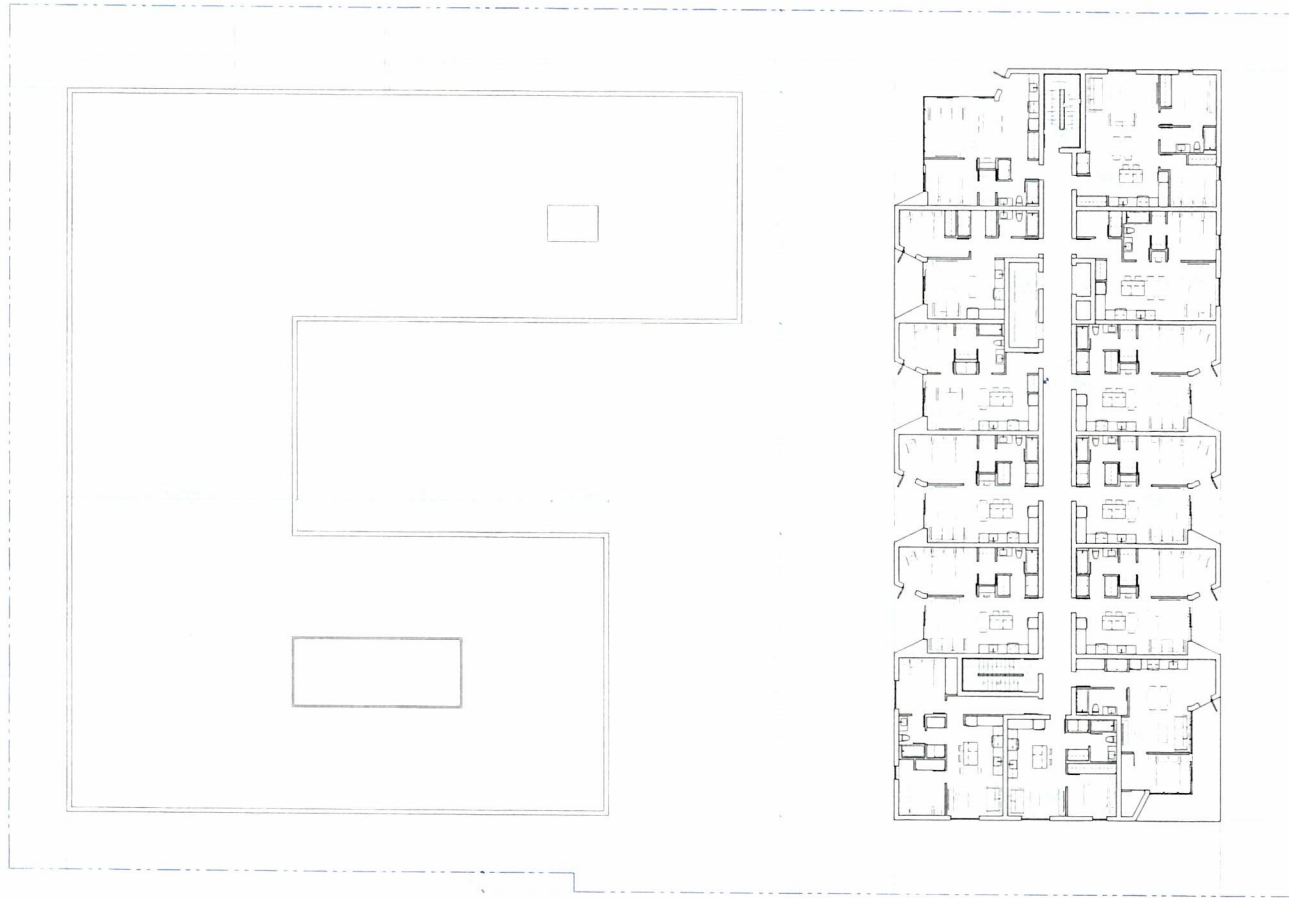
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. A  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A105**  
LEVEL 5 PLAN

1 LEVEL 5 PLAN  
A105 1/150



UNIT NUMBER	101	102	103	104	TOTAL
TOTAL UNIT AREA	1.04	1.04	1.04	1.04	4.16

UNIT NUMBER	101	102	103	104	TOTAL
TOTAL UNIT AREA	1.04	1.04	1.04	1.04	4.16

UNIT NUMBER	101	102	103	104	TOTAL
TOTAL UNIT AREA	1.04	1.04	1.04	1.04	4.16

**MICHAEL GREEN ARCHITECTURE**  
1525 WEST 10TH AVENUE  
VANCOUVER BC  
CANADA V6J 1T8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

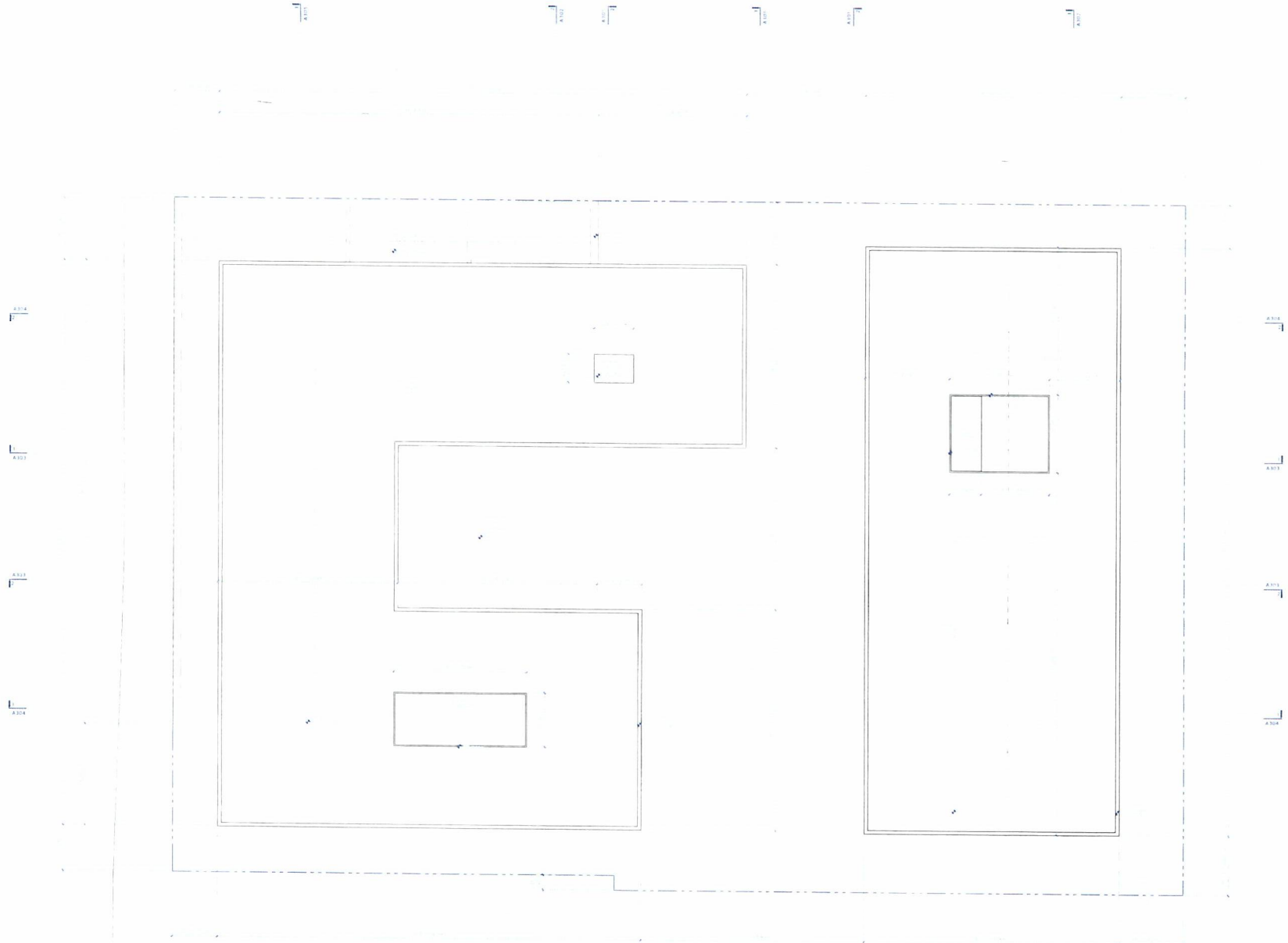
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A106**  
LEVEL 6 PLAN

1 LEVEL 6 PLAN  
A106 1:150



**MICHAEL GREEN ARCHITECTURE**  
 1535 WEST 3RD AVENUE  
 VANCOUVER BC  
 (CANADA V6J 1B)



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

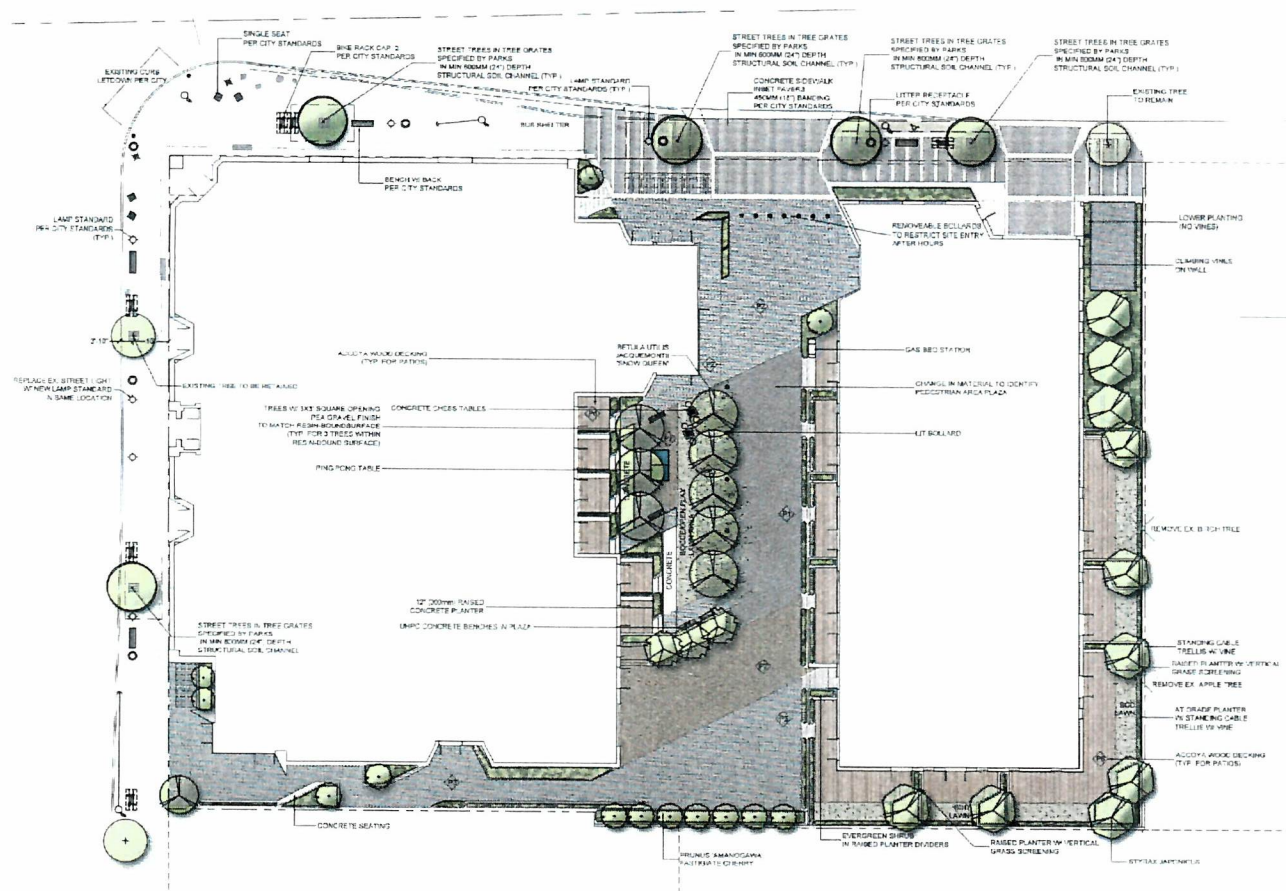
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
 735 HILLSIDE AVENUE  
 VICTORIA, BC  
 2017-016

1 ROOF PLAN  
 A107 1:150

**A107**  
 ROOF PLAN



#### PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 18196
TREE	8	BETULA UTILIS (SNOW QUEEN)	SNOW QUEEN BIRCH	8CM CAL, 1.8M STD, BAB
	3	MAGNOLIA X LEONARDO MESSER	LEONARDO MESSER MAGNOLIA (PINK)	8CM CAL, 1.2M STD, BAB
	5	STREET TREE	SPECIES TBD BY PARKS DEPARTMENT	
	10	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CAL, 1.5M STD, BAB
SHRUB	1	ILEX + MESSEYERAE (SCALLY WAG)	SCALLY WAG HOLLY	#3 POT, 18CM
GRASS	1	CALAMAGROSTIS ACUTIPOLIS (FEATHER REED)	FEATHER REED GRASS	#1 POT
	1	CAREX (JAPANESE)	JAPANESE CAREX	#1 POT
VINE	1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#2 POT, 40CM, STAKED
	1	PANTHEMOSSUS (HENTYANA)	CHINESE VIOLETA GREETER	#3 POT, 75CM, STAKED
PERENNIAL	1	LAURENCEA ANGUSTIFOLIA (THUMBELINA)	DWARF ENGLISH LAVENDER	15CM POT, #1 POT
DC	1	BOURSETUM HYEMALE	HORSETAIL REED	#1 POT
	1	LONCERA NITIDA (MAY GREEN)	MAY GREEN HONEY-SUCKLE	#2 POT, 22CM
	1	PROXYSAURA TERMINALIS	JAPANESE SPURGE	#1 POT, 15CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* CONTAINER SIZES SPECIFIED ARE PER CHLA STANDARD. \* BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. \* AREA OF SEARCH TO INCLUDE LOWER FRASER VALLEY AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. \* LANDSCAPE ARCHITECT'S SUBSTITUTIONS WILL BE REFUSED. \* ALL CHLA MINIMUM PLANT SIZE REQUIREMENTS FOR SUPPLY FOR REQUEST TO SUBSTITUTE. \* SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \* DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND VEG. MATERIAL MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE DESIGN-BUILD HIGH EFFICIENCY IRRIGATION SYSTEM IN CONFORMANCE WITH LOCAL STANDARDS. LANDSCAPE ARCHITECT/CLIENT TO REVIEW DESIGN PRIOR TO INSTALLATION.

#### FURNISHINGS LEGEND

KEY	DESCRIPTION
	LAMP STANDARD PER CITY STANDARDS
	SINGLE SEAT CHAIR WITH BACK VICTOR STANLEY NIS 24 WITH ARMRESTS: BLACK
	BENCH WITH BACK NARROW M.B. 1800MM PLANK
	DIKE BACK, CAPACITY 2 MAGLIN MURDOCK: BLACK
	TREE GRATE W/ FRAME DOBNEY FOUNDRY ST 48
	FORMER-SUPPLY ACCESS DEVEL BENCH LUSH CONCRETE FINISH
	CHESS USA CONCRETE CHESS TABLE

OFFSITE STREETSCAPE FURNISHINGS

#### MATERIALS LEGEND

KEY	DESCRIPTION
	BARKMAN BROADWAY PAVES 24X12" COLOR: NATURAL
	EXPLOCORE VSS PAVES 8X12" 100% GRAY, 10% MEDIUM GRAY, 10% NATURAL
	EXPLOCORE VSS PAVES 8X12" 100% GRAY, 10% MEDIUM GRAY, 10% NATURAL
	ABBOTSFORD CONCRETE GRASS GRID W/ SOD LAWN SUB BASE AND INFILL PER MANUFACTURER SPEC
	BARKMAN BROADWAY PAVES 24X12" 100% GRAY, 10% MEDIUM GRAY, 10% NATURAL
	ACCOTIA PAVING DECKING ACETATE TREATED 4X6 IN FIBER FOR 50 YEAR WARRANTY
	RESIN BONDED PEA GRAVEL W/ GRASS GRID



P1 BARKMAN 24X12" PAVES  
P4 SOD LAWN W/ GRASS GRID

CITY OF VICTORIA

RECEIVED

DEEMED

NOV 19 2019

NOV 04 2019

P2 AND P3 EXPLOCORE VSS PAVES

P5 BARKMAN 12X3" PAVES W/ COLOR MIX

P8 RESIN BONDED PEA GRAVEL  
W/ GRAVEL GRID



COURTYARD BENCH



CONCRETE CHESS TABLE



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**pmg**  
LANDSCAPE  
ARCHITECTS

Suite 1100 - 4185 Bell Street Drive  
Burnaby, British Columbia V5C 6G9  
P: 604.294.0011 F: 604.294.0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR
01	18.05.18	REV FOR REVISED PLAN	BA
02	18.05.18	REV FOR PLAN	BA
03	18.05.18	REV FOR PLAN	BA
04	18.05.18	REV FOR PLAN	BA

PROJECT

THE SCOTT BUILDING

DOUGLAS ST & HILLSIDE AVE  
VICTORIA, BC

DRAWING TITLE

GROUND LEVEL  
LANDSCAPE PLAN

DATE 19 MAY 2019 DRAWING NUMBER

SCALE 1:200

DRAWN BA

DESIGN BA

CHECK

PMG PROJECT NUMBER 18-196

SEAL

NO.	DATE	REVISION DESCRIPTION	DR
15 OCT 11	REV. FROM PRELIMINARY	BA	
15 OCT 11	NEW SITE PLAN	DC	
15 SEP 11	FOR REVIEW	BA	
15 SEP 11	FOR APPROVAL	BA	
15 JUL 11	FOR APPROVAL	BA	

CLIENT

PROJECT

**THE SCOTT BUILDING**  
DOUGLAS ST & HILLSIDE AVE  
VICTORIA, BC

DRAWING TITLE

**ROOF DECK  
LANDSCAPE PLAN**

DATE: 19 MAY 11 DRAWING NUMBER

SCALE: 1:200

DRAWN: BA

DESIGN: BA

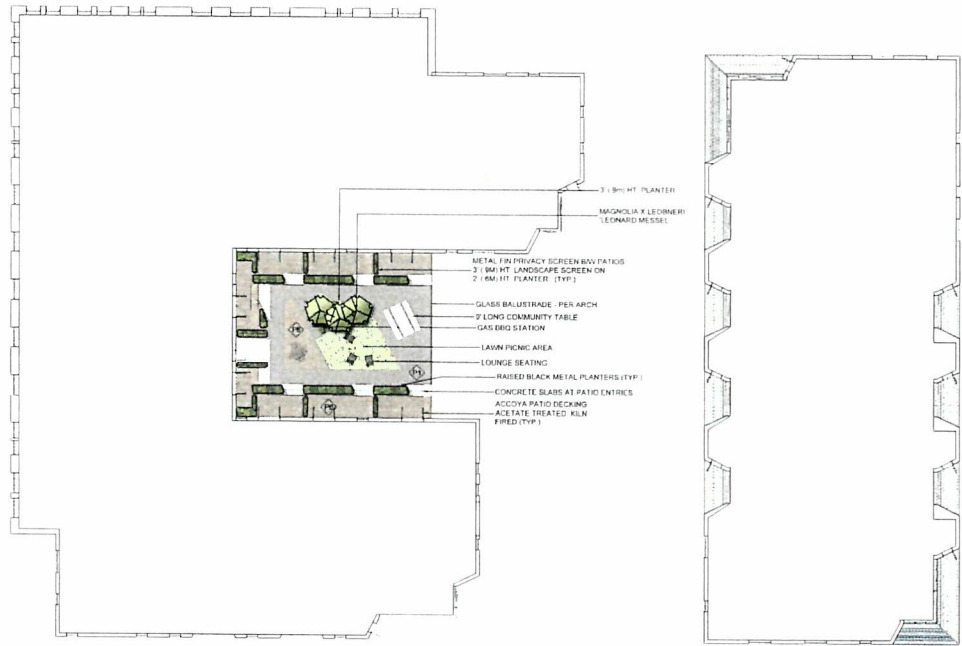
CHKD:

**L2**

OF 4

18-196 PMG PROJECT NUMBER

18-196



PLANT SCHEDULE				PMG PROJECT NUMBER: 18196
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	MAGNOLIA X LEOBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	8CM CAL 1.5M STD B&B
GRASS		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PERENNIAL		LAVENDULA ANGUSTIFOLIA 'THUMBELINA'	DWARF ENGLISH LAVENDER	15CM POT #1 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



MAGNOLIA X LEOBNERI  
'LEONARD MESSEL'



AMENITY AREA SEATING



CONCRETE SEATWALL PLANTER



P1 BARKMAN PAVERS IN  
ROOF DECK COURTYARD



P7 ACCOYA WOOD DECKING  
IN PATIOS



STANDING CABLE TRELLIS W/ VINE (HYDRANGEA PETOLIARIS)



VERTICAL SLAT FENCE



36X36" TREE GRATE W/ FRAME - GROUND FLOOR COURTYARD



SNOW QUEEN BIRCH  
BETULA UTILIS JAC.  
'SNOW QUEEN'



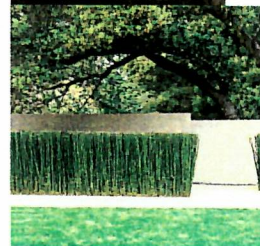
JAPANESE SNOWBELL  
STYRAX JAPONICA



MAGNOLIA X LEOBNERI  
'LEONARD MESSEL'



FLAGPOLE CHERRY  
PRUNUS 'AMANOGAWA'



VERTICAL GRASSES



SHRUBS/GROUNDCOVER



EVERGREEN SHRUBS -  
PATIO DIVIDERS

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**pmg**  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 53rd Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604-294-0011 f: 604-294-0022

SEAL

DATE

19 OCT 21	REV 108 REVISIONS/NO. 108	BA
19 OCT 21	NEW SITE PLAN	20
19 SEP 21	UP RE SUBMISSION	BA
19 SEP 21	UP RE PROGRESS	BA
19 SEP 21	UP RE PROGRESS	BA

NO. DATE REVISION DESCRIPTION DR

CLIENT

PROJECT

THE SCOTT BUILDING

DOUGLAS ST & HILLSIDE AVE  
VICTORIA, BC

DRAWING TITLE

LANDSCAPE  
DETAILS

DATE 19 MAY 21 DRAWING NUMBER

SCALE AS SHOWN

DRAWN BA

DESIGN BA

CHK'D

**L3**

OF 4

18136-6-ZIP

PMG PROJECT NUMBER

18-196



**MGA**

**MATERIALITY**



**MICHAEL GREEN ARCHITECTURE**  
1525 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J9



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

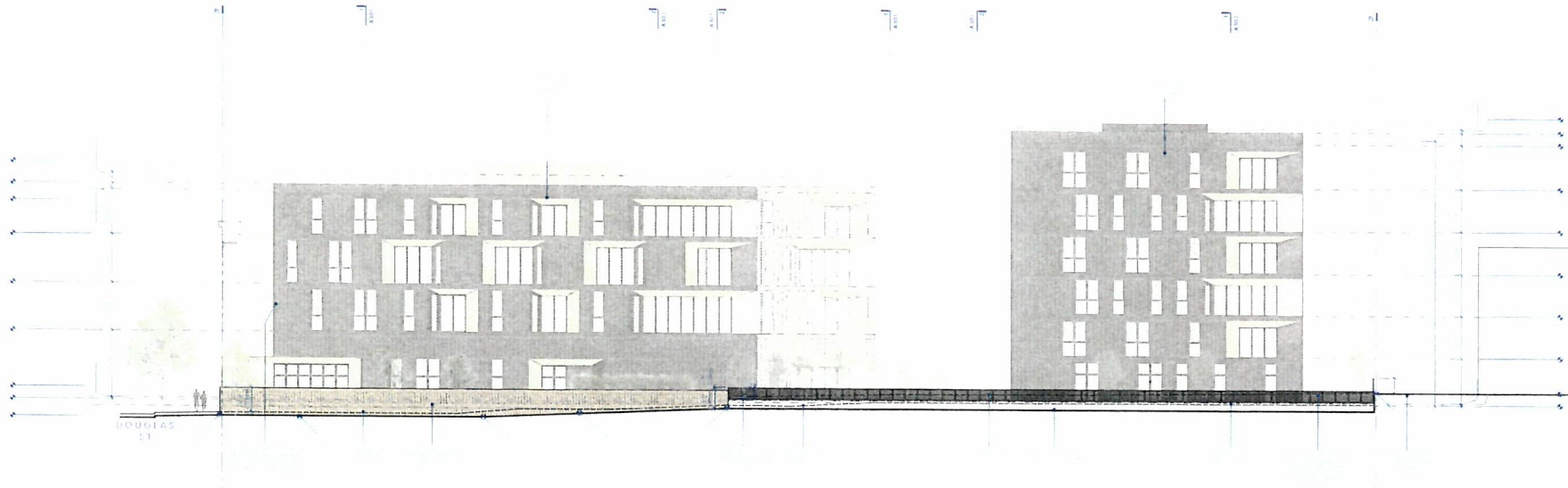
**A201**  
ELEVATIONS



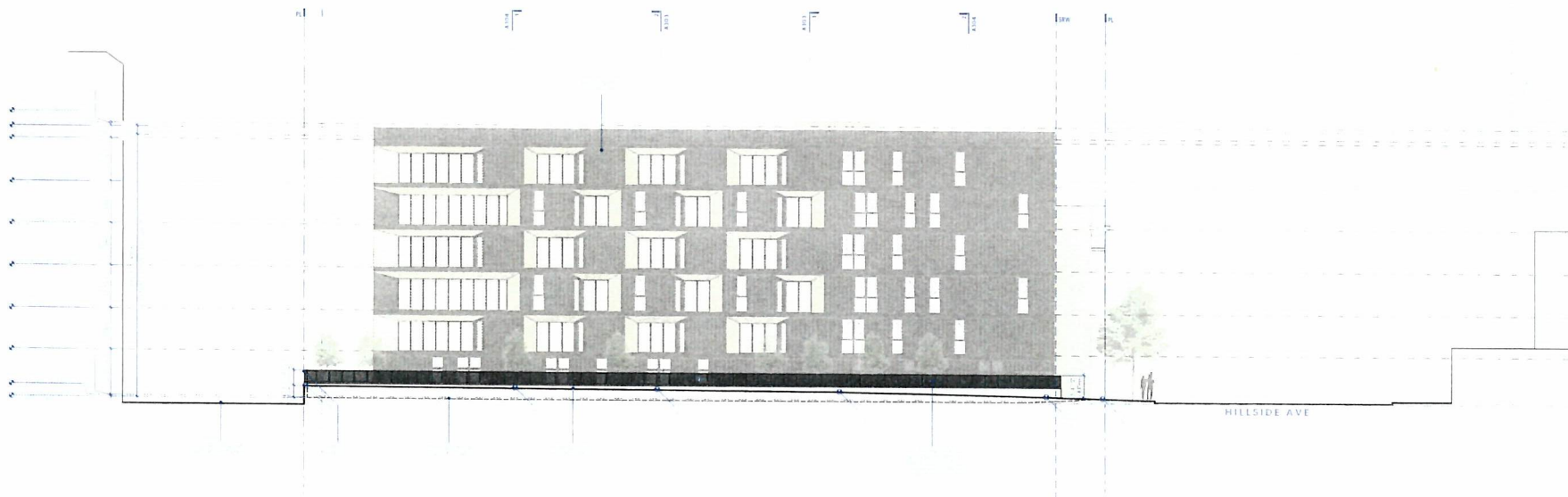
**NORTH ELEVATION**  
A201 1:150



**WEST ELEVATION**  
A201 1:150



1 SOUTH ELEVATION  
A202 1:150



2 EAST ELEVATION  
A202 1:150

**MGA**

**MATERIALITY**



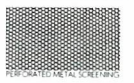
DARK GREY METAL 1 WIDE PANEL  
(FACING & SHOWN IN DISTANCE)



WOODEN CLADDING WRAPPING  
(RIGHT OF BALCONY - NATURAL  
COLOUR)



LIGHT COLOURED BIRCH FACADE  
(EXISTING OR TO MATCH EXISTING)



PERFORATED METAL SCREENING



EXISTING STONE/PLASTER  
(ORNAMENTAL DETAILING)

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A202**  
ELEVATIONS

**MGA**

MATERIALITY



1 SOUTH ELEVATION INSIDE PROPERTY LINE  
A203 1:150



2 EAST ELEVATION INSIDE PROPERTY LINE  
A203 1:150

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1R



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. X  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A203**  
ELEVATIONS



**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER B.C.  
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING A, DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. A.  
735 HILLSIDE AVENUE  
VICTORIA, BC  
V8T 1G6

**A251**  
STREETSCAPE ELEVATIONS

# MGA

## MATERIALITY



**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



2019.10.31	D	REVISED FOR REZONING & DP
2019.09.27	C	REZONING & DP RESUBMISSION
2019.07.04	B	ISSUED FOR REZONING & DP
2018.09.25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

## THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017.01.16

# A301

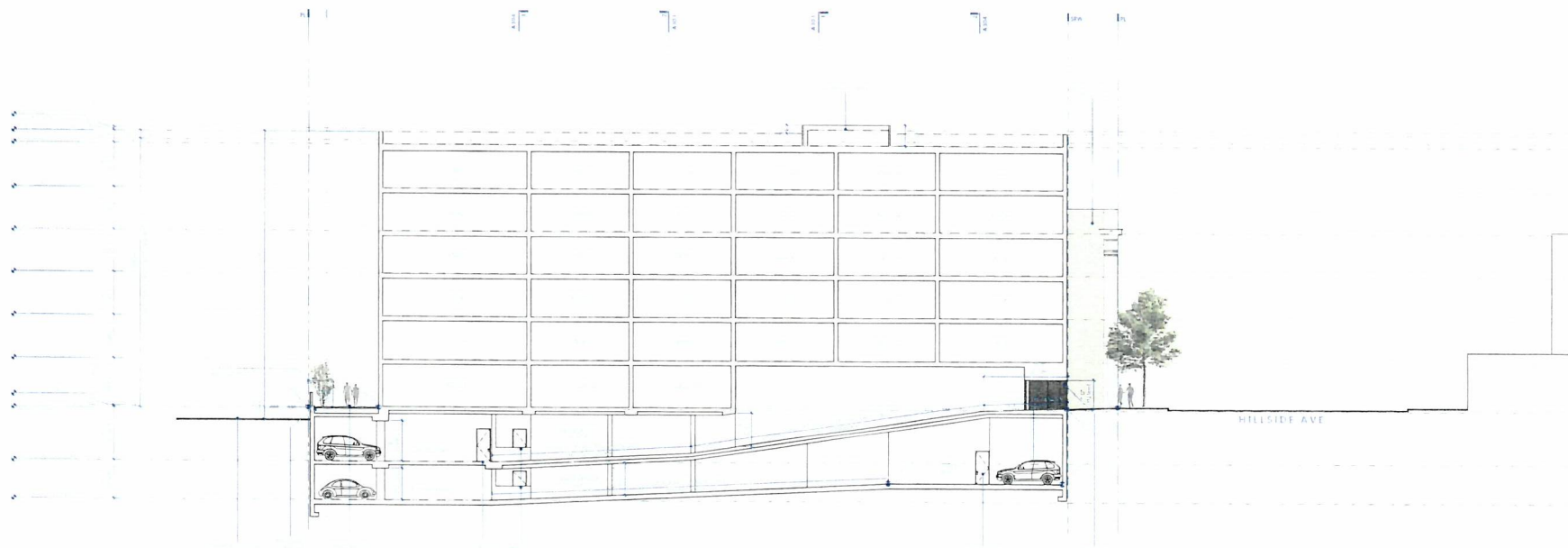
SECTIONS



1 SECTION LOOKING WEST THROUGH PLAZA  
A301 1/150

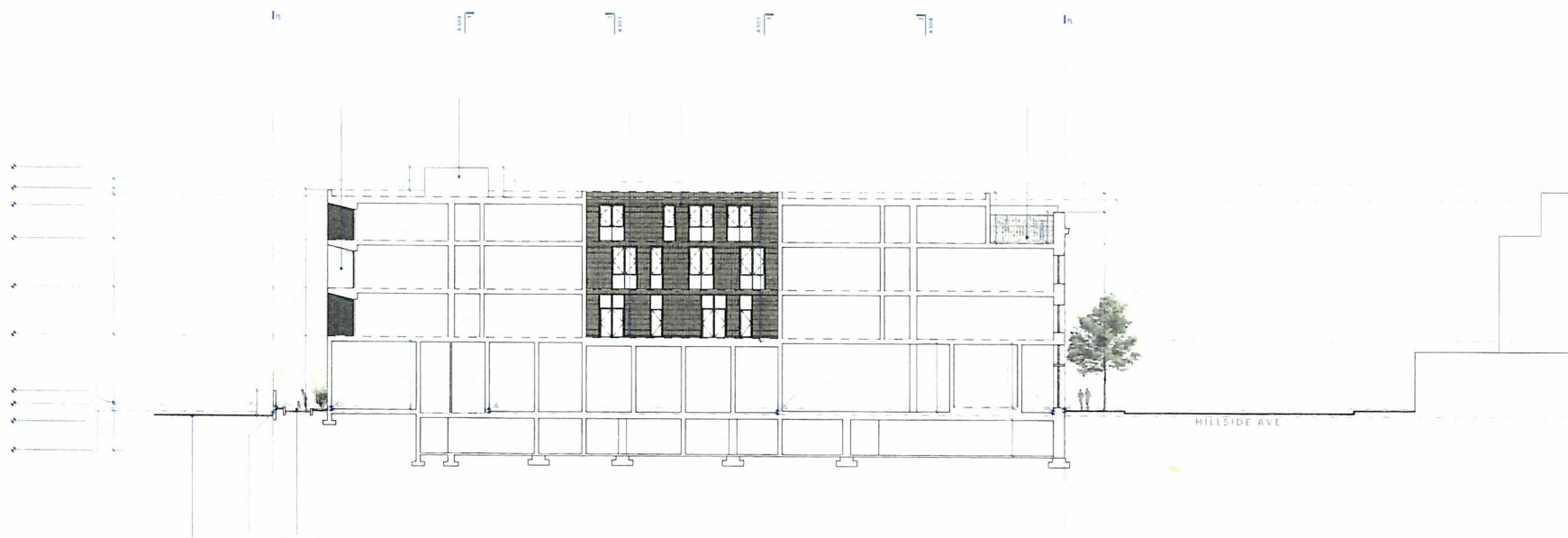


2 SECTION LOOKING EAST THROUGH PLAZA  
A301 1/150



1 SECTION LOOKING WEST THROUGH NEW 6 STOREY BUILDING

A302 1:150



2 SECTION LOOKING WEST THROUGH EXISTING SCOTT BUILDING AT NEW COURTYARD CUT IN BUILDING

A302 1:150

**MGA**

**MATERIALITY**



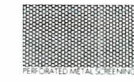
DAIRY GREY METAL MESH PANELS  
(FADED W/ SHADOW IN DISTANCE)



WOODEN CLADDING WRAPPING  
PORT OF BALCONY, NATURAL  
COLOUR



LIGHT COLOURED BRICK FACADE  
EXISTING OR TO MATCH EXISTING



PERFORATED METAL MESH SCREENING



EXISTING STONE/PLASTER  
ORNAMENTAL DETAILING

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6H 1B8



DATE	REVISION	DESCRIPTION
2018-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

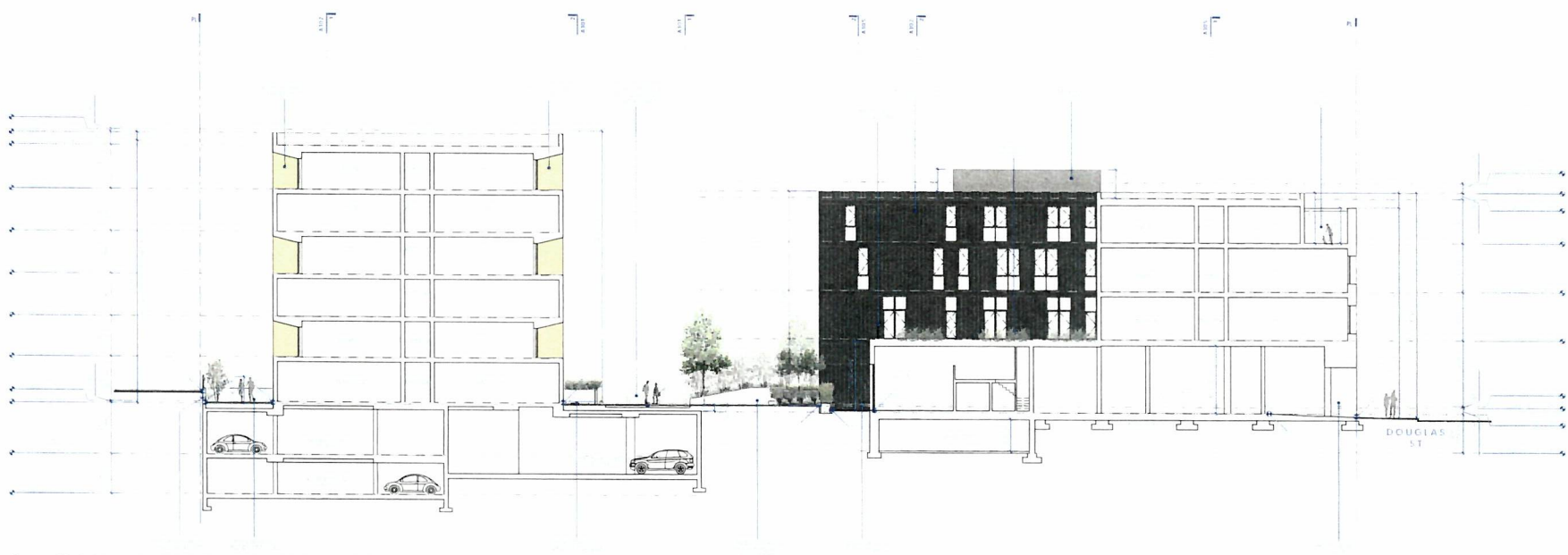
2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A302**  
SECTIONS

## MATERIALITY



1 SECTION LOOKING NORTH THROUGH CENTRAL COURTYARD  
A303 1:150



2 SECTION LOOKING SOUTH THROUGH CENTRAL COURTYARD  
A303 1:150

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING A & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

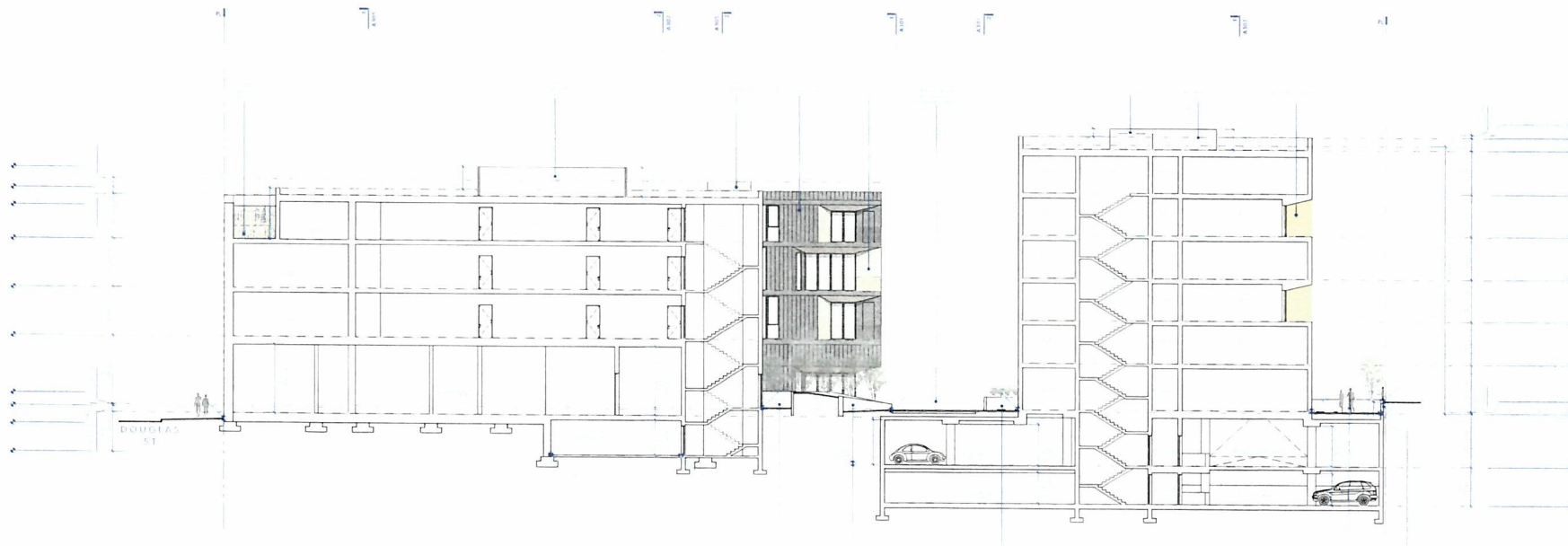
DATE REVISION DESCRIPTION

## THE SCOTT BUILDING

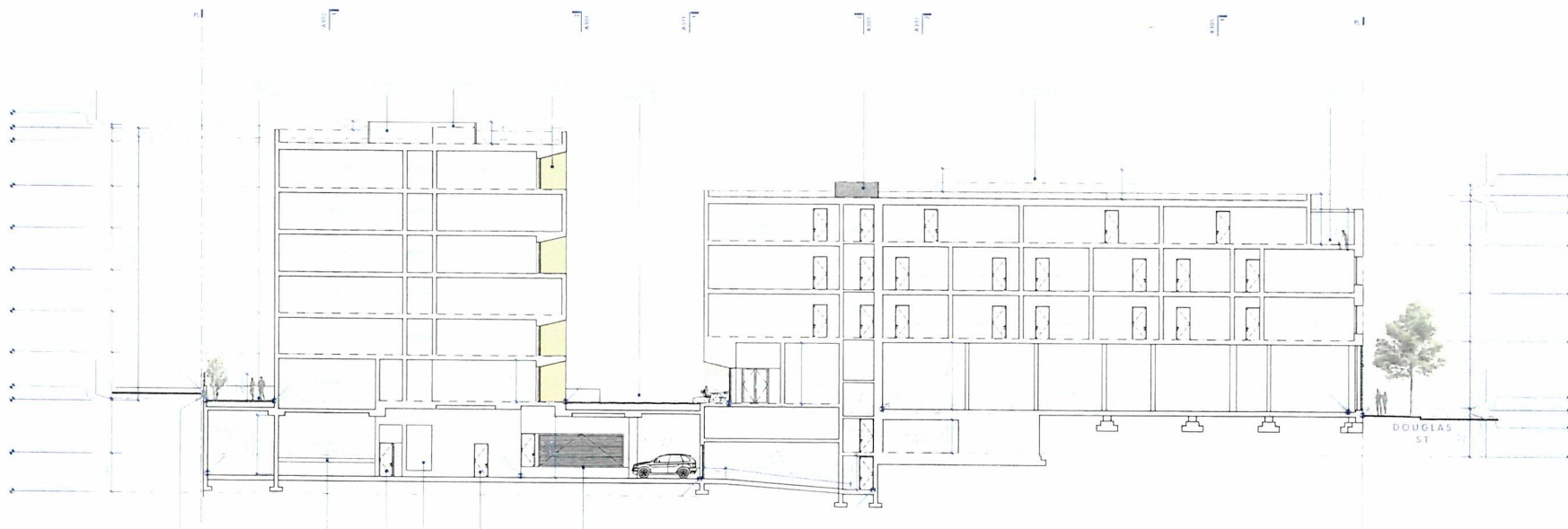
2651 DOUGLAS ST. 2659 DOUGLAS ST. A  
715 HILLCREST AVENUE  
VICTORIA BC  
2017-01-06

# A303

SECTIONS



1 SECTION LOOKING NORTH THROUGH COURTYARD  
A304 1:150



2 SECTION LOOKING SOUTH THROUGH CORRIDOR  
A304 1:150

**MGA**

**MATERIALITY**



**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J6



2019-10-31 D: REVISED FOR REZONING & DP  
2019-09-27 C: REZONING & DP RESUBMISSION  
2019-07-04 B: ISSUED FOR REZONING & DP  
2018-09-25 A: ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A304**  
SECTIONS

**MGA**

**MATERIALITY**



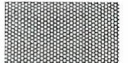
DARK GREY METAL 1" WIDE PANEL  
SHADED JOINT (SHOWN IN DISTANCE)



WOODEN CLADDING WRAPPING  
EDGE OF BALCONY - NATURAL  
COLOUR



LIGHT COLOURED BRICK FACADE,  
EXISTING OR TO MATCH EXISTING



PERFORATED METAL SCREEN



EXISTING STONE/PLASTER  
ORNAMENTAL DETAILING

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1B8



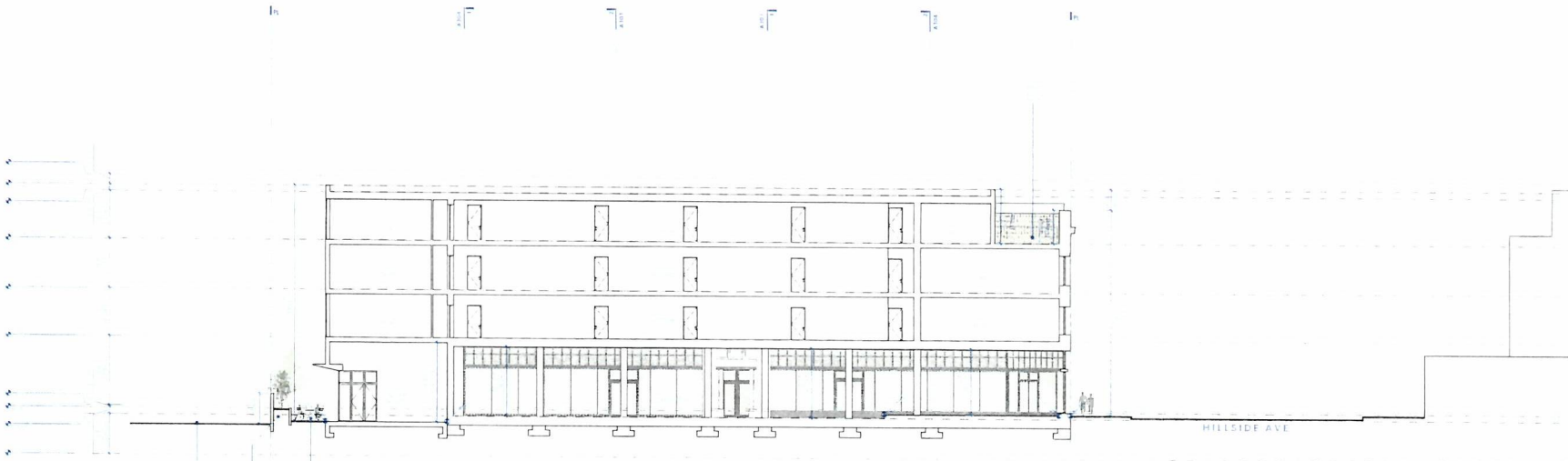
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. A  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

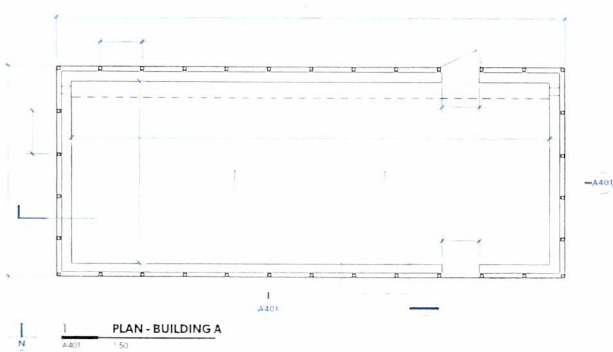
**A305**  
SECTIONS



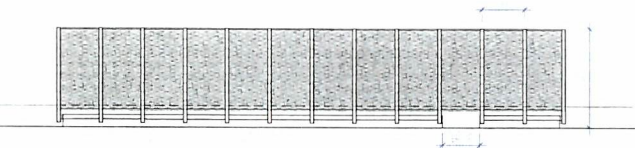
SECTION LOOKING WEST ALONG CORRIDOR IN EXISTING



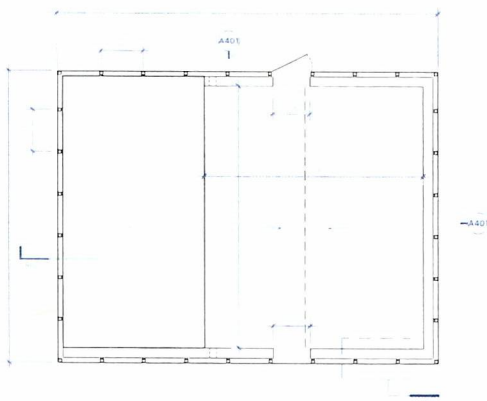
SECTION LOOKING EAST THROUGH EXTENSION TO EXISTING BUILDING



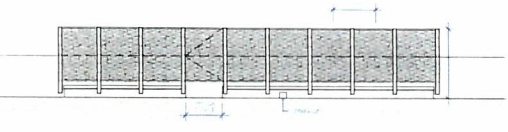
PLAN - BUILDING A



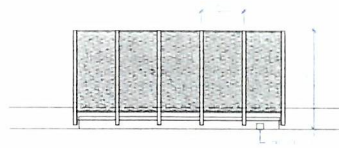
SOUTH ELEVATION



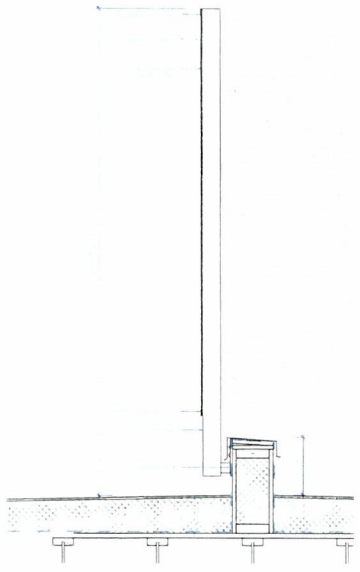
PLAN - BUILDING B



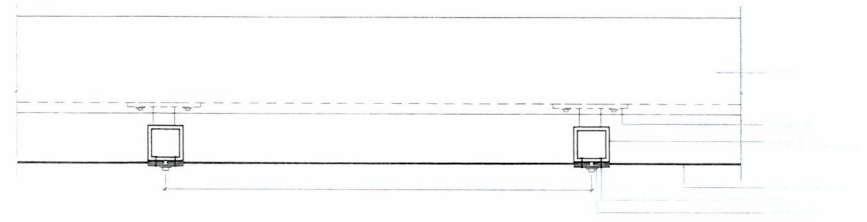
NORTH ELEVATION



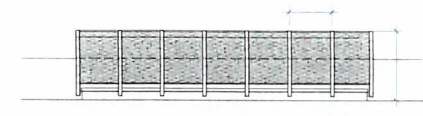
EAST ELEVATION



MECHANICAL SCREEN SECTION



EAST ELEVATION



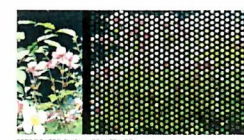
EAST ELEVATION

**MGA**

PRECEDENTS



PRECEDENTS



PRECEDENTS



PRECEDENTS



PRECEDENTS

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2059 DOUGLAS ST. A  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017.016

**A401**  
MECHANICAL SCREEN  
DETAIL



ROOF MECHANICAL SCREENING  
(PERFORATED METAL)



PERFORATED DARK METAL FENCE



ROOF MECHANICAL SCREENING  
(PERFORATED METAL)

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



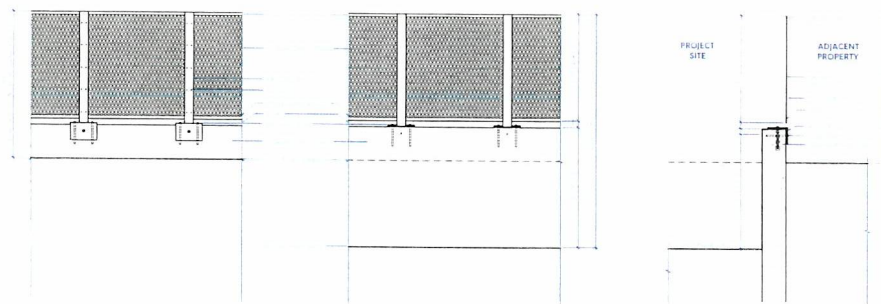
2019-10-31	D	REVISED FOR REZONING & DP
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2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. X  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

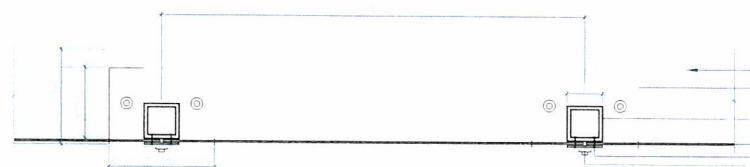
**A402**  
FENCE DETAIL



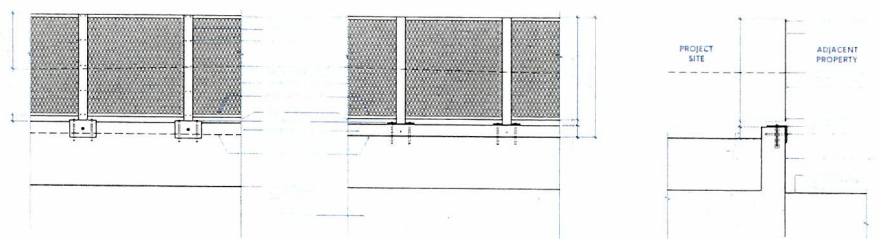
1 EAST FENCE ELEV - ADJACENT PROP  
A011 1:20

2 EAST FENCE ELEV - PROJECT SITE  
A011 1:20

3 EAST FENCE SECTION  
A011 1:20



4 PLAN DETAIL (TYPICAL)  
A011 1:5



5 SOUTH FENCE ELEV - ADJACENT PROP  
A011 1:20

6 SOUTH FENCE ELEV - PROJECT SITE  
A011 1:20

7 SOUTH FENCE SECTION  
A011 1:20

PRECEDENTS



ROOF MECHANICAL SCREENING  
PERFORATED METAL



PERFORATED DARK METAL FENCE



ROOF MECHANICAL SCREENING  
PERFORATED METAL

**MICHAEL GREEN ARCHITECTURE**  
1515 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



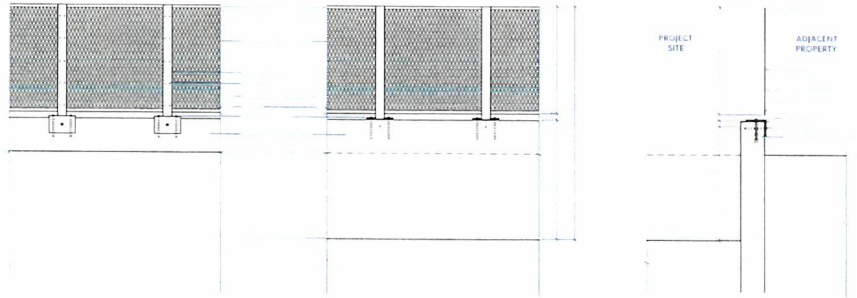
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DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

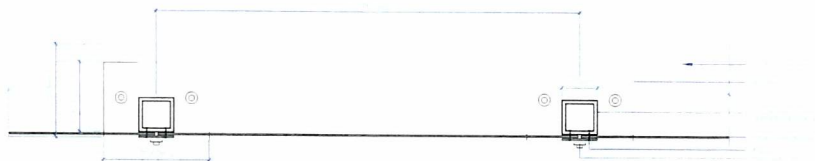
**A402**  
FENCE DETAIL



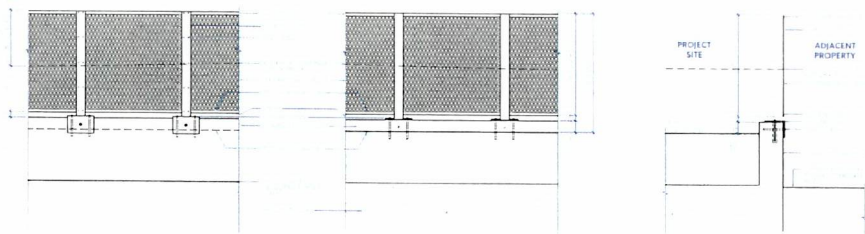
1 EAST FENCE ELEV - ADJACENT PROP  
A401 1:20

2 EAST FENCE ELEV - PROJECT SITE  
A401 1:20

3 EAST FENCE SECTION  
A401 1:20



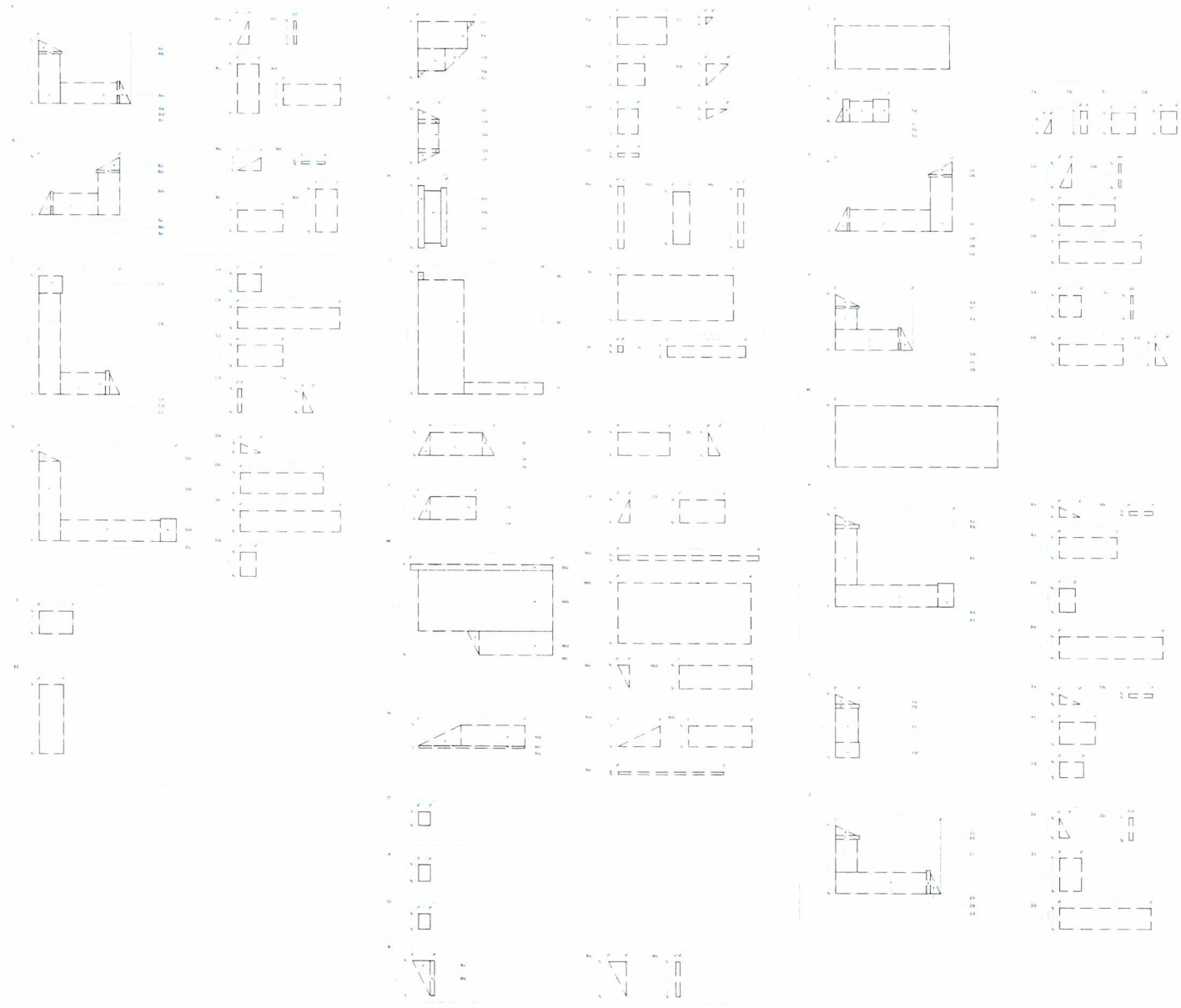
4 PLAN DETAIL (TYPICAL)  
A401 1:5



5 SOUTH FENCE ELEV - ADJACENT PROP  
A401 1:20

6 SOUTH FENCE ELEV - PROJECT SITE  
A401 1:20

7 SOUTH FENCE SECTION  
A401 1:20



LEGEND

**MICHAEL GREEN ARCHITECTURE**  
1335 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
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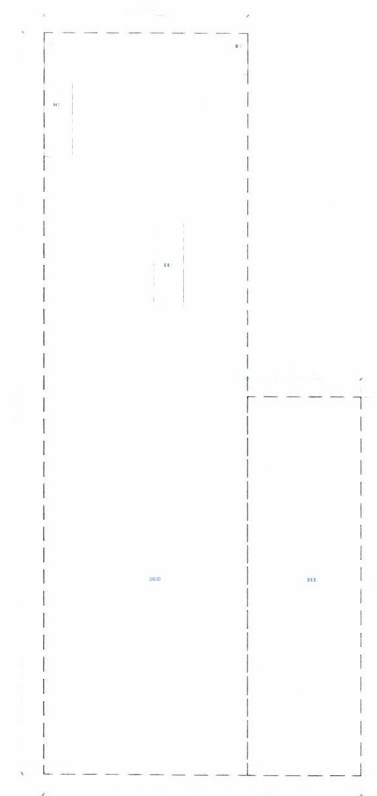
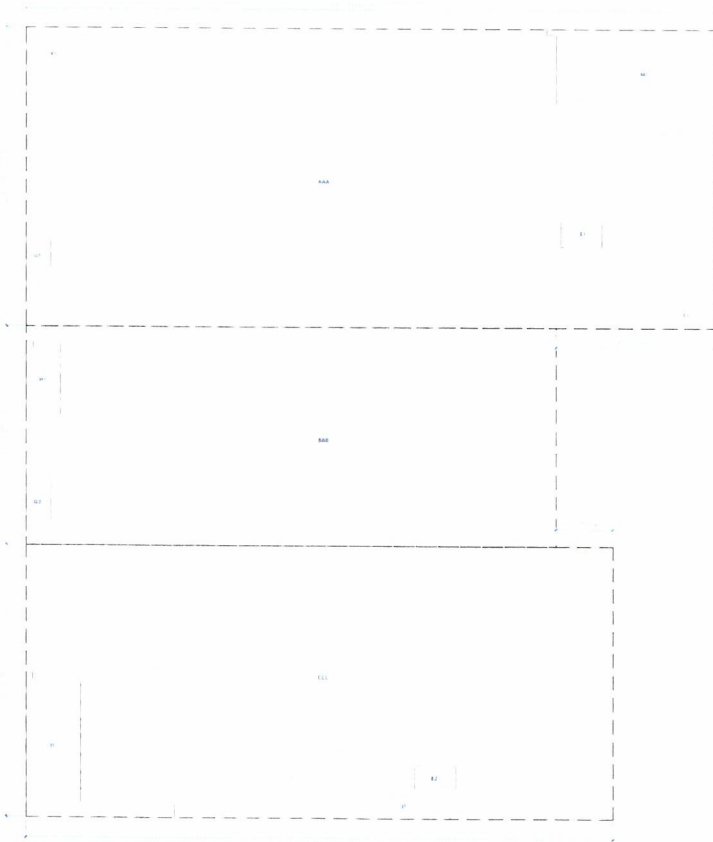
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST, 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA, BC  
2017-016

**CALCULATIONS LEGEND**  
A800 1:150

**A800**  
CALCULATIONS LEGEND



THE SCOTT BUILDING - LEVEL 1									
NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	VOLUME (CU. FT.)	VOLUME (CU. M.)	PERIMETER (FT.)	PERIMETER (M.)	HEIGHT (FT.)	HEIGHT (M.)
1	101	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
2	102	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
3	103	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
4	104	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
5	105	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
6	106	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
7	107	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
8	108	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
9	109	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
10	110	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
11	111	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
12	112	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
13	113	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
14	114	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
15	115	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
16	116	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
17	117	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
18	118	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
19	119	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
20	120	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
21	121	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
22	122	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
23	123	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
24	124	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
25	125	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
26	126	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
27	127	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
28	128	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
29	129	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
30	130	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
31	131	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
32	132	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
33	133	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
34	134	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
35	135	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
36	136	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
37	137	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
38	138	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
39	139	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
40	140	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
41	141	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
42	142	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
43	143	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
44	144	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
45	145	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
46	146	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
47	147	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
48	148	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
49	149	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
50	150	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
51	151	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
52	152	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
53	153	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
54	154	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
55	155	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
56	156	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
57	157	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
58	158	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
59	159	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
60	160	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
61	161	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
62	162	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
63	163	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
64	164	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
65	165	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
66	166	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
67	167	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
68	168	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
69	169	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
70	170	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
71	171	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
72	172	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
73	173	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
74	174	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
75	175	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
76	176	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
77	177	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
78	178	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
79	179	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
80	180	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
81	181	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
82	182	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
83	183	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
84	184	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
85	185	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
86	186	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
87	187	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
88	188	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
89	189	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
90	190	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
91	191	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
92	192	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
93	193	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
94	194	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
95	195	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
96	196	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
97	197	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
98	198	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
99	199	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0
100	200	1,010	93.8	10,100	285.0	141.0	128.0	10.0	3.0

**MGA**

LEGEND

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8

2019-10-31 D REVISED FOR REZONING & DP  
2019-09-27 C REZONING & DP RESUBMISSION  
2019-07-04 B ISSUED FOR REZONING & DP  
2018-09-25 A ISSUED FOR REZONING & DP

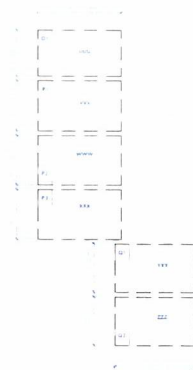
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST, 2059 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA - BC  
2017-016

**A801a**  
FSR LEVEL 1a

1 FSR LEVEL 1a  
A801a 1:150



THE SCOTT BUILDING - LEVEL 1b

Room	Area (sq. ft.)	Area (sq. m.)
101	1,100	102
102	1,100	102
103	1,100	102
104	1,100	102
105	1,100	102
106	1,100	102
107	1,100	102
108	1,100	102
109	1,100	102
110	1,100	102
111	1,100	102
112	1,100	102
113	1,100	102
114	1,100	102
115	1,100	102
116	1,100	102
117	1,100	102
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145	1,100	102
146	1,100	102
147	1,100	102
148	1,100	102
149	1,100	102
150	1,100	102

**MGA**



**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 10TH AVENUE  
VANCOUVER, BC  
CANADA V6J 1J9



2019-10-31	2	REVISED FOR REZONING & DP
2019-09-27	1	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLSIDE AVENUE  
VICTORIA, BC  
2017-016

1 FSR LEVEL 1b  
A801b 1/150

**A801b**  
FSR LEVEL 1b

AMERICAN SOCIETY OF HUMAN GENETICS

DATE	REVISION	DESCRIPTION
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2651 DOUGLAS ST, 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA, BC  
2017 016

**A802**  
FSR LEVEL 2

[illegible]

MGA

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8

2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

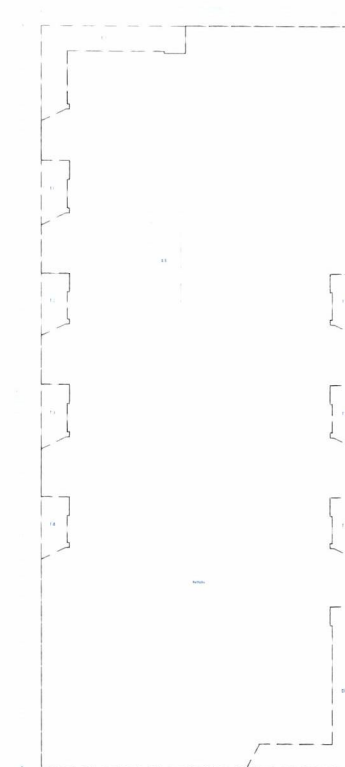
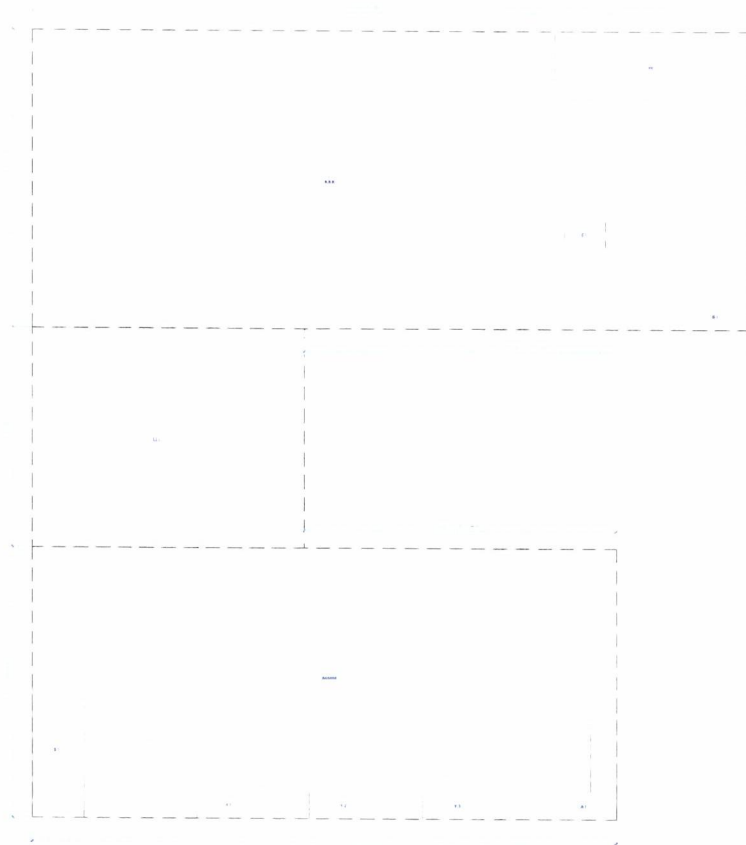
DATE	REVISION	DESCRIPTION
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## THE SCOTT BUILDING

2651 DOUGLAS ST. 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

1 FSR LEVEL 2  
ARQ2 1150

# A802



FSR LEVEL 3			
NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	HALL	1,200.00	1,200.00
2	STAIRS	1,200.00	2,400.00
3	TOILETS	1,200.00	3,600.00
4	LOCKERS	1,200.00	4,800.00
5	STORAGE	1,200.00	6,000.00
6	MECHANICAL	1,200.00	7,200.00
7	RECEPTION	1,200.00	8,400.00
8	OFFICE	1,200.00	9,600.00
9	CONFERENCE	1,200.00	10,800.00
10	RESTROOM	1,200.00	12,000.00
11	STAIRS	1,200.00	13,200.00
12	TOILETS	1,200.00	14,400.00
13	LOCKERS	1,200.00	15,600.00
14	STORAGE	1,200.00	16,800.00
15	MECHANICAL	1,200.00	18,000.00
16	RECEPTION	1,200.00	19,200.00
17	OFFICE	1,200.00	20,400.00
18	CONFERENCE	1,200.00	21,600.00
19	RESTROOM	1,200.00	22,800.00
20	STAIRS	1,200.00	24,000.00
21	TOILETS	1,200.00	25,200.00
22	LOCKERS	1,200.00	26,400.00
23	STORAGE	1,200.00	27,600.00
24	MECHANICAL	1,200.00	28,800.00
25	RECEPTION	1,200.00	30,000.00
26	OFFICE	1,200.00	31,200.00
27	CONFERENCE	1,200.00	32,400.00
28	RESTROOM	1,200.00	33,600.00
29	STAIRS	1,200.00	34,800.00
30	TOILETS	1,200.00	36,000.00
31	LOCKERS	1,200.00	37,200.00
32	STORAGE	1,200.00	38,400.00
33	MECHANICAL	1,200.00	39,600.00
34	RECEPTION	1,200.00	40,800.00
35	OFFICE	1,200.00	42,000.00
36	CONFERENCE	1,200.00	43,200.00
37	RESTROOM	1,200.00	44,400.00
38	STAIRS	1,200.00	45,600.00
39	TOILETS	1,200.00	46,800.00
40	LOCKERS	1,200.00	48,000.00
41	STORAGE	1,200.00	49,200.00
42	MECHANICAL	1,200.00	50,400.00
43	RECEPTION	1,200.00	51,600.00
44	OFFICE	1,200.00	52,800.00
45	CONFERENCE	1,200.00	54,000.00
46	RESTROOM	1,200.00	55,200.00
47	STAIRS	1,200.00	56,400.00
48	TOILETS	1,200.00	57,600.00
49	LOCKERS	1,200.00	58,800.00
50	STORAGE	1,200.00	60,000.00
51	MECHANICAL	1,200.00	61,200.00
52	RECEPTION	1,200.00	62,400.00
53	OFFICE	1,200.00	63,600.00
54	CONFERENCE	1,200.00	64,800.00
55	RESTROOM	1,200.00	66,000.00
56	STAIRS	1,200.00	67,200.00
57	TOILETS	1,200.00	68,400.00
58	LOCKERS	1,200.00	69,600.00
59	STORAGE	1,200.00	70,800.00
60	MECHANICAL	1,200.00	72,000.00
61	RECEPTION	1,200.00	73,200.00
62	OFFICE	1,200.00	74,400.00
63	CONFERENCE	1,200.00	75,600.00
64	RESTROOM	1,200.00	76,800.00
65	STAIRS	1,200.00	78,000.00
66	TOILETS	1,200.00	79,200.00
67	LOCKERS	1,200.00	80,400.00
68	STORAGE	1,200.00	81,600.00
69	MECHANICAL	1,200.00	82,800.00
70	RECEPTION	1,200.00	84,000.00
71	OFFICE	1,200.00	85,200.00
72	CONFERENCE	1,200.00	86,400.00
73	RESTROOM	1,200.00	87,600.00
74	STAIRS	1,200.00	88,800.00
75	TOILETS	1,200.00	90,000.00
76	LOCKERS	1,200.00	91,200.00
77	STORAGE	1,200.00	92,400.00
78	MECHANICAL	1,200.00	93,600.00
79	RECEPTION	1,200.00	94,800.00
80	OFFICE	1,200.00	96,000.00
81	CONFERENCE	1,200.00	97,200.00
82	RESTROOM	1,200.00	98,400.00
83	STAIRS	1,200.00	99,600.00
84	TOILETS	1,200.00	100,800.00
85	LOCKERS	1,200.00	102,000.00
86	STORAGE	1,200.00	103,200.00
87	MECHANICAL	1,200.00	104,400.00
88	RECEPTION	1,200.00	105,600.00
89	OFFICE	1,200.00	106,800.00
90	CONFERENCE	1,200.00	108,000.00
91	RESTROOM	1,200.00	109,200.00
92	STAIRS	1,200.00	110,400.00
93	TOILETS	1,200.00	111,600.00
94	LOCKERS	1,200.00	112,800.00
95	STORAGE	1,200.00	114,000.00
96	MECHANICAL	1,200.00	115,200.00
97	RECEPTION	1,200.00	116,400.00
98	OFFICE	1,200.00	117,600.00
99	CONFERENCE	1,200.00	118,800.00
100	RESTROOM	1,200.00	120,000.00

**MGA**

LEGEND

**MICHAEL GREEN ARCHITECTURE**  
1515 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J6



2019-10-31	D	REVISED FOR REZONING & DF
2019-09-27	C	REZONING & DF RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DF
2018-09-25	A	ISSUED FOR REZONING & DF

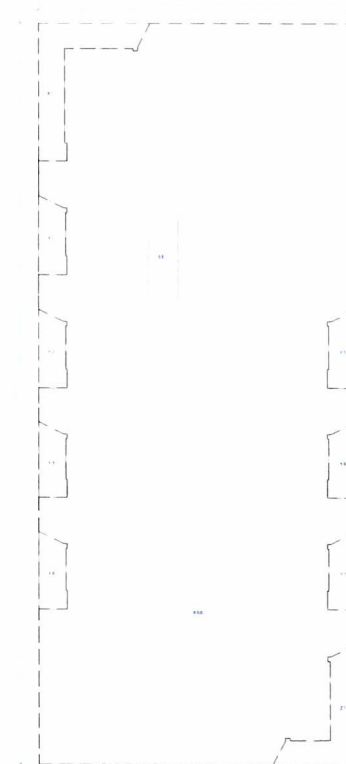
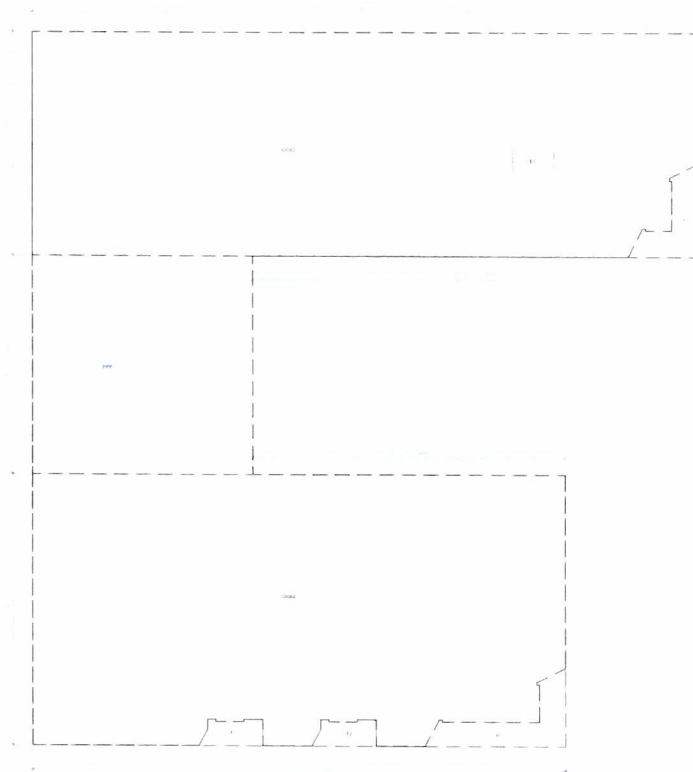
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. A  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

**A803**  
FSR LEVEL 3

FSR LEVEL 3  
A803 1/150



THE SCOTT BUILDING - LEVEL 4

1. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
2. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
3. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
4. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
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30. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
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42. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
43. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
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56. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
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59. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
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64. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
65. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
66. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
67. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
68. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
69. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
70. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
71. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
72. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
73. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
74. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
75. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
76. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
77. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
78. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
79. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
80. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
81. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
82. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
83. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
84. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
85. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
86. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
87. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
88. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
89. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
90. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
91. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
92. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
93. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
94. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
95. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
96. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
97. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
98. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
99. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>
100. TOTAL GROSS AREA	1,195.12 M <sup>2</sup>

**MGA**

**MICHAEL GREEN ARCHITECTURE**  
 1535 WEST 3RD AVENUE  
 VANCOUVER, BC  
 CANADA V6J 1P8

2019-10-31 D REVISED FOR REZONING & DP  
 2019-09-27 C REZONING & DP RESUBMISSION  
 2019-07-04 B ISSUED FOR REZONING & DP  
 2018-09-25 A ISSUED FOR REZONING & DP

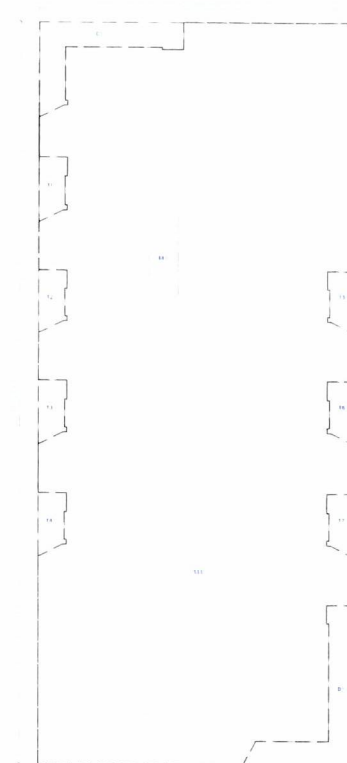
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST.  
 735 HILLSIDE AVENUE  
 VICTORIA, BC  
 2017-016

1 FSR LEVEL 4  
 A804 1:100

**A804**  
 FSR LEVEL 4



THE SCOTT BUILDING - LEVEL 5									
NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)	NO.	DESCRIPTION
TOTAL GROSS AREA		10,000	929.03	TOTAL GROSS AREA		10,000	929.03	TOTAL GROSS AREA	
TOTAL NET AREA		8,000	743.22	TOTAL NET AREA		8,000	743.22	TOTAL NET AREA	
TOTAL FLOOR AREA		8,000	743.22	TOTAL FLOOR AREA		8,000	743.22	TOTAL FLOOR AREA	
TOTAL BALCONY AREA		2,000	185.81	TOTAL BALCONY AREA		2,000	185.81	TOTAL BALCONY AREA	
TOTAL MECHANICAL AREA		1,000	92.90	TOTAL MECHANICAL AREA		1,000	92.90	TOTAL MECHANICAL AREA	
TOTAL STAIR AREA		500	46.45	TOTAL STAIR AREA		500	46.45	TOTAL STAIR AREA	
TOTAL ELEVATOR AREA		500	46.45	TOTAL ELEVATOR AREA		500	46.45	TOTAL ELEVATOR AREA	
TOTAL MECHANICAL AREA		1,000	92.90	TOTAL MECHANICAL AREA		1,000	92.90	TOTAL MECHANICAL AREA	
TOTAL STAIR AREA		500	46.45	TOTAL STAIR AREA		500	46.45	TOTAL STAIR AREA	
TOTAL ELEVATOR AREA		500	46.45	TOTAL ELEVATOR AREA		500	46.45	TOTAL ELEVATOR AREA	

**MGA**

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J6



DATE	REVISION	DESCRIPTION
2019-10-31	01	REVISED FOR REZONING & DP
2019-09-27	02	REZONING & DP RESUBMISSION
2019-07-04	03	ISSUED FOR REZONING & DP
2018-09-25	04	ISSUED FOR REZONING & DP

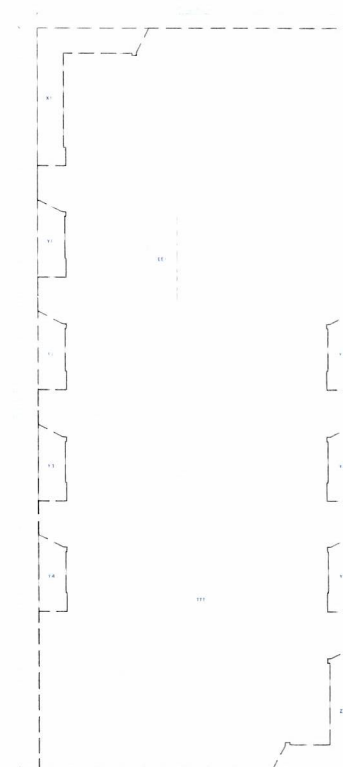
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2651 DOUGLAS ST. X  
735 HILLSIDE AVENUE  
VICTORIA, BC  
2017.01E

**FSR LEVEL 5**  
A805 1:150

**A805**  
FSR LEVEL 5



THE SCOTT BUILDING - LEVEL 6

1	2	3	4	5	6	7	8	9	10	11	12	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
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**MGA**

LEGEND

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	E	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST, 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

1 FSR LEVEL 6  
A806 1:150

**A806**  
FSR LEVEL 6



**CI**

**MICHAEL GREEN ARCHITECTURE**  
1525 WEST 30TH AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

1 VIEW SOUTHEAST FROM CORNER OF DOUGLAS & HILLSIDE  
A811

**A811**  
3D RENDERS



**MICHAEL GREEN ARCHITECTURE**  
 1535 WEST 3RD AVENUE  
 VANCOUVER BC  
 CANADA V6J 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST &  
 735 HILLSIDE AVENUE  
 VICTORIA, BC  
 2017-016

1 VIEW SOUTHWEST FROM HILLSIDE AVENUE  
 A812

**A812**  
 3D RENDERS



**CI**

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 9TH AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLSIDE AVENUE  
VICTORIA, BC  
2017-016

1 VIEW SOUTH TO CAFE AND RESIDENTIAL ENTRANCES  
A813

**A813**  
3D RENDERS



**GA**

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
715 HILLSIDE AVENUE  
VICTORIA, BC  
2017-016

1 VIEW NORTH THROUGH INTERNAL PLAZA  
A814

**A814**  
3D RENDERS



**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6I 1J8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
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2018-09-25	A	ISSUED FOR REZONING & DP

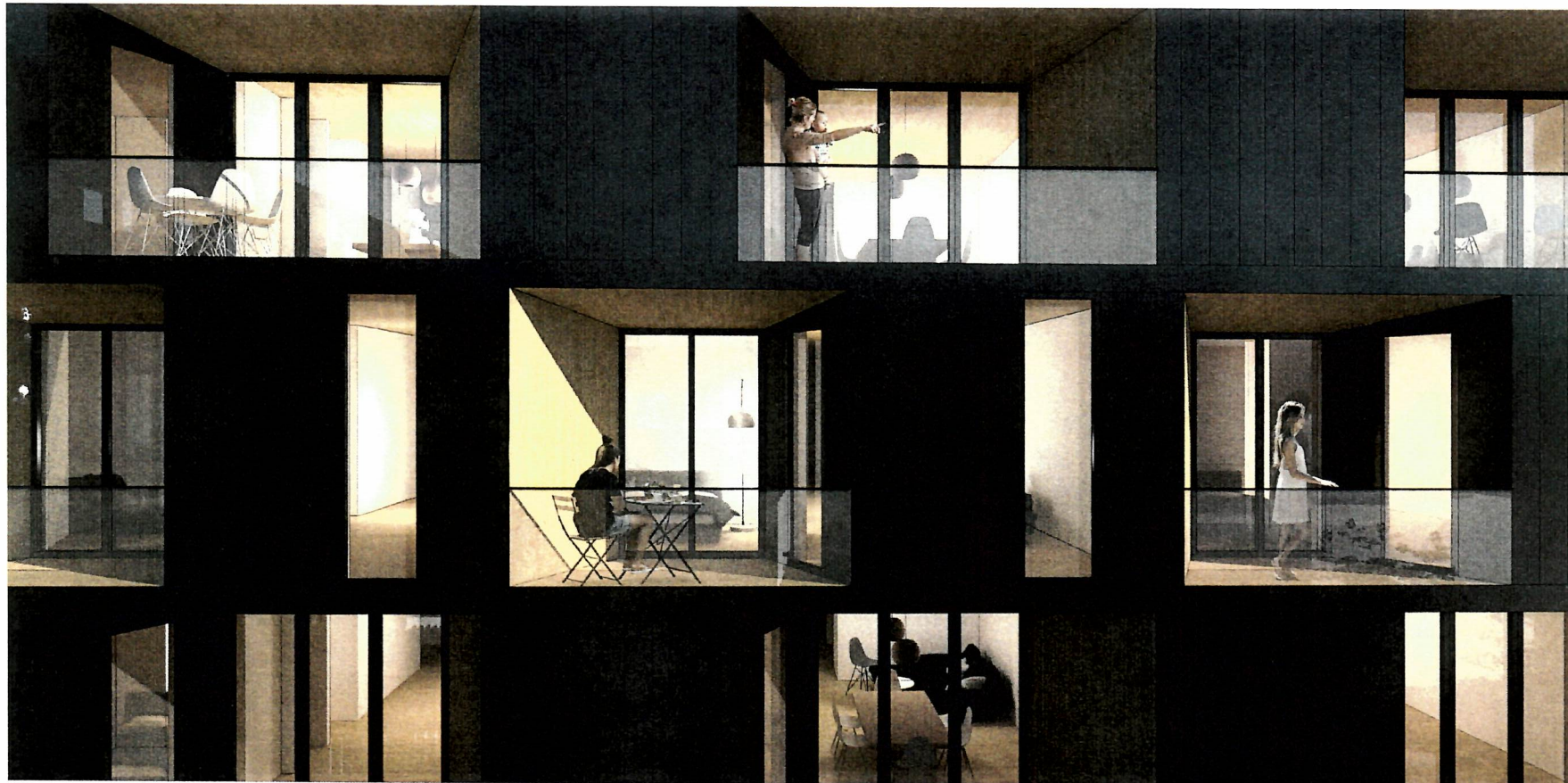
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016

1 WEST ELEVATION FROM DOUGLAS STREET  
A815

**A815**  
3D RENDERS



**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6I 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
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2018-09-25	A	ISSUED FOR REZONING & DP

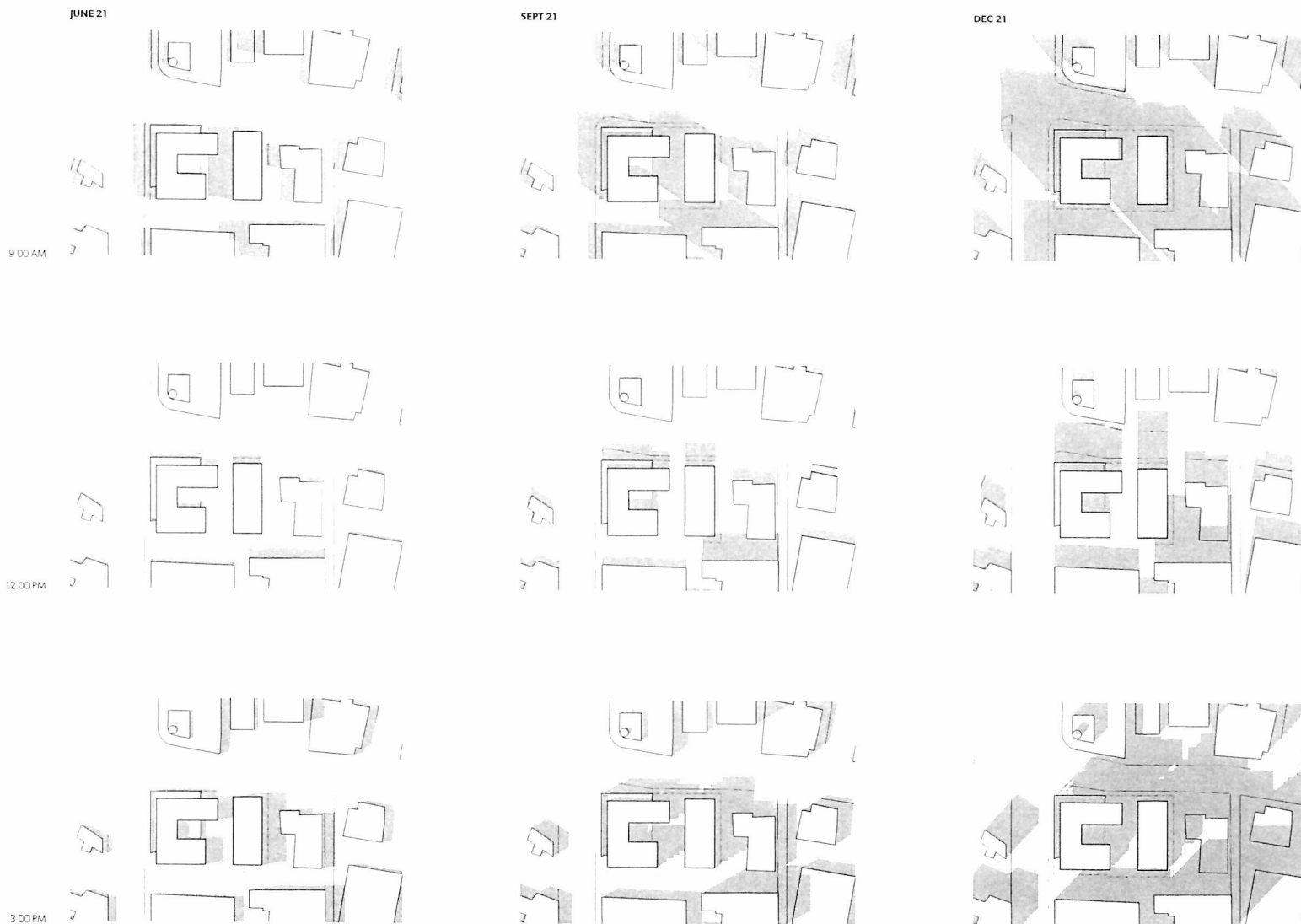
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2681 DOUGLAS ST. 2659 DOUGLAS ST. A  
735 HILLSIDE AVENUE  
VICTORIA, BC  
2017.016

**A816**  
3D RENDERS

1 WEST BALCONY OF 6 STOREY  
A817



**MICHAEL GREEN ARCHITECTURE**  
12-15 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J9



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST., 2659 DOUGLAS ST. A  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-016



# APLIN MARTIN

ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.  
#1818 – 1177 West Hastings Street, Vancouver, B.C. V6E 2K3  
Tel: (604) 678-9434, Fax: (604) 597-9061, Email: general@aplinmartin.com



**SITE LOCATION PLAN**

NOT TO SCALE

## **DRAWING INDEX**

17-147-01	COVER SHEET
17-147-02	KEY PLAN & GENERAL NOTES
17-147-03	SERVICING & GRADING PLAN
17-147-04	BC TRANSIT BUS STOP PLAN

## **CLIENT:**

### **DISTRICT PROPERTIES GROUP INC.**

SUITE 205 - 8808 HEATHER STREET, VANCOUVER, BC, V6P 3T1  
PH. 604-322-5762

## **PROJECT:**

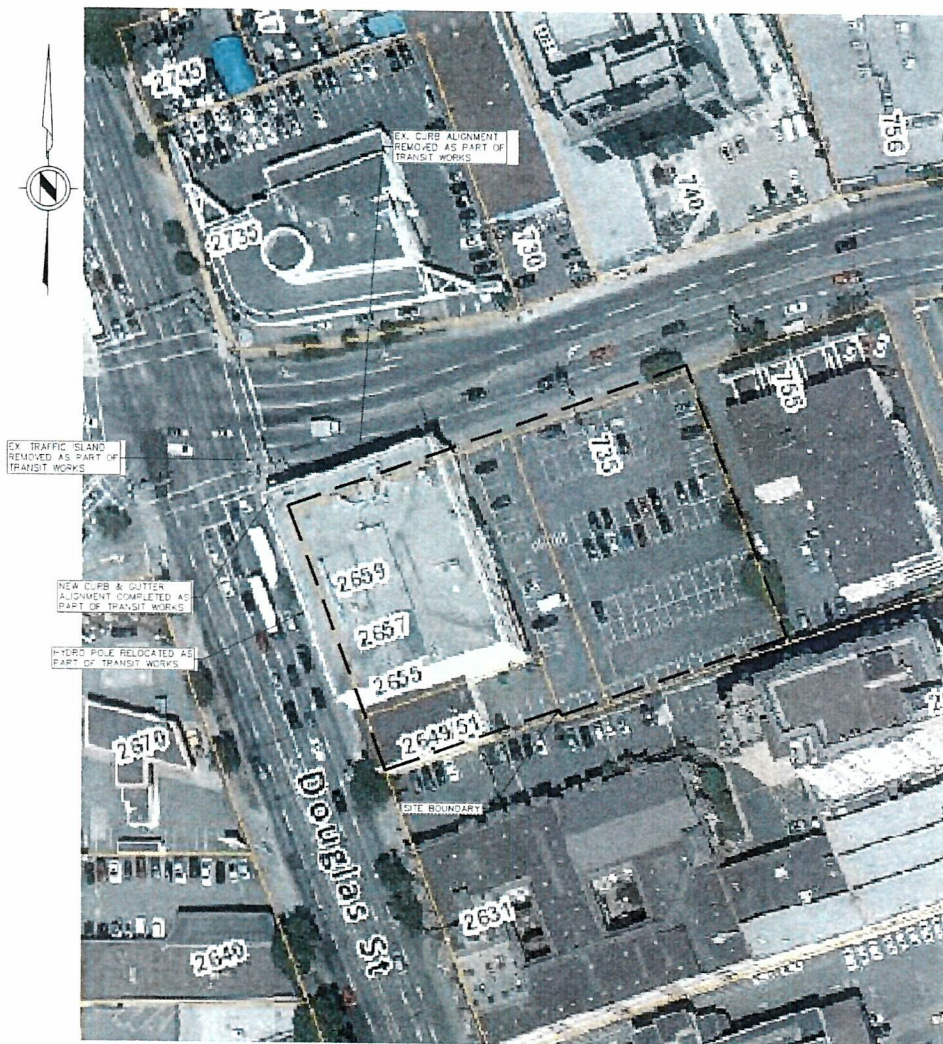
### **SCOTT BUILDING**

2659 DOUGLAS ST & 735 HILLSIDE AVE, VICTORIA, BC

CITY OF VICTORIA  
RECEIVED  
NOV 19 2019  
DEEMED  
NOV 04 2019

MUNICIPAL PROJECT No. XXX

APLIN & MARTIN PROJECT No. 17-147



## GENERAL

1. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2018.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), UNLESS OTHERWISE NOTED.
3. ANY REVISIONS TO THESE DRAWINGS SHALL BE APPROVED BY THE CITY'S REPRESENTATIVE. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO THE APPROVAL OF THESE DRAWINGS BY THE CITY'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL OBTAIN THE CITY'S PERMIT TO WORK WITHIN THE ROAD ALLOWANCE A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL SUBMIT PROOF OF CONTRACTOR LIABILITY INSURANCE TO THE CITY'S REPRESENTATIVE AS PER THE CITY'S SPECIFICATIONS.
6. ALL BUILDINGS & ROADS ARE TO BE LOCATED BY COORDINATES AS CALCULATED BY A B.C. LAND SURVEYOR.
7. THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO CONSTRUCTION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING AND INSPECTION WILL BE DISCUSSED.
8. CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF EXISTING WATER, STORM AND SANITARY CONNECTIONS IN THE VICINITY OF THE SITE. REPORT TO THE ENGINEER ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
9. ALL OR ANY EXISTING UNDERGROUND UTILITIES ARE NOT NECESSARILY SHOWN. EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED AND ALL UTILITY COMPANIES CONTACTED PRIOR TO INSTALLING ANY NEW UNDERGROUND SERVICES.
10. THE CONTRACTOR'S SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THE CONSULTING ENGINEERING FIRM SHALL BE NOTIFIED IMMEDIATELY.
11. WORKSAFE BC SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE REGISTERED WITH WORKSAFE BC AND SHALL SUBMIT PROOF OF REGISTRATION TO THE TOWN'S REPRESENTATIVE. ALL WORK SHALL CONFORM TO ALL APPLICABLE REGULATIONS OF WORKSAFE BC.
12. ALL DIMENSIONS SHALL BE IN METRIC UNLESS OTHERWISE NOTED. METRES SHALL BE EXPRESSED IN DECIMALS, MILLIMETERS IN WHOLE NUMBERS. FIGURED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
13. THE CONTRACTOR SHALL PREPARE AND SUBMIT THE FOLLOWING PLANS TO THE CITY'S REPRESENTATIVE FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION:
  - TRAFFIC MANAGEMENT PLAN
  - EROSION AND SEDIMENT CONTROL PLAN FOR CONSTRUCTION
  - TREE PRESERVATION PLAN
14. LEGAL SURVEY MONUMENTS SHALL BE REPLACED BY A B.C. LAND SURVEYOR, TO CITY SPECIFICATIONS. AT THE CONTRACTOR'S EXPENSE IF DESTROYED OR DAMAGED DURING CONSTRUCTION. THIS ALSO PERTAINS TO MONUMENTS THAT REQUIRE RAISING OR RELOCATING. THE CONTRACTOR SHALL NOTIFY THE CITY'S REPRESENTATIVE THREE WORKING DAYS IN ADVANCE OF THE WORK AFFECTING SURVEY MONUMENTS.
15. WHERE A TRENCH IS UNDER OR WITHIN 1.0 METRES OF THE ROADWAY OR DRIVEWAY EDGE, FULL DEPTH GRANULAR BACKFILL SHALL BE USED.
16. AFTER CONSTRUCTION, WORK AREAS AND EXISTING FEATURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER.
17. ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET FINAL DESIGN UPGRADES.
18. ALL SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE GUIDELINES AND REGULATIONS.
19. THE ENGINEER OF RECORD SHALL SUBMIT AS-CONSTRUCTED DRAWINGS TO THE CITY'S REPRESENTATIVE.
20. THE CONTRACTOR SHALL EMPLOY APPROPRIATE EROSION & SEDIMENT CONTROL MEASURE, APPROVED BY THE CITY'S REPRESENTATIVE TO PREVENT SILT DISCHARGES TO THE STORM DRAINAGE SYSTEM AND WATERCOURSES. REGULAR, ONGOING INSPECTION OF SEDIMENT CONTROL SHALL BE CARRIED OUT TO ENSURE CONTINUOUS PROTECTION.

PROP. SANITARY SEWER	— S —
PROP. STORM SEWER	— D —
PROP. WATER MAIN	— W —
EX. SANITARY SEWER	— S —
EX. STORM SEWER	— D —
EX. WATER MAIN	— W —
EXISTING FENCE	— X — X — X —
ASPHALT	▬
CONCRETE	▬

## STORM SEWER

1. DO NOT PLUG OR ABANDON AN EXISTING STORM DRAINAGE CONNECTION WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
2. ALL STORM SEWER AND BEDDING MATERIALS TO BE IN ACCORDANCE WITH THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) REQUIREMENTS.
3. ALL EXISTING CULVERTS AND STORM DRAIN SYSTEMS THAT ARE TO BE ABANDONED SHALL BE INSPECTED FOR EXISTING STORM SERVICE LEADS. ALL EXISTING LEADS ARE TO BE CONNECTED TO THE NEW STORM SEWER SYSTEM.
4. ALL PIPING AND RELATED APPURTENANCES TO BE INSPECTED AND APPROVED PRIOR TO BACKFILLING OF TRENCH.
5. ALL MANHOLES ARE TO BE A MINIMUM OF 1050mm DIAMETER UNLESS OTHERWISE NOTED.
6. ALL STORM PIPES TO BE PVC SDR35.
7. ALL TYPICAL TRENCH SECTION DETAILS TO FOLLOW MMCD SPECIFICATION DRAWING G4, UNLESS OTHERWISE NOTED BY THE CITY'S REPRESENTATIVE.
8. ALL PAVEMENT RESTORATION TO FOLLOW MMCD SPECIFICATION DWG. G5.
9. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND INVERTS OF EXISTING STORM SEWER CONNECTIONS PRIOR TO CONSTRUCTION.
10. CATCH-BASIN RIM ELEVATIONS GIVEN ARE THE ELEVATION OF THE SURFACE INLET.
11. TIE-INS OF PROPOSED MAINS TO EXISTING STORM SEWER MAINS SHALL BE INSPECTED BY CITY'S REPRESENTATIVE.
12. ALL STORM DRAIN SERVICE CONNECTIONS SHALL BE MINIMUM 100mm IN DIAMETER.
13. THE CONTRACTOR SHALL VIDEO INSPECT ALL COMPLETED STORM DRAIN LINES ON PUBLIC AND PRIVATE PROPERTY FOLLOWING COMPLETION OF INSTALLATION. VIDEO REPORTS SHALL BE SUBMITTED TO THE CITY'S REPRESENTATIVE. SHOULD THE VIDEO INDICATE APPARENT DEFICIENCIES, ADDITIONAL TESTING AND/OR REPLACEMENT SHALL BE REQUIRED AT THE DIRECTION OF THE CITY'S REPRESENTATIVE. AT THE CONTRACTOR'S EXPENSE, ALL STORM DRAIN LINES, CATCH BASINS, MANHOLES, ETC., SHALL BE CLEANED THOROUGHLY UPON COMPLETION OF CONSTRUCTION. AT THE END OF THE ONE-YEAR WARRANTY PERIOD, ALL LINES SHALL AGAIN BE VIDEO INSPECTED AND THE RESULTS SUBMITTED TO THE CITY'S REPRESENTATIVE.

## SANITARY SEWER

1. ALL SANITARY SEWER MATERIALS SHALL BE IN ACCORDANCE WITH THE PLATINUM EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL COMPLETE AND SUBMIT THE CITY'S APPLICATION FOR SANITARY SEWER CONNECTION DOCUMENT FOR ALL REQUIRED SANITARY SEWER CONNECTIONS TO THE CITY'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONFIRM THE LOCATION AND INVERTS OF EXISTING SANITARY SEWER CONNECTIONS PRIOR TO CONSTRUCTION.
4. NEW SEWER LINES TIED INTO EXISTING LINES SHALL BE PLUGGED UNTIL THEY ARE TESTED AND FLUSHED.
5. TIE-INS OF PROPOSED MAINS TO EXISTING SANITARY SEWER MAINS SHALL BE INSPECTED BY CITY'S REPRESENTATIVE.
6. FOR EXISTING PIPES OR SERVICE CONNECTIONS THAT ARE TO BE ABANDONED, THE CONTRACTOR SHALL CAP ENDS AND FILL WITH CDF OR APPROVED ALTERNATIVE, AS DIRECTED BY THE CITY'S REPRESENTATIVE. EVIDENCE OF THIS (SUCH AS WITH PHOTOGRAPHS), SHALL BE PROVIDED TO THE CITY'S REPRESENTATIVE PRIOR TO BACKFILL. THE ABANDONED PIPE SHALL BE NOTED ON THE AS-CONSTRUCTED DRAWING.
7. TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH INSPECTION AUTHORIZED BY THE CITY'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL VIDEO INSPECT ALL COMPLETED SANITARY SEWER LINES ON PUBLIC AND PRIVATE PROPERTY FOLLOWING COMPLETION OF INSTALLATION. VIDEO REPORTS SHALL BE SUBMITTED TO THE CITY'S REPRESENTATIVE. SHOULD THE VIDEO INDICATE APPARENT DEFICIENCIES, ADDITIONAL TESTING AND/OR REPLACEMENT SHALL BE REQUIRED AT THE DIRECTION OF THE CITY'S REPRESENTATIVE. AT THE CONTRACTOR'S EXPENSE, ALL SANITARY SEWER LINES, MANHOLES, ETC., SHALL BE CLEANED THOROUGHLY UPON COMPLETION OF CONSTRUCTION. AT THE END OF THE ONE-YEAR WARRANTY PERIOD ALL LINES SHALL AGAIN BE VIDEO INSPECTED AND THE RESULTS SUBMITTED TO THE CITY'S REPRESENTATIVE.

## WATER

1. ALL WATER & BEDDING MATERIALS TO MEET MMCD & BC PLUMBING CODE 2018 REQUIREMENTS.

## ROADWORKS AND SIDEWALKS

1. SEE PLAN AND PROFILE DRAWINGS FOR TYPICAL ROAD CROSS-SECTIONS.
2. LOOSE OR ORGANIC MATERIALS SHALL BE EXCAVATED FROM ROADWAY.
3. SUB-BASE AND GRANULAR BASE MATERIALS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
4. EXISTING APPURTENANCES SUCH AS VALVE BOXES, MANHOLES, ETC., SHALL BE ADJUSTED TO FINISHED GRADE.
5. THE CONDITIONS FOR PLACING ASPHALT PAVEMENT AND CONCRETE SHALL BE IN ACCORDANCE WITH MMCD SPECIFICATIONS AND STANDARD DETAIL DRAWINGS APPLICABLE AT THE TIME OF CONSTRUCTION. WEATHER CONDITIONS SHALL ALSO BE IN CONFORMANCE WITH MMCD SPECIFICATIONS. SHOULD DEVIANCES BE ALLOWED FROM THESE SPECIFICATIONS BY THE CITY'S REPRESENTATIVE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THEIR WORKMANSHIP.

**CITY OF VICTORIA**  
**RECEIVED** **DEEMED**

**KEY PLAN & GENERAL NOTES**  
**NOV 04 2018**  
PROJECT NO. 17-147-02  
DRAWING NO. 02 OF 04  
SCALE: 1:500  
HORIZ. N/A  
VERT. N/A

DESIGN: VG/GR CHECK: SL  
DRAWN: VG/GR APPR: SL  
A & M FILE: 17-147  
DRAWING DATE: SEPTEMBER, 2018  
SHEET NO. 02 OF 04  
REV. 8

LEGAL DESCRIPTION: LOTS A & B, SECTION 4, VICTORIA DISTRICT, PLAN V1P81776

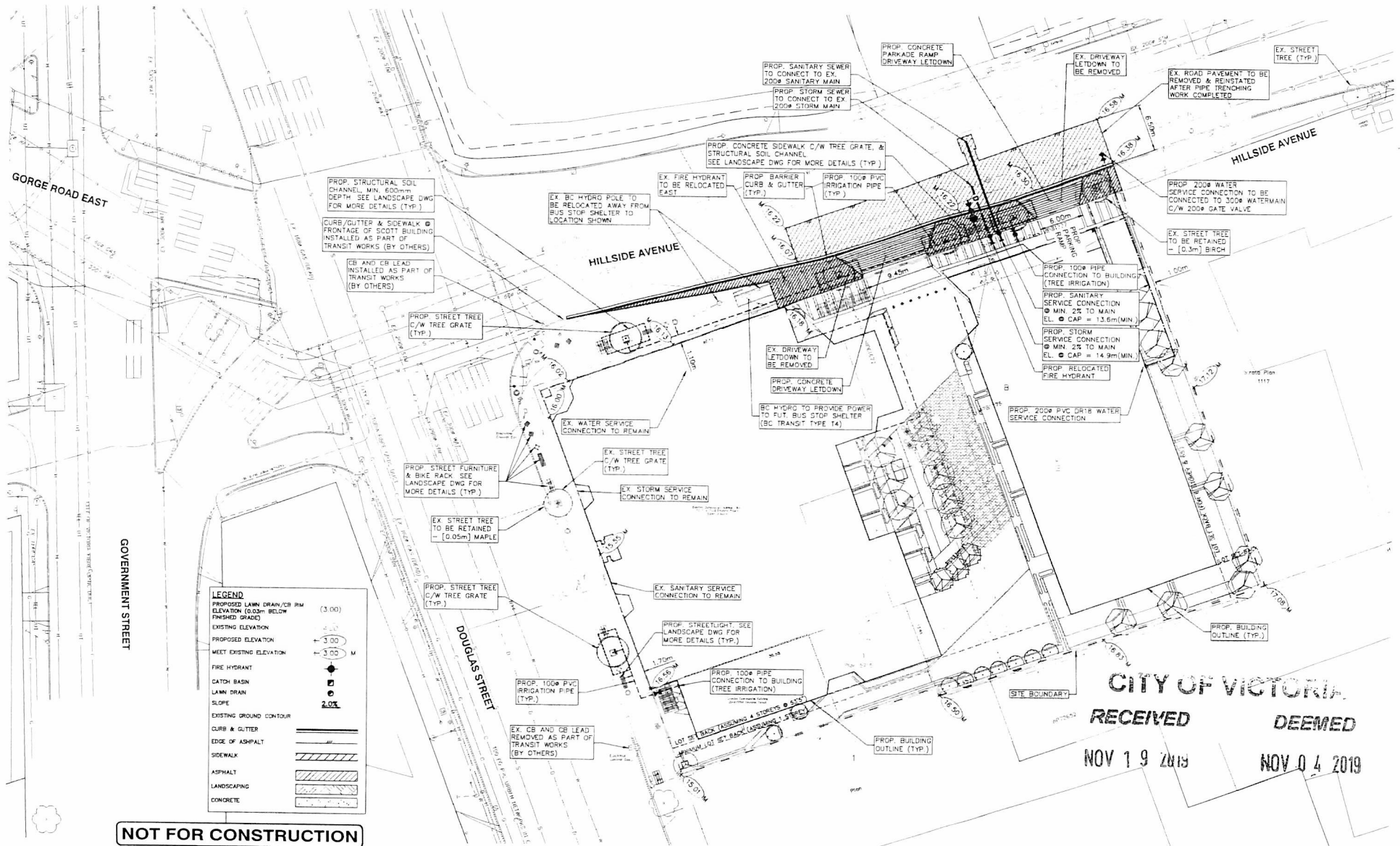
M	MONUMENT NO 24-48		ELEVATION: 16 785m CGVD28		
V. NO.	DESCRIPTION	DR	CH	DATE	AP
4	DEVELOPMENT PERMIT COMMENTS ADDRESSED	VG	SL	2019-09-20	SL
5	ISSUED FOR 60% SUBMISSION	VG	SL	2019-10-24	SL
6	ISSUED FOR 65% SUBMISSION	VG	SL	2019-10-28	SL
7	ISSUED FOR 90% SUBMISSION	VG	SL	2019-11-12	SL
8	CITY COMMENTS ADDRESSED	VG	SL	2019-11-19	SL

**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING  
Aplin & Martin Consultants Ltd.  
#1818 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3  
Tel: (604) 678-9434, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT: **DISTRICT PROPERTIES GROUP INC.**  
SUITE 200 - 8809 HEATHER ST., VANCOUVER, B.C.  
PH. 604-322-5762  
PROJECT: **THE SCOTT BUILDING RESIDENTIAL DEVELOPMENT**  
2659 DOUGLAS ST, 735 HILLSIDE AVE, VICTORIA, BC

The location of existing underground utilities are shown as an approximate only & have not been verified. The contractor is responsible for verifying the location and depth of all underground utilities. The contractor is responsible for ensuring that all underground utilities are protected and not damaged during construction.

0 5 1500 25m



GAL DESCRIPTION: LOTS A & B, SECTION 4, VICTORIA DISTRICT, PLAN VP81776

M.	MONUMENT NO. 24-48		ELEVATION: 16 785m CGVD28			
NO.	DESCRIPTION		DR	CH	DATE	AP
4	DEVELOPMENT PERMIT COMMENTS ADDRESSED		VG	SL	2019-09-20	S
5	ISSUED FOR 60% SUBMISSION		VG	SL	2019-10-24	S
6	ISSUED FOR 65% SUBMISSION		VG	SL	2019-10-28	S
7	ISSUED FOR 90% SUBMISSION		VG	SL	2019-11-12	S
8	CITY COMMENTS ADDRESSED		VG	SL	2019-11-19	S

**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.  
#1818 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3  
Tel: (604) 676-9434, Fax: (604) 697-9061, Email: general@aplinmartin.com

**CLIENT:**  
DISTRICT PROPERTIES GROUP INC.  
SUITE 200 - 8809 HEATHER ST., VANCOUVER, B.C.  
PH. 604-322-5762

**PROJECT:**  
THE SCOTT BUILDING RESIDENTIAL DEVELOPMENT  
2859 DOUGLAS ST, 735 HILLSIDE AVE, VICTORIA, BC

The location of existing underground utilities are shown as an approximation only and it is not to be relied upon for the location of any existing utilities. The contractor shall be responsible for the location of all existing utilities before commencing work and agree to be fully responsible for any and all damages which might be sustained by the contractor's failure to identify and protect any and all underground utilities.

**TITLE:**  
SERVICING & GRADING PLAN

**PROJECT NO:**  
DRAWING NO.

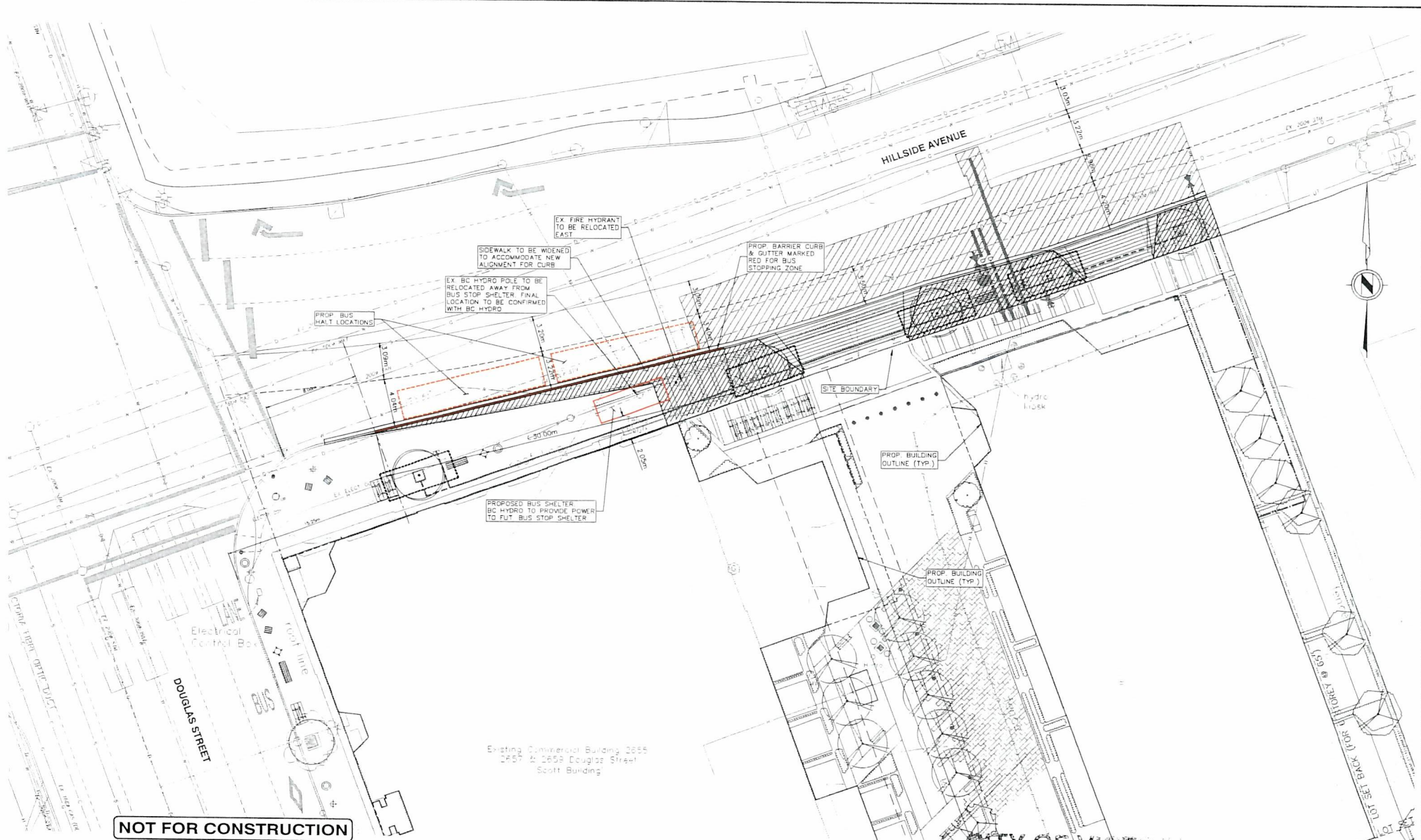
**SCALE:**  
HORIZ: 1:250  
VERT: N/A

**A & M FILE:**  
17-147

**DRAWING DATE:**  
SEPTEMBER, 2018

**SHEET NO.:**  
03 OF 04

**REV.:**  
8



GENERAL DESCRIPTION: LOTS A & B, SECTION 4, VICTORIA DISTRICT, PLAN VFP81778

NO.	DESCRIPTION	DR	CH	DATE	APP
4	DEVELOPMENT PERMIT COMMENTS ADDRESSED	VG	SL	2019-09-20	SL
5	ISSUED FOR 60% SUBMISSION	VG	SL	2019-10-24	SL
6	ISSUED FOR 65% SUBMISSION	VG	SL	2019-10-26	SL
7	ISSUED FOR 90% SUBMISSION	VG	SL	2019-11-12	SL
8	CITY COMMENTS ADDRESSED	VG	SL	2019-11-19	SL

**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Aplin & Martin Consultants Ltd.  
#1818 - 1177 West Hastings Street, Vancouver, B.C. V6E 2K3  
Tel: (604) 678-9434, Fax: (604) 597-9061, Email: general@aplinmartin.com

CLIENT:	DISTRICT PROPERTIES GROUP INC. SUITE 200 - 8809 HEATHER ST., VANCOUVER, B.C. PH: 604-322-5762
PROJECT:	THE SCOTT BUILDING RESIDENTIAL DEVELOPMENT 2659 DOUGLAS ST, 735 HILLSIDE AVE, VICTORIA, BC

PROJECT NO.	SCALE
17-147-04	1:150 HORIZ N/A

DRAWING NO.	17-147-04
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SHEET NO.	REV
04 OF 04	8

October 31<sup>st</sup>, 2019

**Mayor and Council**

City of Victoria  
c/o Leanne Taylor, Senior Planner  
Sustainable Planning and Community Development

1 Centennial Square  
Victoria, BC  
V8W 1P6

**RE: Rezoning for the Scott Building Mixed-Use Development Post ADP**

Dear Mayor Helps, City Council,

We are pleased to present to you our revised application for the revitalization and addition to the Scott Building, the prominent heritage building located at the southeast corner of Hillside Ave and Douglas St in the Burnside Gorge Neighborhood.

At the Advisory Design Panel earlier this month, the project received unanimous approval of the motion to approve the design as is, without any additional recommendations. At the ADP meeting, further improvements to the project were proposed by the architect in response to comments outlined in the ADP Report, and other suggested improvements were discussed. The proposed changes were supported by the panel, though were not a condition of the motion to approve.

Each revision and refinement to the design since drawings were issued to the Panel are outlined below:

**Advisory Design Panel | October 23, 2019**

- *Suggested area for improvement: ground level of the 6-storey building*

Response: In response to the planning department's request to study the presence of the lobby toward Hillside Avenue, we extended the chamfer of the recessed entry out to the corner of the building. This results in a reduction of dark cladding around the entry and an increase in the light wood cladding, widening the entry and improving its prominence from Hillside Ave and the pedestrian plaza/forecourt linking the two separate volumes. The lobby entrance now has a much stronger, announced presence toward the central plaza as well as Hillside Avenue.

- *Suggested area for improvement: relationship between the existing building and south addition to the west-facing Douglas St*

Response: Following discussions with city planners including the heritage planner, it was agreed that window configurations within the new addition could remain consistent with that seen throughout the project, rather than mimicking heritage proportions on one atypical elevation. By creating some separation between the existing and new fenestrations, we introduced more openings towards the highly-prominent south-west corner of the building, as viewed heading north on Douglas St. This language was carried down to the ground floor where the entry to the retail/restaurant tenancy was reconfigured to open up the corner, improving the relationship to the pedestrian laneway along the south property line. The retail entry carries similar language to the other new entries and retail spaces in the development, incorporating light wood materiality and tapered walls and soffits that announce the retail space and draw people toward the entry.

- *Changes in repose to site servicing coordination: Additional street tree to be provided on Hillside Ave*

Response: In recent coordination discussions, it was recommended that a proposed street tree beside an existing BC Hydro pole in front of the 6-storey building be relocated, meaning we would no longer be able to achieve the design objective of providing street trees at equal spacing (due to conflict with curb letdowns and transit stop clearances). In response to this, we propose a revised street tree arrangement where each curb letdown is now framed by 2 trees. This increases the proposed number of street trees along Hillside Ave from 4 to 5, which is closer to the recommended spacing in City guidelines

and helps to soften the streetscape and evoke a more residential/ pedestrian experience in the transition from busy commercial Douglas St to the quieter Hillside Ave.

- *Rationale to support parking variance*

Response: The project is extremely well connected being serviced by rapid transit bike and bus only lanes, within walking distance of the downtown core and providing a new transit stop in close proximity to Douglas St, greatly improving connections for BC Transit patrons. Additionally, the development will provide 2 dedicated Modo carshare stalls in the underground parkade. With Modo carshare stalls being longer than typical parking stalls, the parkade wall was extended 2'1" south to accommodate the new parking requirements.

- *Improve amenity for residents and users of Level 2 courtyard*

Response: In response to the request to improve this amenity space at the Level 2 courtyard, modifications to planter shape and location are proposed in order to provide better solar access to major plantings, more functional space for residents' use, and improved soil capacity of planters to sustain vegetation.

- *Changes to improve amenity for residents and users of the central courtyard*

Response: In coordinating with the landscape plan it became evident that one of the trees in the central courtyard conflicted with the overhang of Level 2 around the café. Upon review of the courtyard in 3D, the landscape design was revised to reconfigure the trees in a way that provides 1 less tree, but larger trees instead, increasing the openness of the space below the canopy for more versatile functionality. With the additional street tree proposed on Hillside Ave and opportunity for more substantial plantings in front of the revised Douglas St extension, there is no reduction in the total number of trees proposed in the development.

Thank you for reviewing our submission. We are grateful to have the opportunity to present improvements to the design as approved by the ADP and look forward to further communication with you as the project continues its path.

Sincerely,

**MGA** | MICHAEL GREEN ARCHITECTURE INC



**Michael Green**  
M.AIBC F.RAIC AIA

July 4<sup>th</sup>, 2019

**Mayor and Council**

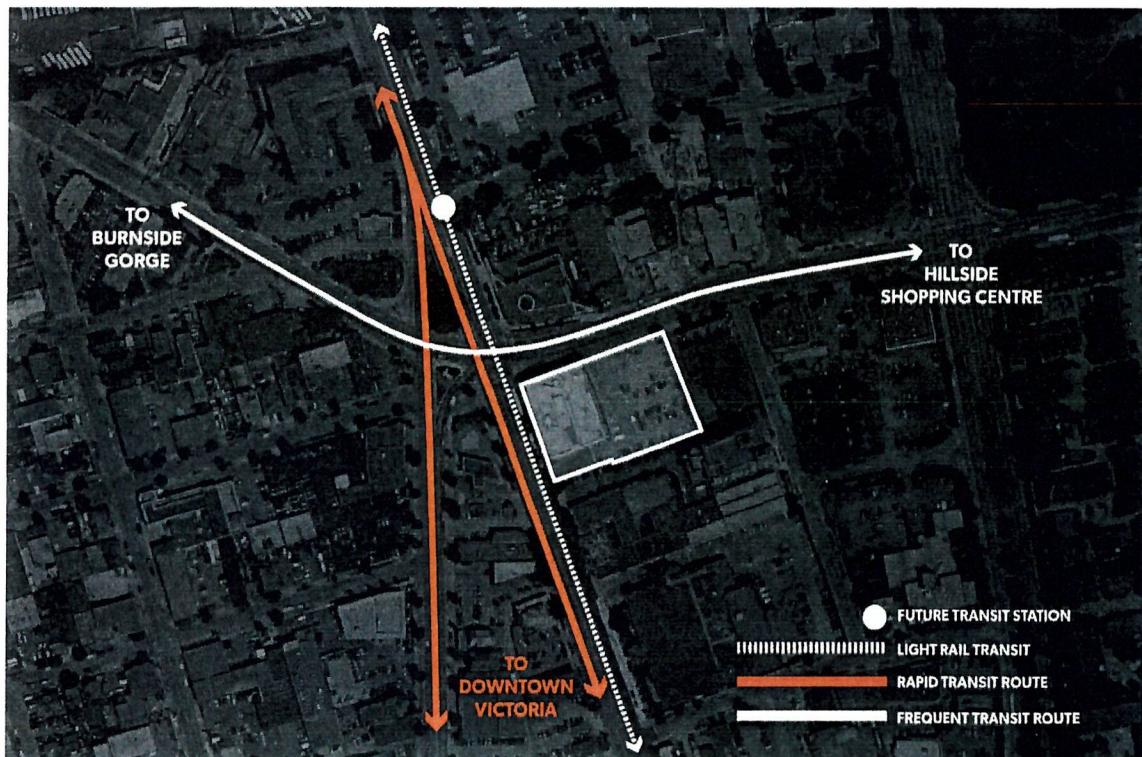
City of Victoria  
c/o Leanne Taylor, Senior Planner  
Sustainable Planning and Community Development

1 Centennial Square  
Victoria, BC  
V8W 1P6

**RE: Rezoning for the Scott Building mixed use development**

Dear Mayor Helps, City Council,

We are pleased to present to you our application for the revitalization and addition to the Scott Building, the prominent heritage building located at the southeast corner of Hillside and Douglas in the Burnside Gorge Neighborhood. Considered one of the major gateways to Downtown Victoria, this intersection is an important site for Humber Green, identified in the Official Community plan as a Large Urban Village. Our proposal brings important rental residential units to the neighborhood, strengthens the iconic historic character of the site and enhances the neighborhood and streets with vibrant new retail and café spaces.



**Description of Proposal**

The project includes the rejuvenation of the existing three-storey Scott Building, a century-old brick-clad building with hybrid timber and steel structure, used for many different purposes throughout its life. The Scott Building will be revitalized to maintain its vintage character while employing updated building components where appropriate for building code and energy requirements. The building will undergo seismic upgrades and modern extensions to the east and the south. The centre of the building will be removed on the upper two-storeys to allow for daylight to new apartment units. A discrete fourth level, mostly concealed behind the parapet of the existing building, will be added to provide additional rental apartments. Through these upgrades, 90% of the existing heritage building will be retained.

The new volume to the east of the existing Scott Building will be of six-storey wood frame construction. The 6-storey volume is separated from the existing building so that the existing building is the visual focus from the street. Modern interventions as part of the renovation of the existing building, including new street-level café and retail spaces and new rental apartments above, borrow the language from the new building and marry them into the existing Scott building's character, harmonizing the project as one coherent development.

Interventions to the Scott Building are pushed back several feet from the facade to be recessive to the heritage elevation. The relief created by the extra depth in the sidewalk frames entry points to the building.

The two volumes frame a central plaza landscaped with hard and soft textures that create a pedestrianized experience while allowing for intermittent vehicular access to the rear of the existing building for loading and garbage collection and short term commercial parking (4 stalls provided).

The main floor of the existing Scott Building will be commercial/retail. A cafe is also located on the main floor of the east Scott Building extension, facing and activating Hillside Avenue. On the main floor of the extension facing Douglas Street a restaurant or retail space is proposed. Set back from the street, patio seating could potentially wrap the front and side of the tenancy, returning pedestrian activity to the street. The central plaza will be accessible to the public and is designed to be enjoyed by both residents and visitors.

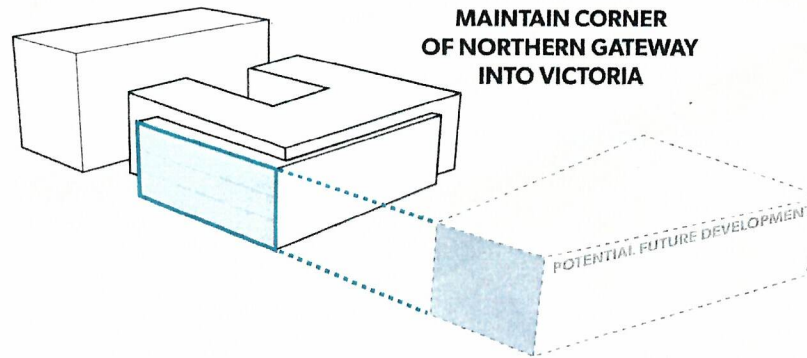
The site will undergo rezoning to a new site-specific zone. At this time the City has not determined the zoning classification however it is in accordance with the Official Community Plan and Neighborhood Plan. As per 14.1.3 of the Burnside Gorge plan, the proposed development utilizes 2.5 FSR.

### **Government Policies**

This proposal has been developed in accordance with the Official Community Plan and the Burnside Gorge Neighborhood Plan. As per land use designation, the building will follow the requirements of 5 to 6 storeys of commercial or mixed use, with the ground floor including village commercial use along the street frontages. Parking will be provided underground.

The building design responds to the intents of the Principles of the Design for Humber Green (Section 14.6 of the Burnside Gorge Neighborhood Plan). Development along arterial roadways will include one level of commercial use with commercial frontages. Residential uses will be limited to upper floors along arterial roads. Development fronting Douglas Street will establish Douglas Street as a main street with a pattern of smaller storefronts at ground level.

The proposed development strengthens Humber Green as the northern gateway into Victoria by maintaining the focus of the heritage Scott Building with complementary contemporary architecture for the new construction.



#### SITE CONSIDERATIONS | NORTHERN GATEWAY

\*14.1  
HUMBER GREEN IS THE FUTURE NORTHERN GATEWAY TO DOWNTOWN VICTORIA AND WILL SUPPORT A MIX OF COMMERCIAL AND RESIDENTIAL USES WITH RETAIL FRONTAGES ONTO DOUGLAS STREET.

### Project Benefits

It is exciting to be a part of the early conversations about the vision of the Humber Green village. We have met with the Burnside Gorge Association and have presented to the community and are pleased to hear that the project addresses their needs for increased housing, particularly rental, in this part of the neighborhood.

We are delighted to contribute to the increase in activity along Hillside Avenue and Douglas Street. The public plaza between the two buildings along Hillside Avenue welcomes pedestrians to engage with the development. The proposed café, respectfully recessed back from the existing Scott Building frontage, encourages foot traffic along the block. Café patio seating spills out into the plaza and additional plaza furniture, greenery, trees, and thoughtful hardscaped areas further activate the space. Along Douglas Street, an outdoor patio flanks the proposed restaurant/retail space at the south of the development and a landscaped walkway provides a connection through to the central plaza.

An amenity room on the ground floor of the 6 storey building opens onto the central plaza to extend the space outdoors when the weather is fair. Every suite is afforded at least one secure bike parking rack in the underground parkade level. Suites are comfortable in size with quality finishes. Most suites will have large covered balconies highlighted by a unique tapered articulation of the exterior façade. The angle of this feature maximizes daylight to the units while providing shelter to facilitate year-round use and enhanced livability for building occupants.

### Need and Demand

As mentioned, residential units are very desirable in this neighborhood due to a limited, aging housing stock. In this area, demand for office space is low, and the change of use is practical from an office stock standpoint. Through converting Levels 2 and 3 of the existing building from commercial to residential, adding a fourth storey and extending the building footprint, seventy-eight new residential units are provided.

Currently, the site to the east of the Scott Building is a surface parking lot. The new 6-storey residential building on this site provides a further seventy-three residential units, bringing the total to 151 purpose-built rental units to address the community's need for housing.

The change of use and increase in density to 2.5 FSR is supported in the OCP and Neighborhood Plans.

## Neighbourhood

As noted, we have designed the overall development to be respectful of the heritage building while strengthening the Humber Green gateway to the city. The new 6-storey volume is sited specifically to give breathing room to the Scott Building and is set back from the existing building to give the heritage building priority. The 6-storey volume is oriented in a simple north-south axis to provide east and west views and to minimize impact to adjacent sites. The highest point of the development relates to the large eight-storey building at the Ross Place Retirement Residence adjacent the site to the southeast.

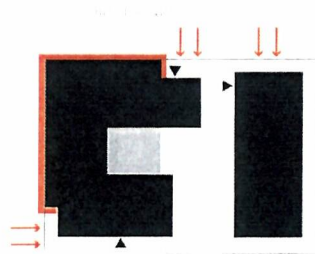
## Impacts

We anticipate that the development and its many new residents will further contribute to the neighbourhood's already vibrant population. Speaking with the community at large and with the community association, we have heard strong support for the development, with optimism that the new building will help foster a greater connection to the surroundings through a more continuous residential street edge and increased safety and security features.

A notable enhancement we propose with this development is to restore the pass-through under the northwest corner of the heritage Scott Building that was provided at the time of original construction. Since then the pass-through had been lost through commercial renovations. By bringing this condition back, there is a substantial increase in space on the footpath for pedestrian flow and a significant increase in safety for pedestrians, cyclists and motorists at this otherwise narrow and congested sidewalk corner.

## Design and Development Permit Guidelines

As part of the Rezoning and Development Application process, we are also applying for Heritage Designation. The site falls within Development Permit Area DPA 7A. The project has incorporated the City policies and guidelines including Development Permit Area policies, to inform all aspects of the design including density, massing, and urban realm. An example is shown below, illustrating how the primary plan of the major volumes has been directed by Burnside Gorge Neighborhood plan policies.

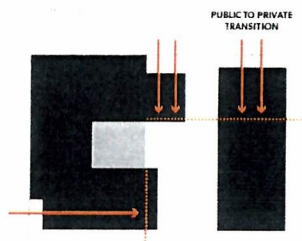


### TRANSITION OF USE | HERITAGE TO NEW

4.1.5  
ENCOURAGE THE CONSERVATION OF  
IMPORTANT HERITAGE BUILDINGS

### COMMERCIAL TO RES

14.4.5  
MANAGE TRANSITIONS BETWEEN  
RESIDENTIAL AND INDUSTRIAL /  
COMMERCIAL USES THROUGH  
SENSITIVE DESIGN AND LANDSCAPE



## PUBLIC TO PRIVATE

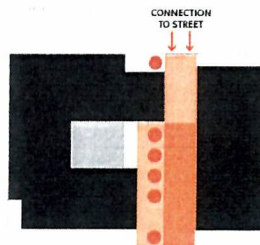
## PUBLIC TO PRIVATE

14.4.5  
MANAGE TRANSITIONS BETWEEN  
RESIDENTIAL AND INDUSTRIAL/  
COMMERCIAL USES THROUGH  
SENSITIVE DESIGN AND LANDSCAPE

## LANDSCAPE TRANSITION

## PATIO GRADE CHANGE

14.7.4  
RESIDENTIAL GROUND FLOOR  
FRONTAGES ON INTERNAL STREETS  
SHOULD FEATURE LANDSCAPING AND  
A TRANSITION FROM PUBLIC TO  
PRIVATE SPACE ESTABLISHED BY THE  
PRESENCE OF SEMI-PUBLIC SPACES  
SUCH AS PORCHES AND GRADE  
CHANGE



## COURTYARD

## ENHANCE LIVABILITY

## DIRECT SUNLIGHT

## VISUAL CONNECTION

14.7.5  
WHERE APPLICABLE, BLOCKS  
REDEVELOPED AND RE-MIXED USES  
ARE INCLUDED. COURTYARD STYLE  
BUILDINGS ARE ENCOURAGED IN  
ORDER TO ENHANCE THE LIVABILITY  
OF THIS AREA FOR RESIDENTS

## Safety and Security

CPTED and safety considerations have been driving factors throughout the development of this design. The forms of the buildings at the ground plane are purposely kept simple, to reduce the sense of unknown conditions and to reduce the potential for persons to hide behind corners. At site boundaries, planting and barriers will be kept low to maintain strong safe visual connections.

The development addresses current concerns about transient and potential illegal activities in the area by providing passive surveillance to the surrounding areas and into the central plaza. Along the southeast and east edges of the site private patios extend to the property line deterring transient activity.

## Transportation

In alignment with the projected needs of the new development, the applicant is seeking a vehicle parking stall reduction from the requirements set out in Schedule C - Off-Street Parking. The parking reduction is based off a parking study conducted by Watt Consulting on the predicted parking demand for the site. The parking study summarizes the many alternative, multi-modal transportation options available in the area including the excellent walkability of the area, the Hillside AAA bikeway, the Douglas Street Rapid Transit network and the Hillside Avenue Frequent Transit network with a new bus stop proposed directly in front of the development.

Based on this proposed parking variance, one-and-a-half levels of underground parking will be provided with spaces dedicated for commercial and residential visitors parking and a separate, secure, gated residential parking area.

The project will meet the requirements for short-term and long-term bicycle parking stalls. 12 Short-term on-street bicycle racks will be located along the Hillside Ave. by the café and residential entrances to encourage activity along Hillside. 8 additional short-term bicycle rack will be located along Douglas Street, set back off the public sidewalk at the restaurant storefront in the south extension.

## Heritage

The Scott Building, dating back to 1911, will be revitalized to maintain its vintage character while employing updated building components where appropriate for building code and energy requirements. The building will undergo seismic upgrades, a recessive 4<sup>th</sup> storey addition and extensions to the east and south, set back from the heritage facades.

On the east side, the center of the existing building will be removed at the upper two levels to create an internal-facing courtyard, admitting daylight to new apartment units on the upper floors. Facing the street, the ground floor will remain commercial and have storefronts on Douglas Street and Hillside Ave. The public-facing character of the existing Scott Building will be restored to its original character.

The building will be listed on the Heritage Register and designated as part of this rezoning and development process. A conservation plan will be included with this rezoning application.

## Green Building Features

### Rating System

- This project will fulfil the criteria for Step 1 of the Step Code. In addition to this, it will take important pieces from many rating systems for a curated approach to green building that responds uniquely to our design and site, to best optimize the performance of the building. It is the design team's philosophy that Green Rating Systems have merits but at times also present challenges that contradict the intents of the points in the systems.

### Site Selection and Design

- Tapered overhangs of balconies reduce summer solar gain while maximizing winter solar gain.
- Residential suites are designed with operable windows and/or doors for natural ventilation.

### Innovation and Design

- The building has been designed with an integrated design process involving the design team including construction managers and will continue to be managed through an integrated process through construction.
- The project will seek to employ panelized or prefabricated products throughout, especially for structure and major systems.
- Light wood frame has been selected as the primary structural material in the interest of employing local trades and natural resources, and for its environmental benefits in sequestering carbon.

#### Building Retention and Reuse

- The existing building will be retained for its exterior assemblies, structural systems, and finishes where appropriate.

#### Transportation

- A parking stall reduction is sought and will encourage the use of alternative transportation.
- Short term bicycle stalls will be located along Hillside AAA bikeway and on Douglas street.
- Douglas Street is located along the Rapid Transit Network.
- Hillside Avenue is located along the Frequent Transit Network.
- A new bus stop will be located along Hillside Avenue in front of the site, as close as operably possible to Douglas Street.
- Located approximately 1km from downtown, the site is well connected to amenities and has received a WalkScore of 92 – “Walker’s Paradise: Daily errands do not require a car.”
- A subsidized transit pass program will be provided for residents of the development.

#### Energy Efficiency for Part 3 Buildings

- The development will target Step 1 of the BC Step Code

#### Water

- Low-volume plumbing fixtures will be used.

#### Site permeability

- Permeable paving and decking will be used at private patios and throughout the hardscaped areas of the internal plaza to facilitate storm water management.

#### Landscaping and Urban Forest

- No net loss in number of trees.
- Increase overall number of trees.

#### Urban Agriculture

- Flowering planting will be specified to encourage beneficial insects and support bee population.
- Generous balconies and patios provide opportunities for residents to plant personal potted gardens.

### Conclusion

Thank you for reviewing our submission. We appreciate the opportunity to describe the design solutions that have been developed to address the intents of the City of Victoria while delivering a high quality mixed-use development that the owner is proud to bring to the neighborhood. We look forward to further communication with you as the project continues.

Sincerely,

**MGA** | MICHAEL GREEN ARCHITECTURE INC



**Michael Green**  
M.AIBC F.RAIC AIA

June 4, 2019

**ATTACHMENT F**

Mayor & Council  
#1 Centennial Square, Victoria, BC.

Dear Mayor and Council:

**Re: Revised Rezoning Application for 2659 Douglas Street & 735 Hillside Avenue**

The Burnside Gorge Land Use Committee (BGLUC) has reviewed the second revised plans for the District Developments Corp. proposal to rezone 2659 Douglas Street & 735 Hillside Avenue dated May 2019.

The main revisions include, the incorporation of the small property to the south of the original Scott Building with an appropriate addition to the Scott Building and the deletion of a glazed inter building connector.

In our opinion the heritage appearance of the existing Scott Building has been maintained with the revised addition and has kept the heritage character. The deletion of the glazing connector has been offset with a suitable reworking of the space between the existing Scott Building and the proposed new residential tower.

The Burnside Gorge LUC does not see a requirement for another community meeting as neither the use nor appearance of the proposal has substantially changed from that presented to the community.

The Burnside Gorge LUC supports this revised proposal and reiterate our support for the developer's and architect's positive action in the retention and rejuvenation of this landmark building.

Respectfully,



Avery Stetski  
Land Use Committee Chair, Burnside Gorge Community Association

cc: Mike Fujii - District Properties Group

September 20, 2018

Michael Green Architecture  
63 E Cordova Street, Vancouver, BC.  
V6A 1K3

Dear Marie-Claire:

**Re: Rezoning Application for 2659 Douglas Street & 735 Hillside Avenue**

The Burnside Gorge Land Use Committee (BGLUC) has reviewed the revised plans for the District Developments Corp. proposal to rezone 2659 Douglas Street & 735 Hillside Avenue dated 24-09-2018.


The revisions include a discrete increase of the 4<sup>th</sup> floor area above the existing Scott Building, changes to the residential units facing the interior courtyard, and addition of 2 storey loft townhouses.

In our opinion the heritage appearance of the existing Scott Building has been enhanced with the revised façade treatment and the minimal addition of the 4<sup>th</sup> floor space does not disrupt the heritage character.

Although it does not affect the Burnside Gorge LUC's approval we would like to comment on the unit sizes. We would prefer to see more 2 or 3 bedroom units incorporated into the plans. We believe there is a market and preference for shared rental accommodation with the current young working generation. This scenario would make rental more affordable and also allow for future homes for families.

The Burnside Gorge LUC supports this revised proposal and reiterate our support for the developer's and architect's positive action in the retention and rejuvenation of this landmark building.

Respectfully,



Avery Stetski  
Land Use Committee Chair, Burnside Gorge Community Association

cc: Brandon Crema - District Properties Group

December 12, 2017

Mayor & Council  
#1 Centennial Square, Victoria, BC.

Dear Mayor and Council:

**CALUC Community Meeting Rezoning Application for 2659 Douglas Street & 735 hillside Avenue**

On Dec.11th, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss the District Developments Corp. proposal to rezone 2659 Douglas Street & 735 hillside Avenue known as the Scott Building from C1 NN to site specific zoning for a Large Urban Village

Jordan Van Dijk and Marie-Claire Bligh of MG-Architecture along with Michael Nygren of District Properties Group presented.

The proposal is for the rejuvenation of the historical 3 storey Scott Building into a ground floor retail / commercial space with residential rental and possibly office units above. The existing parking lot will have a six storey residential building of steel and wood frame construction joined to the Scott building with a 3 storey atrium. The building is under the allowed zoning height.

The rental units are from one to three bedrooms in size allowing for a needed mix in Burnside Gorge

There are designated u/g parking spaces of 91 residential and 46 visitor/ commercial. There are 101 secure bicycle spaces. The BG CALUC supports any parking variance that may be required. access driveway will be of a permeable paver surface.

A question raised re the impact on the residential units of Hillside traffic was addressed by the architect by inclusion of wall recesses at the balconies and placing ground floor building amenity spaces along Hillside Avenue.

There were 5 attendees and in a non-binding show of hands all but 1 were in support of this proposal. The sole objection came from a resident who felt the building should be setback from Hillside Avenue.

The Burnside Gorge LUC fully supports this proposal and is pleased to see the developers positive action in the retention and rejuvenation of this landmark building.

Respectfully,

*Avery Stetski*

Avery Stetski

Land Use Committee Chair, Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Brandon Crema - District Properties Group  
Jordan Van Dijk- MG-Architecture

## MEMORANDUM

**To:** Michael Fujii, Development Manager - District Group  
**From:** Tim Shah, MCIP, RPP  
**Our File #:** 2569.B01  
**Date:** September 25, 2019  
**RE:** Parking Variance Assistance, Scott Development

Watt Consulting Group was retained by District Group to review and provide parking variance assistance for the Scott Building site in the City of Victoria. The purpose of this memorandum is to [a] review and document the City of Victoria's minimum parking supply requirements (Schedule C), as well as related Official Community Plan policies that support increased density and sustainable transportation and [b] comment on transportation demand management (i.e., transit passes, carsharing, bike sharing, electric bike parking, etc.) and their impact on parking demand that may be suitable for the site to justify a parking variance.

### 1.0 SITE LOCATION + CONTEXT

The site consists of a consolidation of the following 3 addresses: 735 Hillside Avenue, 2659 Douglas Street, and 2649-2651 Douglas Street in the City of Victoria. Located at the intersection of Hillside Avenue and Douglas Street stands the historical Scott Building at 2659 Douglas Street. As part of this application the Scott Building is to be heritage designated with the City of Victoria. The following describes the context within which the site is located and which partially defines the transportation options available:

- Planning Context | The site is located within the Humber Green Large Urban Village, per the City of Victoria Official Community Plan. The Large Urban Village will consist of low to mid-rise mixed-use buildings with wide sidewalks and transit service. The OCP also directs 40% of future population growth in to Village and Centres, suggesting that this area may see significant redevelopment in future.
- Walking | The site is approximately 1-km from downtown (10-15 minute walk). The site has a Walk Score of 92 – “Walker’s Paradise: Daily errands do not require a car”.<sup>1</sup>

<sup>1</sup> More information about the site's Walk Score is available online at:  
<https://www.walkscore.com/score/2659-douglas-st-victoria-bc-canada>

- Cycling | The site benefits from direct access to the Douglas Street bus/bike only lane, which will offer future residents of the site a safe and direct commuting option along the Douglas Street corridor.
- Transit | The site has excellent access to frequent transit. There is a northbound stop immediately south of the subject site and a southbound stop at the intersection of Douglas Street and Hillside Avenue. These bus stops are served by over 18 bus routes that provide service to key employment hubs and destinations within the region including downtown Victoria, the University of Victoria, Camosun College, Swartz Bay, the West Shore (e.g., Colwood, Langford, and Metchosin), and Sidney. With access to a multiplicity of bus routes serving a variety of destinations, future residents can reliably use transit for both commuting and non-work trips. There is also a bus stop in front of the development on Hillside Avenue which provides access to two bus routes (one from Douglas Street and one from Gorge Road).

The Victoria Region Transit Future Plan provides guidance on future transit networks in the Victoria Region. The subject site is located directly on Douglas Street, which is identified as an exclusive corridor on the Rapid Transit Network (RTN). The RTN is intended to move high volumes of passengers between major regional destinations along key transportation corridors. The RTN will provide service frequency of 15 minutes or better between 7:00am to 10:00pm, 7 days a week.

In support of the Victoria Region Transit Future Plan, the Victoria Regional Transit Commission has approved investment of \$1.5 million dollars in bus/bike only lanes on Douglas Street.<sup>2</sup> The priority bus lanes on Douglas Street—between Fisgard Street and Tolmie Avenue—officially opened on November 5, 2018. The northbound bus priority lane from Tolmie Avenue to the Tillicum Bridge has recently been completed with plans for the southbound lane to be constructed in 2019. The priority bus lanes will shorten travel times for passengers, increase the reliability of public transit and reduce greenhouse gas emissions. Increased transit use will also lower the number of vehicles on the road, helping to reduce congestion. According to recent analysis, with the opening of the priority lanes the transit travel times on the Douglas Corridor have been reduced by up to 10 minutes. As additional infrastructure is added for bus priority further transit travel time savings will be accomplished.<sup>3</sup>

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<sup>2</sup> BC Transit. (2018). Victoria Region Bus Lanes Project. Available online at: <https://www.bctransit.com/victoria/transit-future/victoria-bus-lane-douglas-hwy-1>

<sup>3</sup> Bell, J. (2018). New bus priority lanes found to be saving riders 10 minutes. Available online at: <https://www.timescolonist.com/news/local/new-bus-priority-lane-found-to-be-saving-riders-10-minutes-1.23520721>

## **2.0 PROPOSED DEVELOPMENT**

### **2.1 Land Use**

The Scott Building includes a total of 151 apartment rental units comprising studio, one-bedroom, and two-bedroom units. The development also includes about 1,622.5m<sup>2</sup> of retail and commercial space.

### **2.2 Parking Supply**

Due to construction constraints with the existing heritage building—and the challenges with constructing underground parking—the proposal is to provide a total of 88 parking spaces comprising 53 residential spaces, 10 visitor parking spaces, and 25 commercial spaces. A detailed breakdown of the parking supply is available in the applicant's site plans and parking calculations.

The proposal also includes 212 bicycle parking spaces comprising 192 long-term spaces and 20 short-term spaces. The 192 long-term bicycle parking spaces are allocated as follows:

- 185 spaces for residential, or 1.23 spaces per unit
- 7 spaces for commercial / retail, or 1 per 200m<sup>2</sup>

## **3.0 OFF-STREET PARKING REQUIREMENT**

The City of Victoria adopted its new Off-Street Parking Regulations (“Schedule C”) in July 2018.<sup>4</sup> According to Schedule C, the proposed development at the Scott Building is required to provide 158 parking spaces (108 resident, 15 visitor, and 35 commercial). Therefore, with proposal to provide 88 parking spaces, the building would be short 70 parking spaces.

Schedule C also requires bicycle parking in the development. Specifically, 191 long-term bicycle parking spaces and 19 short-term spaces are required, which the applicant is exceeding by one space in each category.

## **4.0 TRANSPORTATION DEMAND MANAGEMENT**

Transportation demand management (TDM) refers to policies, programs and services that influence whether, why, when, where and how people travel.<sup>5</sup> TDM initiatives typically aim to reduce single-occupant vehicle (“SOV”) trips and parking demand, and encourage alternative travel options such as walking, cycling, public transit and shared rides.

The applicant could consider the following TDM programs to support its parking variance, and more importantly, reduce the need for resident parking.

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<sup>4</sup> Schedule C is available online at:  
<https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/Schedule%20C.pdf>

<sup>5</sup> Definition based on Transport Canada, TDM for Canadian Communities, March 2011

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#### 4.1 Transit Passes

As discussed above, the site has excellent transit access and as the Transit Future Plan becomes implemented, transit service is anticipated to improve significantly, which will make transit more appealing to future residents.

Consideration may be given to providing a subsidized transit pass program for residents. BC Transit offers monthly transit passes for regular customers. Residents of each residential unit would be provided with monthly transit passes upon move-in for a defined time period (i.e., one to three years). The developer contribution could be a full subsidy or a fund set aside for 50-50 matching (the latter helps ensure that contributions are used to subsidize transit among only those that use it).

BC Transit currently offers the EcoPASS Program for New Developments, which is a program that provides Capital Regional District developers with a potential transit-oriented solution for parking variance requests. Under the EcoPASS Program, the occupants of a new residential, commercial or mixed-use development receive annual bus passes for a pre-determined number of years that are valid for use throughout the Victoria Regional Transit System. Each annual pass has a cost to the developer of \$1,000. The size and value of the TDM program is established by the municipal government, with a minimum required program value of \$5,000.

Other jurisdictions have implemented similar transit pass programs such as the ORCA Multifamily Development Passport in King County, Washington. The ORCA Multifamily Development Passport is an annual transportation pass that property managers can offer to residents where the costs are either covered in full by the property manager or through a 50% subsidy. This pass gives residents comprehensive access to transit services in the Puget Sound Region, including local and express bus service, Link light rail, and Sounder commuter rail, among others.<sup>6</sup>

Developers / property managers such as Sustainable Kirkland LLC are actively participating in the program. One of their properties offers the passport to all 290 residential units at a cost of \$24,000 USD (~\$83 USD per unit). Since the program was introduced at the property, transit ridership has increased by 150% among residents.<sup>7</sup> It was reported that the ORCA program is generally successful once initially adopted by a property manager; however, where the program has had challenges is the inability for property managers to secure ongoing funding to continue the program for its tenants.<sup>8</sup>

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<sup>6</sup> King County Metro. (2018). ORCA Multifamily Development Passport. Available online at: <https://kingcounty.gov/depts/transportation/metro/fares-orca/orca-cards/multifamily-passport.aspx>

<sup>7</sup> Email correspondence with King County Senior Transportation Planner on November 26, 2018.

<sup>8</sup> Ibid.

The applicant has indicated that they are having conversations with BC Transit about the feasibility of a transit pass at the site.<sup>9</sup> If the applicant is able to secure and administer a transit pass program and due to location of the site (being in one of the most transit accessible areas in the region, as mentioned in **Section 1**), a 15% reduction in resident parking demand would be supported. This would effectively reduce demand by 16 vehicles at the Scott Building.

#### 4.2 On-Site Carsharing + Memberships

The Modo Car Cooperative ("Modo") is the most popular carsharing service in Greater Victoria. In 2015, there were 23 cars and 800 members; as of November 2018, there are 79 Modo vehicles and 2,565 members across the Greater Victoria region, suggesting that Modo is growing in popularity.<sup>10</sup> By reviewing Modo's website, there appears to be no available Modo vehicle within 500m of the site. However, there are two vehicles within 850m of the site.

Consideration should be given to providing a "Modo Plus" carshare membership to each unit to increase the use of Modo and encourage residents to use the service. A "Modo Plus" membership is a one-time (refundable) \$500 fee and offers reduced rates for vehicle booking and utilization. Access to a Modo membership provides a strong incentive to residents to explore carsharing. Moreover, the applicant should consider working with Modo to provide a vehicle on-site.

Research has shown that carsharing programs have a significant impact on reducing vehicle ownership and thereby lowering parking demand. Below is a summary of key findings:

- One of the most comprehensive North American studies to date surveyed 6,281 households in carsharing organizations across the continent. The study found a statistically significant decrease in average vehicle ownership from 0.47 to 0.24 vehicles per household among households that joined carshare services, an approximately 50% reduction in vehicle ownership.<sup>11</sup>
- A study of carshare programs in the City of Toronto found that vehicle ownership rates at condominium sites without carshare vehicles was 1.07 vehicles per unit, whereas buildings with one or more carshare vehicles had significantly lower rates at 0.53 vehicles per unit, which represents a 50% reduction in vehicle ownership rates.<sup>12</sup>
- A 2013 study from the City of Toronto looked at the relationship between the presence of carsharing in a residential building and its impact on vehicle ownership. This was one of the first studies to examine this relationship at the building level as previous research

<sup>9</sup> Email correspondence with the District Group Development Manager on Thursday June 20, 2019.

<sup>10</sup> Email correspondence with Modo's Business Development Manager on November 14, 2018.

<sup>11</sup> Martin & Shaheen. (2011). The Impact of Carsharing on Household Vehicle Ownership. Access Magazine, Spring 2011. Available online at: [http://sfpark.org/wp-content/uploads/carshare/access38\\_carsharing\\_ownership.pdf](http://sfpark.org/wp-content/uploads/carshare/access38_carsharing_ownership.pdf)

<sup>12</sup> City of Toronto. (2009). Parking Standards Review: Examination of Potential Options and Impacts of Car Share Programs on Parking Standards. Available online at: [https://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/zoning\\_environment/files/pdf/car\\_share\\_2009-04-02.pdf](https://www1.toronto.ca/city_of_toronto/city_planning/zoning_environment/files/pdf/car_share_2009-04-02.pdf)

explored impacts at the neighbourhood or city level. The study surveyed residents of buildings with and without dedicated carshare vehicles. According to the author's regression model, the presence of dedicated carshare vehicles had a statistically significant impact on reduced vehicle ownership and parking demand.<sup>13</sup>

- Two studies from Metro Vancouver explored the impact of carsharing on vehicle ownership. Over 3,400 carshare households participated in the study. The key findings are as follows:
  - On average, up to 3 private personal vehicles were shed per carshare vehicle.
  - A regression analysis found that those living in rental housing and in a smaller household size are statistically more likely to give up vehicle ownership compared to the reference case.<sup>14</sup>
  - The number of carshare vehicles within walking distance has a small but statistically significant relationship with apartment household vehicle holdings.<sup>15</sup>

Some municipalities use their development regulations and off-street parking requirements to provide a parking reduction in exchange for a carsharing program. The City of Vancouver, as an example, allows for a reduction of five spaces for each carshare vehicle purchased and parked on-site<sup>16</sup>, where a model regulation for King County (Seattle) suggests a reduction of four spaces.<sup>17</sup>

Similar regulations are in place in New Westminster, Coquitlam, and Richmond allowing for a 5-15% reduction where carshare vehicles are accessible. A similar reduction of 5-10% is recommended in *Parking Management Best Practices*.<sup>18</sup>

Overall, the research cited above confirms that proximate access to a carsharing vehicle and the provision of memberships is associated with reduced vehicle ownership and parking demand and is therefore appropriate as a TDM measure for the site. With the provision of the carshare memberships (\$500 per unit), a 10% reduction in resident parking demand is supported. If the proponent also provides a vehicle (for Modo) on-site or in the vicinity, a 15% reduction in resident parking demand is supported, which would lower demand by 16 vehicles at the Scott Building. However, the provision of a carshare vehicle on site would remove a parking

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<sup>13</sup> Engel-Yan, D., & D. Passmore. (2013). Carsharing and Car Ownership at the Building Scale. *Journal of the American Planning Association*, 79(1), 82-91.

<sup>14</sup> Engel-Yan, D., & D. Passmore. (2013). Carsharing and Car Ownership at the Building Scale. *Journal of the American Planning Association*, 79(1), 82-91.

<sup>15</sup> Metro Vancouver. (2014). The Metro Vancouver Car Share Study: Technical Report. Available online at: <http://www.metrovancouver.org/services/regional-planning/PlanningPublications/MetroVancouverCarShareStudyTechnicalReport.pdf>

<sup>16</sup> Refer to City of Vancouver Bylaw no.6059, Section 3.2.2, available at: <http://vancouver.ca/your-government/parking-bylaw.aspx>

<sup>17</sup> King County Metro, Right Size Parking Model Code, December 2013, pg21, available at: <http://metro.kingcounty.gov/programs-projects/right-size-parking/pdf/140110-rsp-model-code.pdf>

<sup>18</sup> Litman, T. (2007). *Parking Management Best Practices*, American Planning Association. Available online at: [https://www.vtapi.org/park\\_man.pdf](https://www.vtapi.org/park_man.pdf)

space from residents or visitors. As such, the applicant should consider providing the vehicle on a nearby residential street, such as Ross Lane, if they choose to purchase a vehicle for the site.

#### 4.3 Bike Sharing

Bike sharing has become increasingly popular in the last decade. In October 2017, U-bicycle first launched in the City of Victoria and is now available in several municipalities in the CRD. U-bicycle was initially operated as a “dockless” model, which allowed users to pick-up and drop-off the bicycle wherever convenient for them. However, as of November 1, 2018, U-bicycle updated from a dockless bike share to a virtual parking zone system with 135 virtual parking zones where users can pick-up and drop-off the bicycles.<sup>19</sup>

The applicant could consider approaching U-bicycle to request a virtual parking zone at the Scott Building site.

Research on the impact of bike sharing on site-specific vehicle ownership is limited at this time, however, studies have been able to quantify the impacts of bike sharing at a larger network level. Below is a summary of key findings:

- Bike sharing has been estimated to substitute for vehicle trips by 2% in London, 7% in Washington DC, 19% in Melbourne, and as much as 21% in Brisbane.<sup>20</sup>
- Examples from Canadian cities show that access to bike sharing has decreased vehicle ownership by 3.6% and 2% in Montreal and Toronto, respectively. Also, about 36% and 25% of bike share users drive less often in Montreal and Toronto, respectively.<sup>21</sup>
- In suburbs and small- to medium-sized cities where public transit can be sparse, bike sharing complements transit and provides better access to and from existing lines. In these places, bike sharing serves as an important first- and last-mile connector and increases public transit use.<sup>22</sup>

Even though research on the impacts of public bike sharing systems is limited at this time, available data indicate that they can help reduce the need to drive a vehicle. Due to the limited research, a parking demand reduction for the site cannot be estimated. However, the provision of a U-bicycle virtual parking zone could facilitate more cycling trips and reduce the need to own a vehicle for future residents.

<sup>19</sup> More information about U-bicycle is available online at: <https://www.u-bicycle.ca/locations-vancouver-island/>

<sup>20</sup> Godavarthy, R., et al. (2017). Evaluation Study of the Bike Share Program in Fargo, North Dakota. Available online at: <https://www.ugpti.org/resources/reports/downloads/suric17-005.pdf>

<sup>21</sup> Shaheen, S & E Martin. (2015). Unraveling the Modal Impacts of Bikesharing. Available online at: [http://www.accessmagazine.org/wp-content/uploads/sites/7/2015/12/access47\\_shaheen.pdf](http://www.accessmagazine.org/wp-content/uploads/sites/7/2015/12/access47_shaheen.pdf)

<sup>22</sup> Ibid.

#### 4.4 Electric Bike Parking

Electric Bikes (E-Bikes) are an emerging transportation phenomenon that are gaining popularity worldwide. With supportive cycling infrastructure in place, E-Bikes have the potential to substitute for, or completely replace, almost all trips taken by a gasoline powered car, which could address congestion issues and mitigate parking challenges within urban areas.

Research has reported that one of the main barriers facing prospective E-Bike users is the lack of secure parking available, which is critical for helping minimize theft of the electric bike.<sup>23</sup> As part of a larger strategy to discourage vehicle ownership for future residents, the applicant could consider designing up to 10% of the long-term bicycle parking spaces to accommodate electric bikes, which is about 20 spaces. Electric bikes are typically longer than regular bicycles because they are capable of carrying cargo and/or multiple passengers with the assistance of the battery. Electric cargo bikes can be as long as 2.5m.

In addition to designing larger long-term bicycle parking spaces, the applicant could consider the provision of additional security features such as video surveillance and self-contained bicycle lockers as well as access to an 110V wall outlet for each E-Bike parking space. Specifically, the applicant should consider providing 50% of the long-term bicycle parking spaces with direct access to an 110V electrical outlet, which is what the City of Vancouver is now requiring in their off-street bicycle parking regulations.<sup>24</sup>

As electric bikes are an emerging form of mobility, there is limited research that has quantified the impact of these bikes on vehicle ownership / parking demand. A recent study presented results of a North American survey of electric bike owners. The study reported that E-Bikes have the capacity to replace various modes of transportation commonly used for utilitarian and recreational trips including motor vehicles, public transit, and regular bicycles. Specifically, the study reported that 62% of E-Bike trips replaced trips that otherwise would have been taken by car. Of these trips previously taken by car, 45.8% were commute trips to work or school, 44.7% were other utilitarian trips (entertainment, personal errands, visiting friends and family, or other), and 9.4% were recreation or exercise trips. The average length of these previous car trips was 15 kilometres.<sup>25</sup>

Given that E-Bikes have the potential to replace private motor vehicles, especially in the Victoria context, a 10% reduction in resident parking demand would be supported at the site if the applicant commits to designing 10% of the long-term bicycle parking spaces to accommodate

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<sup>23</sup> WATT Consulting Group. (2018). Capital Region Local Government Electric Vehicle + Electric Bike Infrastructure Backgrounder. Available online at: [https://www.crd.bc.ca/docs/default-source/climate-action-pdf/reports/electric-vehicle-and-e-bike-infrastructure-backgrounder-sept-2018.pdf?sfvrsn=a067c5ca\\_2](https://www.crd.bc.ca/docs/default-source/climate-action-pdf/reports/electric-vehicle-and-e-bike-infrastructure-backgrounder-sept-2018.pdf?sfvrsn=a067c5ca_2)

<sup>24</sup> City of Vancouver. (2016). Section 6: Off-street Bicycle Space Regulations. Available online at: <https://bylaws.vancouver.ca/parking/sec06.pdf>

<sup>25</sup> MacArthur, J., Harpool, M., & D. Scheppke. (2018). A North American Survey of Electric Bicycle Owners. National Institute for Transportation and Communities, NITC-RR-1041.

larger bicycles such as cargo bikes and 50% of the spaces are provided with access to an 110V wall outlet to facilitate charging for the user. If the applicant committed to designing a larger share of the long-term bicycle parking spaces to accommodate E-Bikes, a larger reduction in resident parking demand would be supported.

A 10% reduction would lower resident parking demand by 11 vehicles at the Scott Building.

#### 4.5 TDM Summary

**Table 1** presents a summary of the impact of the TDM measures in reducing resident parking demand for the site. The reduction may be as high as 43 vehicles, which would reduce the required resident parking supply from 108 to 65 vehicles.

**TABLE 1. SUMMARY OF TDM PROGRAMS + PARKING DEMAND REDUCTIONS**

TDM Option	Parking Reduction	
	Quantity	Approx. Total Reduction (resident vehicles)
Transit Passes	15%	- 16
Carsharing (Vehicle + Memberships)	15%	- 16
Electric Bike Parking	10%	- 11
<b>TOTAL</b>		<b>- 43</b>

## 5.0 PARKING MANAGEMENT

### 5.1 Shared Parking, Visitor & Commercial

The peak parking demand for residential visitor parking occurs in the evening whereas the peak parking demand for commercial uses such as cafés and retail is typically during the lunch period. The peak demand for these uses occur at different times of the day, which may allow for some of the parking to be shared. According to the Urban Land Institute, visitor parking demand typically peaks after 7:00PM. Therefore, from 6am to 6pm, few visitor vehicles are expected to visit the subject site. Commercial demand typically peaks at lunchtime (between 12:00PM and 1:00PM) with the exception of restaurant uses, where demand is close to 100% in the evening.

Even though the applicant is required to provide 15 visitor parking spaces, a shared parking arrangement would allow the applicant to share the commercial parking spaces between commercial users and visitors, which would eliminate the need to provide designated visitor spaces.

Given the discussion above, the applicant could consider reallocating the 10 visitor parking spaces to residential spaces, which would increase the residential supply to 63 spaces. A total of 65 spaces were estimated for residential parking demand if all the TDM strategies are

adopted. **Table 2** presents the recommended parking allocation for the site with two core assumptions: (1) all TDM strategies are adopted by the applicant and (2), commercial and visitor parking spaces are shared.

**TABLE 2. RECOMMENDED PARKING ALLOCATION**

Land Use	Number of Parking Spaces
Multi-Family Residential	65
Commercial / Retail / Visitor (Shared)	25
<b>TOTAL</b>	<b>90</b>

## **5.2 Resident Parking, Rental Process and Long-term Monitoring**

While all of the TDM strategies are recommended to the applicant, the only one directly outside of their control is the transit pass program, which would require coordination and cooperation from BC Transit. In the event that a transit pass program cannot be secured, then the resident parking demand—adjusted for TDM—would be 81 spaces, or 16 more than the recommended parking allocation in **Table 2**. If the applicant finds itself in this situation, then consideration should be given to a resident parking management strategy.

The ability to attain actual parking demand more in alignment with the proposed parking could be positively influenced based on rental practices. The applicant is planning to have a property manager who will be managing the building after completion. The property manager can include in the Residential Tenancy Agreement that prospective tenants cannot rent a unit if they own a vehicle. Section 13(2) of the Residential Tenancy Act (RTA) allows a landlord to state all of the requirements in a tenancy agreement.<sup>26</sup> Further, this section of the Act allows a landlord to indicate the standard terms of the agreement and which services / facilities are included in the rent. The property manager can use the RTA to prevent tenants from purchasing a vehicle after they have rented, if there are no available parking stalls, by including a clause in the tenancy agreement.

It is recommended that the applicant seek a legal opinion to determine whether the RTA is a viable mechanism to restrict vehicle ownership.

<sup>26</sup> British Columbia Residential Tenancy Act. Available online at:  
[http://www.bclaws.ca/civix/document/id/complete/statreg/02078\\_01#division\\_d2e1270](http://www.bclaws.ca/civix/document/id/complete/statreg/02078_01#division_d2e1270)

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## 6.0 SUMMARY

The proposed parking supply for the Scott Building site is 88 parking spaces, which is 70 short of the Schedule C requirement (158 spaces).

The site benefits from access to frequent transit service, high walkability, and access to cycling infrastructure, which helps reduce the need to own a vehicle. A number of TDM measures were also identified including transit passes for future tenants, the provision of a carsharing vehicle and memberships for each unit, securing a virtual parking zone with the U-bicycle bike share system, and the provision of long-term bicycle parking spaces to accommodate electric bikes.

Committing to the TDM measures could help the applicant see a significant reduction in the need to provide resident parking. The analysis showed that transit passes, carsharing (vehicle + memberships), and electric bike parking could reduce resident parking demand by 43 vehicles at the Scott Building site. This would effectively lower the required amount of parking to 115 parking spaces at the Scott Building, which is 27 more than proposed.

A parking management framework was also described outlining how the commercial and visitor parking spaces could be shared, which would allow the applicant to reallocate the visitor spaces to residential. In addition, a resident parking management strategy was also recommended in the event that a transit pass program cannot be secured at the site.

Please contact me if there are any questions or comments regarding this memorandum. Thank you.

Sincerely,

**Watt Consulting Group**



Tim Shah, MCIP, RPP  
Transportation Planner



October 31, 2019

2659 Douglas Street Holdings  
c/o District Developments Corp.  
200-8809 Heather Street  
Vancouver, B.C.  
Canada V6P 3T1

Attention: Michael Fujii

Dear Michael,

Re: Carshare arrangements at 2649, 2659 Douglas Street & 735 Hillside Avenue in Victoria, British Columbia

This letter will confirm that Modo sees the location of the proposed mixed-use development at 2649, 2659 Douglas Street & 735 Hillside Avenue in Victoria, British Columbia as having good potential for carsharing. Under the following arrangements, Modo is willing to enter into an agreement with 2659 Douglas Street Holdings (the "Owner") to provide carsharing services:

1. Prior to the issuance of a development permit by the City of Victoria for the proposed development, the Owner and Modo will enter into a legally binding agreement for the provision of carsharing services at the location of the proposed development in compliance with the City of Victoria requirements;
2. The Owner will provide, at no cost to Modo, two (2) designated parking spaces at location of the proposed development to be accessible to all Modo members on a 24 hours a day, 7 days a week basis;
3. When final parking drawings become available, Modo will review them to ensure that the parking spaces to be provided will be suitable for carsharing and will comply with Modo construction standards for shared vehicle parking space;
4. The Owner will provide to Modo a one-time financial contribution of \$59,000.00 inclusive of taxes and fees (the "Project Fee") for the purchase of two (2) shared vehicles, to be located at the proposed development, in the parking spaces designated for carsharing;
5. Modo will provide the Owner with a Partnership Membership in Modo with a public value of \$59,000.00, valid for the lifetime of the proposed development and allowing a maximum of 118 residents of the proposed development to simultaneously benefit from Modo membership privileges without the need to themselves pay a \$500 membership fee;
6. Modo will provide a promotional incentive worth \$100 of driving credits to each resident of the proposed development joining Modo; and

7. Modo will share data with the City of Victoria on the utilization of the vehicles provided in connection with the proposed development, including the ratio of hours booked by residents of the development vs non-residents.

Modo is interested in working with 2659 Douglas Street Holdings and District Developments Corp. and be part of the proposed development at 2649, 2659 Douglas Street & 735 Hillside Avenue in Victoria whose residents and nearby neighbours may no longer need to own a car of their own for their personal and business needs.

Thank you for your support of carsharing in the City of Victoria.

Regards,

A handwritten signature in black ink, appearing to be 'Sylvain Cellaire', with a stylized flourish at the end.

Sylvain Cellaire  
Director of Business Development

Enclosed:

Modo Carshare Agreement - District Group - 2649, 2659 Douglas Street & 735 Hillside Avenue,  
Victoria - October 31, 2019

November 4, 2019

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6  
Attn: Leanne Taylor, Senior Planner

**Re: 2649 + 2659 Douglas Street & 735 Hillside Avenue – Outline of TDM Commitments**

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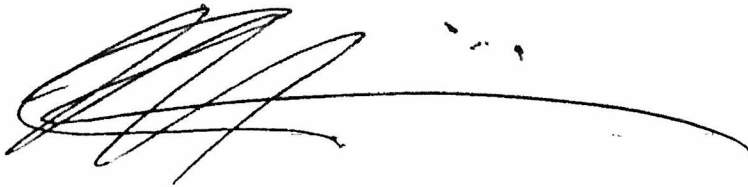
District Development Corp on behalf of 2659 Douglas Street Holdings Ltd. would like to confirm that the project located at 2649 + 2659 Douglas Street and 735 Hillside Avenue will be providing, in agreement with Modo Carshare, two designated parking spaces at the proposed location and a one-time financial contribution of \$59,000 for the purchase of two shared vehicles. Please find attached a letter of support from Modo, an agreement has also been drafted and will be fully executed shortly.

As well, District Development Corp has been communicating with BC Transit in regards to their Eco Pass program, and have received confirmation from the Sales and Revenue Manager that the program is available and ready for use at the proposed development. BC Transit will confirm implementation directly with the City of Victoria closer to the project completion date. District Development Corp. on behalf of 2659 Douglas Street Holdings Ltd. will be contributing \$100,000 towards this program which is the equivalent of 100 transit passes. Lastly, the proposed development will be providing a total of 40 cargo and electric bike stalls on site.

We hope this provides City staff with the comfort that the developer and owner are fully committed to providing numerous transportation alternatives to support our parking variance request.

Regards,

District Development Corp.



Per: Mike Fujii, Development Manager



## Advisory Design Panel Report

For the Meeting of October 23, 2019

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**To:** Advisory Design Panel **Date:** October 10, 2019

**From:** Leanne Taylor, Senior Planner

**Subject:** Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

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### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 2649-2659 Douglas Street and 735 Hillside Street and provide advice to Council.

The proposal is to retain 50% of the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial (office and retail) to mixed-use consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot. Rezoning is also required to facilitate this development proposal.

The subject properties are designated Large Urban Village in the *Official Community Plan* (OCP, 2012), which supports mixed-use and multi-unit residential buildings up to six storeys and a density up to 2.5:1 floor space ratio (FSR), subject to the advancement of OCP objectives. The *Burnside Gorge Neighbourhood Plan* (BGNP, 2017) includes the site in the Humber Green Large Urban Village, which also supports mixed-use developments along Douglas Street and Hillside Avenue, densities up to 2.5:1 FSR and heights up to six storeys.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- the ground level of the six-storey building
- relationship between the existing building and the addition to the south facing Douglas Street
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

## BACKGROUND

<b>Applicant:</b>	Mr. Mike Fujii District Properties
<b>Architect:</b>	Mr. Michael Green, MAIBC Michael Green Architecture Inc.
<b>Development Permit Area:</b>	Development Permit Area 7A, Corridors
<b>Heritage Status:</b>	N/A

### Description of Proposal

The proposal is to retain 50% the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial to mixed-use, consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot. The proposed density is 2.5:1 floor space ratio.

The proposal includes the following major design components:

#### Existing Building

- one additional storey on the existing Scott Building (increase the building height from three to four storeys)
- modern extensions to the east and south
- centre of the building would be removed on the upper two-storeys for daylighting purposes for the new dwelling units
- exterior materials include brick, dark grey metal panels, and wood cladding
- outdoor patio seating for a proposed café fronting Douglas Street and Hillside Avenue
- private patios for all ground level dwelling units
- rooftop amenity space on level two containing outdoor seating, a barbeque and landscaping
- upper storey balconies for dwelling units.

#### Six-Storey Building

- modern architectural features including a flat roofline, contemporary-style windows and recessed balconies
- exterior finishes include brick, dark grey metal panels and wood cladding
- private patios for all ground level dwelling units
- ground level amenity room opening up into the courtyard space
- upper storey balconies for dwelling units
- access to an underground parkade off Hillside Avenue
- 192 long-term and 24 short-term bicycle parking spaces.

#### Landscaping and Circulation

- large interior courtyard consisting of outdoor seating, ping pong table, concrete chess tables, trees, and decorative surface treatment including permeable material
- four parking spaces and loading area at grade, accessed off of Hillside Avenue
- new soft landscaping and trees around the perimeter of the site.

The following data table compares the proposal with the existing C1-NN Zone, Suburban Centre District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double asterisk is used when there are existing non-conformities.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard (C1-NN Zone)</b>	<b>OCP Policy</b>	<b>Burnside Gorge Neighbourhood Plan</b>
Site area (m <sup>2</sup> ) – minimum	4804	n/a		
Total floor area (m <sup>2</sup> )	<b>11,987 *</b>	9608		
Density (Floor Space Ratio) – maximum	<b>2.50 *</b>	2	2.50	2.50
Height (m) – maximum	19.50	21.50		
Storeys – maximum	6	n/a	6 storeys	6 storeys
Site coverage (%) – maximum	62	n/a		
Open site space (%) – minimum	27	n/a		
<b>Setbacks (m) – minimum</b>				
Front (Douglas Street)	<b>0**</b> (existing)			
Rear (E)	5.25	4.88		
Side (N)	<b>0 **</b> (existing) / 3.66 (new)	3		
Side (S)	<b>3.92 *</b>	4.88		
<b>Vehicle parking – minimum</b>				
Residential	<b>53 *</b>	108		
Commercial	<b>25 *</b>	35		
Visitor	<b>10 *</b>	15		
<b>Bicycle parking stalls – minimum</b>				
Residential long-term	192	192		
Residential short-term	24	24		

## Sustainability Features

- Step 1 of the BC Energy Step Code
- tapered overhangs on balconies to prevent summer solar gain and maximize winter solar exposure
- light wood framing as primary structural material
- building retention for its exterior assemblies, structural systems and finishes where appropriate
- permeable surface treatment
- 34 new on-site trees.

## Consistency with Policies and Design Guidelines

### Official Community Plan

The *Official Community Plan* (OCP, 2012) identifies the subject properties within Development Permit Area 7A: Corridors, which supports the revitalization of areas of commercial use along corridors through high quality architecture, landscape and urban design in order to enhance their appearance, strengthen commercial viability and encourage pedestrian use. Enhancing Hillside Avenue as a frequent transit corridor with transit infrastructure is also strongly encouraged. The applicant is responding to the DPA objectives as follows:

- adding 151 new rental dwelling units in the neighbourhood
- increasing the number of commercial storefronts
- retaining and rehabilitating 50% of the existing heritage-registered building
- introducing a high-quality of architecture
- providing a large interior courtyard
- constructing a bus shelter on Hillside Avenue.

### Burnside Gorge Neighbourhood Plan

The Burnside Gorge Neighbourhood Plan identifies Humber Green as a special planning area. The Plan encourages new development along arterial roadways to have ground floor commercial frontages and residential uses on upper floors. The Plan also encourages smaller store frontages along Douglas Street with a minimum three storey streetwall. Courtyard-style buildings are also encouraged to enhance the liveability of this area for residents.

The applicant is proposing to rehabilitate the Scott Building's ground floor commercial storefronts and reintroduce original storefront entryways. The four-storey addition on the south side of the existing building fronting Douglas Street would also contain active ground floor commercial space (restaurant or retail) with outdoor patio seating that would wrap around the building. The proposed interior courtyard would be accessible to the public and is designed to be enjoyed by residents and visitors. Ground level dwelling units frame the courtyard, which would enhance the surveillance of this space. Locating a courtyard in the middle of the site also allows for a substantial separation distance between the two buildings on the site.

### Design Guidelines for Development Permit Area 7A: Corridors

- *Design Guidelines for: Multi-Unit Residential, Commercial and Industrial* (2012)
- *Revitalization Guidelines for Corridors, Villages and Town Centres* (2017)
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)
- *Guidelines for Fences, Gates and Shutters* (2010)

## **ISSUES AND ANALYSIS**

The following section identifies and provides a brief analysis of the areas where the Panel is requested to provide commentary.

### **Ground Level of the Six-Storey Building**

When residential uses are at street level, the design guidelines encourage strong entry features and building design that encourages interaction with the street. The applicant is proposing to locate the main residential entryway on the west side of the building facing the interior of the site and in line with the proposed café in the adjacent building, which would be directly across from the main entrance into the six-storey building. Locating the residential entryway slightly back from the corner of the building compliments the rhythm of the corner balconies above. However, this design approach deviates from the design guidelines; therefore, staff invite the ADP to comment on this aspect of the design.

### **Relationship Between the Existing Building and the Addition**

According to the design guidelines, new development, including additions, should contribute to the cohesion, visual identity and the quality of streetscapes. The applicant is proposing a six-storey modern addition on the south side of the existing building of a different rhythm and scale that would benefit from the ADP's review and comment.

### **Application of Building Materials**

The design guidelines encourage high quality and durable materials that are also capable of weathering gracefully. Reflective materials are not supportable. The applicant is proposing a mix of materials, including brick, metal panels, and wood cladding to accentuate different aspects of each building. Staff invite the ADP's input on the application on building materials and specifically the proposed metal panel as this is the predominant exterior material on the new construction.

## **OPTIONS**

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

### **Option One**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved with the following changes:

- as listed by the ADP.

### **Option Three**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

### **ATTACHMENTS**

- Subject Map
- Aerial Map
- Plans date stamped October 16, 2019
- Applicant's letter dated July 4, 2019.

cc: Mr. Mike Fuji, Applicant; Mr. Michael Green, Architect.

#### 4.3 Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

The City is considering a Heritage Designation Application and Development Permit with Variances Application to retain the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial to mixed-use consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot.

Applicant meeting attendees:

MICHAEL GREEN  
MARIE-CLAIRE BLIGH  
SCOTT MURDOCH

MICHAEL GREEN ARCHITECTURE INC.  
MICHAEL GREEN ARCHITECTURE INC.  
MURDOCH DE GREEF

Leanne Taylor provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- the ground level of the six-storey building
- relationship between the existing building and the addition to the south facing Douglas Street
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

Michael Green and Marie-Claire Bligh provided the Panel with a detailed presentation of the site and context of the proposal and Scott Murdoch provided the Panel with details of the proposed landscape plan.

*Marilyn Palmer left the meeting at 2:40pm.*

The Panel asked the following questions of clarification:

- how was the site circulation considered in determining the location of the café entrance?
  - the café is three-sided and has the option to activate fewer sides if need be
  - the boulevard is wide at this location for pedestrian circulation and cafe seating
- where would residential deliveries be accommodated?
  - deliveries would occur in the courtyard
  - there are four commercial loading spaces controlled by residents and occupants, so these could be used for residential deliveries as well
- were live/work uses considered in the residential spaces?
  - Leanne Taylor noted that the City's policies do not support live/work use at every residential location, and that the relevant policies would have to be consulted
- how are eyes on the courtyard ensured?
  - units from both sides of the courtyard look onto the courtyard
- what are the proposed materials for the black window frames?
  - likely they will be vinyl
- was a lighter coloured cladding material considered?
  - a wide range of options were considered

- the proposed deep, rich colours will work well with the low light in the wintertime, to avoid a washed out look
- is there any concern for the heat generated from the proposed black cladding?
  - this aspect of the design was considered and has affected the proposed planting scheme
- how many vehicle parking spaces are proposed?
  - 59 spaces are proposed, including residential and visitor
  - vehicle parking is supplemented with carshare and electric bicycle parking.

Panel members discussed:

- appreciation for the integration of loft units and private residential balconies
- appreciation for the integration of the existing building into the new project
- concern for the black materials colour, particularly because the windows during the day will also appear black
- appreciation for the proposal's creativity.

**Motion:**

It was moved by Carl-Jan Rupp, seconded by Jessi-Anne Reeves, that Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved.

**Carried Unanimously**

## 5. ADJOURNMENT

The Advisory Design Panel meeting of October 23, 2019 was adjourned at 2:55 pm.

---

Stefan Schulson, Chair

**Lacey Maxwell**

---

**From:** Ray Nelson [REDACTED]  
**Sent:** December 4, 2017 4:46 PM  
**To:** Victoria Mayor and Council  
**Subject:** Strong Objection to a Proposed Development at 2659 Douglass Street and 735 Hillside Avenue, Victoria, BC  
**Attachments:** Development Proposal Notice .pdf; Hillside Properties.pdf

The Mayor and Council  
 City of Victoria  
 Victoria, BC

Please pass a copy of this email to the City of Victoria Planning Department.

Attached is a PDF of a scanned copy of the Notice I received last week regarding a development proposal community meeting Notice. I received this Notice because I own a property within 100 meters of the proposed development listed at 2659 Douglass Street and 735 Hillside Avenue.

This notice relates to a development proposal for the property on the southeast corner of Hillside Avenue and Douglas Street in Victoria (shown as parcels 735, 2655, 2657, and 2659 enclosed in a bold outline on the attached PDF).

I own a condominium immediately to the east, and directly adjacent to the property of the proposed development (listed on the attached Notice PDF as 755, enclosed in a bold dotted red outline, and also outlined in a yellow outline in another googleEarth screenshot PDF attached).

My property is on the west side of my building with a balcony that faces west, directly into the property that has the proposed development.

On the basis of the information provided in the community meeting Notice for this development proposal, I have a **strong objection** to the proposed development.

The proposed development will significantly block the existing open view available to my property, and therefore decrease the enjoyment of my property, decrease the value of my property, and decrease the future salability of my property. The noise and disruption from construction will have a similar bad effect on my property for the duration of the construction period.

As proposed, the view to the west from my property will shrink from the present reasonable view covering west and north, down to virtually zero open view due to the proposed development. It will ruin the open view and aesthetic enjoyment of my property, making it less attractive to live in and less valuable if I chose to sell it in the future.

I will suffer financial loss and enjoyment of my property if this development is approved.

As-is, under no circumstances do I want this proposal to be approved. Thank you.

Regards,

Ray Nelson

Owner, Suite 208, Hillside Centre, Victoria, BC

---

## Rezoning and Development Permit with Variances Applications for 2649-2659 Douglas Street and 735 Hillside Ave



1



AERIAL SITE PHOTO



2



SOUTH-EAST VIEW OF SUBJECT SITE FROM CORNER OF DOUGLAS ST  
AND HILLSIDE AVE



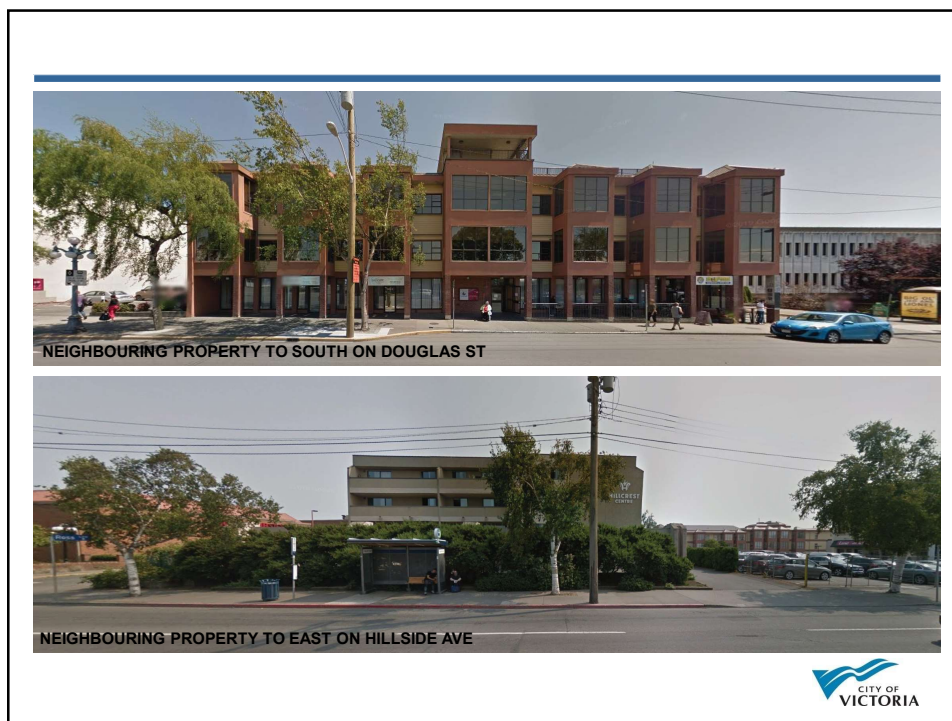
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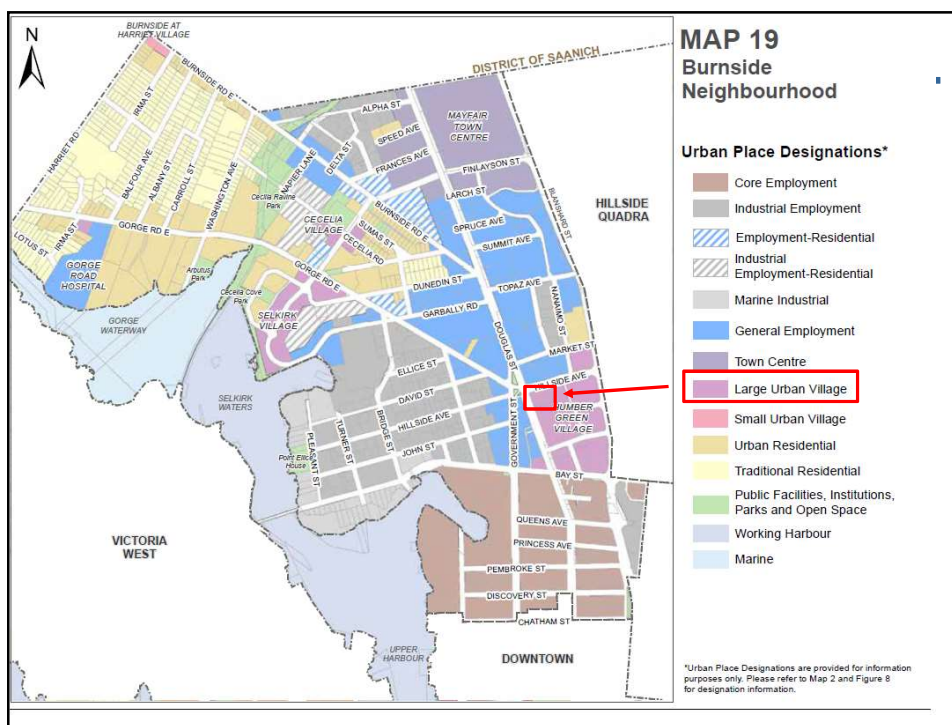
SOUTH-WEST VIEW OF SUBJECT SITE FROM HILLSIDE AVE



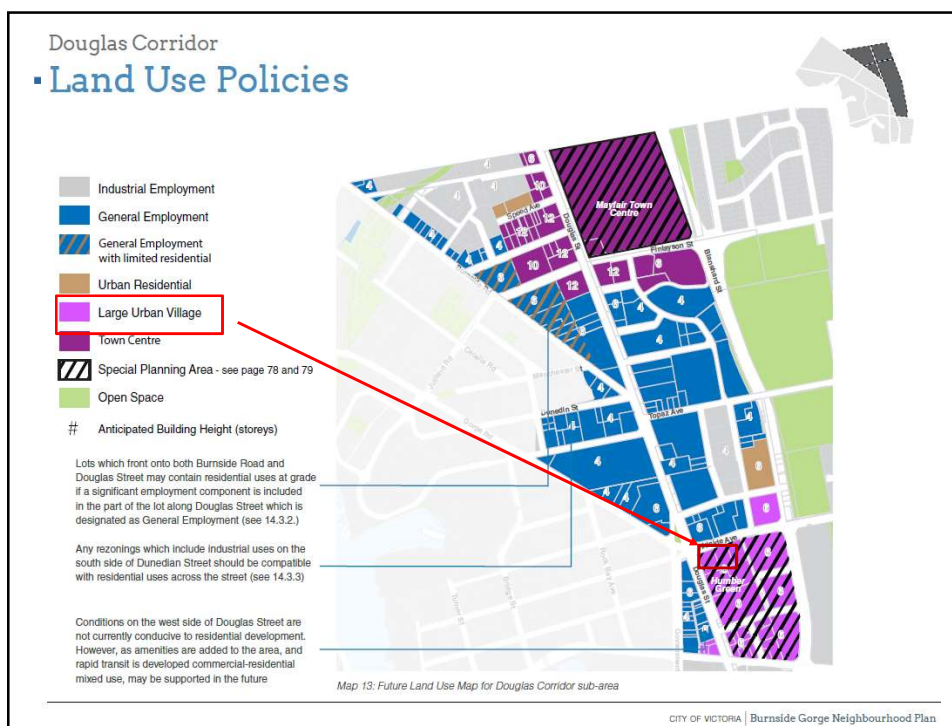
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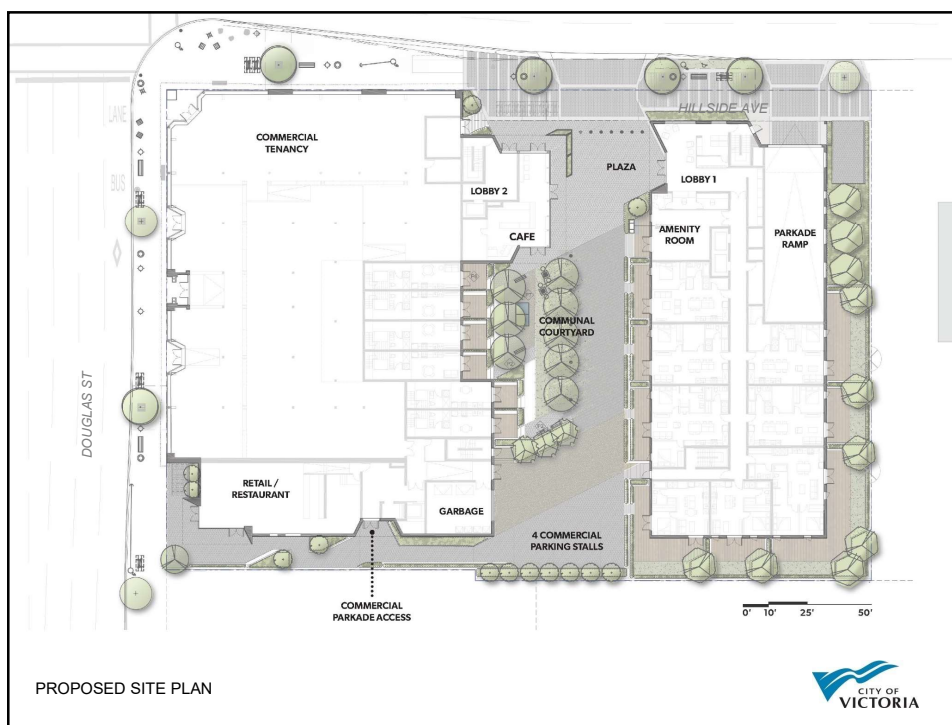
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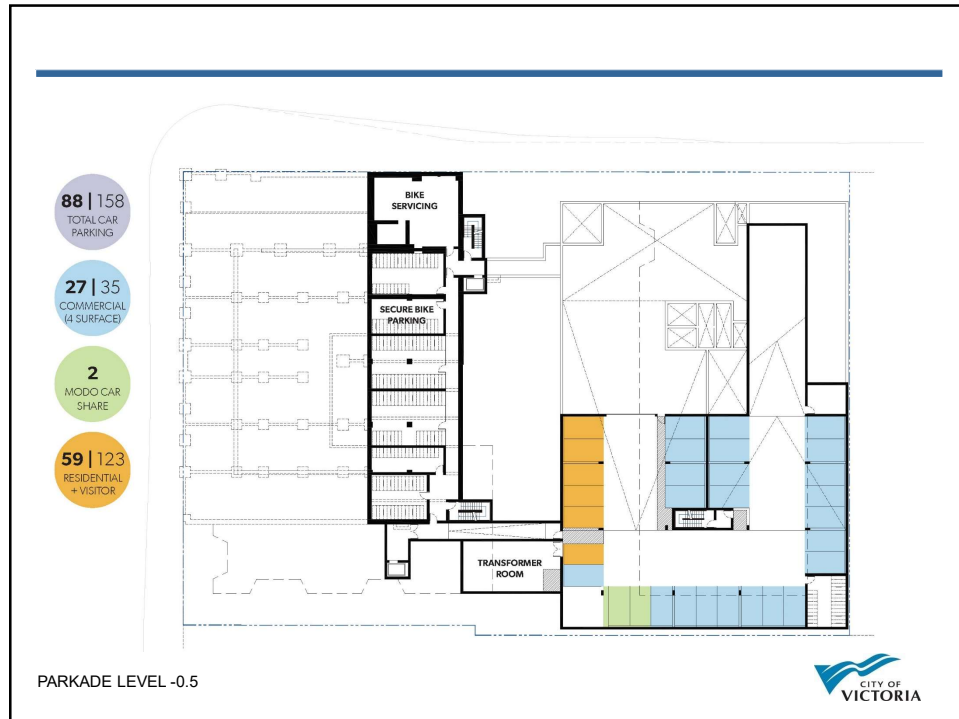
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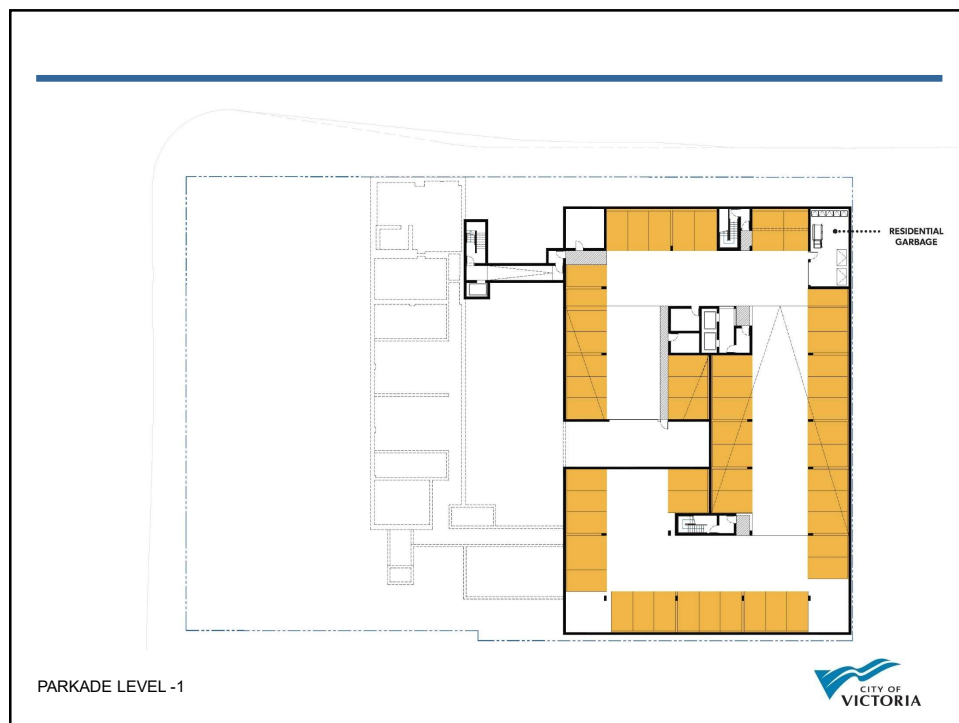
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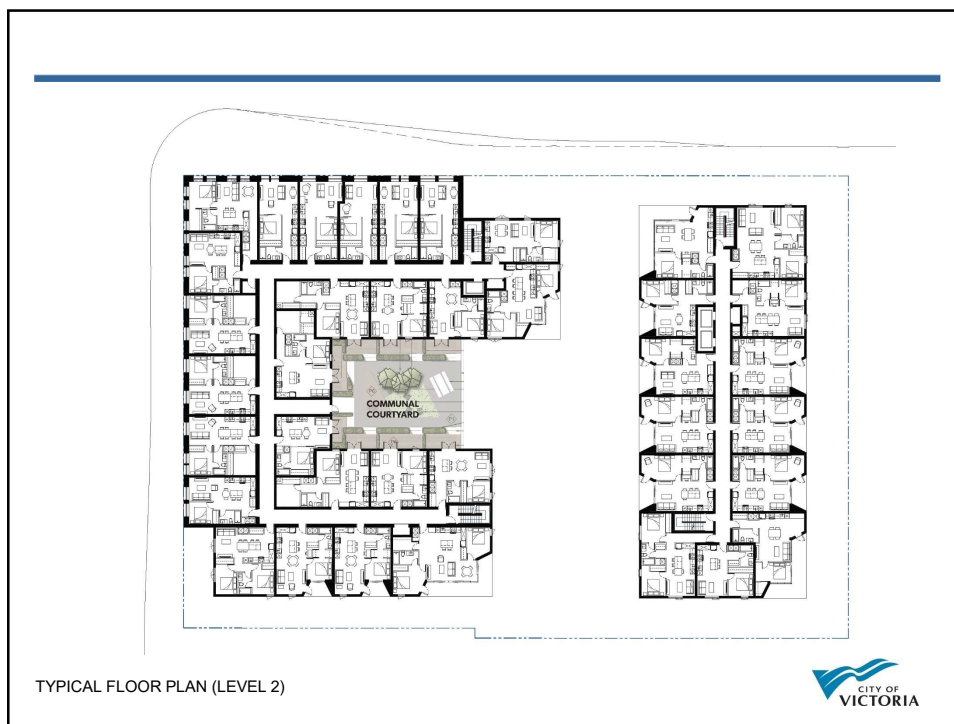
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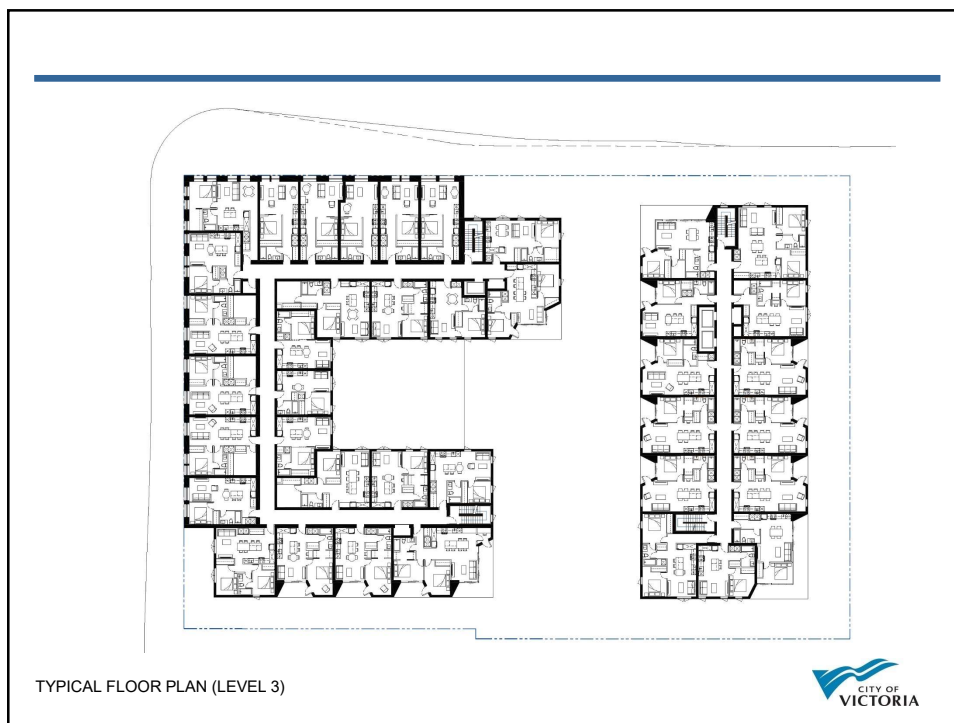
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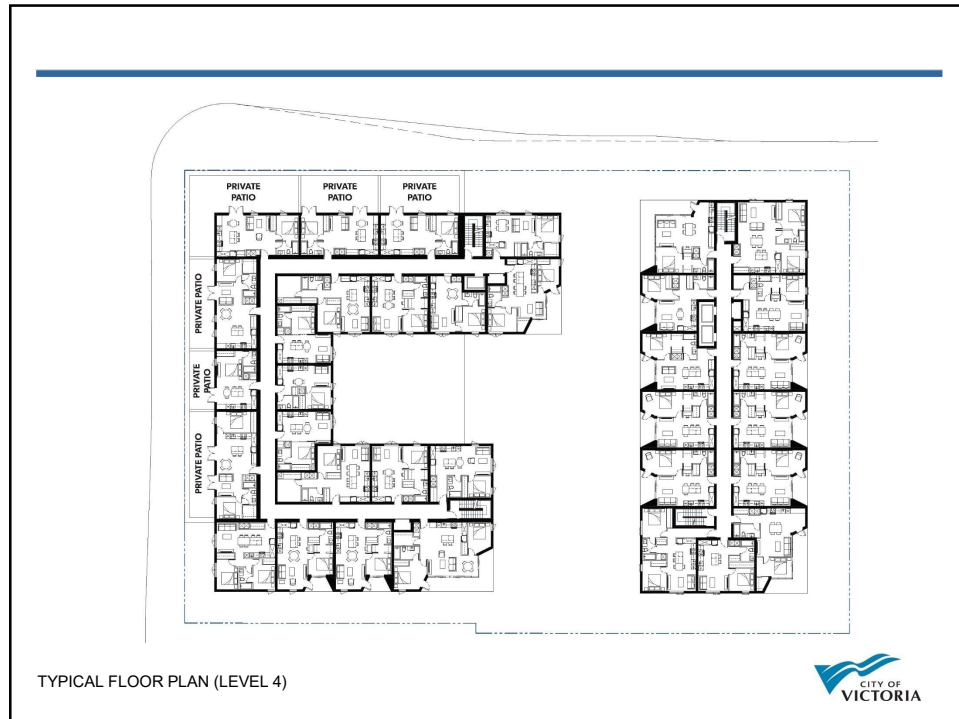
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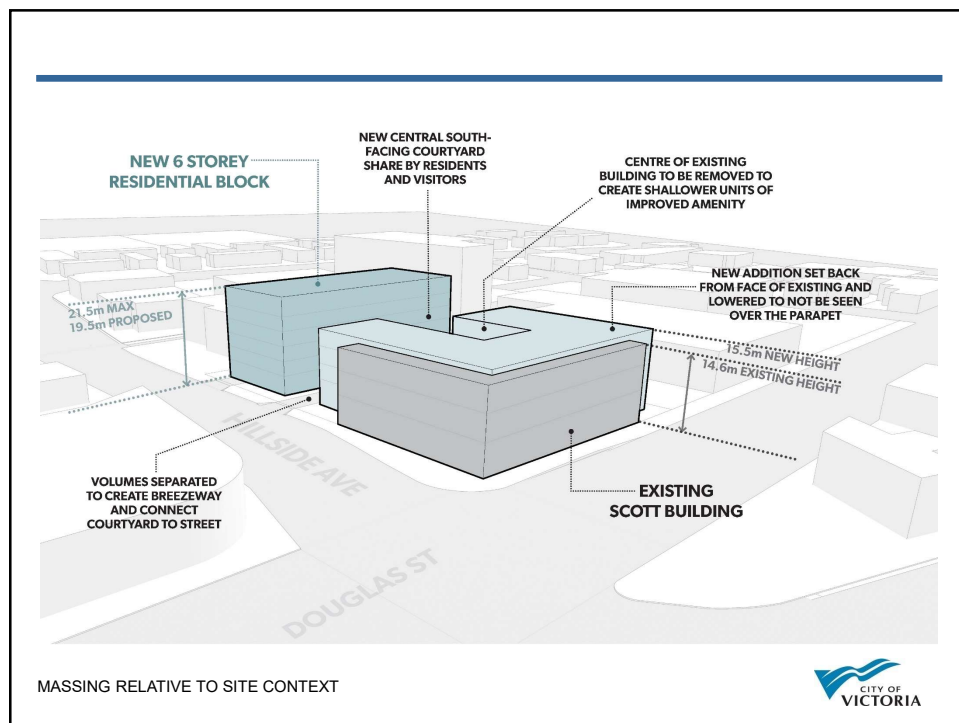
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DOUGLAS STREET ELEVATION LOOKING EAST



15



DOUGLAS ST

HILLSIDE AVE ELEVATION LOOKING SOUTH



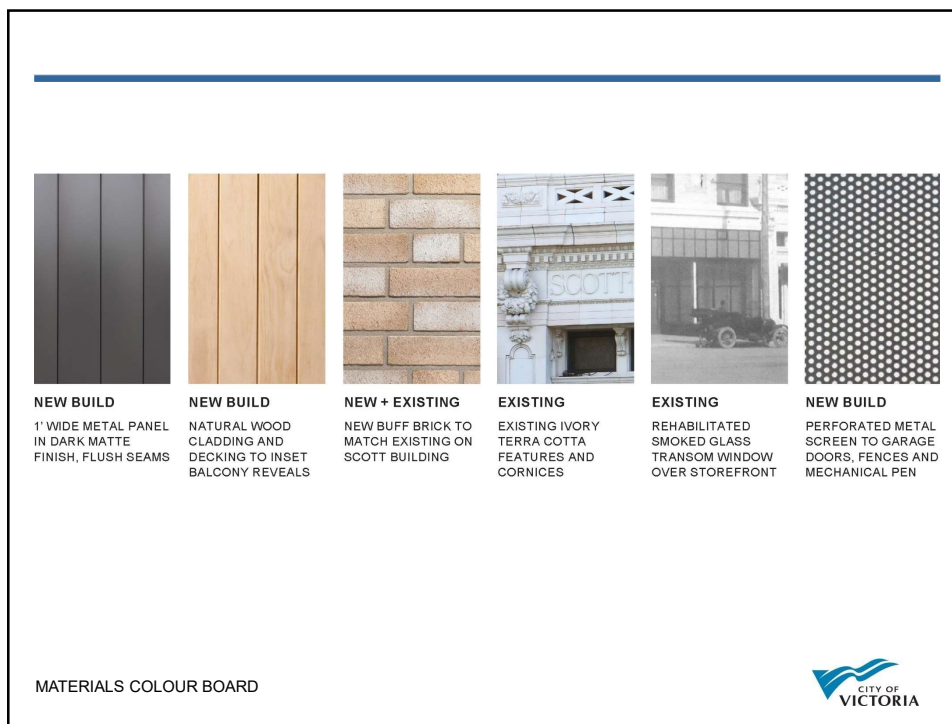
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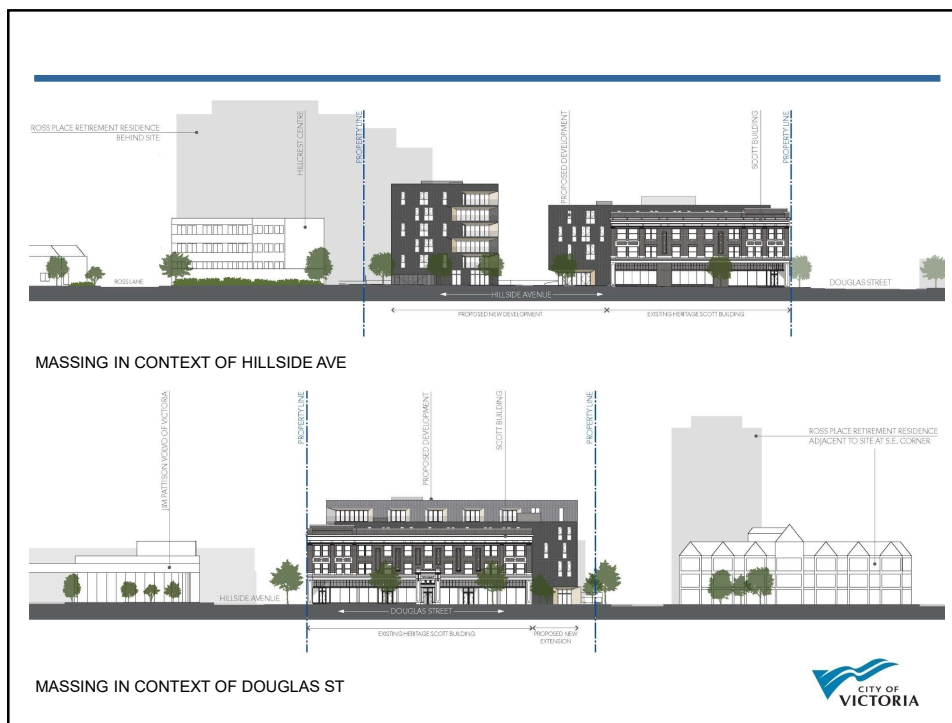
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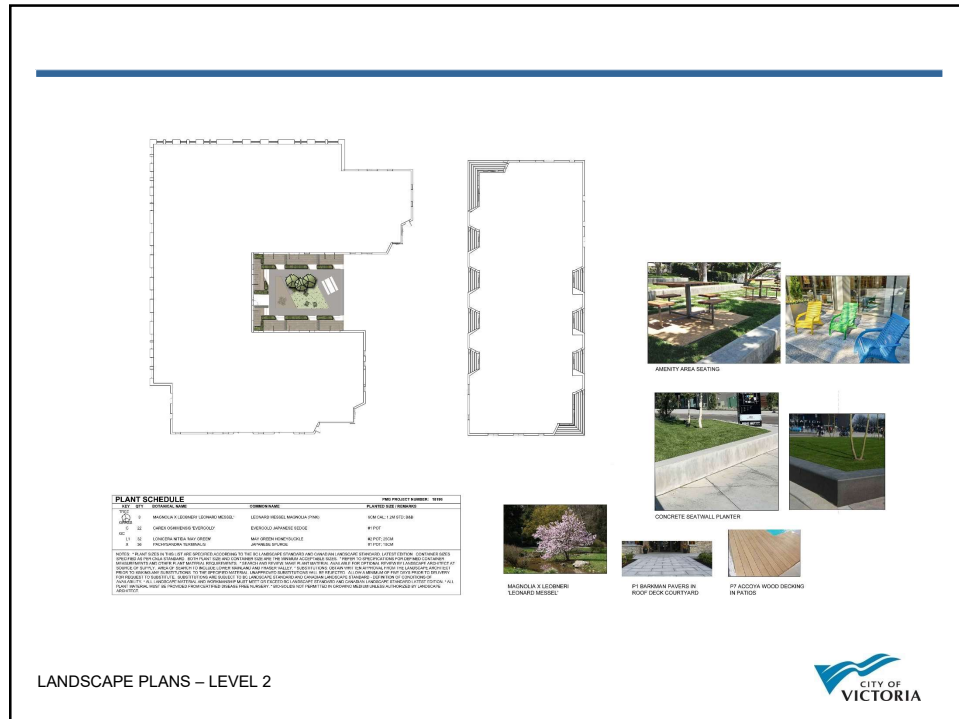
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21



22





RENDERED VIEW LOOKING SOUTH TOWARDS CAFÉ  
AND COURTYARD ENTRY FROM HILLSIDE AVE



25



RENDERED VIEW CLOSE UP OF STAGGERED RECESSED BALCONIES



26



RENDERED VIEW LOOKING NORTH FROM COMMUNAL COURTYARD



27



RENDERED VIEW LOOKING SOUTH-WEST FROM HILLSIDE AVE



28

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## Heritage Designation Application for 2655-2659 Douglas Street (Scott Building)



29

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### Staff Recommendation

That Council approve the designation of the heritage-registered property located at 2659 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site



30

### Designation Assessment

A heritage property is one with sufficient **heritage value** or **heritage character** to justify conservation

**Designation Assessment:** Does the property have heritage value or heritage character?

**Heritage Value:** historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

**Heritage Character:** Traits or features which give property or an area a distinctive quality or appearance.

*(Local Government Act, Section 611)*



31

### Heritage Value

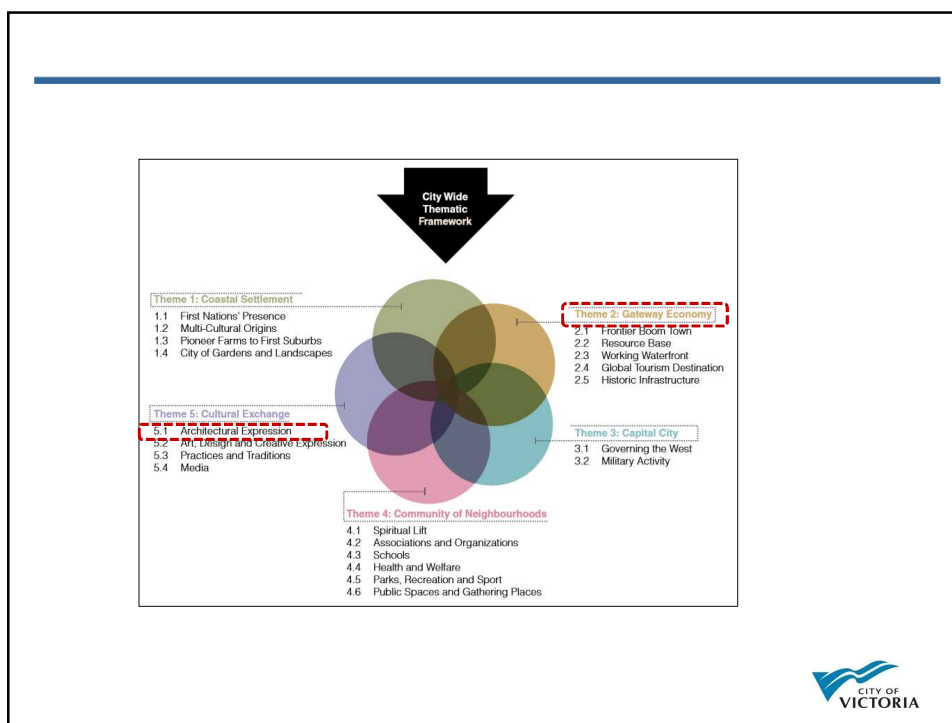
- Testament to Edwardian era development of Burnside, economic growth and demand for office space near transit
- Associated with Lord Wilfred Hargreaves

### Heritage Character

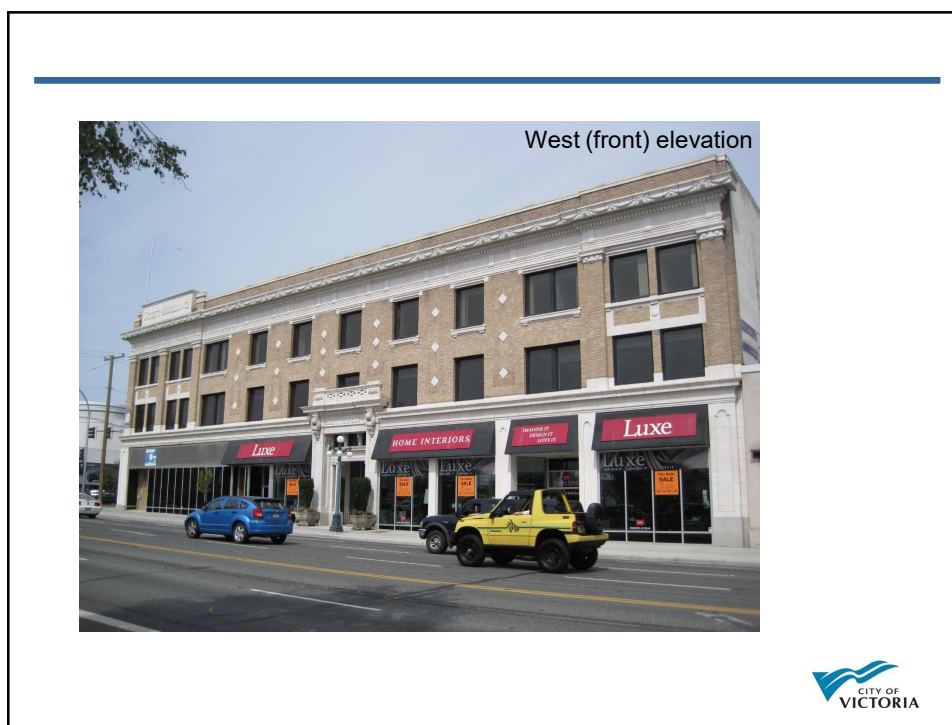
- Form, scale, massing
- Classical revival features on upper storeys and main entry
- Scott Building inscriptions



32



33



34

North (side) elevation



35

East (rear) elevation



36

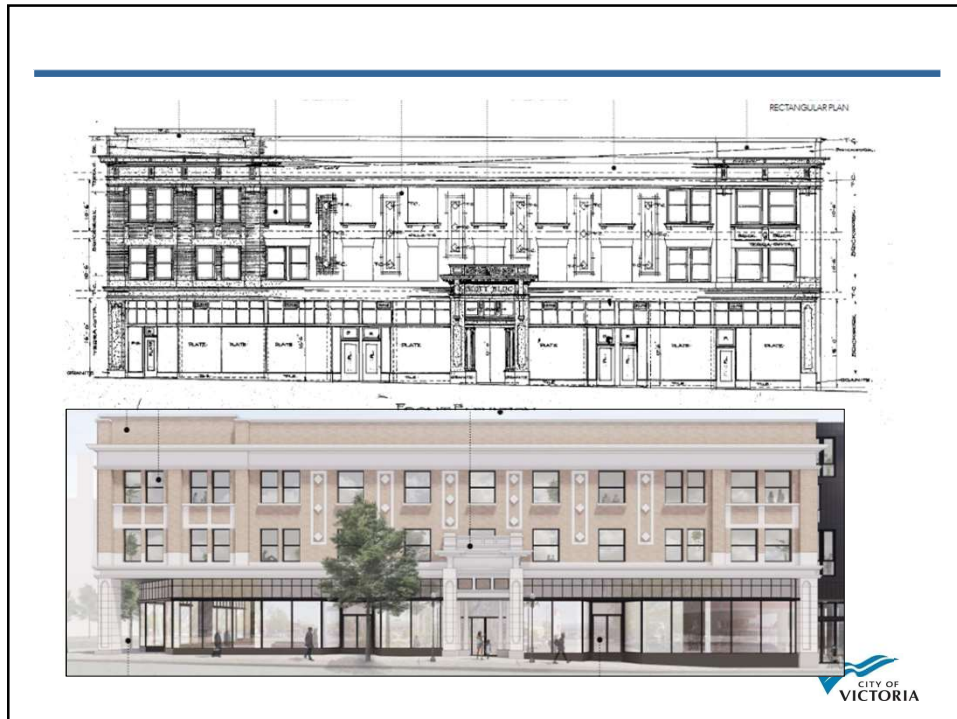
South (side) Elevation



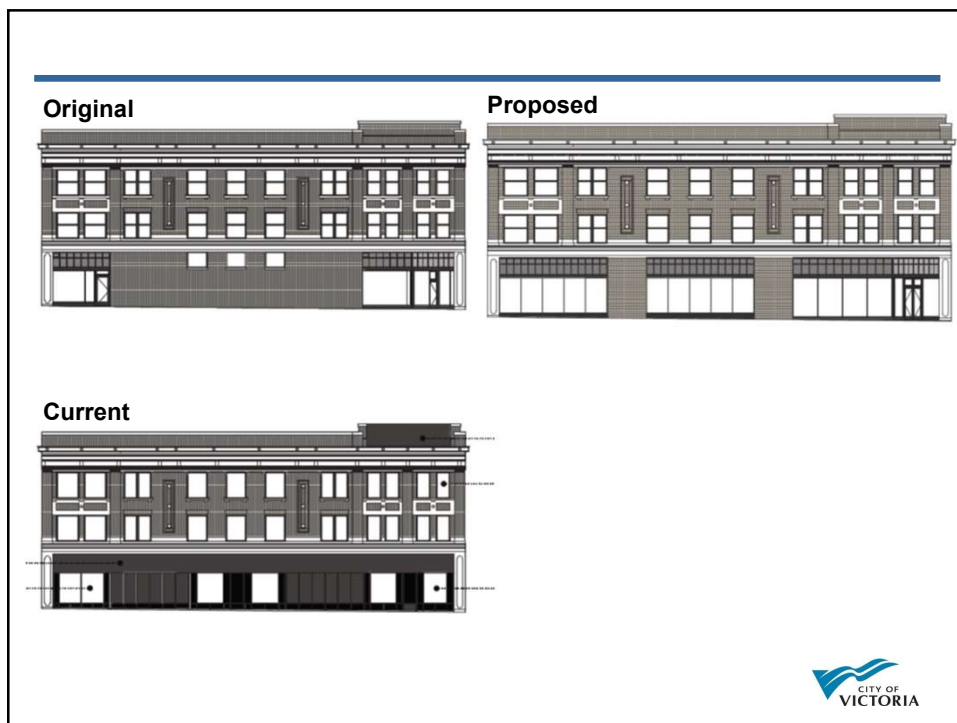
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## Committee of the Whole Report For the Meeting of December 12, 2019

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**To:** Committee of the Whole **Date:** November 28, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** Heritage Designation Application No. 000180 for 2659 Douglas Street

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### RECOMMENDATION

That concurrent with Rezoning Application No. 00664, if it is approved, Council approve the designation of the property located at 2659 Douglas Street as a Municipal Heritage Site, consistent with plans dated November 4, 2019 and pursuant to Section 611 of the Local Government Act.

### LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the property located at 2659 Douglas Street. The three-storey masonry commercial building was built in 1911 and contributes to the historic character of the Burnside Gorge neighbourhood.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan (2012)*, Section 8: "Heritage" of the Burnside Gorge Neighbourhood Plan and with the Victoria Heritage Thematic Framework.

The application was reviewed by the Heritage Advisory Panel at its August 13, 2019 meeting and was recommended for approval.

### BACKGROUND

#### Description of Proposal

2659 Douglas Street is a large corner property located at the intersection of Douglas Street and Hillside Avenue. It is occupied by a three-storey masonry building called the Scott Building, constructed in 1911 by acclaimed architect Lord Wilfred Hargreaves. The building is a high quality and unique example of Classical Revival design constructed on a prominent and highly visible corner from light brown masonry complemented by terra cotta. Terra cotta is used in the ground and third-storey cornices, at the base and capitals of pilasters, and in detailing running

across the façade. The main entry to the building is on the west façade facing Douglas Street and is framed with a pair of rounded ionic columns and a much larger pair of pilasters supporting an elaborate entablature. The corner of the building at the intersection is specially emphasized with paired windows at the second and third storeys framed by projecting pilasters.

The building is representative of the Edwardian era of development within the Burnside Gorge neighbourhood. The building has been altered at the ground storey with modern curtain wall glazing, which extends along the entire Hillside Avenue frontage where it had previously been present only at the corners. The original transom window at the ground storey has been removed and the windows have been replaced. The corner of the building at the ground storey, which was previously angled behind the corner pillar, has been filled in. Apart from these details, the remainder of the building has retained much of its original appearance. The terra cotta and brickwork are in good condition and the overall composition of the building is intact.

The building has heritage value as a symbol of Victoria's resource-based gateway economy as expressed in the Burnside Gorge neighbourhood. The area was growing quickly at the time, driven by the centralization of lumber processing, shipbuilding, manufactured goods and thriving sealing and whaling industries.

### **Regulatory Considerations**

The proposed heritage designation is consistent with surrounding land uses.

### **Condition/Economic Viability**

The Scott Building is in good condition. The brickwork and terracotta are both in good condition and no major maintenance work is required.

## **ANALYSIS**

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

### **Official Community Plan**

The designation of this building is consistent with the *Official Community Plan* (OCP, 2012), which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

#### Goals

8(b) *Victoria's cultural and natural heritage resources are protected and celebrated.*

#### Broad Objectives

8(j) *That heritage property is conserved as resources with value for present and future generations.*

8(l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

#### City Form

8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*

## **Burnside Gorge Neighbourhood Plan**

The designation of this building is consistent with the *Burnside Gorge Neighbourhood Plan* (2017), which in the section entitled, “8. Heritage”, states:

*8.1.1. The City will encourage protection of heritage resources through the designation of properties listed on the City's Register of Heritage Properties, identified in orange in Map 6, including as part of rezoning application considerations.*

*8.1.2. Consider future additions to the City's Register of Heritage Properties in consultation with property owners, including those identified by the Burnside Gorge Community Association in Map 7.*

## **Victoria Heritage Thematic Framework**

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The Victoria Heritage Thematic Framework functions to organize and define historical events, to identify representative historic places and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the Victoria Heritage Thematic Framework is incorporated into the Statement of Significance.

## **Zoning Bylaw Amendment Application No. 00664**

Accompanying the Heritage Designation Application is a Rezoning Application that seeks an increase in density in order to permit a six-storey, mixed-use building on the vacant rear portion of the property. This also includes a four-storey addition connected to the back of the Scott Building, with one storey extending over the rooftop. Renderings of the proposal are attached to the rezoning report. The rear addition wraps around the east and south sides of the Scott Building and is set back 5.2 metres (17 feet 4 inches) from the north (side) elevation facing Hillside Avenue and 3.75 metres (12 feet 3.75 inches) from the front (west) elevation facing Douglas Street. Due to the Scott Building's taller floor heights and its high parapet, the top of the one-storey rooftop addition is only 1.39 metres (4 feet 7 inches) taller than the parapet of the Scott Building, making it difficult to see from the street.

## **Resource Impacts**

Heritage designation of 2659 Douglas Street will enable the property owner to apply for heritage grants from the Victoria Civic Heritage Trust and for a tax incentive from City Council to assist with the cost of seismic upgrading.

## **Heritage Advisory Panel**

The application was reviewed by the Heritage Advisory Panel at its August 13, 2019 meeting and was recommended for approval.

## **Statement of Significance**

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

## CONCLUSIONS


This application for the heritage designation of the property located at 2659 Douglas Street as a Municipal Heritage Site is for a building that is an exceptional example of a Classical Revival style commercial building from the Edwardian era by an acclaimed architect. The building was constructed during a time of economic expansion in the Burnside Gorge neighbourhood, which prospered in response to the centralization of industry. Staff therefore recommend that Council approve Heritage Designation Application No. 000180 for 2659 Douglas Street consistent with plans dated November 4, 2019.

## ALTERNATE MOTION


That Council decline the designation of the property located at 2659 Douglas Street, pursuant to Section 611 of the Local Government Act, consistent with plans dated November 4, 2019, as a Municipal Heritage Site.

Respectfully submitted,

  
John O'Reilly, Senior Heritage Planner  
Sustainable Planning and Community  
Development Department

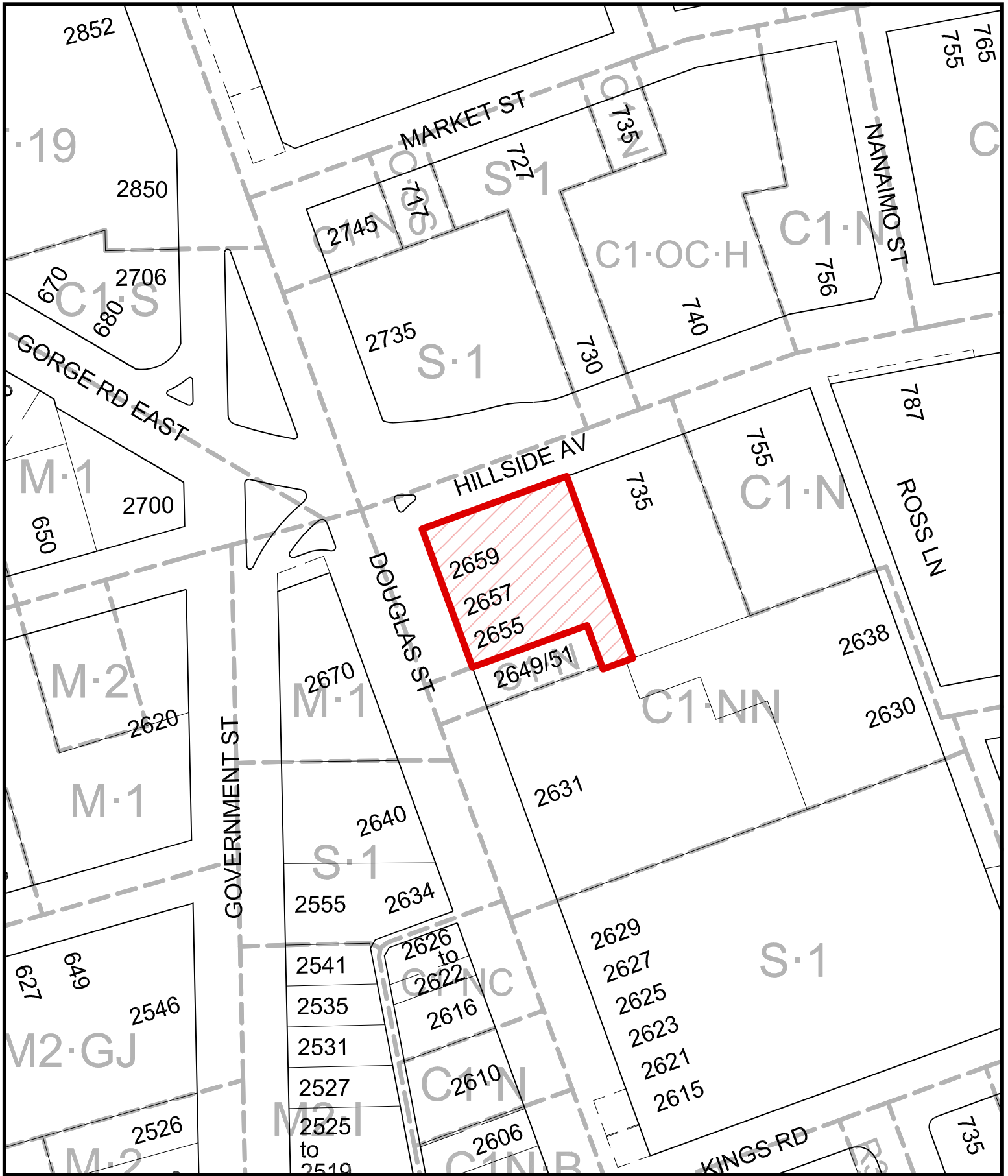
  
Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

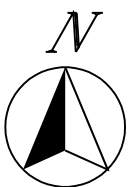
  
Date: Dec 4, 2019

## List of Attachments

- Attachment 1: Subject Map
- Attachment 2: Aerial Map
- Attachment 3: Photographs
- Attachment 4: Statement of Significance
- Attachment 5: Plans, date stamped November 4, 2019
- Attachment 6: Letter from the applicant, dated October 31, 2019
- Attachment 7: Minutes of the Heritage Advisory Panel, dated September 10, 2019.



2659 Douglas Street  
Heritage Designation

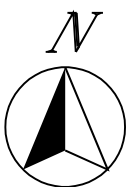


Designated



Registered

# 2659 Douglas Street Heritage Designation



## 2659 Douglas Street



North Elevation



West Elevation



East Elevation



East Elevation



West Elevation Detail of Entrance

## STATEMENT OF SIGNIFICANCE



**Address:** 2659 Douglas Street, Victoria, British Columbia

**Historic Name:** Scott Building

**Original Owner:** Robert Scott

**Original Architect:** L.W. Hargreaves

**Original Contractor:** Pacific Coast Construction Company

**Date of Construction:** 1911

### Description of Historic Place

The Scott Building is a three-storey masonry building situated prominently at the corner of Douglas and Hillside Avenue in the Burnside neighbourhood of Victoria. Notable features of this Classical Revival building include the extensive use of terra cotta, with a west entry denoted by a massive architrave and two Ionic classical columns. Inscribed above the main entrance and on the west parapet is "Scott Building."

### Heritage Value of Historic Place

The Scott Building is valuable as a testament to the Edwardian era development of the Burnside neighbourhood as the hub of local industry in Victoria. Burnside, established early in Victoria's development, housed the majority of Victoria's resource-based industries including lumber processing, shipbuilding, manufactured goods and thriving sealing and whaling industries. The neighbourhood was important both to the economic growth of Victoria and the Province. Burnside neighbourhoods quickly grew as a response to the centralization of industry in the area, and reflect

the diversity and status of families living and working in the neighbourhood. Corresponding to this neighbourhood growth was the demand for amenities and commercial office space, exemplified by the Scott Building with commercial on the ground floor and offices above. The building was ideally situated, within the heart of the Burnside neighbourhood, directly on the B.C. Electric rail line, and in close proximity to Victoria's downtown.

Furthermore, the Scott Building, built 1911, is significant as a remarkable example of a Classical Revival design by esteemed architect Lord Wilfrid Hargreaves (1880-1966). Born in England, Hargreaves immigrated to Canada and worked in both Edmonton and Calgary before moving to Victoria in 1909. Hargreaves had a successful career in Victoria, and has many large buildings attributed to him, including the Leland Building (1912) and the Yen Wo Society Building in Chinatown. In the 1920s, Hargreaves joined the Provincial Department of Public Works on a temporary basis. The Scott Building exhibits Hargreaves proficiency with the Classical Revival vocabulary. Noteworthy features include pilasters, brick patterning, parapet and the extensive use of terra cotta, which was supplied by Gladding, McBean & Company of California, the largest supplier of local architectural terra cotta during the Edwardian era boom. The building was constructed for local investor Robert Scott.

### **Character-Defining Elements**

Key elements that define the heritage character of the Scott Building include its:

- prominent corner location at Douglas Street and Hillside Avenue in the Burnside neighbourhood
- continuous commercial use
- form, scale and massing as expressed by its: three-storey height, built to the front property line; rectangular plan; raised parapets on two main facades; and flat roof
- masonry construction with heavy timber frame
- Classical Revival features including: patterned brick with variant stretcher rows; terra cotta cornices between first floor and above third floor decorated with egg-and-dart, acanthus scrolls, festoons and dentils; terra cotta lintels; terra cotta decorative raised diamonds; terra cotta and brick pilasters; west entry with terra cotta architrave featuring ionic columns, scroll cut brackets, dentils and garlands
- regular fenestration with segmental-arched window openings on the rear (east) elevation
- terra cotta "Scott Building" inscriptions on the west entry and west parapet
- date plaque at ground of west entry inscribed " Scott Building 1911 A.D."

## RESEARCH SUMMARY

**ADDRESS:** 2659 Douglas Street, Victoria, British Columbia

**HISTORIC NAME:** Scott Building

**ORIGINAL OWNER:** Robert Scott

**ORIGINAL ARCHITECT:** L.W. Hargreaves

**ORIGINAL CONTRACTOR:** Pacific Coast Construction Company

**DATE OF CONSTRUCTION:** 1911

### REFERENCES:

- Gladding, McBean & Co Architectural Terra Cotta Order
- AIBC Application for Registration, L. Wilfrid Hargreaves, Date of Application: September 21, 1920

### PHOTOGRAPHS:

- City of Victoria Archives: M01269
- BC Archives: F-00096; F-000817; H-06836

**COMMENTS:** For further information on Hargreaves, see *Building the West* page 365

**DRAWING LIST**

**ARCHITECTURAL**

A001	COVER SHEET & DRAWING LIST	N.T.S.
A002	PROJECT DESCRIPTION & SITE LOCATION PLAN	1:150
A003	EXISTING SITE PLAN	1:150
A004	PROPOSED SITE PLAN	1:150
A005	AVAILABILITY CALCULATIONS	1:150
A101	LEVEL 1 FLOOR PLAN	1:150
A102	LEVEL 2 FLOOR PLAN	1:150
A103	LEVEL 3 FLOOR PLAN	1:150
A104	LEVEL 4 FLOOR PLAN	1:150
A105	LEVEL 5 FLOOR PLAN	1:150
A106	LEVEL 6 FLOOR PLAN	1:150
A107	LEVEL 7 FLOOR PLAN	1:150
A108	LEVEL 8 FLOOR PLAN	1:150
A109	LEVEL 9 FLOOR PLAN	1:150
A110	LEVEL 10 FLOOR PLAN	1:150
A111	LEVEL 11 FLOOR PLAN	1:150
A112	LEVEL 12 FLOOR PLAN	1:150
A113	LEVEL 13 FLOOR PLAN	1:150
A114	LEVEL 14 FLOOR PLAN	1:150
A115	LEVEL 15 FLOOR PLAN	1:150
A116	LEVEL 16 FLOOR PLAN	1:150
A117	LEVEL 17 FLOOR PLAN	1:150
A118	LEVEL 18 FLOOR PLAN	1:150
A119	LEVEL 19 FLOOR PLAN	1:150
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A121	LEVEL 21 FLOOR PLAN	1:150
A122	LEVEL 22 FLOOR PLAN	1:150
A123	LEVEL 23 FLOOR PLAN	1:150
A124	LEVEL 24 FLOOR PLAN	1:150
A125	LEVEL 25 FLOOR PLAN	1:150
A126	LEVEL 26 FLOOR PLAN	1:150
A127	LEVEL 27 FLOOR PLAN	1:150
A128	LEVEL 28 FLOOR PLAN	1:150
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A197	LEVEL 97 FLOOR PLAN	1:150
A198	LEVEL 98 FLOOR PLAN	1:150
A199	LEVEL 99 FLOOR PLAN	1:150
A200	LEVEL 100 FLOOR PLAN	1:150



**PROJECT DIRECTORY**

<b>ARCHITECTURAL</b> MICHAEL GREEN ARCHITECTURE 1331 CORDOVA VANCOUVER BC V6H 1T2 CONTACT: JORDAN VAN DER 604-336-4770	<b>CLIENT</b> DISTRICT PROPERTIES GROUP INC. 204-315 WEST 8TH AVE VANCOUVER BC V6H 1T2 CONTACT: MICHAEL GREEN 604-336-4770	<b>STRUCTURAL</b> COLEBURN CONSULTING 204-315 WEST 8TH AVE VANCOUVER BC V6H 1T2 CONTACT: BEN HODGINS 604-730-1422	<b>MECHANICAL</b> AVAILABLE MECHANICAL CONSULTANTS LTD 1245 E 62ND AVE #300 VANCOUVER BC V6M 1Y2 CONTACT: TERRY REEVE 250-444-9121	<b>ELECTRICAL</b> NEUMETSCHER ASSOCIATES LTD 2003 14TH AVE VANCOUVER BC V6M 1N3 CONTACT: DANIEL COCCARU 604-562-1443	<b>PAVING</b> RICH BUILDING SCIENCE 4337 STEEL CREEK DR #400 BURNABY BC V5T 4S6 CONTACT: GRAHAM FINCH 250-474-1110	<b>PLUMBING</b> ARTISAN PLUMBING P.O. BOX 440000 VANCOUVER BC V6M 1N3 CONTACT: SCOTT LEWIS 778-269-3635	<b>GEOTECHNICAL</b> GEPACIFIC 1770 W 75 AVE #10 VANCOUVER BC V6P 6P2 CONTACT: MATT KOKAN 604-696-7022	<b>LANDSCAPE</b> PMS LANDSCAPE ARCHITECTS 1014-4155 STEEL CREEK DRIVE BURNABY BC V5T 4S6 CONTACT: BEN ALABRA 604-296-0071	<b>ENGINEERING</b> GHL CONSULTANTS LTD 430 GRANVILLE STREET #100 VANCOUVER BC V6C 1T2 CONTACT: FRANKIE VICTOR 604-688-4444
<b>CONTRACTOR</b> SHAW-WATSON & ASSOCIATES 3134 PEARSONVILLE RD #104 ABSEY BC V2Y 1K1 CONTACT: CHRIS SUPRENE 250-580-3972	<b>HERITAGE</b> DONALD LUTON & ASSOCIATES 470 GRANVILLE ST VANCOUVER BC V6C 1T2 CONTACT: DONALD LUTON 604-688-1216	<b>WASTE &amp; RECYCLING</b> TAC 2127 WASTE CONSULTING CONTACT: JEFF LEVITT 604-688-724 EXT 1							

Received  
City of Victoria  
NOV 04 2019  
Planning & Development Department  
Development Services Division

**Revisions**  
Received Date:  
November 4, 2019

**MICHAEL GREEN ARCHITECTURE**  
555 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6B 1J8

2019-10-31 D REVISED FOR REZONING & DP  
2019-09-27 C REZONING & DP RESUBMISSION  
2018-07-04 B ISSUED FOR REZONING & DP  
2018-08-28 A ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2681 DOUGLAS ST, 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA BC  
V8T 1G6

**A000**  
COVER SHEET

ATTACHMENT 5  
149



**Received**  
City of Victoria

**NOV 04 2019**

Planning & Development Department  
Development Services Division



**MICHAEL GREEN ARCHITECTURE**  
1555 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J6



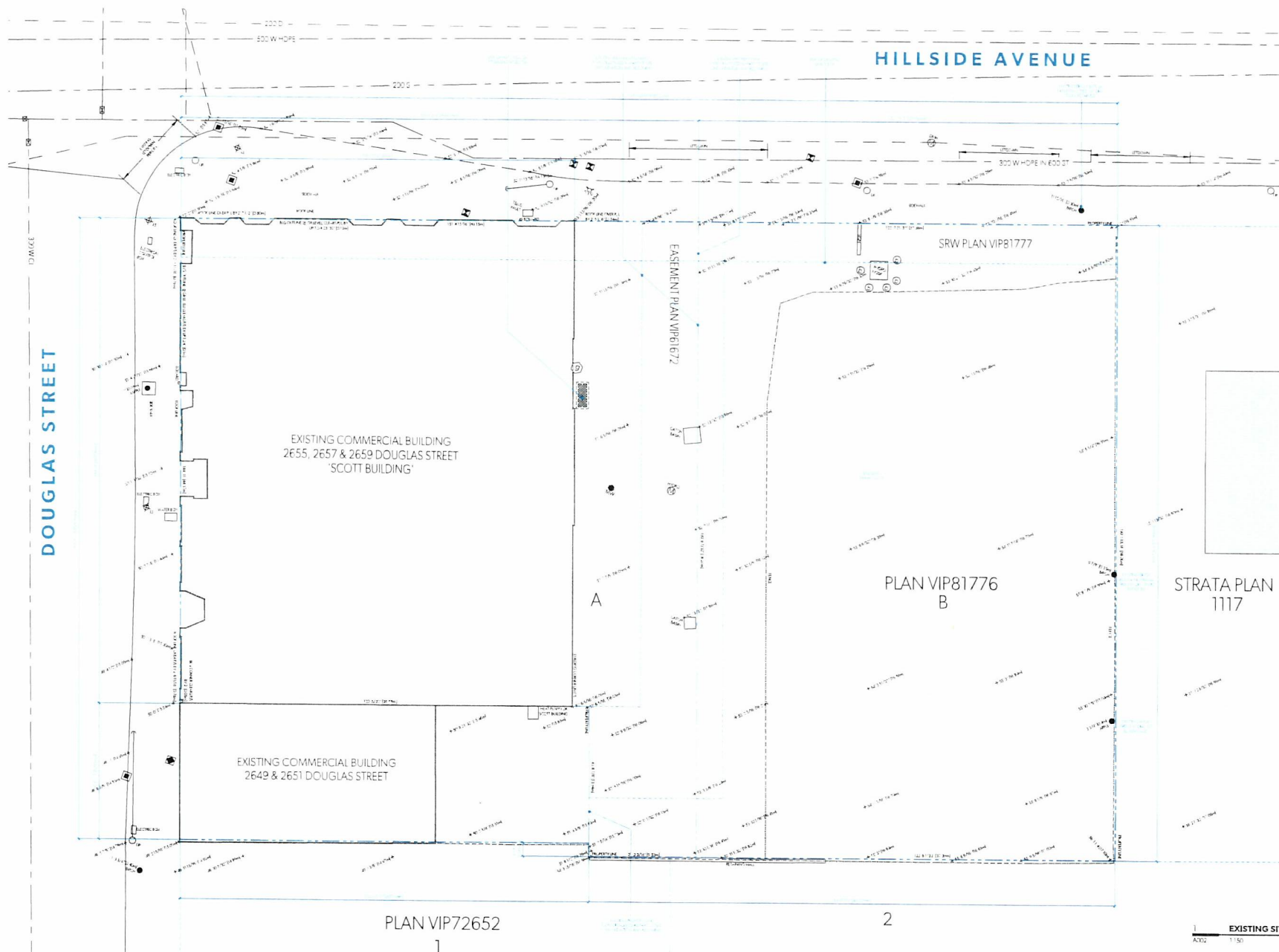
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-06-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST, 2659 DOUGLAS ST &  
738 HILLSIDE AVENUE  
VICTORIA, BC  
V8T 1C8

**A002**  
EXISTING SITE PLAN



EXISTING SITE PLAN  
A002 1:50

2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-06-25	A	ISSUED FOR REZONING & DP

DATE	REVISION	DESCRIPTION
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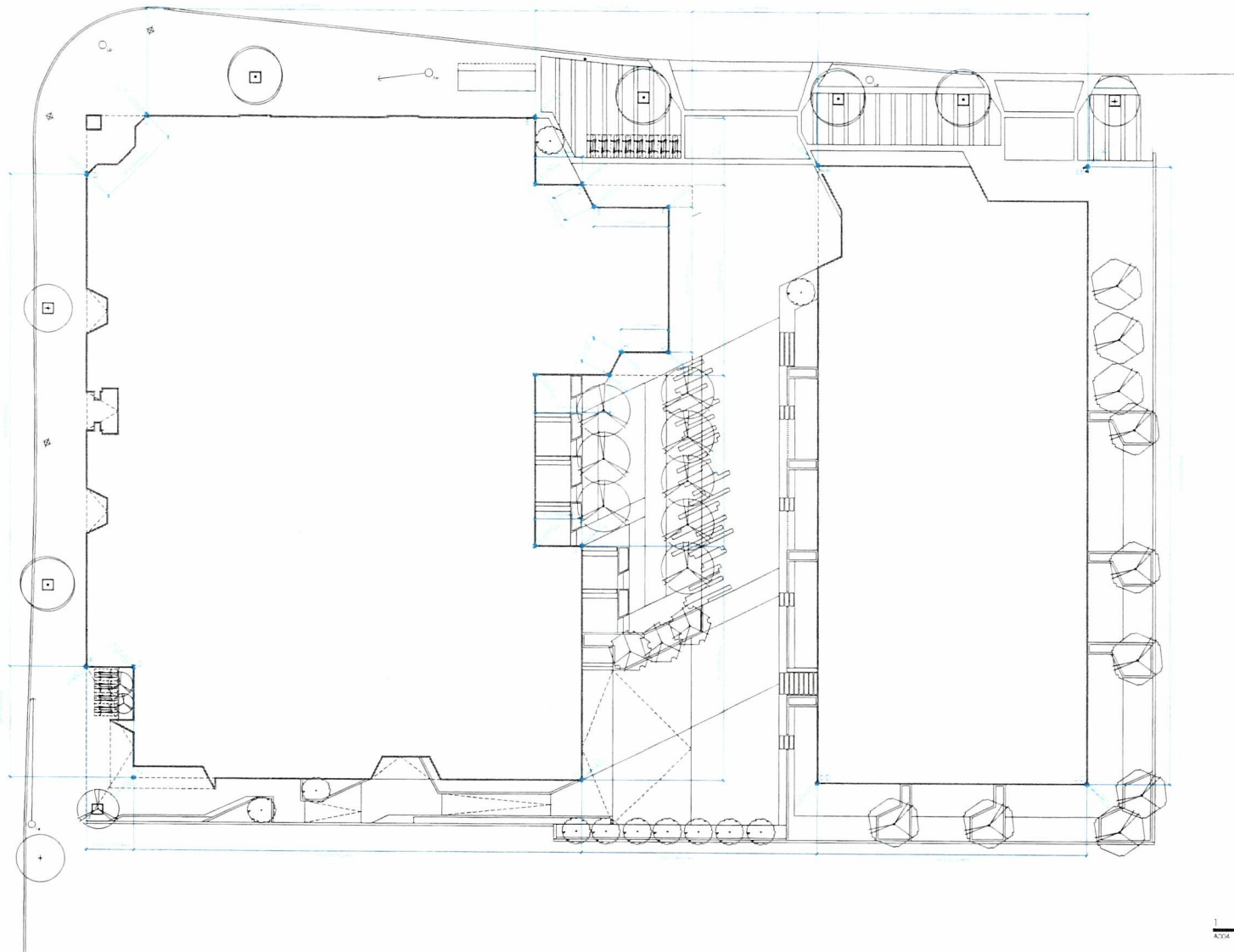
## THE SCOTT BUILDING

2651 DOUGLAS ST, 2659 DOUGLAS ST &  
735 HILLSIDE AVENUE  
VICTORIA, BC  
2017-016

# A003

## PROPOSED SITE PLAN

DOUGLAS STREET



AVERAGE GRADE PLAN  
A004 1:150

Received  
City of Victoria  
NOV 04 2019  
Planning & Development Department  
Development Services Division

MGA

EXISTING BUILDING - 100' x 100'			
AREA	PERCENT	AREA	TOTAL
1.00	1.00	1.00	2.00
2.00	2.00	2.00	4.00
3.00	3.00	3.00	6.00
4.00	4.00	4.00	8.00
5.00	5.00	5.00	10.00
6.00	6.00	6.00	12.00
7.00	7.00	7.00	14.00
8.00	8.00	8.00	16.00
9.00	9.00	9.00	18.00
10.00	10.00	10.00	20.00
11.00	11.00	11.00	22.00
12.00	12.00	12.00	24.00
13.00	13.00	13.00	26.00
14.00	14.00	14.00	28.00
15.00	15.00	15.00	30.00
16.00	16.00	16.00	32.00
17.00	17.00	17.00	34.00
18.00	18.00	18.00	36.00
19.00	19.00	19.00	38.00
20.00	20.00	20.00	40.00
21.00	21.00	21.00	42.00
22.00	22.00	22.00	44.00
23.00	23.00	23.00	46.00
24.00	24.00	24.00	48.00
25.00	25.00	25.00	50.00
26.00	26.00	26.00	52.00
27.00	27.00	27.00	54.00
28.00	28.00	28.00	56.00
29.00	29.00	29.00	58.00
30.00	30.00	30.00	60.00
31.00	31.00	31.00	62.00
32.00	32.00	32.00	64.00
33.00	33.00	33.00	66.00
34.00	34.00	34.00	68.00
35.00	35.00	35.00	70.00
36.00	36.00	36.00	72.00
37.00	37.00	37.00	74.00
38.00	38.00	38.00	76.00
39.00	39.00	39.00	78.00
40.00	40.00	40.00	80.00
41.00	41.00	41.00	82.00
42.00	42.00	42.00	84.00
43.00	43.00	43.00	86.00
44.00	44.00	44.00	88.00
45.00	45.00	45.00	90.00
46.00	46.00	46.00	92.00
47.00	47.00	47.00	94.00
48.00	48.00	48.00	96.00
49.00	49.00	49.00	98.00
50.00	50.00	50.00	100.00
51.00	51.00	51.00	102.00
52.00	52.00	52.00	104.00
53.00	53.00	53.00	106.00
54.00	54.00	54.00	108.00
55.00	55.00	55.00	110.00
56.00	56.00	56.00	112.00
57.00	57.00	57.00	114.00
58.00	58.00	58.00	116.00
59.00	59.00	59.00	118.00
60.00	60.00	60.00	120.00
61.00	61.00	61.00	122.00
62.00	62.00	62.00	124.00
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73.00	73.00	73.00	146.00
74.00	74.00	74.00	148.00
75.00	75.00	75.00	150.00
76.00	76.00	76.00	152.00
77.00	77.00	77.00	154.00
78.00	78.00	78.00	156.00
79.00	79.00	79.00	158.00
80.00	80.00	80.00	160.00
81.00	81.00	81.00	162.00
82.00	82.00	82.00	164.00
83.00	83.00	83.00	166.00
84.00	84.00	84.00	168.00
85.00	85.00	85.00	170.00
86.00	86.00	86.00	172.00
87.00	87.00	87.00	174.00
88.00	88.00	88.00	176.00
89.00	89.00	89.00	178.00
90.00	90.00	90.00	180.00
91.00	91.00	91.00	182.00
92.00	92.00	92.00	184.00
93.00	93.00	93.00	186.00
94.00	94.00	94.00	188.00
95.00	95.00	95.00	190.00
96.00	96.00	96.00	192.00
97.00	97.00	97.00	194.00
98.00	98.00	98.00	196.00
99.00	99.00	99.00	198.00
100.00	100.00	100.00	200.00

MICHAEL GREEN ARCHITECTURE  
555 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1J8



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

THE SCOTT BUILDING

265 DOUGLAS ST. 2659 DOUGLAS ST. A  
738 HILLSIDE AVENUE  
VICTORIA, BC  
2017-01

A004  
AVERAGE GRADE PLAN

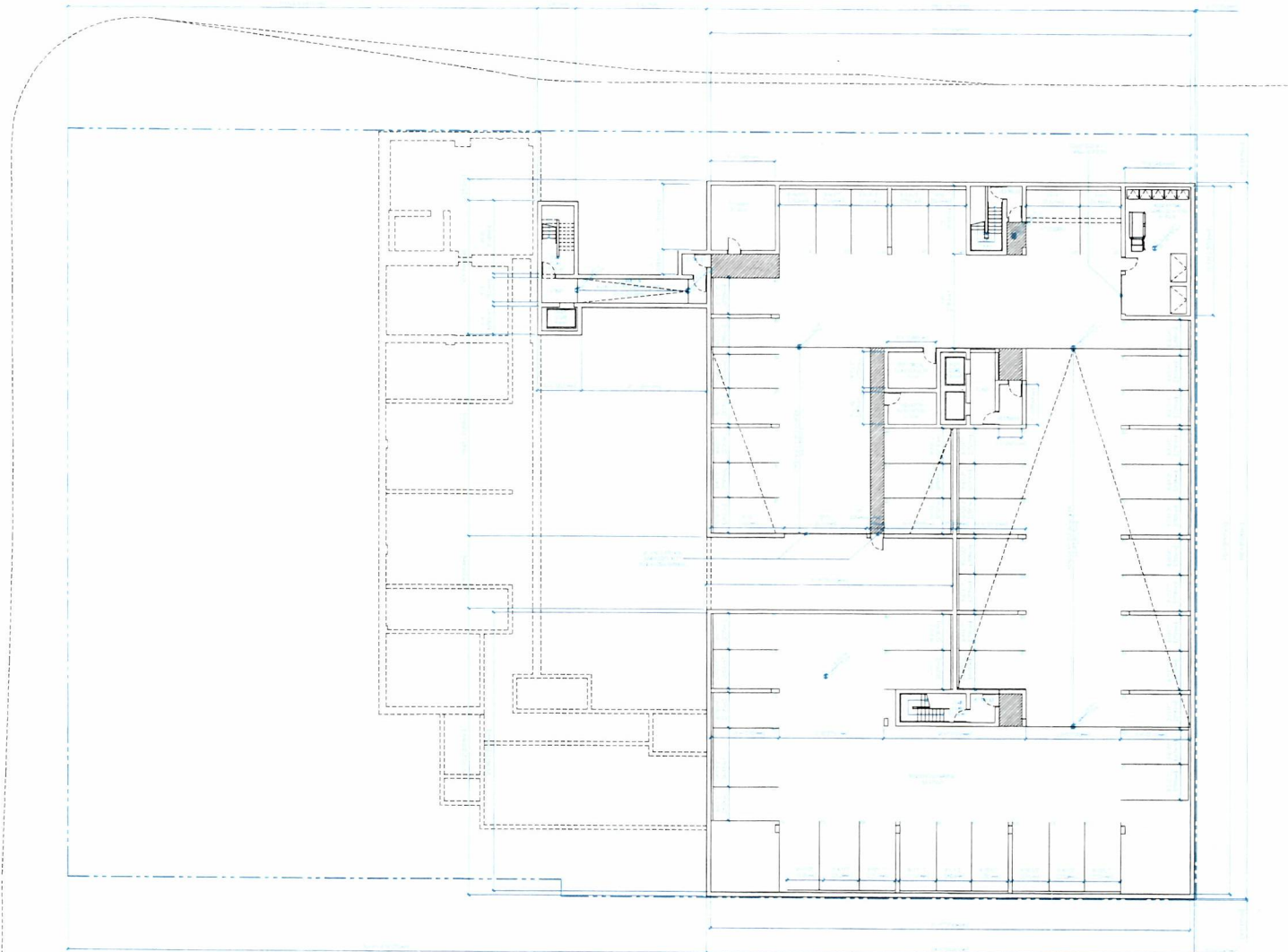
Received  
City of Victoria

NOV 04 2019

Planning & Development Department  
Development Services Division

**MGA**  
MICHAEL GREEN ARCHITECTURE

COMPARISON TABLE	
REVISION	DATE
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2	2019-09-27
3	2019-07-04
4	2019-04-25
5	2017-10-18
TOTAL COMMENTS	
COMMENTS	DATE
1	2019-10-31
2	2019-09-27
3	2019-07-04
4	2019-04-25
5	2017-10-18
TOTAL COMMENTS	
COMMENTS	DATE
1	2019-10-31
2	2019-09-27
3	2019-07-04
4	2019-04-25
5	2017-10-18



**MICHAEL GREEN ARCHITECTURE**  
1335 WEST 3RD AVENUE  
VANCOUVER B.C.  
CANADA V6J 1E



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-04-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST.  
735 HILLSIDE AVENUE  
VICTORIA B.C.  
2017-10-18

1 LEVEL 0 PLAN  
A100a 1:150

**A100a**  
LEVEL 0 PLAN

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City of Victoria

NOV 04 2019

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Development Services Division

**MGA**  
MICHAEL GREEN ARCHITECTURE

PROJECT: A100b	DATE: 2019-09-27
SUBMITTER: MGA	DATE: 2019-09-27
TOTAL REQUESTED PARKING: 100	DATE: 2019-09-27
COMMENTS:	DATE: 2019-09-27
TOTAL AVAILABLE PARKING: 100	DATE: 2019-09-27
TOTAL PARKING: 100	DATE: 2019-09-27
NET AVAILABLE PARKING: 100	DATE: 2019-09-27
TOTAL AVAILABLE PARKING: 100	DATE: 2019-09-27
NET AVAILABLE PARKING: 100	DATE: 2019-09-27
TOTAL AVAILABLE PARKING: 100	DATE: 2019-09-27
NET AVAILABLE PARKING: 100	DATE: 2019-09-27

**MICHAEL GREEN ARCHITECTURE**  
155 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6B 1E8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-28	A	ISSUED FOR REZONING & DP

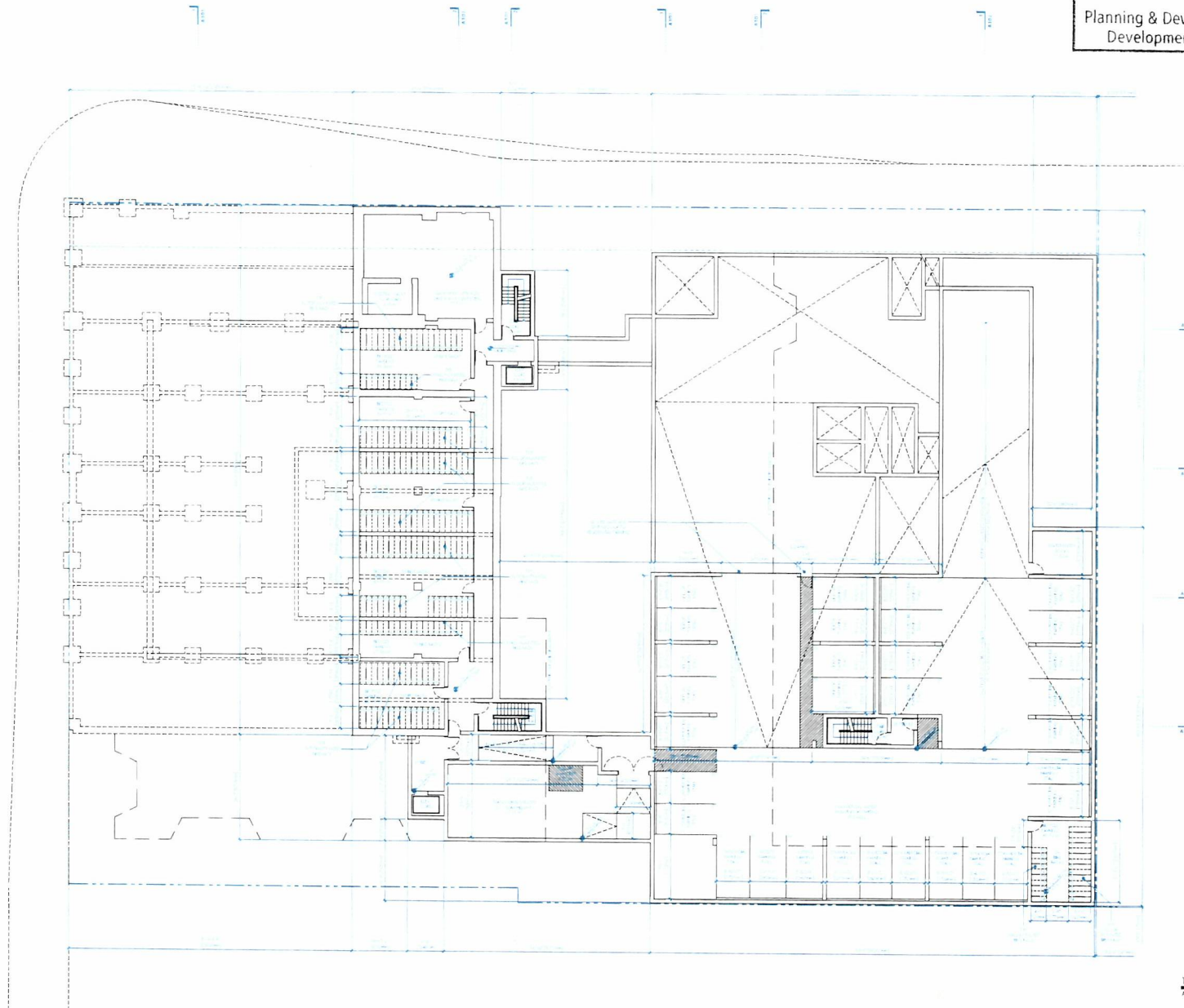
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLASS ST. 2659 DOUGLASS CT &  
733 HILLSIDE AVENUE  
VICTORIA, BC  
2017-01E

**A100b**  
LEVEL 0.5 PLAN

1 LEVEL 0.5 PLAN  
A100b 1:150



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City of Victoria

NOV 04 2019

Planning & Development Department  
Development Services Division

**MGA**

DATE	REVISION	DESCRIPTION
2019-09-27	C	REVISED FOR REZONING & DP
2019-07-04	B	REZONING & DP RESUBMISSION
2019-09-25	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1E6



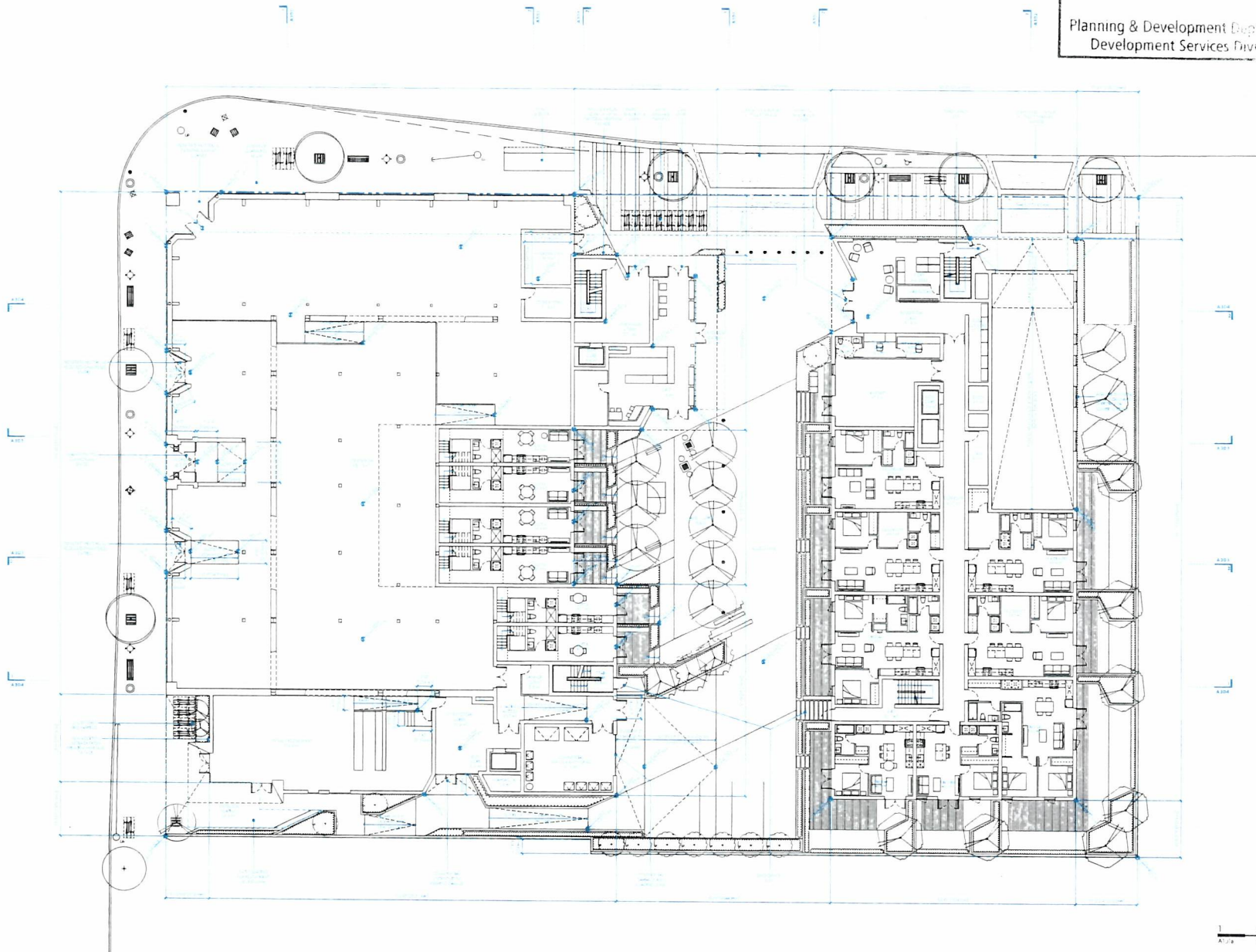
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2019-09-27	C	REVISED FOR REZONING & DP
2019-07-04	B	REZONING & DP RESUBMISSION
2019-09-25	A	ISSUED FOR REZONING & DP

**THE SCOTT BUILDING**

265 DOUGLAS ST. 2659 DOUGLAS ST.  
738 HILLSIDE AVENUE  
VICTORIA BC  
2017-01-E

**A101a**  
LEVEL 1 PLAN

LEVEL 1 PLAN  
A101a 1150



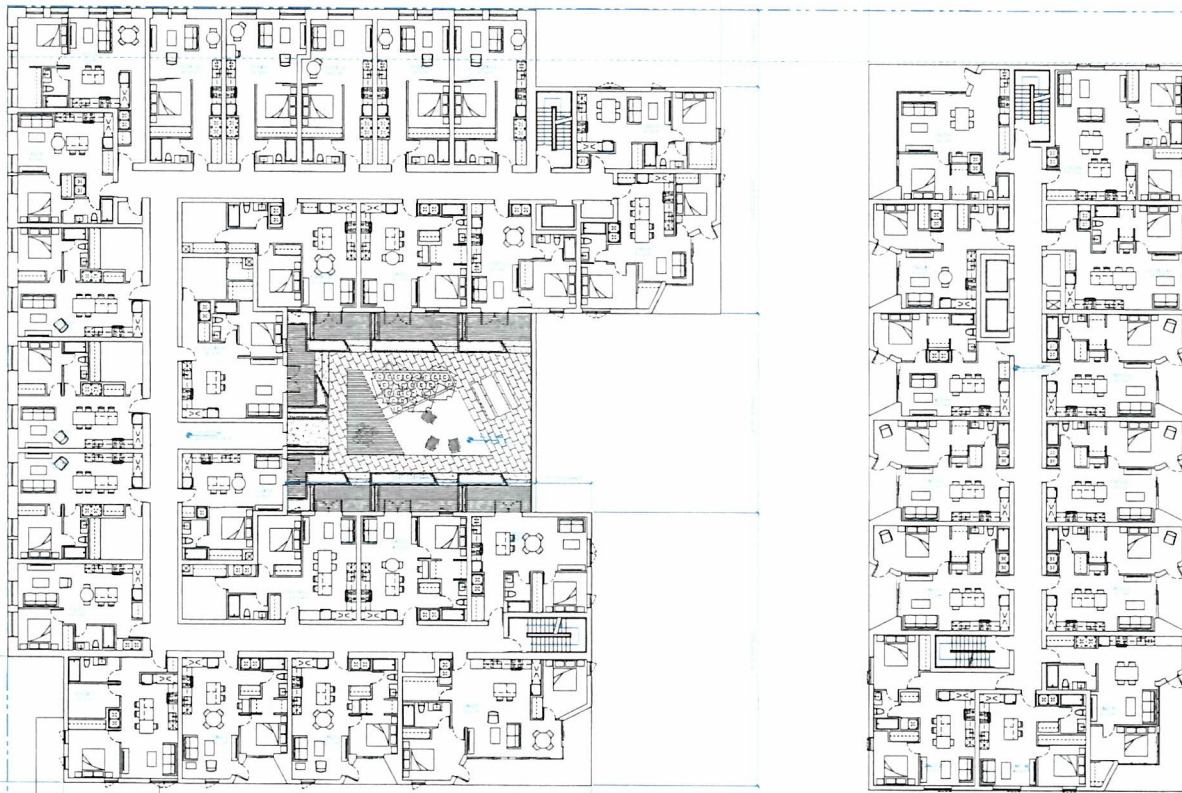
Planning & Development Department  
Development Services Division

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City of Victoria

NOV 04 2019

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Development Services Division

**MGA**



DATE	REVISION	DESCRIPTION
2019-04-21	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-08-28	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1K6



DATE	REVISION	DESCRIPTION
2019-04-21	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2018-08-28	A	ISSUED FOR REZONING & DP

**THE SCOTT BUILDING**

2651 DOUGLAS ST., 2659 DOUGLAS ST &  
738 HILLCROFT AVENUE  
VICTORIA, BC  
2017-018

**A102**  
LEVEL 2 PLAN

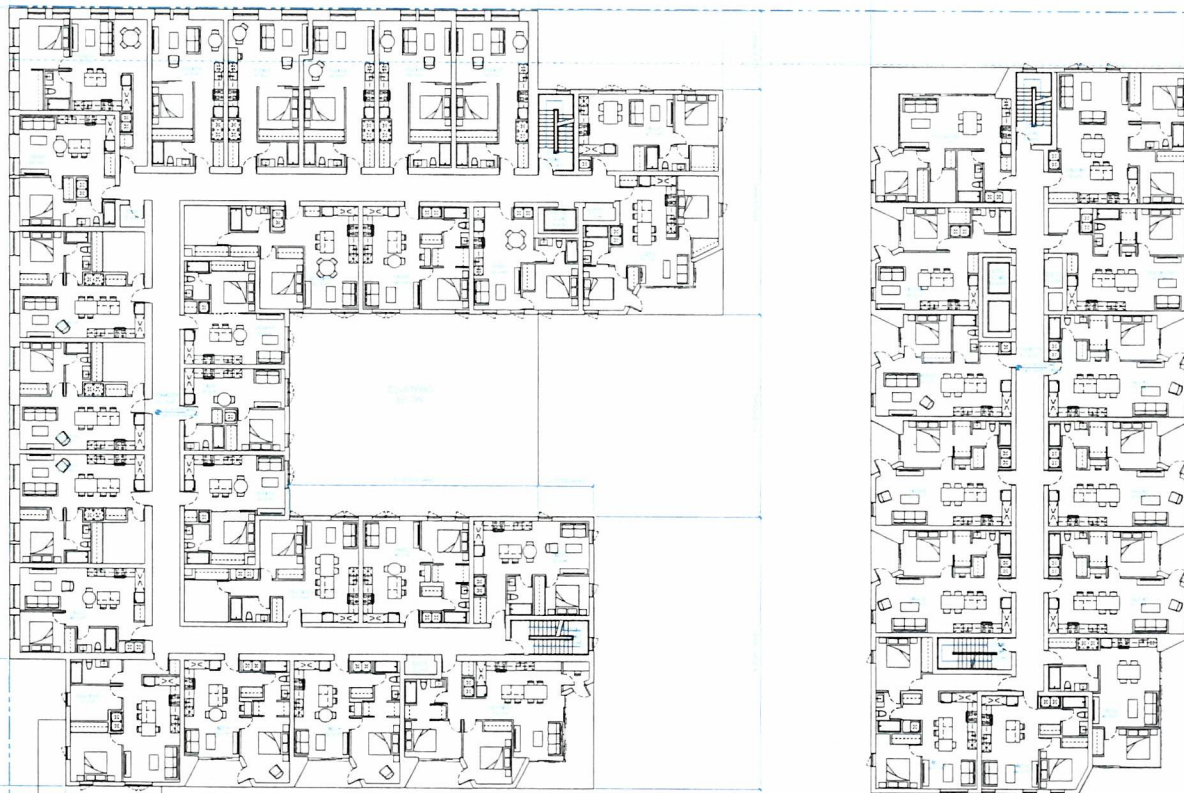
1 LEVEL 2 PLAN  
A102 1:150

Received  
City of Victoria

NOV 04 2019

Planning & Development Department  
Development Services Division

**MGA**



DATE	REVISION	DESCRIPTION
2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

**MICHAEL GREEN ARCHITECTURE**  
1535 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6I 1E8



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2681 DOUGLASS ST. 2689 DOUGLASS ST.  
733 HILLSIDE AVENUE  
VICTORIA BC  
2017-01-E

1 LEVEL 3 PLAN  
A103 1:150

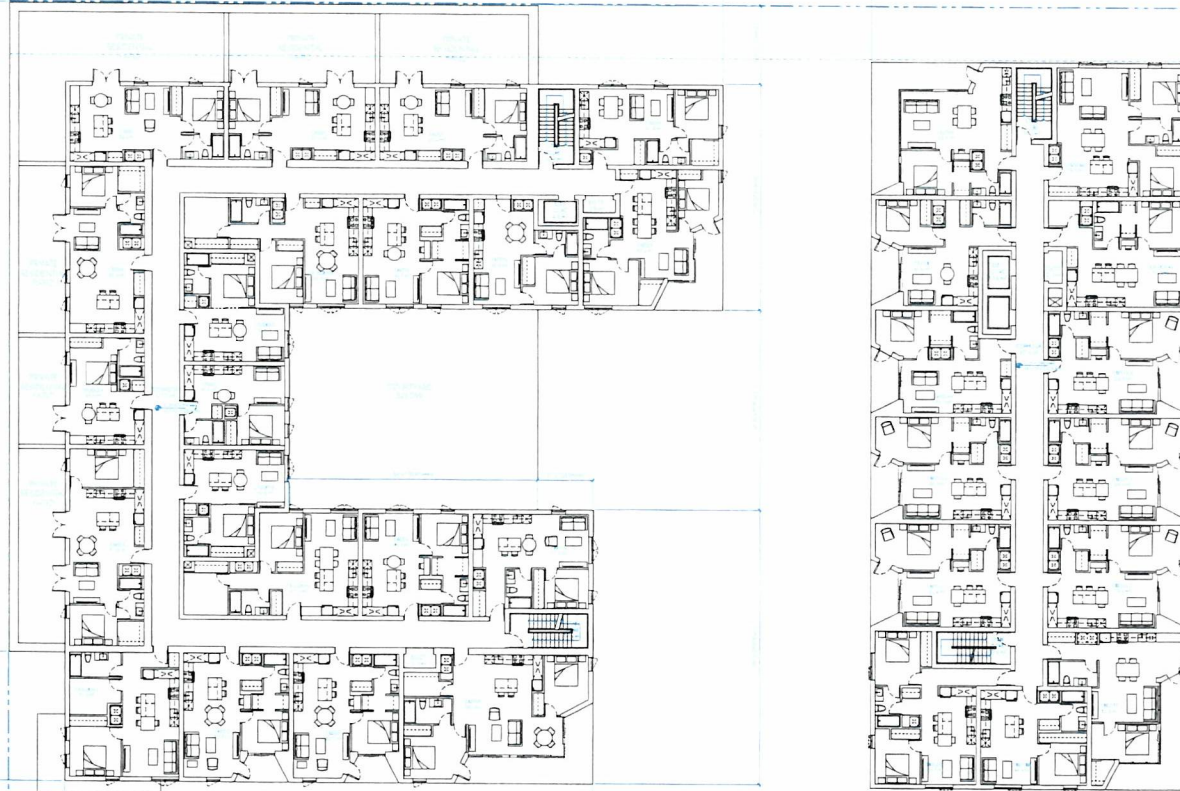
**A103**  
LEVEL 3 PLAN

Received  
City of Victoria

NOV 04 2019

Planning & Development Department  
Development Services Division

**MGA**



DATE	REVISION	DESCRIPTION
2019-03-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE  
1335 WEST 3RD AVENUE  
VANCOUVER, BC  
CANADA V6J 1E6



DATE	REVISION	DESCRIPTION
2019-03-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REZONING & DP RESUBMISSION
2019-07-04	B	ISSUED FOR REZONING & DP
2019-09-25	A	ISSUED FOR REZONING & DP

THE SCOTT BUILDING

2651 DOUGLAS ST., 2659 DOUGLAS ST &  
735 HILDSIDE AVENUE  
VICTORIA, BC  
V8T 1C6

LEVEL 4 PLAN  
A104 1150

**A104**  
LEVEL 4 PLAN

Received  
City of Victoria

NOV 04 2019

Planning & Development Department  
Development Services Division

**MGA**  
MICHAEL GREEN ARCHITECTURE

DATE	REVISION	DESCRIPTION
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2019-09-27	C	REVISED FOR REZONING & DP
2019-07-04	B	ISSUED FOR REZONING & DP
2018-08-25	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE  
155 WEST 5TH AVENUE  
VANCOUVER BC  
CANADA V6J 1J6



2019-10-31	D	REVISED FOR REZONING & DP
2019-09-27	C	REVISED FOR REZONING & DP
2019-07-04	B	ISSUED FOR REZONING & DP
2018-08-25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLASS ST. 2659 DOUGLASS ST.  
735 HILLSIDE AVENUE  
VICTORIA BC  
2017-01-01

**A105**  
LEVEL 5 PLAN

1 LEVEL 5 PLAN  
A105 1/16"

Received  
City of Victoria

NOV 04 2019

Planning & Development Department  
Development Services Branch

**MGA**

DATE	BY	DESCRIPTION
2019/09/27	C	REVISED FOR REZONING & DP
2019/07/04	B	ISSUED FOR REZONING & DP
2019/09/25	A	ISSUED FOR REZONING & DP

MICHAEL GREEN ARCHITECTURE  
1636 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6J 1E6



2019/09/27	C	REVISED FOR REZONING & DP
2019/07/04	B	ISSUED FOR REZONING & DP
2019/09/25	A	ISSUED FOR REZONING & DP

DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST. 2659 DOUGLAS ST. &  
735 HILLCREST AVENUE  
VICTORIA BC  
2017/01/6

**A106**  
LEVEL 6 PLAN

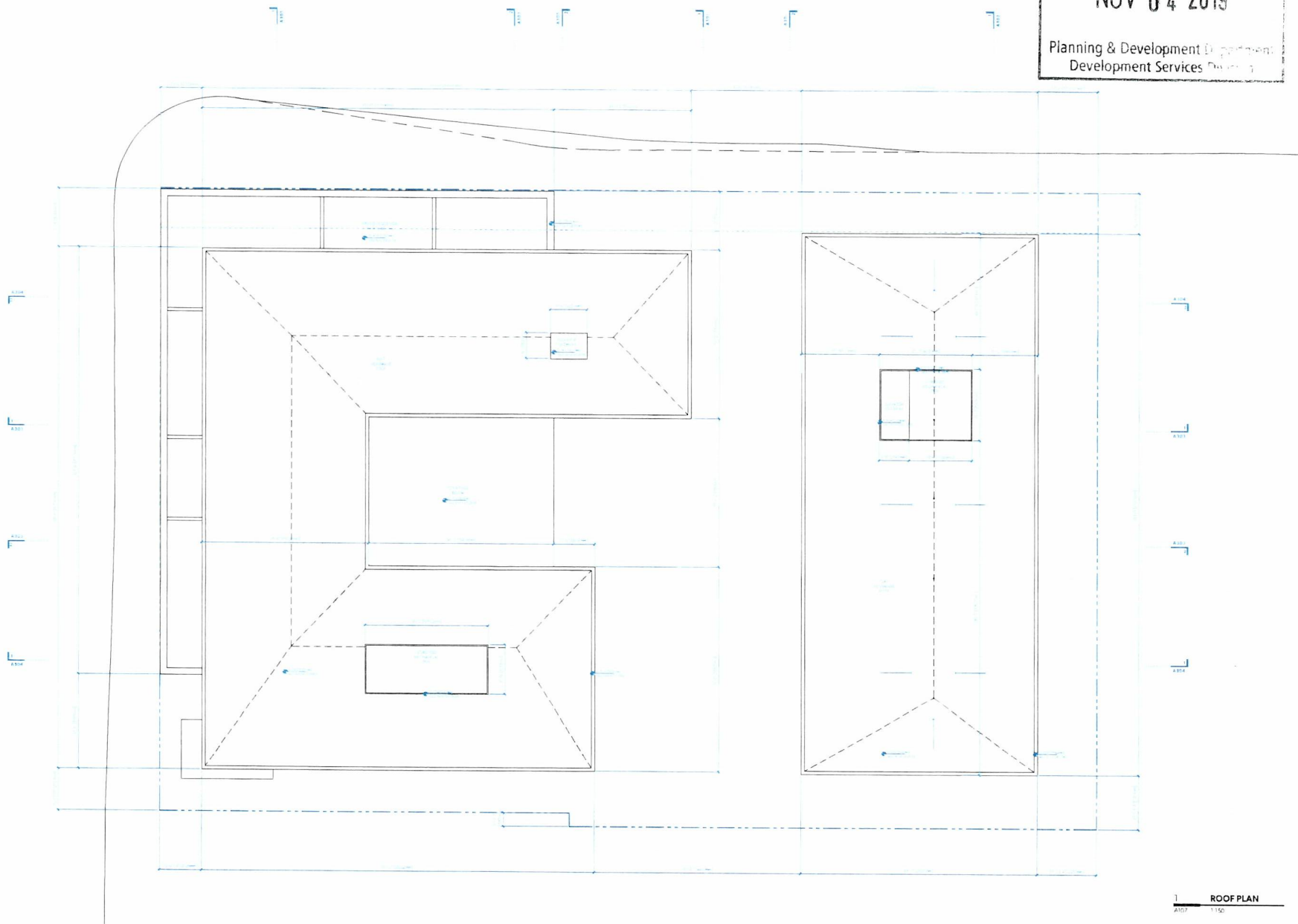
1 LEVEL 6 PLAN  
A106 1/160

Received  
City of Victoria

NOV 04 2019

Planning & Development Department  
Development Services Division

**MGA**



MICHAEL GREEN ARCHITECTURE  
531 WEST 3RD AVENUE  
VANCOUVER BC  
CANADA V6T 1B



2018-10-31	D	REVISED FOR REZONING & DP
2018-09-27	C	REZONING & DP RESUBMISSION
2018-07-04	B	ISSUED FOR REZONING & DP
2018-06-25	A	ISSUED FOR REZONING & DP

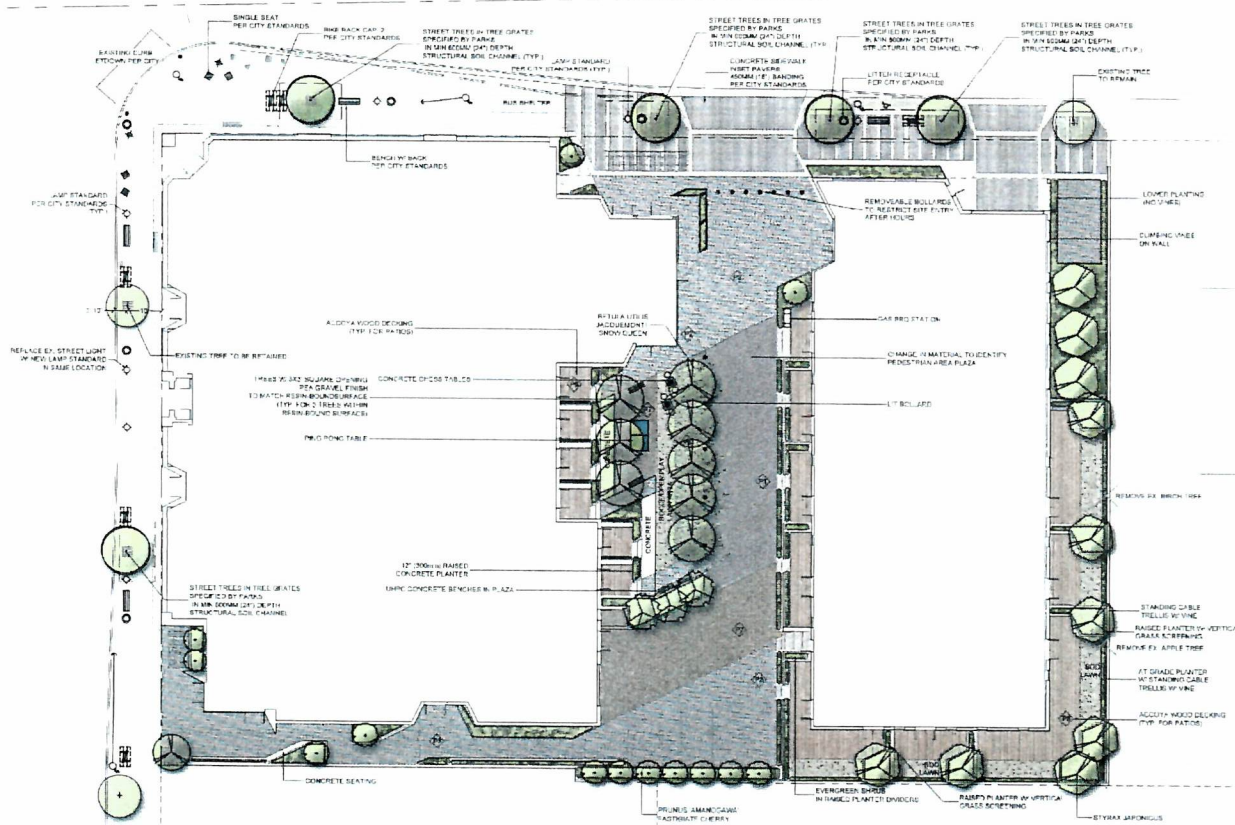
DATE REVISION DESCRIPTION

**THE SCOTT BUILDING**

2651 DOUGLAS ST, 2659 DOUGLAS ST &  
738 HILLCREST AVENUE  
VICTORIA, BC  
2017-018

**A107**  
ROOF PLAN

1 ROOF PLAN  
A107 1:150



**MATERIALS LEGEND**

KEY	DESCRIPTION
P1	BARKMAN BROADWAY PAVES 24X12 COLOR NATURAL
P2	EXPOCRETE VS5 PAVES 6X12 COLOR MIX 30% CHARRONAL 70% MEDIUM GREY
P3	EXPOCRETE VS5 PAVES 6X12 COLOR MIX 30% CHARRONAL 70% MEDIUM GREY
P4	ANTISTRESS CONCRETE GRASS GRID W/ SOD LAWN 30% BUSH AND 70% PERMANENTLY GREEN
P5	BARKMAN BROADWAY PAVES 18X12 COLOR MIX 30% CHARRONAL 70% NATURAL
P6	ACQUA PAVING BLOCKING ACETATE TREATED W/ 1/2" DEEP FOR 50 YEAR DURABILITY
P7	RESIN BONDED PEA GRAVEL W/ GRASS GRID



P1 BARKMAN 24X12" PAVERS  
P4 SOD LAWN W/ GRASS GRID



P2 AND P3 EXPOCRETE VS5 PAVERS



P5 BARKMAN 12X3" PAVERS W/ COLOR MIX



P6 RESIN BONDED PEA GRAVEL  
W/ GRASS GRID



COURTYARD BENCH



CONCRETE CHESS TABLE



OFFSITE STREETSCAPE FURNISHINGS

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 18196
TREE	6	BETULA UTILIS JACQUEMONTII SNOW DRUM	SNOW DRUM BIRCH	10M CAL 1.8M STD 888
	3	MAGNOLIA X (LEONARDI) LEONARD MESSER	LEONARD MESSER MAGNOLIA (PINK)	10M CAL 1.2M STD 888
	5	STREET TREE	SPECIES TBD BY PARKS DEPARTMENT	
	10	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CAL 1.5M STD 888
SHRUB	1	ILEX X MESSERIANE SCALLYWAG	SCALLYWAG HOLLY	#2 POT 60CM
GRASS	1	CALAMAGROSTE ACUTIFLORA KARL FORSTER	FEATHER REED GRASS	#1 POT
	1	CAREX OSHIMENSIS EVERGOLD	EVERGOLD JAPANESE SEDGE	#1 POT
VINE	1	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#2 POT 40CM STAKED
	1	PARTHENOCISSUS HENRYANA	CHINESE VIRGINIA CREEPER	#3 POT 75CM STAKED
PERENNIAL	1	LAVENDULA ANGUSTIFOLIA 'HUMBELINA'	DWARF ENGLISH LAVENDER	15CM POT #1 POT
GC	1	FOXTAIL MYSMALE	HORSITAL REED	#1 POT
	1	LONGICHA NITIDA MAY GREEN	MAY GREEN HORSESHOE	#2 POT 25CM
	1	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT 15CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MARKED PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 5-10 DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. BEHIND OF COMING TONES OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* NO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE DESIGN-BUILD HIGH EFFICIENCY IRRIGATION SYSTEM IN CONFORMANCE WITH LOCAL STANDARDS. LANDSCAPE ARCHITECT TO REVIEW DESIGN PRIOR TO INSTALLATION.

**FURNISHINGS LEGEND**

KEY	DESCRIPTION
LAMP STANDARD	PER CITY STANDARDS
BENCH WITH BACK	VICTOR STANLEY MRS 24 WITH ARMRESTS, BLACK
BENCH WITH BACK	MAGLIN MESSERIANE BLACK
BENCH WITH BACK	MAGLIN MESSERIANE BLACK
TRIE GRATE W/ TRAIL	DORNEY FOUNDRY ST 48
FORMS-SURFACES BEVEL BENCH	UNIMP CONCRETE FINISH
CHESS USA CONCRETE CHESS TABLE	

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Scale C100 - 4185 St. Creek Drive  
Burnaby, British Columbia V5C 6A6  
P: 604-291-0121 F: 604-291-0122

18-196



18-196-01	18-196-01-01-01-01	18-196-01-01-01-01
18-196-01	18-196-01-01-01-01	18-196-01-01-01-01
18-196-01	18-196-01-01-01-01	18-196-01-01-01-01
18-196-01	18-196-01-01-01-01	18-196-01-01-01-01
18-196-01	18-196-01-01-01-01	18-196-01-01-01-01

PROJECT

THE SCOTT BUILDING  
DOUGLAS ST & HILLSIDE AVE  
VICTORIA, BC

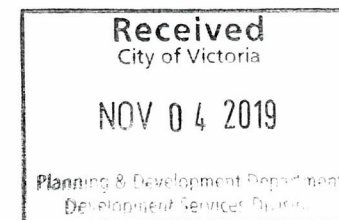
DRAWING TITLE  
**GROUND LEVEL  
LANDSCAPE PLAN**

DATE	15 MAY 21	DRAWING NUMBER	18-196-01-01-01-01
SCALE	1:200		
DRAWN	BA		
DESIGN	BA		

**L1**

OF 4

18-196-01-01-01-01 PMG PROJECT NUMBER 18-196



AMENITY AREA SEATING



### CONCRETE SEATWALL PLANTER

MAGNOLIA X LEOBNER  
'LEONARD MESSELI'

P1 BARKMAN PAVERS IN  
ROOF DECK COURTYARD

F7 ACCOYA WOOD DECKING  
IN PATIOS

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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 • 4180 Still Creek Drive  
Burnaby, British Columbia V5C 6G1  
p. 604.294.0011 f. 604.294.0022

SEA

NO.	DATE	DESCRIPTION	
	10 OCT 81	NEW 103 RECORDS AND UP	
-	19 OCT 81	NEW 6777 PLS	
	28 SEP 80	(W RE SUBMISSION)	
	30 SEP 80	10% WFF TOGGLE	
-	18 JUL 80	27% WFF TOGGLE	

LIST

## PROJECT

THE SCOTT BUILDING  
DOUGLAS ST & HILLSIDE AVE  
VICTORIA, BC

DRAWING TITLE:  
**ROOF DECK  
LANDSCAPE PLAN**

DATE 15 MAY 11 DRAWING NUMBER  
SCALE 1:200  
DRAWN NA  
DESIGN BA  
CHKD OF

18196-6 ZF PMG PROJECT NUMBER 18-19



STANDING CABLE TRELLIS W/ VINE (HYDRANGEA PETOLIARIS)



VERTICAL SLAT FENCE



36X36" TREE GRATE W/ FRAME - GROUND FLOOR COURTYARD



SNOW QUEEN BIRCH  
BETULA UTILIS 'JAC'  
'SNOW QUEEN'



JAPANESE SNOWBELL  
STYRAX JAPONICA



MAGNOLIA X LEOBNERI  
'LEONARD MESSEL'



FLAGPOLE CHERRY  
PRUNUS 'AMANOGAWA'



VERTICAL GRASSES



SHRUBS/GROUND COVER



EVERGREEN SHRUBS -  
PATIO DIVIDERS

Received  
City of Victoria

NOV 04 2019

Planning & Development Department  
Development Services Division

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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4155 BML Drive  
Burnaby, British Columbia V5C 6C9  
p 604-294-0011 f 604-294-0022

SEAL


10 OCT 11	REV FOR REDRAWING (DP)	NA
10 OCT 11	NEW SITE PLAN	001
10 OCT 11	DP R. LAMONTAGNE	BA
10 OCT 11	FINAL PROPOSAL	NA
10 JUL 10	FINAL PROPOSAL	NA

NO. DATE REVISION DESCRIPTION DR

CLIENT

PROJECT

THE SCOTT BUILDING  
DOUGLAS ST & HILLSIDE AVE  
VICTORIA, BC

DRAWING TITLE  
LANDSCAPE  
DETAILS

DATE 19 MAY 15 DRAWING NUMBER  
SCALE AS SHOWN  
DRAWN BA  
DESIGN BA  
CHECKED  
18-196

L3

OF 4

18-196-4-2P PMG PROJECT NUMBER 18-196

October 31<sup>st</sup>, 2019

**Mayor and Council**

City of Victoria  
c/o Leanne Taylor, Senior Planner  
Sustainable Planning and Community Development

1 Centennial Square  
Victoria, BC  
V8W 1P6

**RE: Rezoning for the Scott Building Mixed-Use Development Post ADP**

Dear Mayor Helps, City Council,

We are pleased to present to you our revised application for the revitalization and addition to the Scott Building, the prominent heritage building located at the southeast corner of Hillside Ave and Douglas St in the Burnside Gorge Neighborhood.

At the Advisory Design Panel earlier this month, the project received unanimous approval of the motion to approve the design as is, without any additional recommendations. At the ADP meeting, further improvements to the project were proposed by the architect in response to comments outlined in the ADP Report, and other suggested improvements were discussed. The proposed changes were supported by the panel, though were not a condition of the motion to approve.

Each revision and refinement to the design since drawings were issued to the Panel are outlined below:

**Advisory Design Panel | October 23, 2019**

- *Suggested area for improvement: ground level of the 6-storey building*

Response: In response to the planning department's request to study the presence of the lobby toward Hillside Avenue, we extended the chamfer of the recessed entry out to the corner of the building. This results in a reduction of dark cladding around the entry and an increase in the light wood cladding, widening the entry and improving its prominence from Hillside Ave and the pedestrian plaza/forecourt linking the two separate volumes. The lobby entrance now has a much stronger, announced presence toward the central plaza as well as Hillside Avenue.

- *Suggested area for improvement: relationship between the existing building and south addition to the west-facing Douglas St*

Response: Following discussions with city planners including the heritage planner, it was agreed that window configurations within the new addition could remain consistent with that seen throughout the project, rather than mimicking heritage proportions on one atypical elevation. By creating some separation between the existing and new fenestrations, we introduced more openings towards the highly-prominent south-west corner of the building, as viewed heading north on Douglas St. This language was carried down to the ground floor where the entry to the retail/restaurant tenancy was reconfigured to open up the corner, improving the relationship to the pedestrian laneway along the south property line. The retail entry carries similar language to the other new entries and retail spaces in the development, incorporating light wood materiality and tapered walls and soffits that announce the retail space and draw people toward the entry.

- *Changes in repose to site servicing coordination: Additional street tree to be provided on Hillside Ave*

Response: In recent coordination discussions, it was recommended that a proposed street tree beside an existing BC Hydro pole in front of the 6-storey building be relocated, meaning we would no longer be able to achieve the design objective of providing street trees at equal spacing (due to conflict with curb letdowns and transit stop clearances). In response to this, we propose a revised street tree arrangement where each curb letdown is now framed by 2 trees. This increases the proposed number of street trees along Hillside Ave from 4 to 5, which is closer to the recommended spacing in City guidelines

and helps to soften the streetscape and evoke a more residential/pedestrian experience in the transition from busy commercial Douglas St to the quieter Hillside Ave.

- *Rationale to support parking variance*

Response: The project is extremely well connected being serviced by rapid transit bike and bus only lanes, within walking distance of the downtown core and providing a new transit stop in close proximity to Douglas St, greatly improving connections for BC Transit patrons. Additionally, the development will provide 2 dedicated Modo carshare stalls in the underground parkade. With Modo carshare stalls being longer than typical parking stalls, the parkade wall was extended 2'1" south to accommodate the new parking requirements.

- *Improve amenity for residents and users of Level 2 courtyard*

Response: In response to the request to improve this amenity space at the Level 2 courtyard, modifications to planter shape and location are proposed in order to provide better solar access to major plantings, more functional space for residents' use, and improved soil capacity of planters to sustain vegetation.

- *Changes to improve amenity for residents and users of the central courtyard*

Response: In coordinating with the landscape plan it became evident that one of the trees in the central courtyard conflicted with the overhang of Level 2 around the café. Upon review of the courtyard in 3D, the landscape design was revised to reconfigure the trees in a way that provides 1 less tree, but larger trees instead, increasing the openness of the space below the canopy for more versatile functionality. With the additional street tree proposed on Hillside Ave and opportunity for more substantial plantings in front of the revised Douglas St extension, there is no reduction in the total number of trees proposed in the development.

Thank you for reviewing our submission. We are grateful to have the opportunity to present improvements to the design as approved by the ADP and look forward to further communication with you as the project continues its path.

Sincerely,

**MGA** | MICHAEL GREEN ARCHITECTURE INC



**Michael Green**  
M.AIBC F.RAIC AIA

4. **2659 Douglas Street (Scott Building)**  
**Heritage Designation Application No. 000180**

Attendees: Angela Dunn and Jordan van Dijk (MGA), Donald Luxton (Donald Luxton and Associates Inc.)

John O'Reilly provided a brief introduction. Angela Dunn, Jordan van Dijk and Donald Luxton presented.

Panel Questions and Comments

- What is the proposed use for the fourth floor addition? Jordan van Dijk: It will be another level of residential. Most of it will sit below the parapet height to create a courtyard that wraps around the suites.
- What are the setbacks for the dark coloured portion of the addition (see drawing A201)? John O'Reilly: The north elevation setback is 17.4 ft (5.3m), the west elevation setback is 12 ft (3.7m), and the top of the addition is only 3 ft above the tallest part of the parapet wall.
- What is being designated? John O'Reilly: The exterior components of the existing building that are not being altered will be designated. The new addition will not be part of the designation.
- The addition is set back to lessen visibility from the street, but why touch the existing building? The additional volume could be incorporated into the new building. The addition wraps over the top of the existing building and appears to be laying claim to it. A courtyard has been created between the new building and the existing building and the addition, but why not incorporate all of the new addition into one building and set up a dialogue between the new building and the heritage building. Jordan Dijk: We considered placing most of density on the new building site, but the new building was quite dominant and the separation to create the courtyard was more challenging. A balance was established so that the new building is subservient to the existing building and an active functional courtyard is created. Angela Dunn: The depth of the floor plate of the existing building was challenging for liveability of the suites and by carving out a courtyard, we were able to create more efficient units.
- Why were the particular details and black cladding chosen for the new building? Jordan Dijk: The dark cladding is complementary to the existing building. Angela Dunn: The dark colour frames the existing building, making it more distinct.
- John O'Reilly: As part of the proposal, the applicant is offering a substantial amount of rehabilitation; the rooftop addition is modest in scale; and the interior of the existing building, not just the façade, is part of the development. The following should be evaluated for heritage designation: the existing building's heritage value, character and the enhancements it will receive.
- The east elevation is very open on the left and then gradually descends to almost closed on the other end, which creates a contrast with the existing building.
- One of the character-defining elements of the existing building is its three storey height. Can we caution the applicant about the added storey? Steve Barber: The height of the addition should not be judged by looking at the elevation as it will be seen in perspective. The height will not be noticeable, except at quite a distance.

**Moved**

**Seconded**

1. That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 2659 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.
2. That the Heritage Advisory Panel recommend that the applicant consider the following change to the design of the proposed addition to the Scott Building:
  - encourage the applicant to continue to explore the material and colour of the addition.

**Carried (unanimous)**

July 19, 2020

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

**Burnside Gorge LUC Support for 2649 / 2659 Douglas Street & 735 Hillside Avenue Proposal**

As a follow-up to our June 4, 2019 letter of review and support the Burnside Gorge Land Use Committee (BGLUC) would like restate our support for the District Developments Corp. development proposal of 2649 / 2659 Douglas Street & 735 Hillside Avenue.

This proposal conforms in a positive aspect with the Humber Green Area special planning concept. The discreet fourth floor addition to the Scott Building fits with the frontage envisioned along Douglas Street. Retention of the commercial use of the main floor has acknowledged the importance of this commercial use for the community. The conversion of the non viable office use on the second and third floors into rental residential units and the construction of a 6 storey residential building is a welcome addition the Burnside Gorge neighbourhood.

In our opinion the heritage appearance of the existing Scott Building has been maintained and enhanced with the revised addition and has retained the heritage character.

The Burnside Gorge LUC supports this revised proposal and reiterate our support for the developer's and architect's positive adaptation and rejuvenation of this landmark building and the addition of rental accommodation into our community.

Respectfully,



Avery Stetski  
Land Use Committee Chair, Burnside Gorge Community Association

Cc: Sustainable Planning and Community Development Department  
Mike Fujii - District Properties Group

TO **Mayor & Council**  
**City of Victoria**  
1 Centennial Square  
Victoria BC V8W 1P6  
Delta, BC V4L 2A8

DATE July 17, 2020

REGARDING **Support for Rezoning Application No. 00664 & Heritage Alteration Permit Application No. 000180 for 2649-2659 Douglas Street & 735 Hillside Avenue**

Dear Mayor and Council,

RDH Building Science Inc. is a tenant at Midtown Court, located at 740 Hillside Avenue across the street from the proposed development. I am writing today to show our support for the mixed-use development that has been proposed by District Developments Corp. We feel that the proposed development will provide the City with much needed rental housing in addition to securing an iconic heritage building that has been a landmark in our community for many years.

The development is in a great location and has direct access to both bike and bus routes. We look forward to the aesthetic lift and positive energy that will be created on the block with the addition of new retail opportunities and renewed sense of neighbourhood.

Yours truly,

**Graham Finch** | MAsC, P.Eng  
Principal, Senior Building Science Specialist

[REDACTED]

T [REDACTED]

RDH Building Science Inc.

# ANDREW SHERET LIMITED



VICTORIA (Head Office)  
401-740 HILLSIDE AVENUE  
VICTORIA, BC V8T 1Z4

VICTORIA (Branch)  
W1-740 HILLSIDE AVENUE  
VICTORIA, BC V8T 1Z4

WESTSHORE  
895 Langford Pkwy  
Langford, BC V9B 4V5

2545 McCULLOUGH ROAD  
NANAIMO, BC V9S 4M9

1137 "C" SMITHERS RD  
PARKSVILLE, BC V9P 2C1

699 - 29TH STREET  
COURTENAY, BC V9N 7Y3

1395 MAPLE STREET  
CAMPBELL RIVER, BC V9W 5E3

5239 TRANS CANADA HWY  
DUNCAN, BC V9R 2C0

425 EAST BROADWAY  
VANCOUVER, BC V5T 1W9

7434 EDMONDS STREET  
BURNABY, BC V3N 1A8

4500 VANGUARD ROAD  
RICHMOND, BC V6X 2P4

19558 - 56TH AVENUE  
SURREY, BC V3S 6K4

DISTRIBUTION  
17858 66TH AVENUE  
SURREY, BC V3S 7X1

2045 PARAMOUNT CRESCENT  
ABBOTSFORD, BC V2T 6A5

1602 KEBET WAY  
PORT COQUITLAM, BC V3C 5W9

44129 YALE ROAD  
CHILLIWACK, BC V2R 4H2

440 BANKS ROAD  
KELOWNA, BC V1X 6A3

1020 WADDINGTON DRIVE  
VERNON, BC V1T 8T3

298 DUNCAN AVE WEST  
PENTICTON, BC V2A 7N1

324 DUNCAN AVE WEST  
PENTICTON, BC V2A 7N1

1242 MCGILL ROAD  
KAMLOOPS, BC V2C 6N6

2717 COLUMBIA AVENUE  
CASTLEGAR, BC V1N 2X8

3500 Massey Drive  
PRINCE GEORGE, BC V2N 2M4

2690 - 13TH AVENUE SW  
SALMON ARM, BC V1E 1E4

4650 KEITH AVENUE  
TERRACE, BC V8G 4K1

13325 COMBER WAY  
SURREY, BC V3W 5V8

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

**Attention: Mayor and Council**

July 21, 2020

Dear Mayor and Council:

**Re: Support for Rezoning Application No. 00664 & Heritage Alteration  
Permit Application No. 000180 for 2649-2659 Douglas Street & 735  
Hillside Avenue**

As a local business and property owner within the Hillside and Douglas area, we are writing to show our support for the mixed-use development that has been proposed by District Developments Corp. at 2649 – 2659 Douglas Street and 735 Hillside Avenue.

Andrew Sheret Limited is located at 740 Hillside Avenue, which is across the street from the proposed development. The proposed development will not only provide the City with much needed rental housing, but will also secure an iconic heritage building that has been a landmark in our community for many years.

As a business that has already invested significantly in the Douglas and Hillside area, we view the proposed development as a great improvement to the neighbourhood, and one that will help develop the overall vibrancy and gentrification of the local area through its mix of residential and commercial space.

We look forward to this new addition to the neighbourhood, and welcome any further questions that you may have from us in regard to the proposed project.

ANDREW SHERET LIMITED

Eric Findlay  
President

Email: [REDACTED]  
Tel: [REDACTED]

## Madison Heiser

---

**From:** W John McDonald [REDACTED]  
**Sent:** Friday, July 31, 2020 12:48 PM  
**To:** Public Hearings  
**Subject:** Proposed changes to 2649 to 2659 Douglas st.

I am not opposed to this development but note that it is adjacent to a seniors residence at 2638 Ross Lane that will be adversely affected by construction noise. I respectfully request that consideration be given to additional restrictions beyond those in the current noise bylaws to mitigate the effects of excessive noise on housebound residents. For example restricting loud equipment noise to hours between 9 and 5 would be appreciated.

Yours sincerely  
W John McDonald  
#811, 2638, Ross Lane.

--

W John McDonald  
[REDACTED]

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

August 6, 2020

**Dear Mayor and Council,**

**RE: Support for Rezoning Application no. 00664 & Heritage Alteration Permit Application no. 000180 for 2649-2659 Douglas Street & 735 Hillside Avenue**

Watt Consulting Group is a tenant of the Burnside-Gorge neighbourhood and located directly across the street from the proposed development. We are writing to show our support for the mixed-use development that has been proposed by District Developments Corp. Our office is located at 740 Hillside Avenue. Before we go further, we would like to fully disclose that Watt was retained by District Developments Corp. to complete the parking variance letter for this application and as such, we will not comment on any transportation or parking aspects of the proposed development.

As a tenant of the neighbourhood, we are supportive of the proposed development for the following reasons. One, we believe the proposed development will enhance the urban design of the surrounding streets. In particular, it will better activate the frontage along Hillside Avenue with new pedestrian amenities and a furnishing zone that will improve walkability. Second, we support increasing housing in the neighbourhood. The proposed development is in a central location and can provide our staff with an option to live, work, and play in the neighbourhood. Third, the proposed development will provide the City with much needed rental housing in addition to securing an iconic heritage building that has been a landmark in our community for many years. Lastly, the proposed development will diversify the retail and commercial amenities in the area, providing our staff with more dining and shopping opportunities within walking distance of our office.

We look forward to this new addition to the neighbourhood.

Sincerely,

**Watt Consulting Group**  
[REDACTED]

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CR-DH Zone, Douglas-Hillside District, and to rezone land known as 2649, 2651, 2655, 2657 and 2659 Douglas Street and 735 Hillside Avenue from the C1-NN Zone, Suburban Centre District, and C1-N Zone, Neighbourhood Shopping District, to the CR-DH Zone, Douglas-Hillside District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1222)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 4 – General Commercial Zones by adding the following words:

“4.101 CR-DH            Douglas-Hillside District”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.100 the provisions contained in Schedule 1 of this Bylaw.
- 4 The following lands, which are shown hatched on the attached map forming part of this Bylaw as Appendix 1, are removed from the C1-NN Zone, Suburban Centre District, and placed in the CR-DH Zone, Douglas-Hillside District:
  - a) land known as 2655, 2657 and 2659 Douglas Street (legally described as PID 026-816-415, Lot A, Section 4, Victoria District Plan VIP81776); and
  - b) land known as 735 Hillside Avenue (legally described as PID 026-816-423, Lot B, Section 4, Victoria District Plan VIP81776).
- 5 The following lands, which are shown cross-hatched on the attached map forming part of this Bylaw as Appendix 1, are removed from the C1-N Zone, Neighbourhood Shopping District, and placed in the CR-DH Zone, Douglas-Hillside District:
  - a) land known as 2649 and 2651 Douglas Street (legally described as PID 005-942-748, Lot 1, Section 4, Victoria District Plan 5915).

READ A FIRST TIME the            **23<sup>rd</sup>**    day of            **July**            2020

READ A SECOND TIME the            **23<sup>rd</sup>**    day of            **July**            2020

Public hearing held on the            day of            2020

READ A THIRD TIME the                      day of                      2020

ADOPTED on the                      day of                      2020

CITY CLERK

MAYOR

**PART 4.101 – CR-DH ZONE, DOUGLAS-HILLSIDE DISTRICT****4.101.1 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. bakery
- b. club
- c. financial service
- d. high tech
- e. home occupation subject to the regulations in Schedule “D”
- f. multiple dwelling
- g. office, including medical and dental services
- h. personal service
- i. restaurant
- j. retail.

**4.101.2 Community Amenity**

As a condition of additional density pursuant to Part 4.101.4, the following community amenity must be provided:

- a. all dwelling units within a multiple dwelling must be secured through a legal agreement as rental in perpetuity.

**4.101.3 Lot Area**

<u>Lot area</u> (minimum)	4800m <sup>2</sup>
---------------------------	--------------------

**4.101.4 Floor Space Ratio**

- |                                                                                                         |       |
|---------------------------------------------------------------------------------------------------------|-------|
| a. <u>Floor space ratio</u> (maximum)                                                                   | 2:1   |
| b. <u>Floor space ratio</u> , where the amenities have been provided pursuant to Part 4.101.2 (maximum) | 2.5:1 |

**4.101.5 Height**

Principal <u>building height</u> (maximum)	19.5m
--------------------------------------------	-------

**PART 4.101 – CR-DH ZONE, DOUGLAS-HILLSIDE DISTRICT****4.101.6 Setbacks**

- |                                                                                         |       |
|-----------------------------------------------------------------------------------------|-------|
| a. Douglas Street <u>setback</u> (minimum)                                              | 0m    |
| b. Hillside Avenue <u>setback</u> (minimum)                                             | 0m    |
| c. Interior <u>lot</u> line (east) (minimum)                                            | 5.25m |
| d. Southerly <u>lot</u> line (minimum)                                                  | 5m    |
| Except for the following:                                                               |       |
| i. that portion of the principal <u>building</u> within 39m of Douglas Street (minimum) | 3m    |

**4.101.7 Site Coverage, Open Site Space**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 62% |
| b. <u>Open site space</u> (minimum) | 27% |

**4.101.8 Vehicle and Bicycle Parking**

- |                                  |                                                                                                          |
|----------------------------------|----------------------------------------------------------------------------------------------------------|
| a. Vehicle parking (minimum)     | Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part |
| b. Residential parking (minimum) | 53 parking spaces                                                                                        |
| c. Commercial parking (minimum)  | 25 parking spaces                                                                                        |
| d. Visitor parking (minimum)     | 10 parking spaces                                                                                        |
| e. Bicycle parking (minimum)     | Subject to the regulations in Schedule "C"                                                               |



**HOUSING AGREEMENT (2649, 2651, 2655, 2657 AND 2659 DOUGLAS STREET  
AND 735 HILLSIDE AVENUE) BYLAW**

**A BYLAW OF THE CITY OF VICTORIA**

The purpose of this Bylaw is to authorize an agreement to secure rental housing in perpetuity for the lands known as 2649, 2651, 2655, 2657 and 2659 Douglas Street and 735 Hillside Avenue, Victoria, BC.

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

**Title**

- 1 This Bylaw may be cited as the "HOUSING AGREEMENT (2649, 2651, 2655, 2657 AND 2659 DOUGLAS STREET AND 735 HILLSIDE AVENUE) BYLAW (2020)".

**Agreement authorized**

- 2 The Director of Sustainable Planning and Community Development is authorized to execute the Housing Agreement:
- (a) substantially in the form attached to this Bylaw as Schedule A;
  - (b) between the City and 2659 Douglas Street Holdings Ltd., Inc. No. BC0703174 or other registered owners from time to time of the lands described in subsection (c); and
  - (c) that applies to the lands known as 2649, 2651, 2655, 2657 and 2659 Douglas Street and 735 Hillside Avenue, Victoria, BC, legally described as:  
PID: 005-942-748 Lot 1, Section 4, Victoria District Plan 5915  
PID: 026-816-415 Lot A, Section 4, Victoria District Plan VIP81776  
PID: 026-816-423 Lot B, Section 4, Victoria District Plan VIP81776.

READ A FIRST TIME the	<b>23<sup>rd</sup></b>	day of	<b>July</b>	2020
READ A SECOND TIME the	<b>23<sup>rd</sup></b>	day of	<b>July</b>	2020
READ A THIRD TIME the	<b>23<sup>rd</sup></b>	day of	<b>July</b>	2020
ADOPTED on the		day of		2020

CITY CLERK

MAYOR

**HOUSING AGREEMENT**(Pursuant to section 483 of the *Local Government Act*)

BETWEEN:

**THE CORPORATION OF THE CITY OF VICTORIA**#1 Centennial Square  
Victoria, B.C. V8W 1P6

(the "City")

AND:

**2659 DOUGLAS STREET HOLDINGS LTD.** (Inc. No.  
BC0703174)#200 – 1785 West 4<sup>th</sup> Avenue  
Vancouver, B.C. V6E 2M6

(the "Owner")

AND:

**CANADIAN WESTERN BANK**2200 – 666 Burrard Street  
Vancouver, B.C. V6C 2X8

(the "Existing Chargeholder")

**WHEREAS:**

- A. Capitalized terms used herein will have the respective meanings ascribed to them in section 1.1 of this Agreement, unless the context otherwise clearly requires or they are elsewhere defined herein;
- B. Under section 483 of the *Local Government Act* (British Columbia), the City may, by bylaw, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*;
- C. The Owner is the registered owner in fee simple of the lands and premises located in the City of Victoria, Province of British Columbia, with the following civic addresses and legal descriptions:
  - (a) 2655, 2657 & 2659 Douglas Street, Victoria, B.C. and legally described as: Parcel Identifier: 026-816-415 Lot A Section 4 Victoria District Plan VIP81776;
  - (b) 735 Hillside Avenue, Victoria, B.C. and legally described as: Parcel Identifier: 026-816-423, Lot B Section 4 Victoria District Plan VIP81776; and
  - (c) 2649 & 2651 Douglas Street, Victoria, B.C. and legally described as: 005-942-748, Lot 1 Section 4 Victoria District Plan 5915,
 (collectively, the "Lands");

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- D. The Owner has applied to the City to rezone and redevelop the Lands, which redevelopment will include:
- (a) the revitalization of the Scott Building will include residential rental housing units with commercial uses on the ground floor; and
  - (b) the construction of the New Building, which will contain rental housing units;
- E. The City and the Owner wish to enter into this Agreement, as a housing agreement pursuant to section 483 of the *Local Government Act*, to secure the agreement of the Owner that all Dwelling Units within the Development on the Lands will be used and held only as rental housing.

**NOW THIS AGREEMENT WITNESSES** that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this agreement (the "**Agreement**"), the parties agree each with the other as follows:

# 1. DEFINITIONS

## 1.1 In this Agreement:

- (a) "**Business Day**" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia;
- (b) "**Development**" means the New Building and the Scott Building, consisting of the Dwelling Units and related facilities thereon, to be located on the Lands;
- (c) "**Director**" has the meaning ascribed to the term in section 4.1;
- (d) "**Dwelling Units**" means any or all, as the context may require, of the approximately one hundred and fifty-one (151) self-contained residential rental dwelling units within the Development and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and "**Dwelling Unit**" means any of such residential dwelling units located on the Lands;
- (e) "**Immediate Family**" includes a person's spouse, child, grandchild, parent, grandparent, sibling, niece and nephew, and includes the Immediate Family of the person's spouse;
- (f) "**Land Title Office**" means the Land Title Office located in the City of Victoria;
- (g) "**New Building**" means the proposed residential rental housing building to be constructed immediately east of the Scott Building on the Lands, as more particularly described in Recital D;
- (h) "**Non-owner**" means a person other than a Related Person or the Owner;
- (i) "**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands or the Development and is thereby bound by this Agreement, as referred to in section 8.3;

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- (j) **"Related Person"** includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:
  - (i) a corporation or society;
  - (ii) an officer, director, shareholder, or member of such corporation or society, or of another entity which is a shareholder or member of such corporation or society;
  - (iii) an Immediate Family of a person to whom paragraph (ii) applies, or
  - (iv) an individual, an Immediate Family of the registered or beneficial owner;
- (k) **"Scott Building"** means the existing mixed use building located on the Lands which is proposed to be revitalized to include a residential addition and extension, as more particularly described in Recital D;
- (l) **"Strata Corporation"** means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act* (British Columbia), a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation;
- (m) **"Strata Plan"** means a strata plan filed in respect of the Lands or any subdivided portion thereof pursuant to the *Strata Property Act*; and
- (n) **"Tenancy Agreement"** means a tenancy agreement pursuant to the Residential *Tenancy Act* that is regulated by that Act.

## 2. DWELLING UNITS TO BE USED AND OCCUPIED ONLY AS RENTAL UNITS

- 2.1 The Owner covenants and agrees that the Dwelling Units shall only be used as rental housing in perpetuity, and for that purpose shall only be occupied by a Non-owner under the terms of a Tenancy Agreement between the Owner and the Non-owner who occupies the Dwelling Unit.

## 3. NO RESTRICTIONS ON RENTALS

- 3.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 3.2 Without limiting the generality of section 3.1, the Owner covenants and agrees that it will not make application to deposit a Strata Plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.

## 4. REPORTING

- 4.1 The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Development (the "**Director**"), within thirty (30) days of the Director's written request, a report in writing confirming that:

{251488-503734-01283157;4}

- (a) all Dwelling Units are being rented to Non-owners or are vacant, and
- (b) all other requirements of this Agreement are being complied with by the Owner and the Development,

along with such other information as may be requested by the Director from time to time.

- 4.2 The Owner hereby authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 4.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

#### **5. NOTICE TO BE REGISTERED IN LAND TITLE OFFICE**

- 5.1 Notice of this Agreement (the "**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

#### **6. LIABILITY**

- 6.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement, or otherwise that would not have arisen "but for" this Agreement.
- 6.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement, or otherwise that would not have arisen "but for" this Agreement.

#### **7. PRIORITY AGREEMENT**

- 7.1 The Existing Chargeholder, as the registered holder of a charge by way of a mortgage and an assignment of rents against the lands legally described:

- (a) Parcel Identifier: 026-816-415 Lot A Section 4 Victoria District Plan VIP81776; and
- (b) Parcel Identifier: 026-816-423, Lot B Section 4 Victoria District Plan VIP81776, (together, the "**Charged Lands**"),

which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA6440282 and CA6440283, respectively, for and in consideration of

{251488-503734-01283157;4}

the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to section 483(5) of the *Local Government Act*, this Agreement shall be an encumbrance upon the Charged Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

## **8. GENERAL PROVISIONS**

### **8.1 NOTICE.** If sent as follows, notice under this Agreement is considered to be received:

- (a) upon confirmation of delivery by Canada Post if sent by registered mail,
- (b) on the next Business Day if sent by email with no notice of failure to deliver being received back by the sender, and
- (c) on the date of delivery if hand-delivered, and

in the case of the City, addressed to:

City of Victoria  
 #1 Centennial Square  
 Victoria, B.C. V8W 1P6

Attention: Director of Sustainable Planning and Community Development  
 Fax: 250-361-0386  
 Email:

and in the case of the Owner, addressed to:

2659 Douglas Street Holdings Ltd.  
 #200 – 1785 West 4th Avenue  
 Vancouver, B.C. V6E 2M6

Attention: Andrew Rennison  
 Email: andrewrennison@primexinvestments.com

or upon registration of a Strata Plan, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1.

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail, email or facsimile service is interrupted by strike, work slowdown, force majeure, or other cause,

- (d) notice sent by the impaired service is considered to be received on the date of delivery, and
- (e) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

### **8.2 TIME.** Time is of the essence of this Agreement.

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- 8.3 **BINDING EFFECT.** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.
- 8.4 **WAIVER.** The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 8.5 **HEADINGS.** The division of this Agreement into articles and sections and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.
- 8.6 **LANGUAGE.** Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa, and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.
- 8.7 **LEGISLATION.** Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.
- 8.8 **EQUITABLE REMEDIES.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 8.9 **CUMULATIVE REMEDIES.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 8.10 **ENTIRE AGREEMENT.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 8.11 **FURTHER ASSURANCES.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 8.12 **AMENDMENT.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 8.13 **LAW APPLICABLE.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 8.14 **NO DEROGATION FROM STATUTORY AUTHORITY.** Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the

{251488-503734-01283157;4}

fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or

- (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

- 8.15 **SEVERABILITY.** If any section, term or provision of this Agreement is found to be partially or wholly illegal or unenforceable, then such sections or parts will be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, will be unaffected thereby and will remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.
- 8.16 **JOINT AND SEVERAL.** The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.
- 8.17 **COUNTERPARTS.** This Agreement may be executed in counterparts and delivered by emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.
- 8.18 **EFFECTIVE DATE.** This Agreement is effective as of the date of the signature of the last party to sign.

*[Remainder of page intentionally left blank. Signature page follows.]*

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

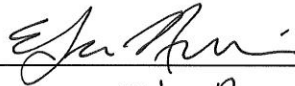
THE CORPORATION OF THE CITY OF )  
VICTORIA by its authorized signatory: )

\_\_\_\_\_ )

Karen Hoese, Director of Sustainable Planning )  
and Community Development )

Date signed: \_\_\_\_\_, 2020 )

2659 DOUGLAS STREET HOLDINGS LTD. )  
by its authorized signatory(ies): )

 )  
\_\_\_\_\_ )

Print Name: E. Le Remis )

\_\_\_\_\_ )  
Print Name: \_\_\_\_\_ )

Date signed: June 12, 2020 )

CANADIAN WESTERN BANK )

by its authorized signatory(ies): )

\_\_\_\_\_ )

Print Name: \_\_\_\_\_ )

\_\_\_\_\_ )

Print Name: \_\_\_\_\_ )

Date signed: \_\_\_\_\_, 2020 )

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

THE CORPORATION OF THE CITY OF  
VICTORIA by its authorized signatory:

Karen Hoese, Director of Sustainable Planning  
and Community Development

Date signed: \_\_\_\_\_, 2020

2659 DOUGLAS STREET HOLDINGS LTD.  
by its authorized signatory(ies):

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date signed: \_\_\_\_\_, 2020

CANADIAN WESTERN BANK

by its authorized signatory(ies):

Print Name: **CRAIG GUNNING**  
**AVP COMMERCIAL ACCOUNTS**

Print Name: \_\_\_\_\_

Date signed: **JEREMY BLOY**, 2020  
**SR MANAGER, BUSINESS DEVELOPMENT**  
**COMMERCIAL BANKING**

*Spence*

**KENNA CHRISTINE SPENCE**  
A Commissioner for taking Affidavits  
for the Province of British Columbia  
300 - 750 Cambie Street  
Vancouver, BC V6B 0A2  
Phone: 1-855-716-2265  
Expiry Date: June 30, 2022

As to all signatures)

NO. 20-049

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building located at 2659 Douglas Street to be protected heritage property.

Under its statutory powers, including Section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

1. This Bylaw may be cited as the “HERITAGE DESIGNATION (2659 DOUGLAS STREET) BYLAW”.
2. The exterior of the building as indicated in the diagram in Schedule A attached to this Bylaw and located at 2659 Douglas Street, legally described as PID: 026-816-415, Lot A, Section 4, Victoria District, Plan VIP81776, is designated to be protected heritage property.

READ A FIRST TIME the                      **23<sup>rd</sup>**    day of                      **July**                      2020

READ A SECOND TIME the                      **23<sup>rd</sup>**    day of                      **July**                      2020

Public hearing held on the                      day of                      2020

READ A THIRD TIME the                      day of                      2020

ADOPTED on the                      day of                      2020

CITY CLERK

MAYOR

## Schedule 'A'



North Elevation

**Note:** Designation excludes digital sign



West Elevation

**F. UNFINISHED BUSINESS**

**F.1 Development Permit with Variances Application No. 00040 and Heritage Alteration Permit with Variance No. 00015 for 2251 Lydia Street**

**Moved By** Councillor Alto

**Seconded By** Councillor Dubow

Development Permit with Variances Application No. 00040

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped **June 2, 2020**
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

Heritage Alteration Permit with Variance Application No. 00015

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

1. Plans date stamped June 2, 2020
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. reduce the minimum side yard setback from 1.5m to 0.6m
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**



## Council Report

For the Meeting of July 23, 2020

---

**To:** Council **Date:** July 9, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** **Development Permit with Variances Application No. 00040 and Heritage Alteration Permit with Variance No. 00015 for 2251 Lydia Street**

---

### RECOMMENDATIONS

#### Development Permit with Variances Application No. 00040

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped **June 2, 2020**
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

#### Heritage Alteration Permit with Variance Application No. 00015

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

1. Plans date stamped **June 2, 2020**
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. reduce the minimum side yard setback from 1.5m to 0.6m

3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Development Permit with Variances (DPV) Application for the property located at 2251 Lydia Street. The proposal is for the design and construction of two small lot single family dwellings in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. Associated with this DPV Application is a separate Heritage Alteration Permit with Variance Application for the existing house. These applications will be considered together.

On September 5, 2019, Council passed a motion that included the following direction:

### *Development Permit with Variances Application No. 00040*

*That subject to the applicant making revisions to Development Permit with Variances Application No. 00040 for 2251 Lydia Street to the satisfaction of the Director of Sustainable Planning and Community Development to:*

- 1. revise the design of Lot 2 (Lydia Street) to improve the street relationship and to change the size and/or glazing of windows on the south elevation; and**
- 2. revise the design of Lot 3 to create more consistency with the Small Lot House Design Guidelines.**

*Then Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:*

*"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:*

- 1. Plans date stamped May 14, 2019*
- 2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:*
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m*
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m*
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m*
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m*
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.*
- 3. The Development Permit lapsing two years from the date of this resolution"*

### *Heritage Alteration Permit with Variance Application No. 00015*

*That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:*

*"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:*

- 1. Plans, date stamped June 24, 2019.*

2. *Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:*
  - i. *Part 1.23 - reduction of the minimum site yard setback from 1.5m to 0.6m*
3. ***Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.***
4. *Heritage Alteration Permit lapsing two years from the date of this resolution."*

Revisions have been made to the proposed houses to better meet the Small Lot House Design Guidelines and to respond to the recommendations of the Heritage Advisory Panel (see bold in motion).

In summary, the design changes to the new Lydia Street house establish a better street relationship by emphasizing the porch (closer to the street, changing the pitch of the porch roof and adding soffit lighting) and simplifying the materials and palette. Living room windows on the south elevation will be obscured glass to address potential privacy issues.

The Denman Street house revisions create a better contextual fit and better street relationship. This has been achieved by simplifying the materials, introducing double dormers and design details to the entrance gable. Changes to the colour palette emphasize the architectural features of this house and are complementary to the adjacent dwellings.

The Heritage Advisory Panel recommended approval subject to the trim board feature on the house being continued along the top of the garage to better visually tie in with the house. This change has been incorporated into the building permit plans for this addition.

The recommendation provided for Council's consideration contains appropriate language to advance these applications to an Opportunity for Public Comment.

Respectfully submitted,



Lucina Baryluk  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



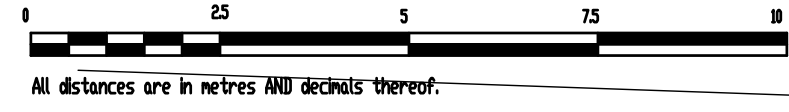
Date: July 16, 2020

#### List of Attachments

- Attachment A: Revised plans dated June 2, 2020
- Attachment B: Revised material boards.

SITE PLAN  
TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION WITH VARIANCES  
PROPOSED LOT 2, SECTION 57,  
VICTORIA DISTRICT, PLAN EPP

SCALE = 1 : 100



All distances are in metres AND decimals thereof.

LEGEND

Elevations are geodetic based on City of Victoria Integrated Survey Monument 15-7 (elev. = 22.123m)  
Tree bases approximately to scale.

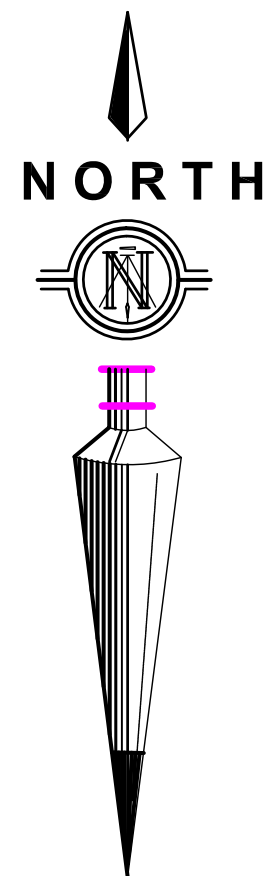
- UL L - denotes Utility Pole with light
- g - denotes guy wire
- CB - denotes Catch Basin
- WM - denotes Water Meter
- TS - denotes Traffic Sign
- FH - denotes fire hydrant
- RWL - denotes Rain Water leader
- 2227 + - denotes existing grade
- denotes Boulevard tree for development
- denotes replacement tree
- denotes existing tree

NEW LYDIA STREET HOUSE  
Proposed LOT 2

LYDIA STREET

DENMAN STREET

ROAD



PROJECT INFORMATION TABLE

Zoning Item	By-Law Value	Provided
Zoning	R1-S2	
Site Area	260 m <sup>2</sup>	260 m <sup>2</sup>
Floor Area		
Basement Area >1.8m ceiling AG		55.3 m <sup>2</sup> (596 sq.ft.) not incl.
Main Floor		59.3 m <sup>2</sup> (639 sq.ft.)
Upper Floor		76.4 m <sup>2</sup> (822 sq.ft.)
Attic > 2.10m ceiling		0
Excess Parking	>18.6 m <sup>2</sup>	0 m <sup>2</sup>
Total Floor Area	190 m <sup>2</sup>	135.7 m <sup>2</sup> (1461 sq.ft.)
Floor Space Ratio	0.6	0.46
Site Coverage %	40%	35.5 %
Open Site Space	N/A	50 %
Grade		21.96
Height of Building	7.50	7.24
Number of Storeys	2	2
Parking Stalls	1	1
Bicycle Parking	0	1
Building Setbacks		
Front Yard	6.0	6.01
Rear Yard	6.0	6.50 to house 5.30 *variance to 5.25
Flanking Yard	2.4	N/A
Side Yard (North)	1.5/2.4	1.64 *variance to 1.60 to Hab. Room
Side Yard (South)	1.5/2.4	1.52 *variance to 1.50 to Hab. Room

Average Grade Calc.

Date	26 March, 2019	File #	9419		
JOB:	2245 Lydia -Proposed Lot 2	CLIENT:	Cunnin		
LINE	FIRST CORNER ELEV.	SECOND CORNER ELEV.	AVG.	WALL LENGTH	Avg El x L
A B {	21.89 + 21.95	1/2 = 21.92 *	12.95 =	283.86	
B C {	21.95 + 21.95	1/2 = 21.95 *	2.50 =	54.88	
C D {	21.95 + 21.96	1/2 = 21.96 *	1.20 =	26.35	
D E {	21.96 + 21.96	1/2 = 21.96 *	3.00 =	65.88	
E F {	21.96 + 21.97	1/2 = 21.97 *	1.20 =	26.36	
F G {	21.97 + 21.98	1/2 = 21.98 *	1.36 =	29.89	
G H {	21.98 + 21.97	1/2 = 21.98 *	13.10 =	287.87	
H I {	21.97 + 21.95	1/2 = 21.96 *	2.00 =	43.92	
I J {	21.95 + 21.95	1/2 = 21.95 *	1.00 =	21.95	
J K {	21.95 + 21.95	1/2 = 21.95 *	1.35 =	29.63	
K L {	21.95 + 21.89	1/2 = 21.92 *	1.20 =	26.30	
L A {	21.89 + 21.89	1/2 = 21.89 *	3.51 =	76.83	
TOTALS		*	44.37	973.7	
AVG. GRADE		Total Area/Total Wall Length		21.96	
HEIGHT CALCULATION					
PEAK		30.27			
EAVE		29.13	Slanted Dormer		
MEAN		29.20			
HEIGHT		(Mean-Avg. Grade)	7.24		
BASEMENT CALCULATION					
Basement Ceiling		22.71			
AVER. GRADE		21.96			
Height above grade		0.75	= 0.75		
=					

11 May, 2020 - amend for rear basement stairs  
14 Nov, 2019 - amend for CoV comments  
5 March, 2019 - additional variance, building height and floor areas  
15 August, 2018.

FILE: 9419 - 17

PROJECT: 9419/2 / 2018-08-15

Brad Cunnin Land Services

2245 Lydia Street

Victoria, BC V8W 1S2

ph: 250-480-7653

brad@cunnin.ca

PLAN 509

PLAN 375

CITY OF VICTORIA

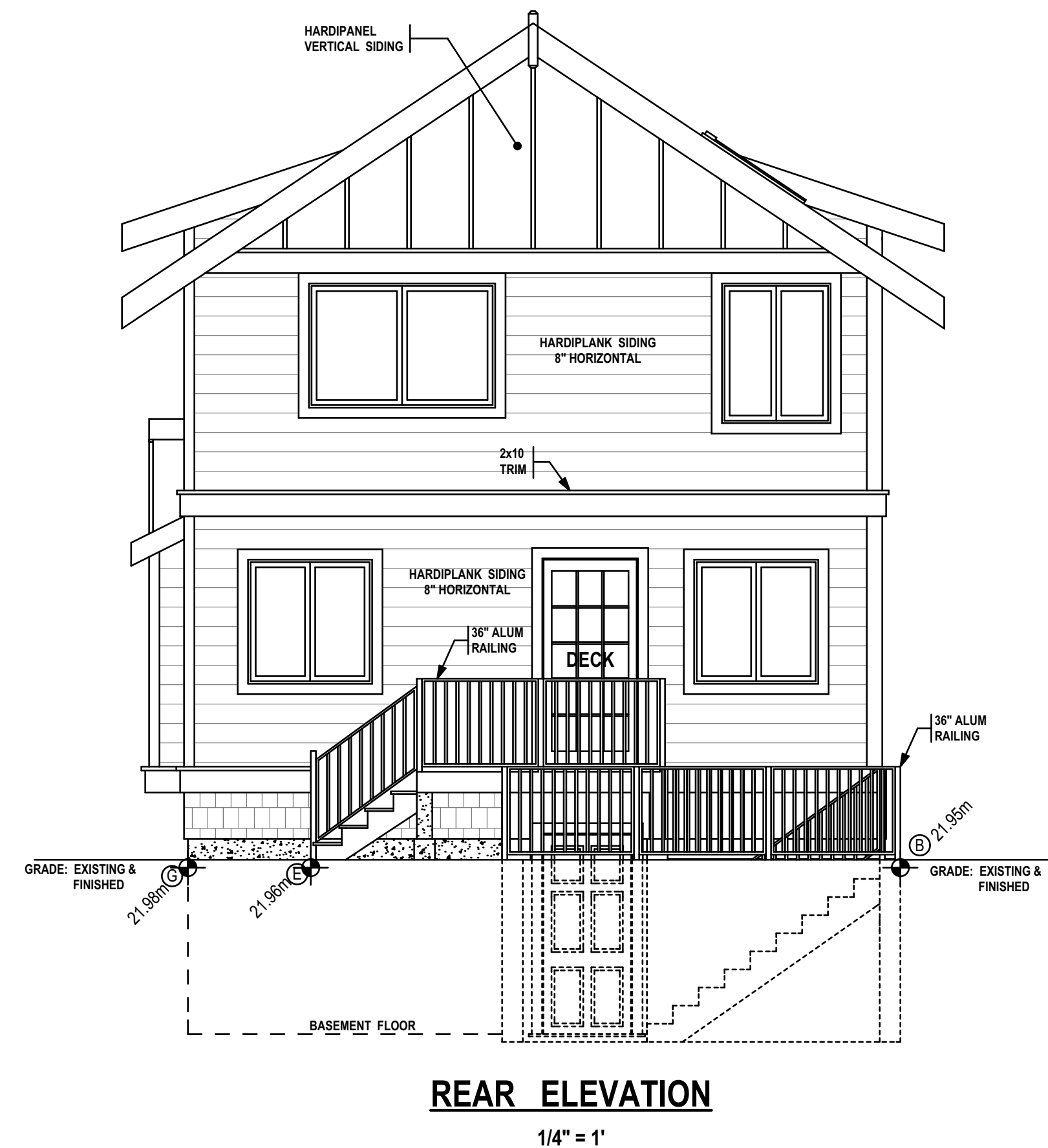
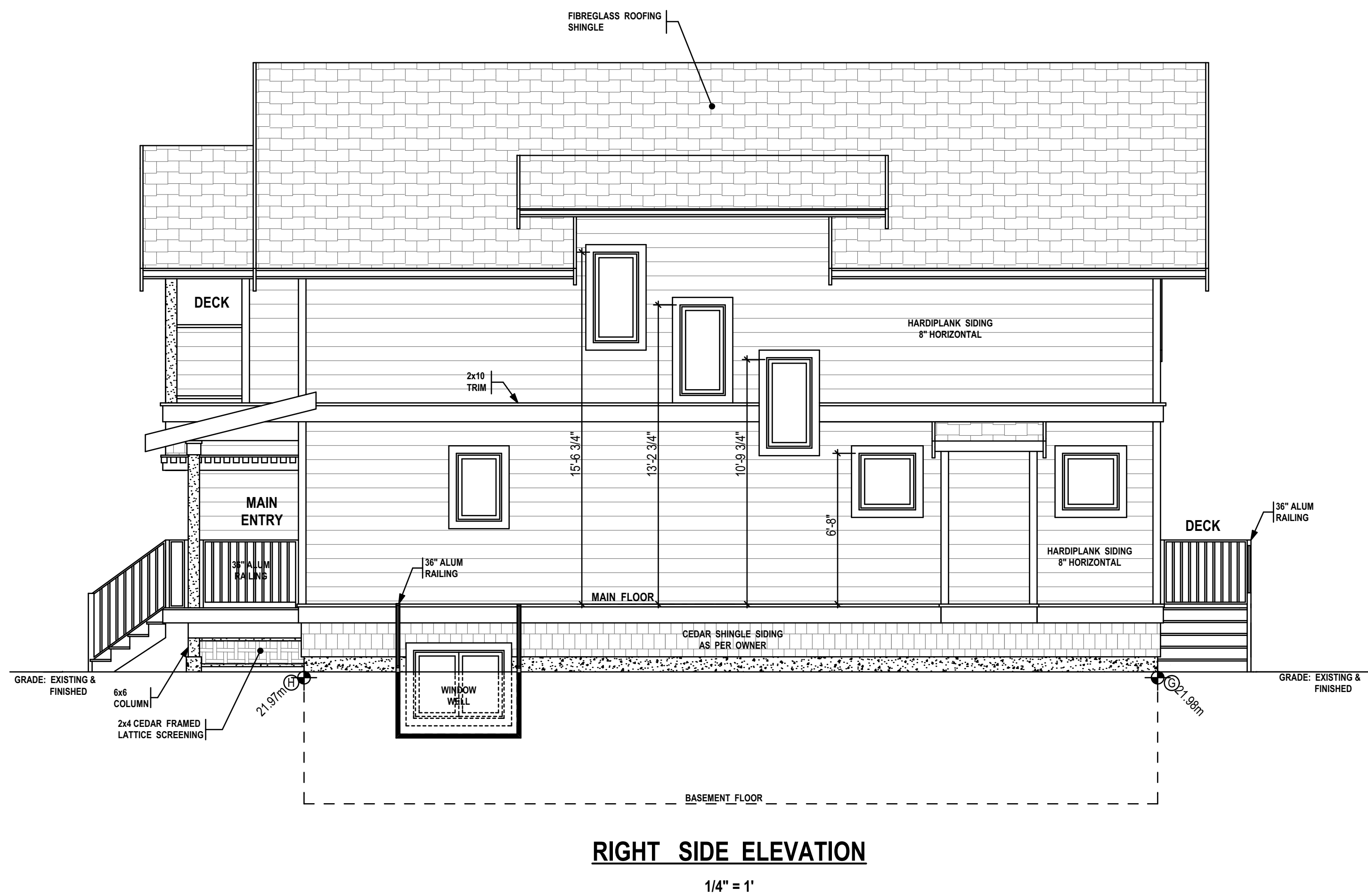
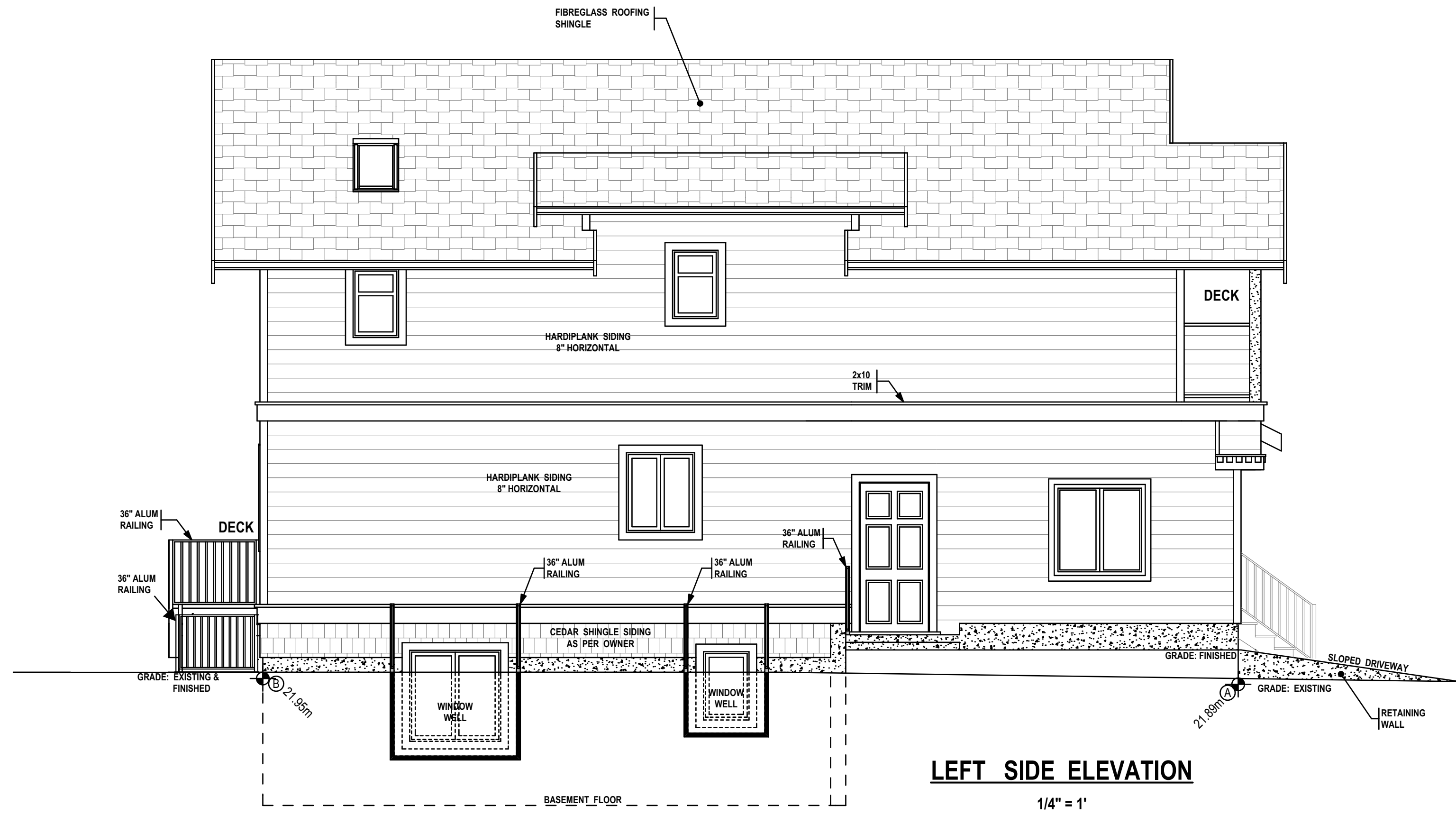
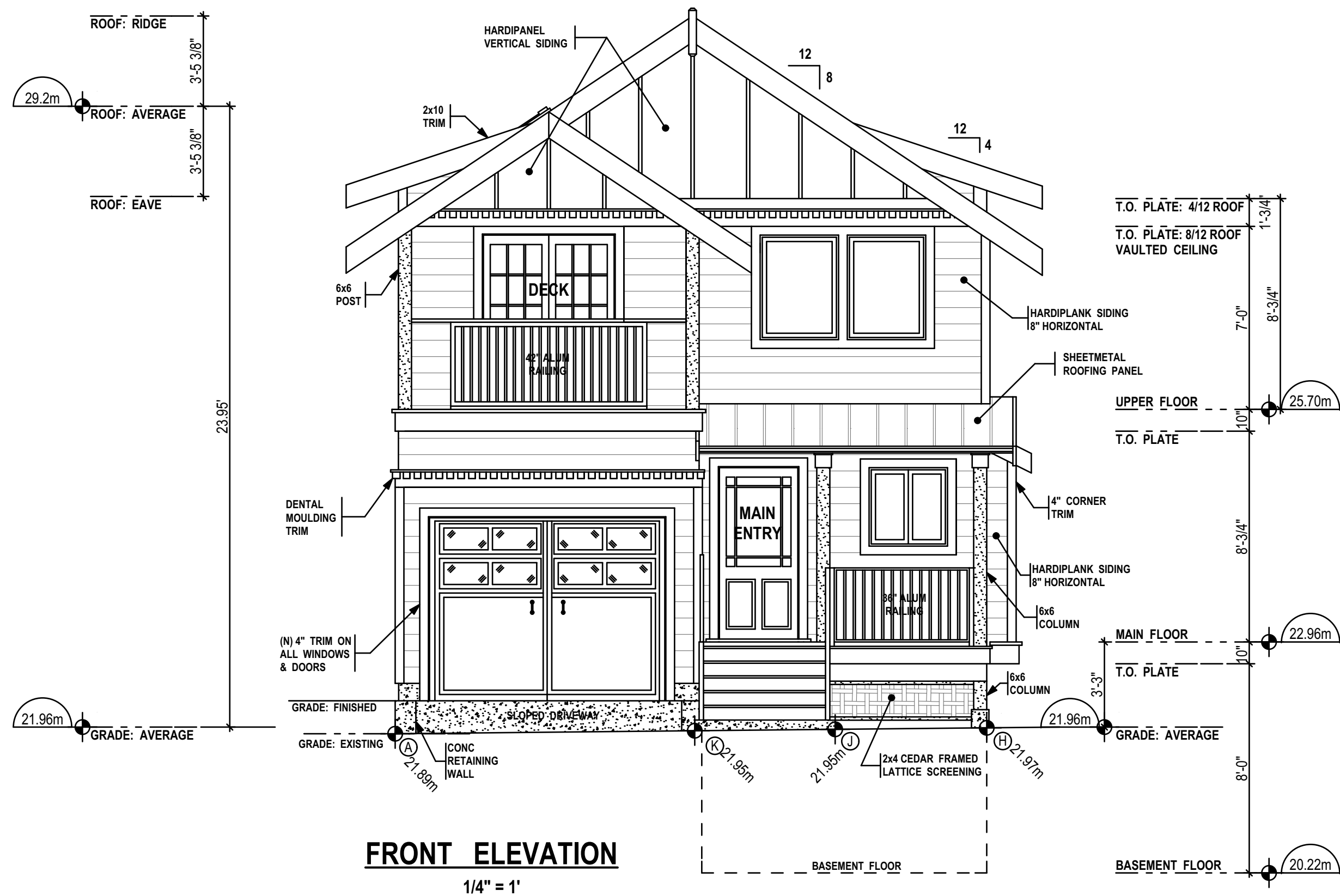
Revisions

Received Date:  
June 2, 2020

PROPOSED SINGLE FAMILY RESIDENCE  
R1-S2

For: Brad Cunnin  
2245 Lydia Street  
Victoria, BC

A1 of 4



**AJB HOME DESIGN**

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Victoria BC V8R 4A8  
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NO.	DATE	DESCRIPTION
1	Apr 6/10	1st Preliminary Drawings
2	Apr 16/10	2nd Preliminary Drawings
3	July 15/10	3rd Preliminary Drawings
4	Sept 21/10	4th Preliminary Drawings
5	Oct 4/10	5th Preliminary Drawings
6	Dec 21/10	6th Preliminary Drawings
7	May 2/12	7th Preliminary Drawings
8	Mar 19/14	8th Preliminary Drawings
9	Apr 22/14	9th Preliminary Drawings
10	May 11/16	10th Preliminary Drawings
11	Mar 31/17	11th Preliminary Drawings
12	May 01/17	12th Preliminary Drawings
13	May 18/18	13th Preliminary Drawings
14	Oct 4/19	14th Preliminary Drawings
15	Nov 14/19	15th Preliminary Drawings

PROJECT TYPE  
NEW RESIDENCE--SFD

SITE @  
Lot 3 DENMAN ST.

FOR: CUNNIN

DRAWN BY: Alan Bisson

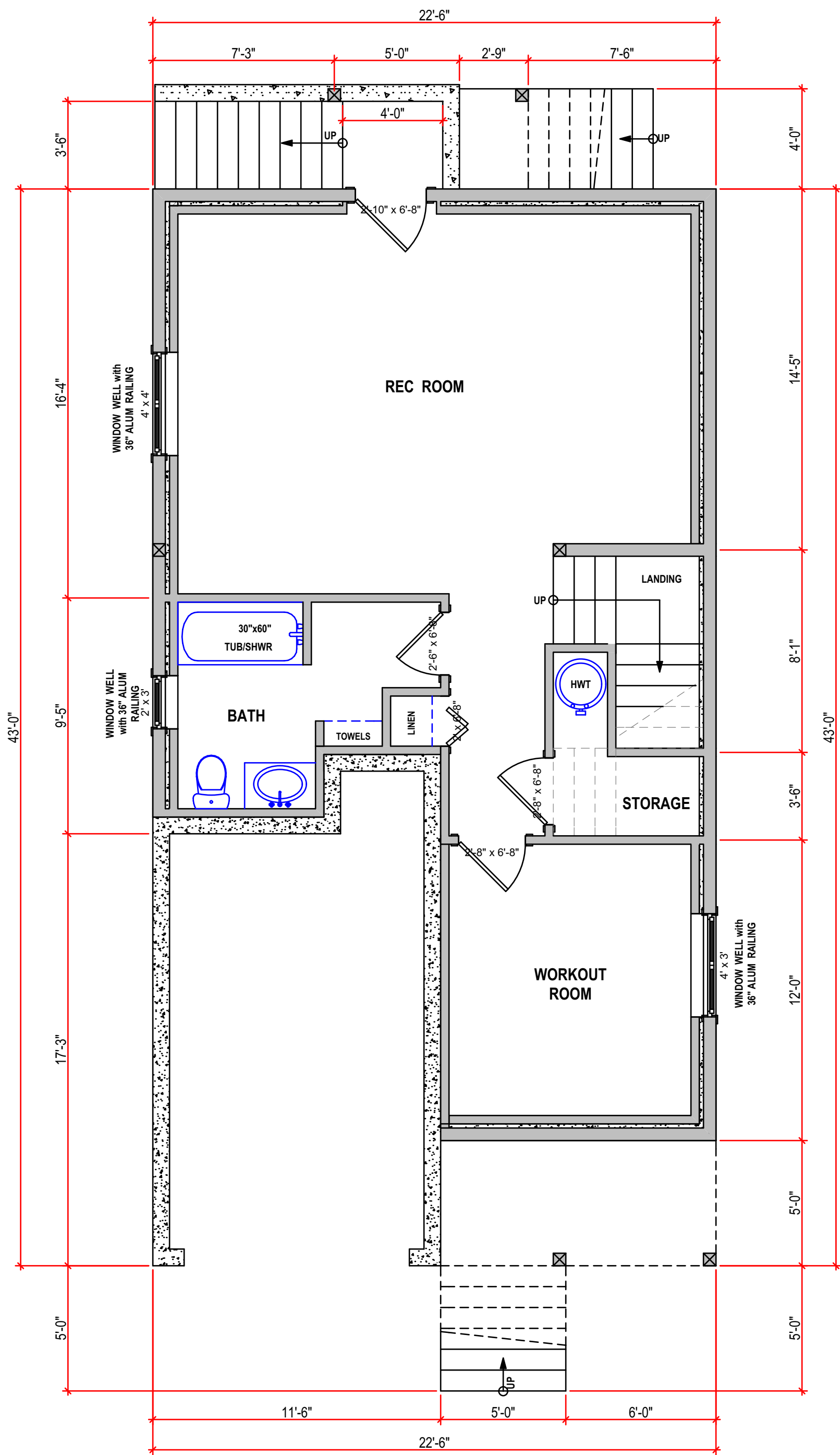
DRAWING NO.

A-2 of 4

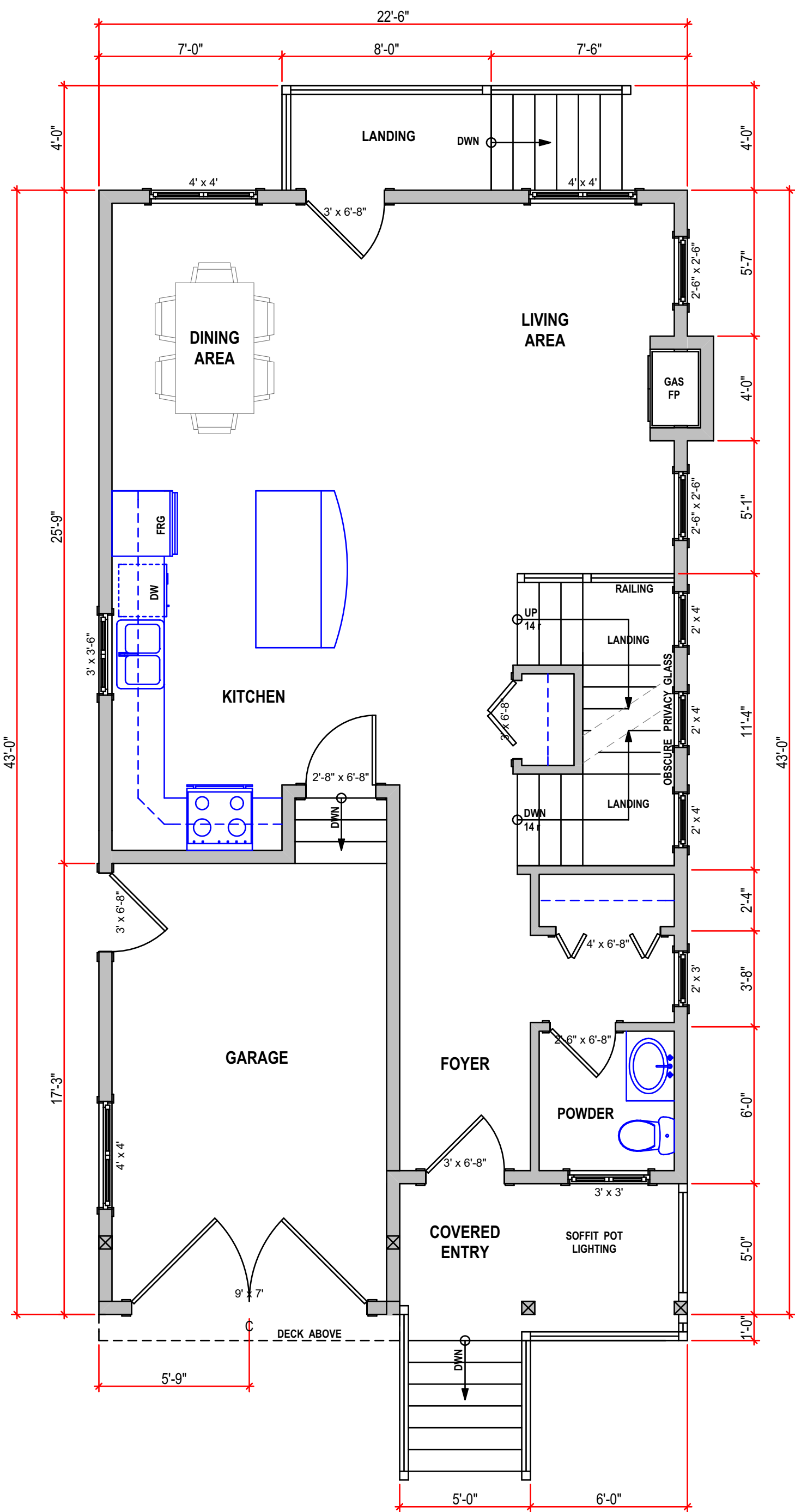
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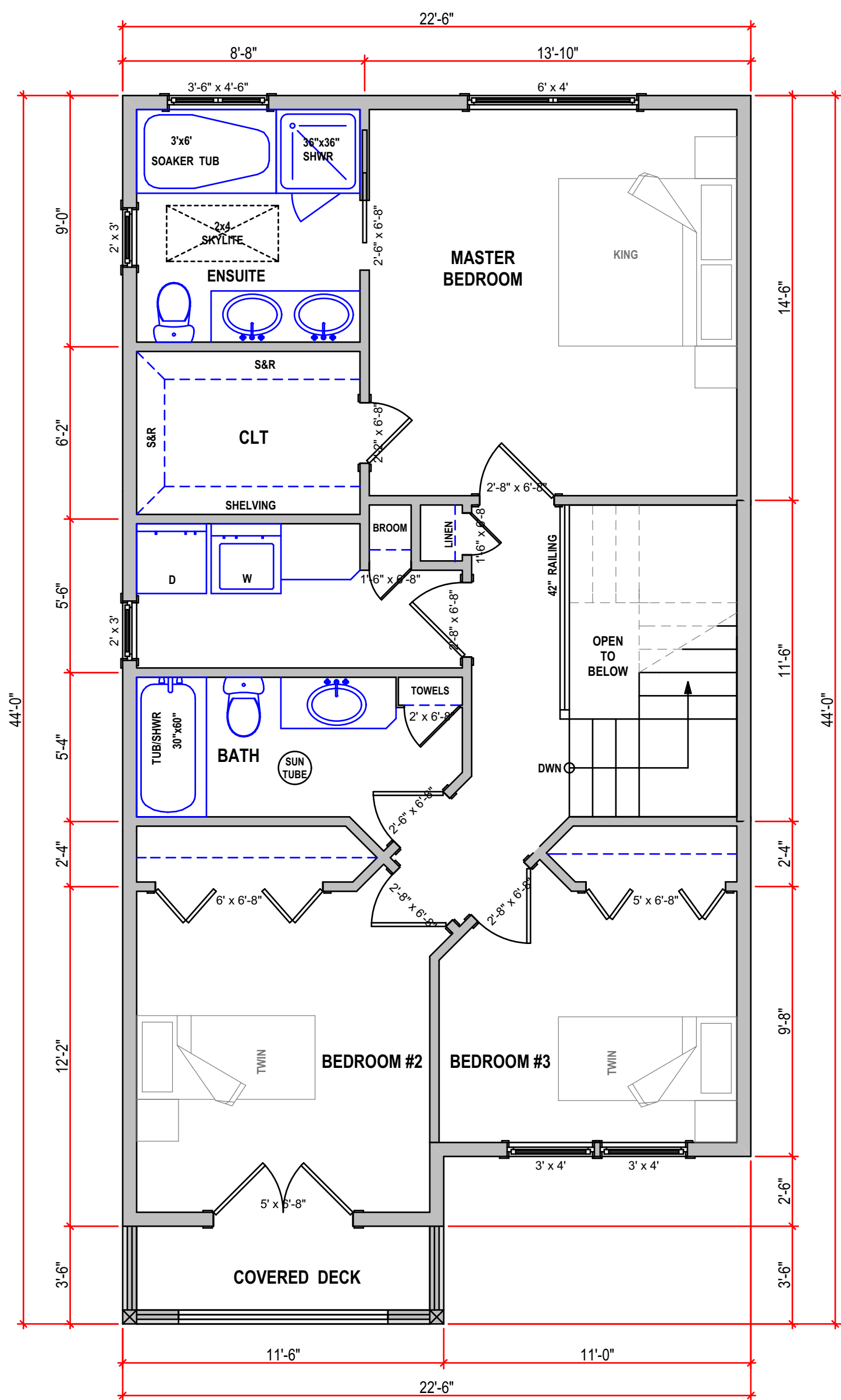
PRINT IN GREYSKALE



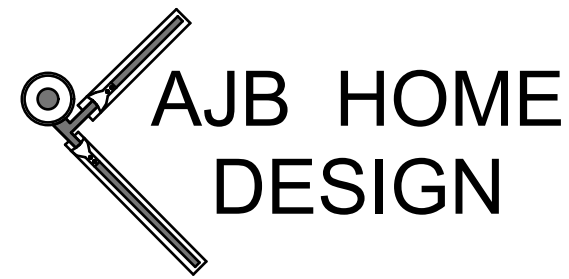
**PROPOSED BASEMENT FLOOR PLAN**  
1/4" = 1'



**PROPOSED MAIN FLOOR PLAN**  
1/4" = 1'  
PROPOSED LIVING SPACE @ 638.7 SQ/FT  
NOTE: LIVING SPACE CALCULATED FROM EXTERIOR FACE OF EXTERIOR WALL



**PROPOSED UPPER FLOOR PLAN**  
1/4" = 1'  
PROPOSED LIVING SPACE @ 821.7 SQ/FT  
NOTE: LIVING SPACE CALCULATED FROM EXTERIOR FACE OF EXTERIOR WALL.



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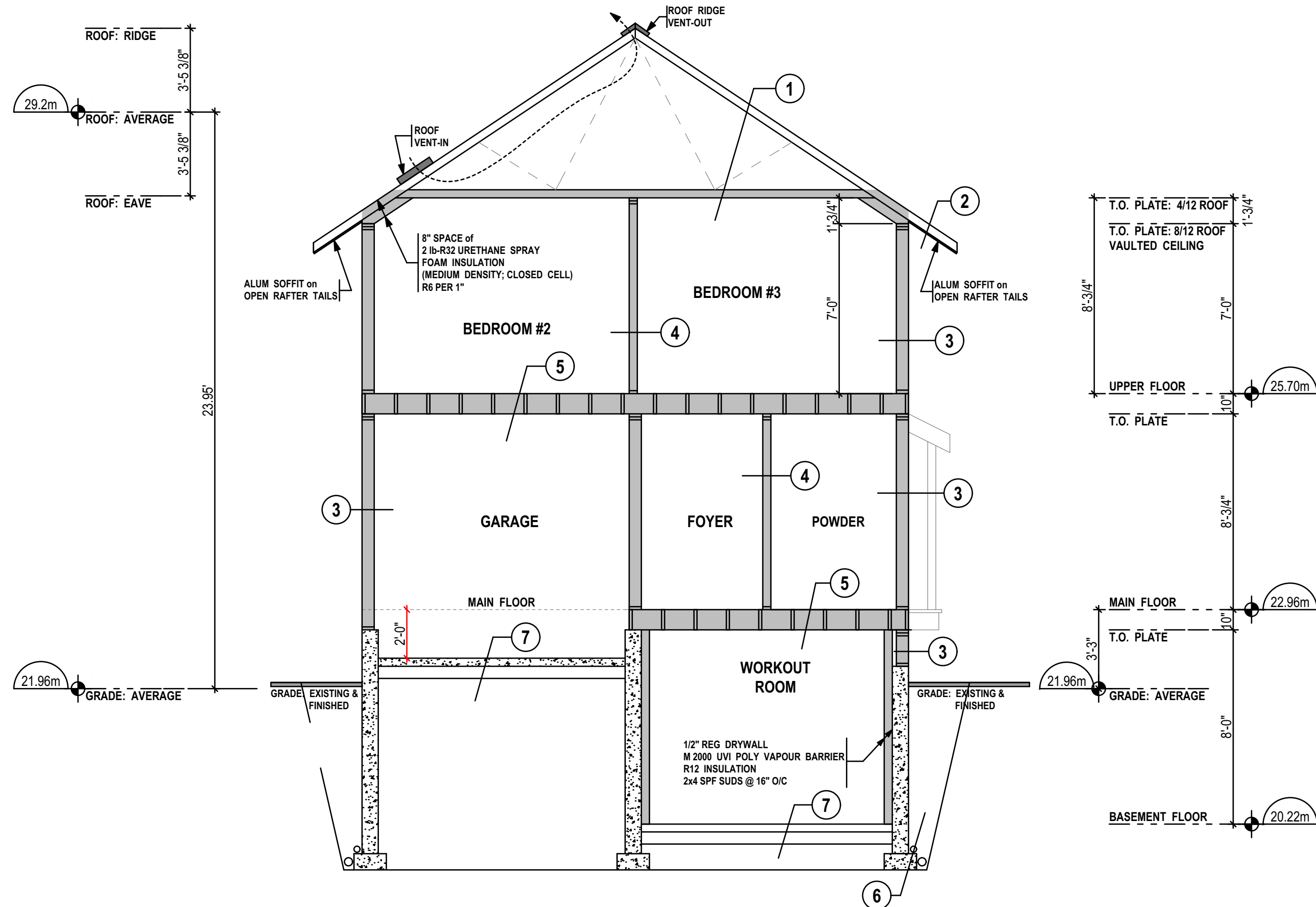
NO.	DATE	DESCRIPTION
1	Apr 6/10	1st Preliminary Drawings
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9	Apr 22/14	9th Preliminary Drawings
10	May 11/16	10th Preliminary Drawings
11	Mar 31/17	11th Preliminary Drawings
12	May 01/17	12th Preliminary Drawings
13	May 18/18	13th Preliminary Drawings
14	Oct 4/19	14th Preliminary Drawings
15	Nov 14/19	15th Preliminary Drawings
16	May 12/20	16th Preliminary Drawings

**PROJECT TYPE**  
NEW RESIDENCE--SFD

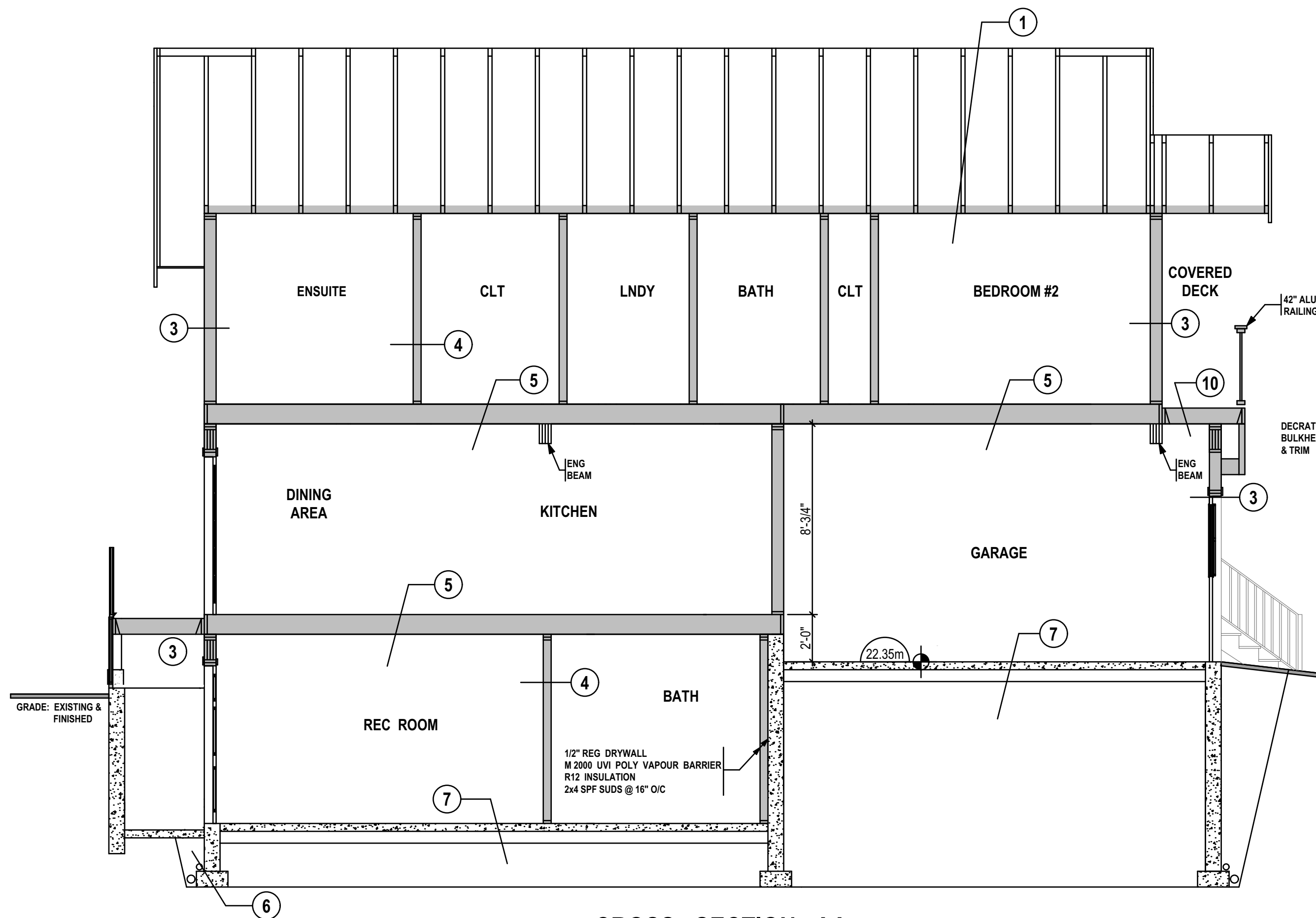
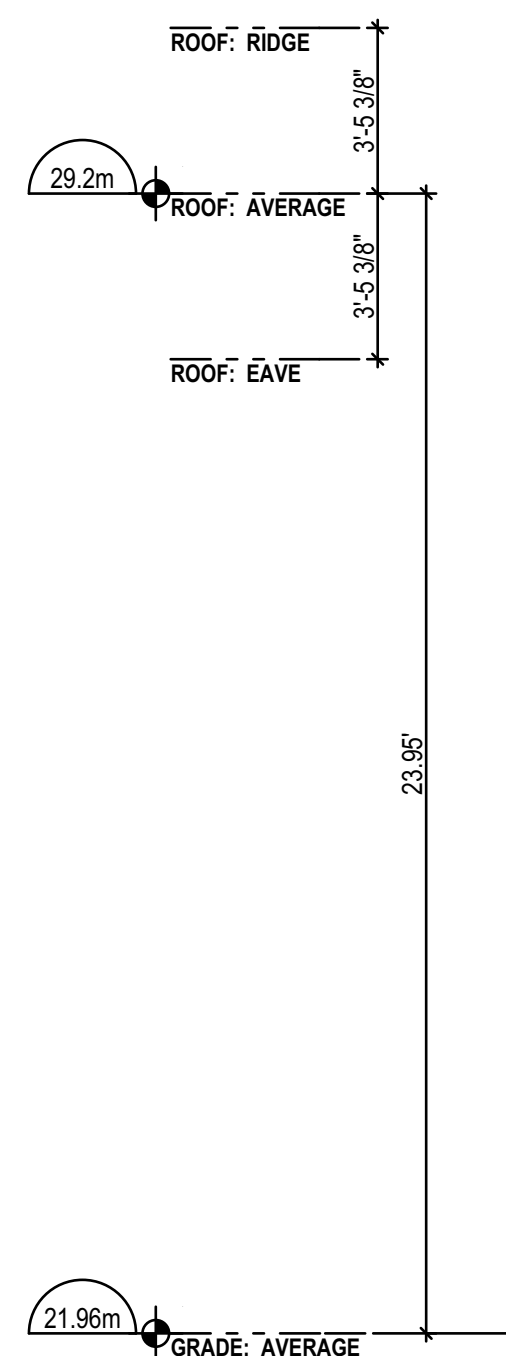
**SITE @**  
Lot 3 DENMAN ST.  
**FOR:** CUNNIN

**DRAWN BY:** Alan Bisson  
**DRAWING NO.**

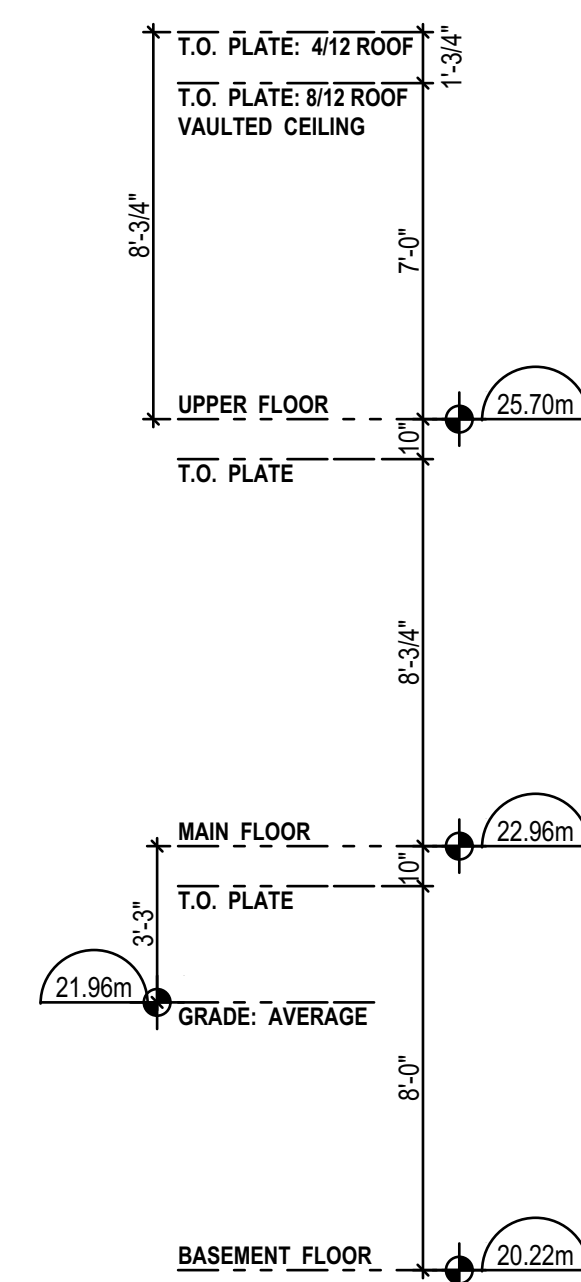
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CROSS SECTION BB  
1/4" = 1"



CROSS SECTION AA  
1/4" = 1"



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13	May 18/18	13th Preliminary Drawings
14	Oct 4/19	14th Preliminary Drawings
15	Nov 14/19	15th Preliminary Drawings

PROJECT TYPE  
NEW RESIDENCE--SFD

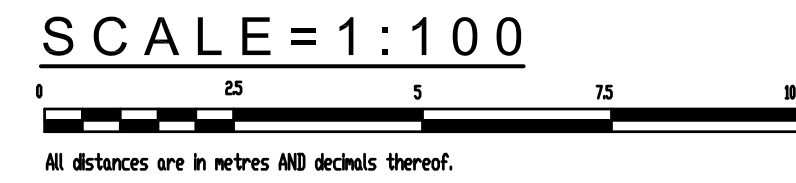
SITE @  
Lot 3 DENMAN ST.

FOR: CUNNIN

DRAWN BY: Alan Bisson

DRAWING NO.  
**A-4of 4**

B.C. LAND SURVEYOR'S SITE PLAN  
TO ACCOMPANY DEVELOPMENT PERMIT APPLICATION WITH VARIANCES  
PROPOSED LOT 3, SECTION 57,  
VICTORIA DISTRICT, PLAN EPP



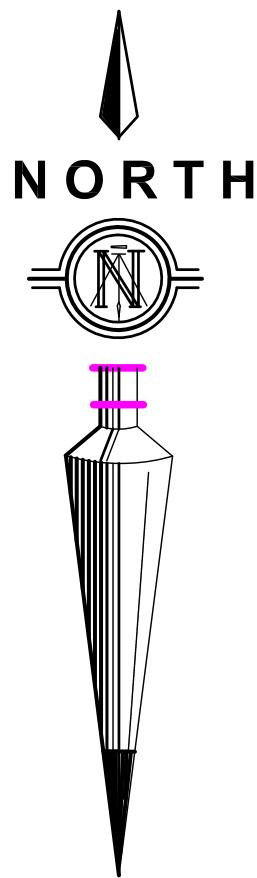
LEGEND

- Elevations are geodetic based on City of Victoria Integrated Survey Monument 15-7 (elev. = 22.123m)  
Tree bases approximately to scale.
- UPL - denotes Utility Pole with light
  - g - denotes guy wire
  - CB - denotes Catch Basin
  - WM - denotes Water Meter
  - WV - denotes Water Meter
  - TS - denotes Traffic Sign
  - FH - denotes fire hydrant
  - SC - denotes Service Connection Clean-out/Inspection Chamber
  - RWL - denotes Rain Water leader
  - 2227 + - denotes existing grade

NEW DENMAN STREET HOUSE  
Proposed LOT 3

LYDIA STREET

DENMAN STREET



PROJECT INFORMATION TABLE

Zoning Item	By-Law Value	Provided
Zoning	R1-S2	
Site Area	260 m²	323 m²
Floor Area		
Basement Area >1.8m ceiling AG		55.3 m² (596 sq.ft.) not incl.
Main Floor		83.7 m² (901 sq.ft.)
Upper Floor		78.4 m² (844 sq.ft.)
Attic > 2.10m ceiling		0
Excess Parking	>18.6 m²	0 m²
Total Floor Area Incl Stairs	190 m²	162.10m² (1745 sq.ft.)
Floor Space Ratio	0.6	0.51
Site Coverage %	40%	35.5 %
Open Site Space	N/A	50 %
Grade		22.05
Height of Building	7.50	7.36
Number of Storeys	2	2
Parking Stalls	1	1
Bicycle Parking	0	multiple
Building Setbacks		
Front Yard	6.0	6.01
Rear Yard	6.0	6.01 to building 4.85 *Variance to 4.80
Flanking Yard	2.4	N/A
Side Yard (West)	1.5/2.4	3.04
Side Yard (East)	1.5/2.4	1.55 *Variance to 1.50

ROAD



Date: 26 March, 2019 File #: 9419

JOB: New Denman House - Lot 3 CLIENT: Cunnin

LINE	FIRST CORNER ELEV.	SECOND CORNER ELEV.	AVG	WALL LENGTH	AVG ELEV
A B (	22.05	22.20	1/2 = 22.13 *	8.08 =	178.8
B C (	22.20	22.20	1/2 = 22.2 *	5.08 =	112.8
C D (	22.20	22.20	1/2 = 22.2 *	1.22 =	27.1
D E (	22.20	22.10	1/2 = 22.15 *	3.27 =	72.4
E F (	22.10	22.10	1/2 = 22.1 *	1.22 =	27.0
F G (	22.10	22.00	1/2 = 20.8 *	2.42 =	53.4
G H (	22.00	22.05	1/2 = 22.03 *	9.30 =	204.8
H I (	22.05	20.85	1/2 = 21.45 *	0.15 =	3.2
I J (	20.85	20.85	1/2 = 20.85 *	3.81 =	79.4
J K (	20.85	22.00	1/2 = 21.43 *	0.15 =	3.2
K L (	22.00	22.00	1/2 = 22 *	1.75 =	38.5
L M (	22.00	22.00	1/2 = 22 *	2.44 =	53.7
M N (	22.00	22.00	1/2 = 22 *	2.56 =	56.3
N O (	22.00	22.05	1/2 = 22.03 *	=	=
O A (	22.05	22.05	1/2 = 22.05 *	4.12 =	90.8
TOTALS				45.57	1004.8
AVG. GRADE	Total Area/Total Wall Length			22.05	22.05

HEIGHT CALCULATION

PEAK	30.29
EAVE	28.57
MEAN	29.41
HEIGHT	(Mean-Avg. Grade) 7.36

BASEMENT CALCULATION

Basement Ceiling	23.25
AVER. GRADE	22.05
Height above grade	1.20

PROPOSED SINGLE FAMILY RESIDENCE

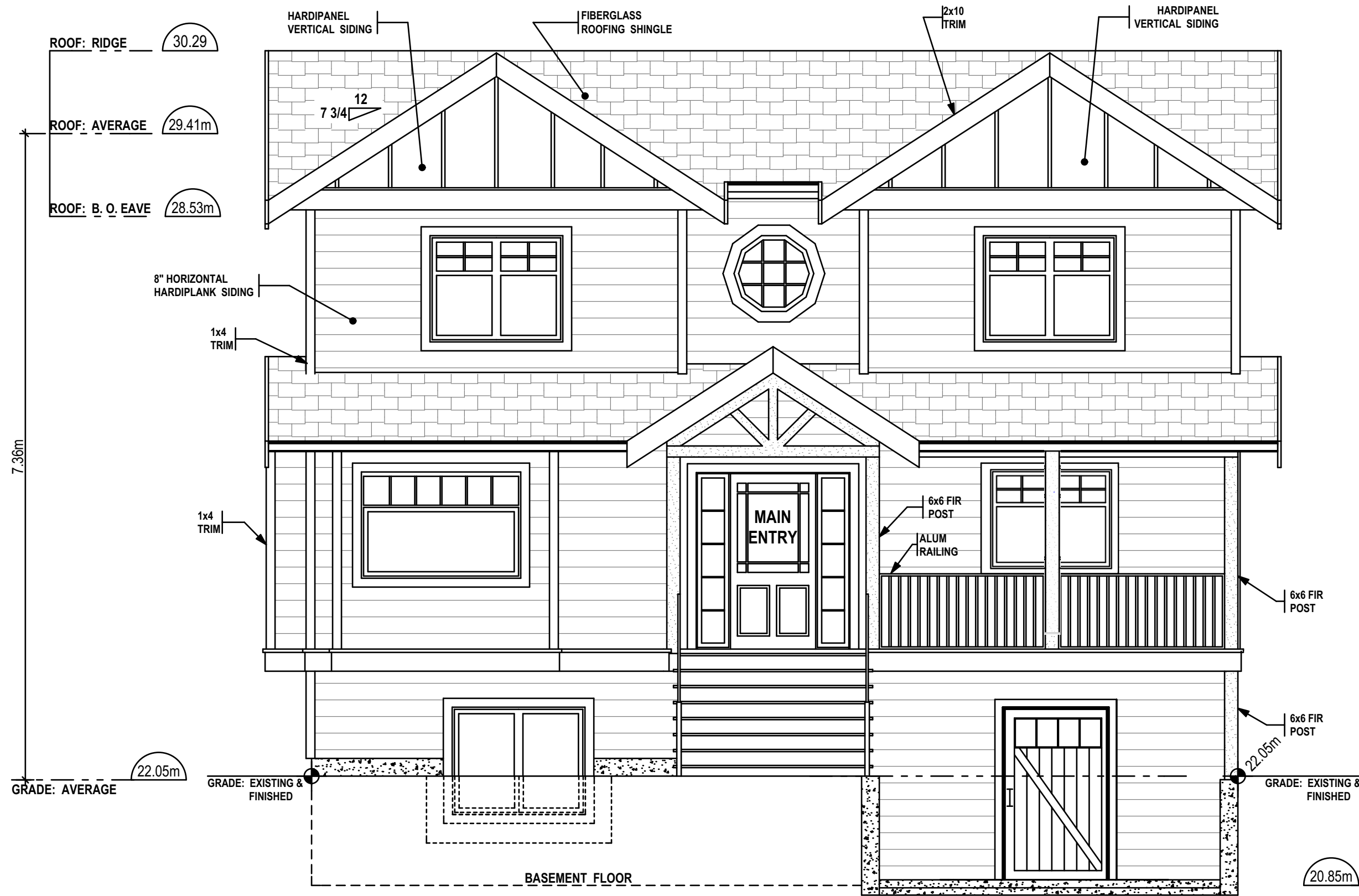
R1-S2

FOR: BRAD CUNNIN  
NEW DENMAN STREET  
HOUSE

26 March, 2019- edits for DP  
15 August, 2018.

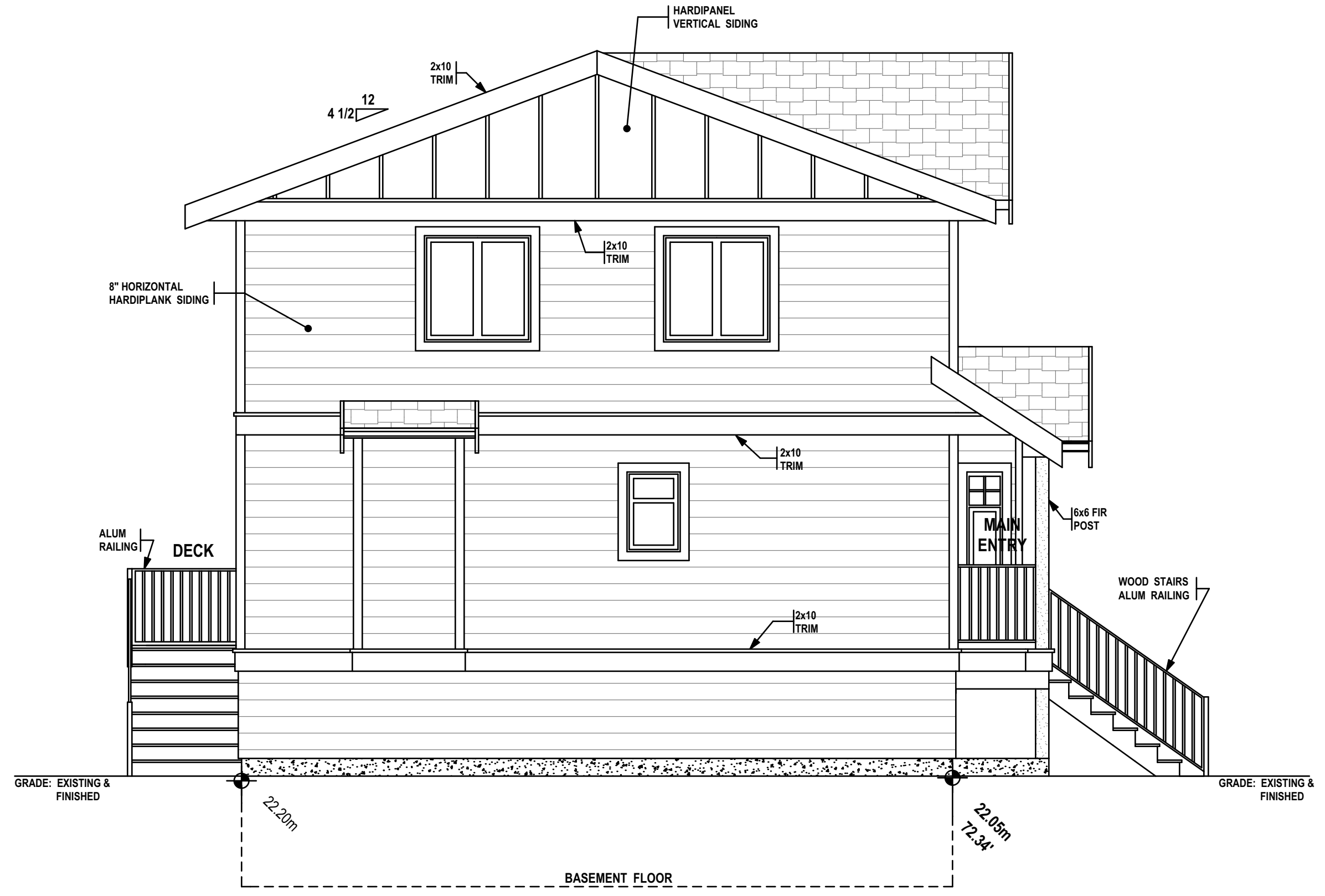
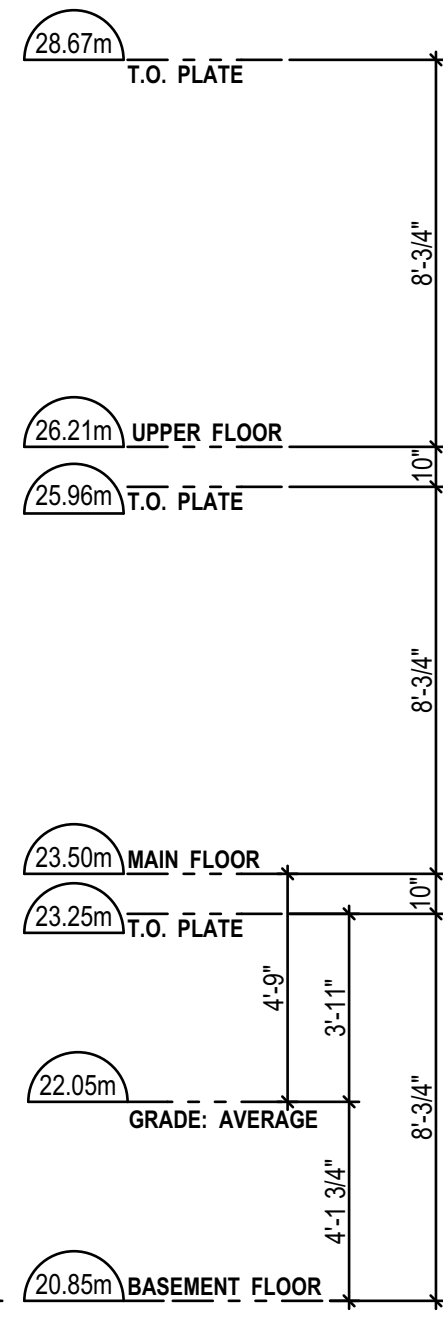
FILE: 9419 - 17  
DATE: 2019-03-27 04:43  
Brad Cunnin Land Services  
2225 Lydia Street  
Victoria, BC V8W 1S2  
ph. 250-480-9693

brad@cunnin.ca



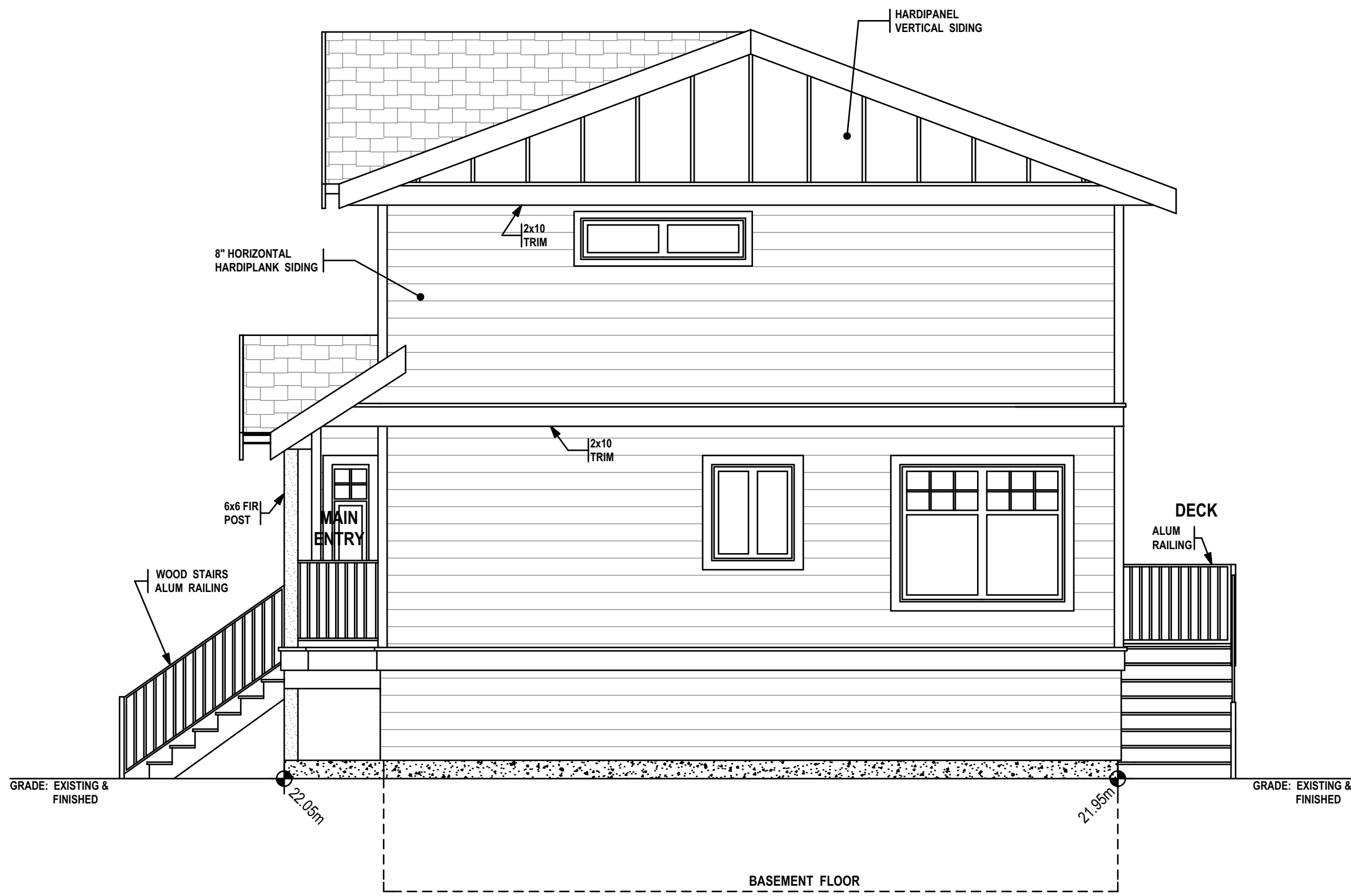
FRONT ELEVATION

1/4" = 1'



LEFT SIDE ELEVATION

1/4" = 1'



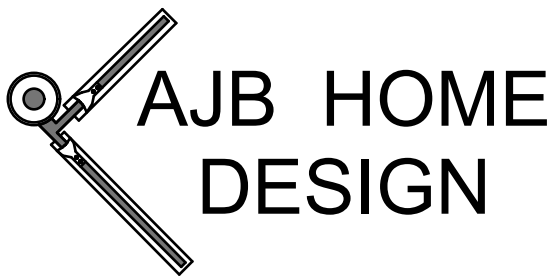
RIGHT SIDE ELEVATION

1/4" = 1'



REAR ELEVATION

1/4" = 1'



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Victoria BC V8R 4A8  
email: ajbhomedesign@shaw.ca

NO.	DATE	DESCRIPTION
1	Apr 6/10	1st Preliminary Drawings
2	Apr 16/10	2nd Preliminary Drawings
3	July 15/10	3rd Preliminary Drawings
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11	Mar 31/17	11th Preliminary Drawings
12	May 01/17	12th Preliminary Drawings
13	May 18/18	13th Preliminary Drawings
14	Oct 4/19	14th Preliminary Drawings
15	Nov 14/19	15th Preliminary Drawings

PROJECT TYPE  
NEW RESIDENCE--SFD

SITE @  
Lot 3 DENMAN ST.

FOR: CUNNIN

DRAWN BY: Alan Bisson

DRAWING NO.

A-1 of 6

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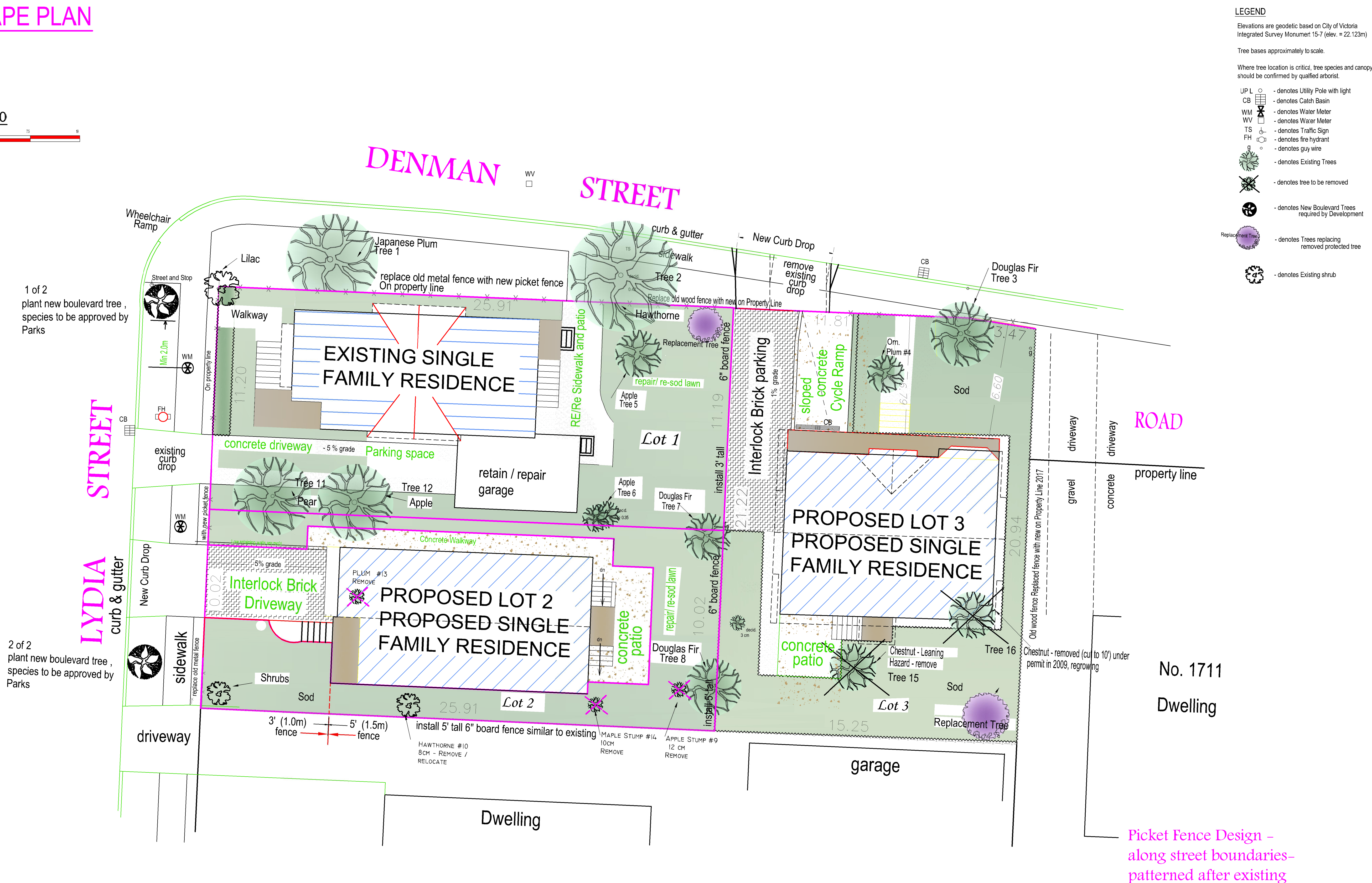
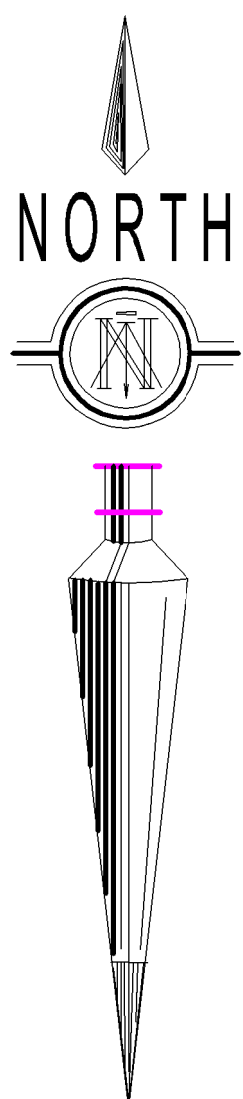
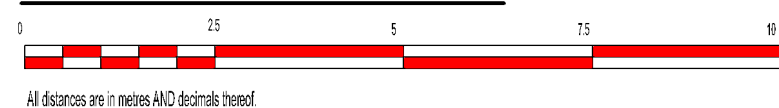
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PROPOSED LANDSCAPE PLAN

DENMAN AND LYDIA

SCALE = 1 : 100



- LEGEND
- Elevations are geodetic based on City of Victoria Integrated Survey Monument 15-7 (elev. = 22.123m)
- Tree bases approximately to scale.
- Where tree location is critical, tree species and canopy should be confirmed by qualified arborist.
- UP L - denotes Utility Pole with light
  - CB - denotes Catch Basin
  - WM - denotes Water Meter
  - TS - denotes Traffic Sign
  - FH - denotes fire hydrant
  - g - denotes guy wire
  - denotes Existing Trees
  - denotes tree to be removed
  - denotes New Boulevard Trees required by Development
  - denotes Trees replacing removed protected tree
  - denotes Existing shrub

Amended 14 Nov,2019

FILE : 9149 - 28  
DWGDATE: 9149LAND / 2018-08-16  
Brad Cunnin Land Services  
2235 Lydia Street  
Victoria, BC V8W 1S2  
ph. (250)460-9693 / 250-727-2723



1711 DENMAN STREET  
EXISTING RESIDENCE



FRONT ELEVATION  
1/4" = 1'

1708 DENMAN STREET  
PROPOSED RESIDENCE

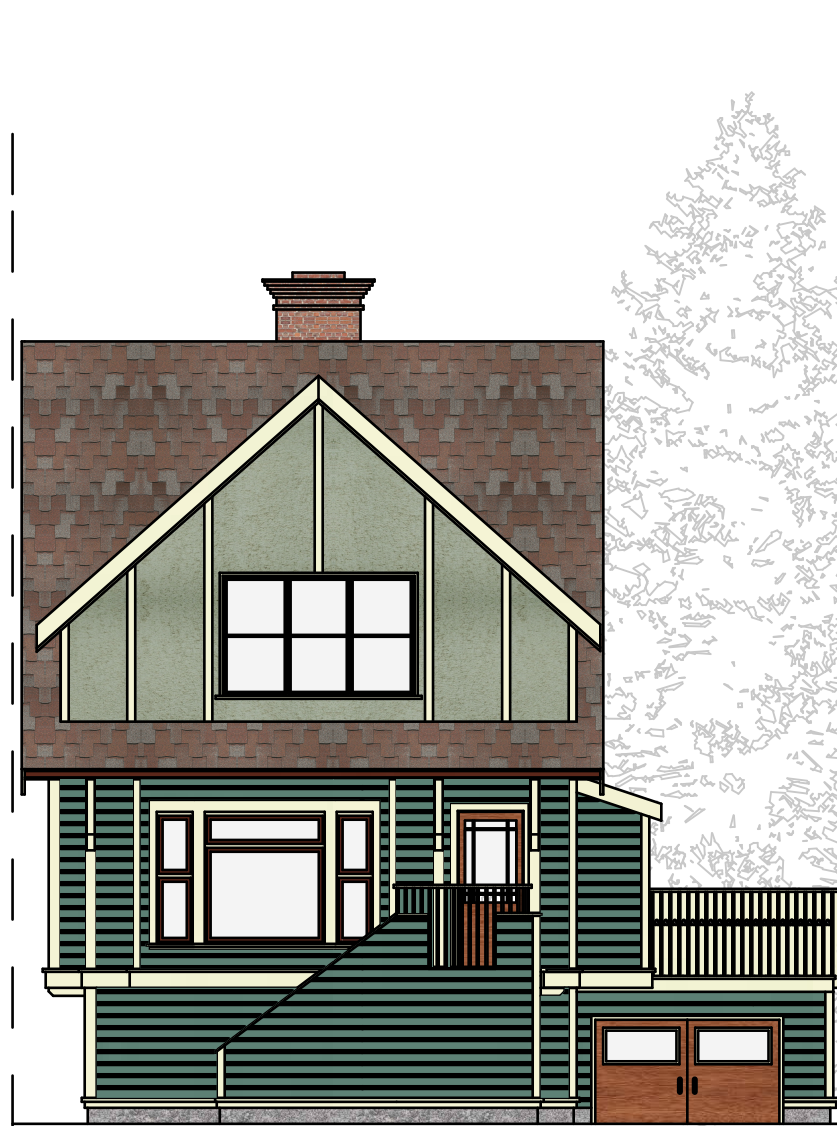


2251 LYDIA STREET  
PROPOSED RESIDENCE  
(SIDE VIEW)

LYDIA STREET

STREETSCAPE OF DENMAN STREET

1/8" = 1'



DENMAN STREET

2251 LYDIA STREET  
PROPOSED RESIDENCE  
(FRONT VIEW)



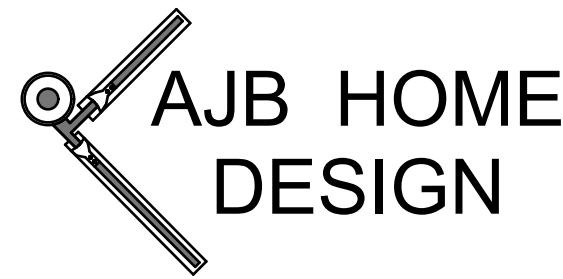
2243 LYDIA STREET  
PROPOSED RESIDENCE



2235 LYDIA STREET  
EXISTING RESIDENCE

STREETSCAPE OF LYDIA STREET

1/8" = 1'



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Victoria BC V8R 4A8  
email: ajbhomedesign@shaw.ca

NO.	DATE	DESCRIPTION
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13	May 18/18	13th Preliminary Drawings
14	Oct 4/19	14th Preliminary Drawings
15	Nov 14/19	15th Preliminary Drawings

PROJECT TYPE  
NEW RESIDENCE--SFD

SITE @  
Lot 3 DENMAN ST.

FOR: CUNNIN

DRAWN BY: Alan Bisson

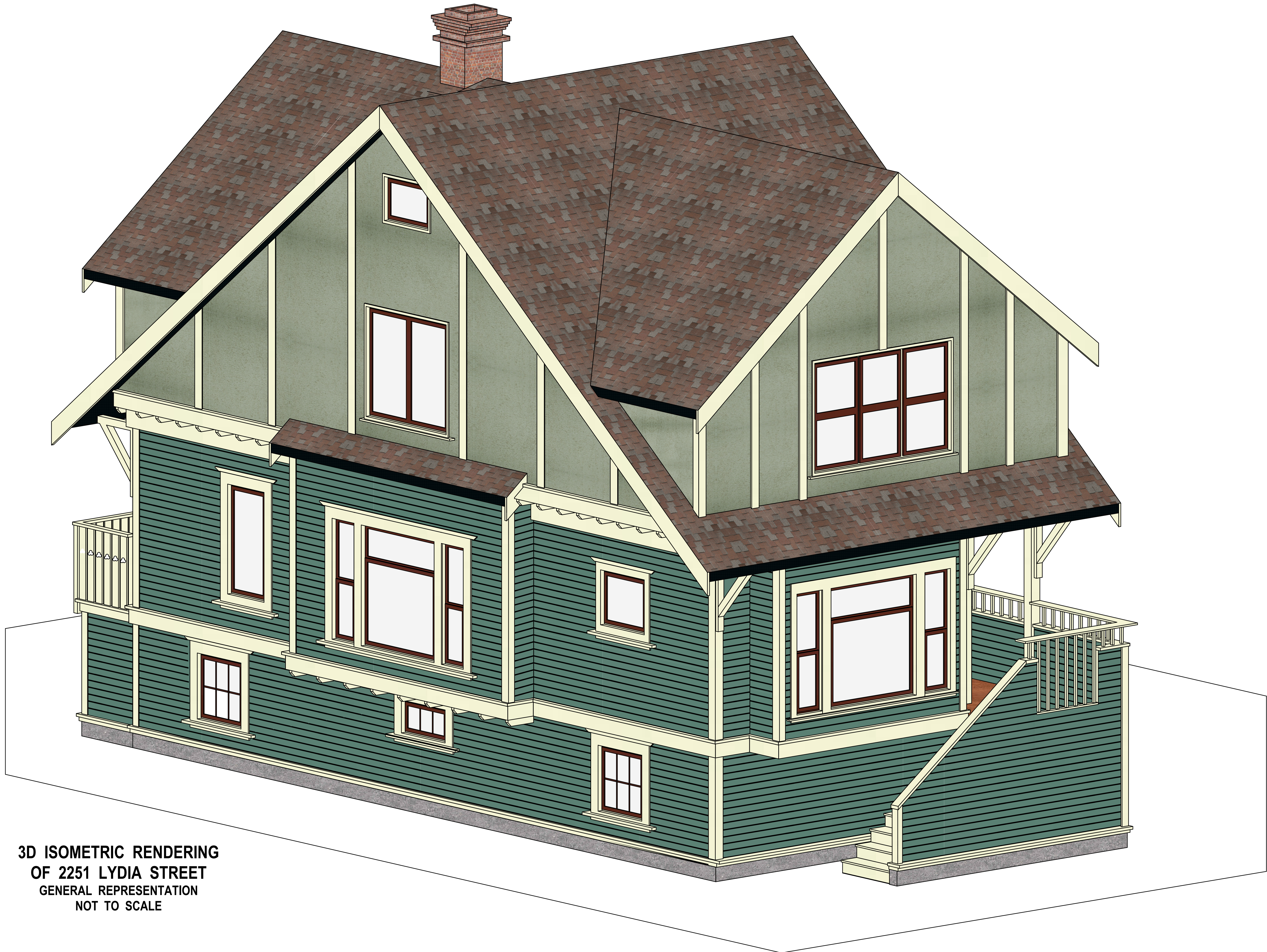
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3D ISOMETRIC RENDERING  
OF 2251 LYDIA STREET  
GENERAL REPRESENTATION  
NOT TO SCALE



**AJB HOME  
DESIGN**

#314-663 Goldstream Avenue  
Victoria BC, V9B 2W3  
Office 250-595-0858  
email: ajbhomedesign@shaw.ca  
www.ajbhomedesign.com

#	DATE	DESCRIPTION
1	March 28/19	Streetscape & Renderings
2	April 12/19	Streetscape & Renderings Revised

PROJECT TYPE  
STREETSCAPE & RENDERING  
OF LYDIA & DENMAN  
DEVELOPMENT

**SITE:** LYDIA & DENMAN  
DEVELOPMENT

**CLIENT:** CUNNIN

DRAWN BY: Taylor SB

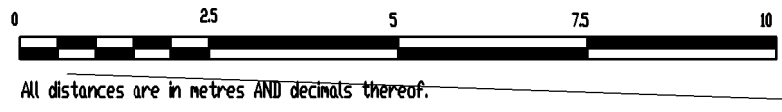
DRAWING NO.  
**A-1 of 2**

SITE PLAN

TO ACCOMPANY HERITAGE ALTERATION PERMIT APPLICATION WITH VARIANCE

PROPOSED LOT 1, SECTION 57,  
VICTORIA DISTRICT, PLAN EPP

SCALE = 1 : 100



LEGEND

Elevations are geodetic based on City of Victoria Integrated Survey Monument 15-7 (elev. = 22.123m) Tree bases approximately to scale.

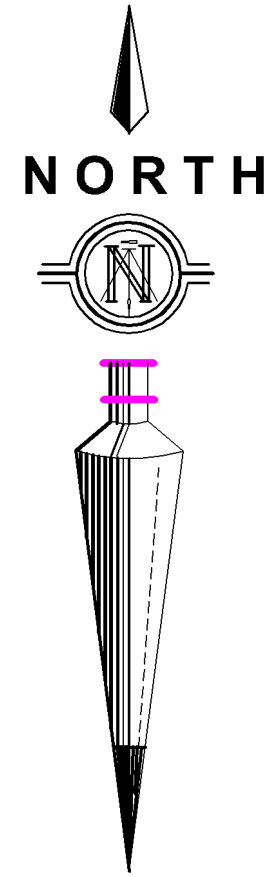
- UPL - denotes Utility Pole with light
- g - denotes guy wire
- CB - denotes Catch Basin
- WM - denotes Water Meter
- TS - denotes Traffic Sign
- FH - denotes fire hydrant
- RWL - denotes Rain Water leader
- 2227 + - denotes existing grade
- denotes New Boulevard Trees required by Development
- denotes Trees replacing removed protected tree
- denotes Existing shrub
- denotes Existing tree

EXISTING LYDIA STREET HOUSE

On Proposed LOT 1

DENMAN STREET

LYDIA STREET



PROJECT INFORMATION TABLE

Zoning Item	By-Law Value	Provided
Zoning	R1-S2	
Site Area	260 m²	291 m²
Floor Area		
Basement Area >1.8m ceiling AG		64.1 m² (696 sq.ft.) not incl.
Main Floor Area		73.2 m² (787.6 sq.ft.)
Upper Floor Area		76.1 m² (819.4 sq.ft.)
Attic > 2.10m ceiling		0
Excess Parking	>18.6 m²	1.2 m²
Total Floor Area	190 m²	150.7 m² (1622 sq.ft.)
Floor Space Ratio	0.6	0.52
Site Coverage %	40%	34.4 %
Open Site Space	N/A	36 %
Grade		21.93
Height of Building	7.50	N/C 8.22 (From High Ridge to High eave)
Number of Storeys	2	N/C 3 (Existing)
Parking Stalls	1	2
Bicycle Parking	0	
Building Setbacks		
Front Yard	6.0	N/C 3.27 (Existing)
Rear Yard	6.0	9.69 to building - 7.39 to garage
Flanking Yard	2.4	N/C 0.50 (Existing)
Side Yard (South)	1.5/2.4	0.61 *Variance to 0.60

N/C denotes non-conforming but pre-existing

Average Grade Calc.  
After foundation replacement

JOB: 2251 Lydia		CLIENT: Cunin	
LINE	FIRST CORNER ELEV.	SECOND CORNER ELEV.	AVG
A B	21.93	21.89	1/2 = 21.91 *
B C	21.89	21.90	1/2 = 21.9 *
C D	21.90	21.90	1/2 = 21.9 *
D E	21.90	21.90	1/2 = 21.9 *
E F	21.90	21.90	1/2 = 21.9 *
F G	21.90	21.60	1/2 = 21.75 *
G H	21.60	21.60	1/2 = 21.6 *
H I	21.60	22.00	1/2 = 21.8 *
I J	22.00	22.00	1/2 = 22 *
J K	22.00	22.00	1/2 = 22 *
K L	22.00	21.60	1/2 = 21.8 *
L M	21.60	21.60	1/2 = 21.6 *
M N	21.60	22.10	1/2 = 21.85 *
N O	22.10	22.00	1/2 = 22.05 *
O P	22.00	22.05	1/2 = 22.03 *
P Q	22.05	22.05	1/2 = 22.05 *
Q R	22.05	22.00	1/2 = 22.03 *
R A	22.00	21.93	1/2 = 21.97 *
TOTALS			64.85 1422.2
AVG. GRADE			Total Area/Total Wall Length 21.93
HEIGHT CALCULATION			
PEAK	31.95		
EAVE	28.35		
MEAN	30.15		
HEIGHT	(Mean Avg. Grade)		8.22
BASEMENT CALCULATION			
Basement Ceiling	23.62		
AVR. GRADE	21.93		
Height above grade	1.69		1.69

Building Note:

Existing house has had foundation reconstructed, house is now 10cm lower than before. It is in the same location. Concrete in the location of garage rebuild has been poured, but no construction or building permit has been commenced, pending the outcome of a DP application.

NOTES

- All connections to municipal services to be 100mm PVC installed at 2% unless otherwise indicated.
- All works to be performed to applicable by-laws and codes. No work to be performed from these drawings unless these drawings are approved by Municipality. All works subject to municipal inspection and approval.
- Location of existing services are as per Municipal records, and must be field verified. Care to be exercised in trenching for actual locations.
- Final service connection elevations are dependent on depth of existing service mains. Where critical, final service connection elevations to be verified before commencing any residential construction.

5 March, 2019

FILE: 9149 - 17

PROJECT: 9149-17

Brad Cunin Land Services

2251 Lydia Street

Victoria, BC V8T 1Y9

ph. 250-408-9693

brad@cunin.ca

2251 Lydia Street

Subdivision of Am Lot 10, Blk 2, Sec 57, Plan 509

BENCHMARK: 15 - 29

DRAWING: 9149-Lot 1

DRAWN: B.W.C.

CHECKED: B.W.C.

DATE: 18 March, 2018

ELEVATION: = 24.39m

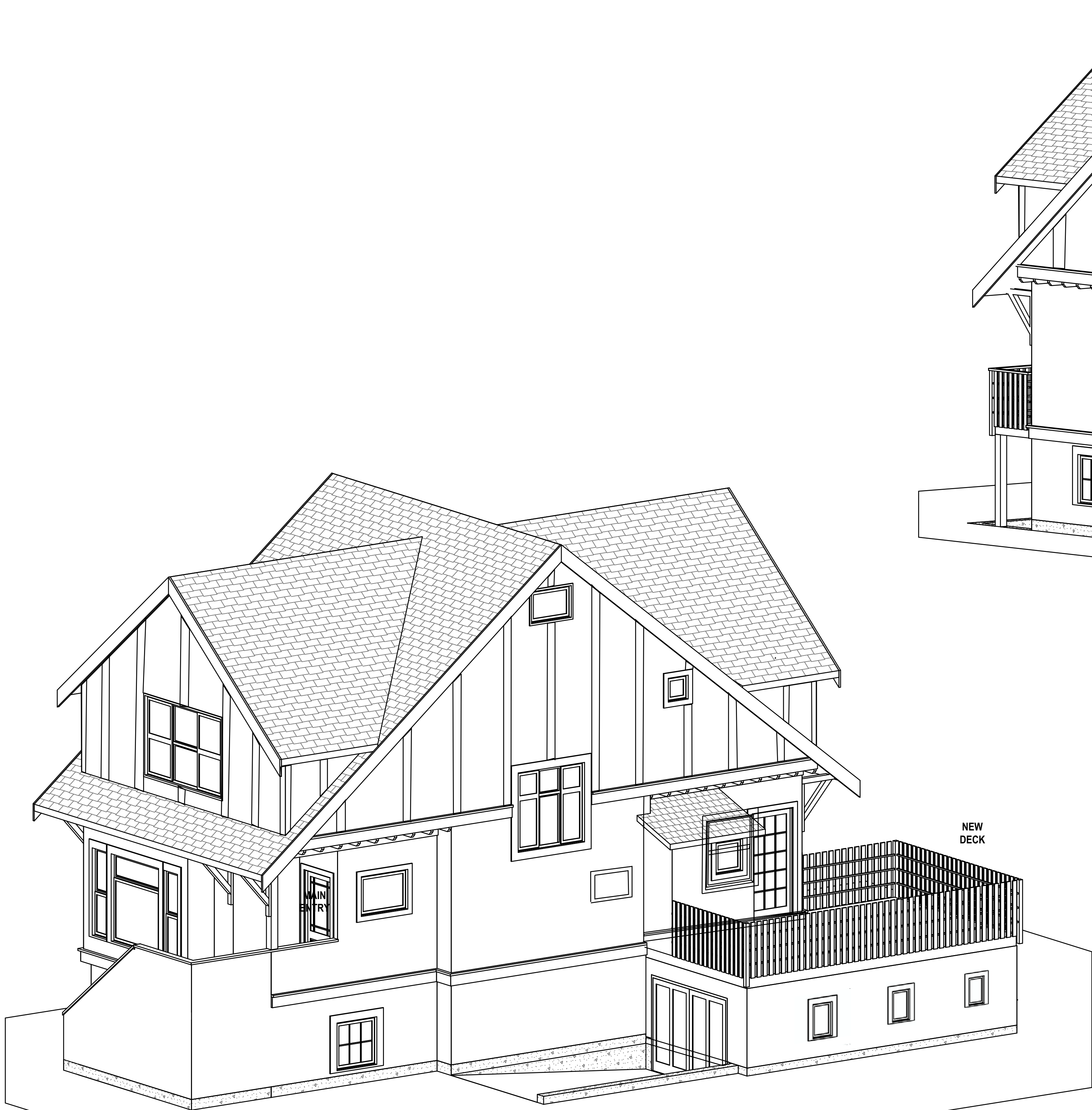
2235 Lydia Street

Victoria, BC V8T 1Y9

(250) 480-9693

brad@cunin.ca

1 of 1



**3D VIEW - FRONT PROPOSED**

NTS

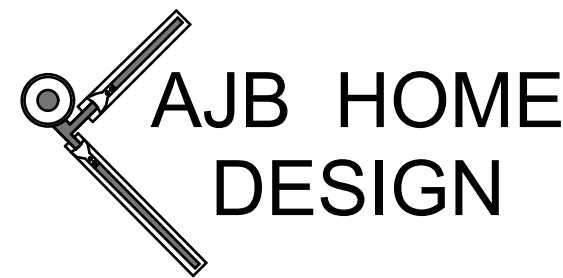
NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MENT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



**3D VIEW - FRONT PROPOSED**

NTS

NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MENT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



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NO.	DATE	DESCRIPTION
1	Mar. 09/18	Rough Draft Drawings
2	Mar 28/18	Construction & Permit Drawings

**PROJECT TYPE**  
NEW CONC FOUNDATION  
& RENOVATIONS  
TO HERATAGE SFD RESIDENCE

**SITE:** 2251  
LYDIA ST

**FOR:** BC HOMES

DRAWN BY: Alan Bisson

DRAWING NO.

A-1 of 6

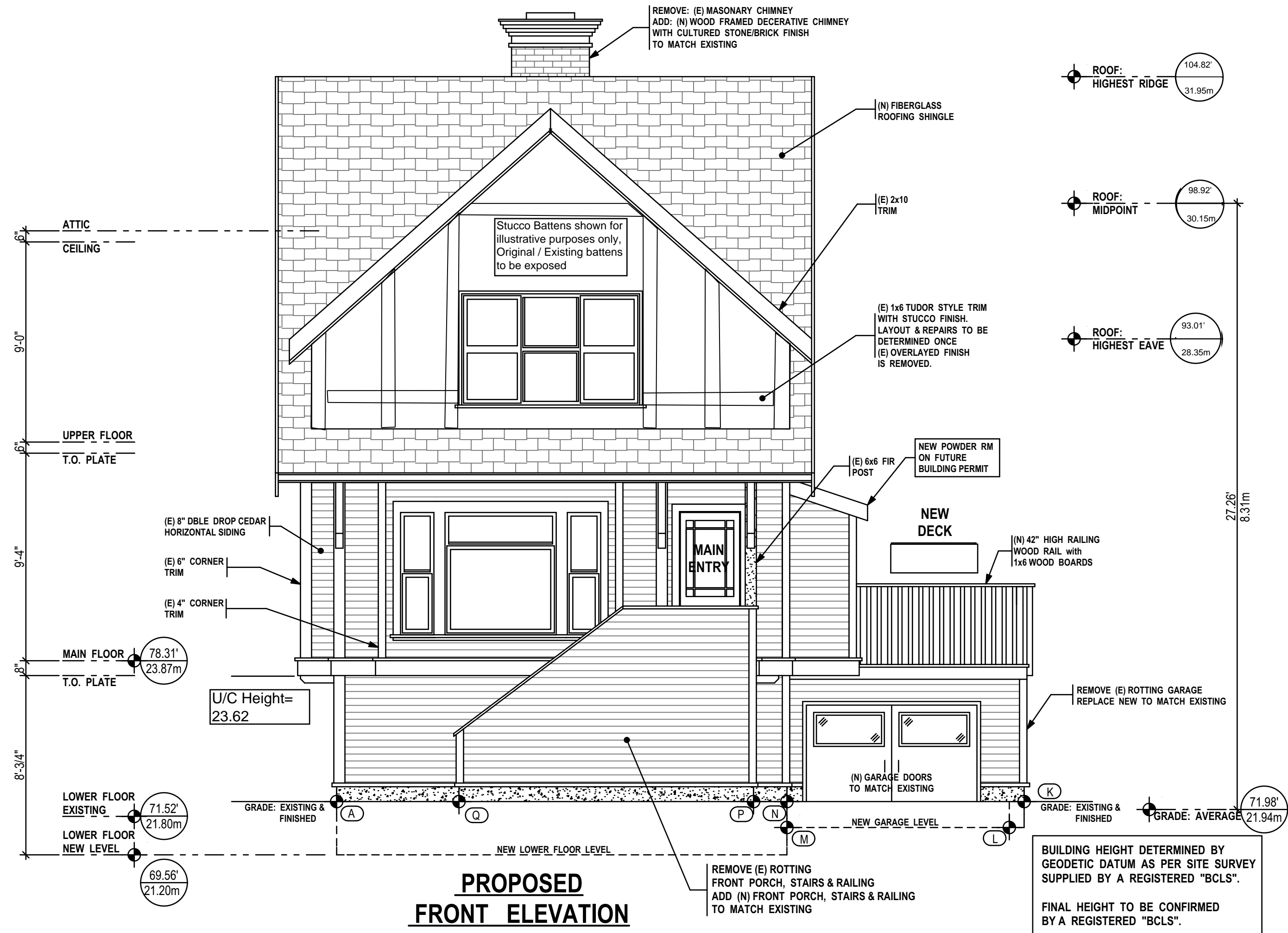
- VERSION OF THE N.B.C. THE B.C.B.C. THE B.C.B.C. MUNICIPAL BYLAWS AND ZONING REGULATIONS.
- SPANS FOR BEAMS, FLOOR JOISTS, ROOF RAFTER AND CEILING JOISTS ARE AS PER "THE SPAN BOOK" BY THE CANADIAN WOOD COUNCIL.
  - DO NOT SCALE FROM PLANS. WORK ONLY TO DIMENSIONS INDICATED.
  - ALL CONSTRUCTION WORK IS TO BE DONE WITH A BUILDING PERMIT.
  - ALL ELECTRICAL WORK IS TO BE DONE WITH AN ELECTRICAL PERMIT, TO THE ELECTRICAL CODE AND BY A REGISTERED ELECTRICAL CONTRACTOR.
  - ALL PLUMBING WORK IS TO BE DONE WITH A PLUMBING PERMIT, TO THE PLUMBING CODE AND BY A REGISTERED PLUMBING CONTRACTOR.
  - ALL SMOKE DETECTORS TO BE INTERCONNECTED & WIRED TO 110 VOLT.
  - FLASHING REQUIRED OVER ALL EXPOSED OPENINGS. ALL END DAMS @ 2.5mm (1")
  - RAIN SCREENERING IS TO BE AS PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE BC BUILDING CODE
  - ALL MATERIALS USED ON THIS JOB ARE TO MEET APPLICABLE BC BUILDING CODE STANDARDS AND HAVE APPROPRIATE DOCUMENT NUMBERS AS PER SECTIONS 5.10 & 5.11
  - THESE DRAWINGS SHOW SPECIFIC CONSTRUCTION METHODS AND MATERIALS USED ON THIS PROJECT. IT IS UNDERSTOOD THAT CHANGES OR SUBSTITUTIONS TO THOSE METHODS AND MATERIALS MAY OCCUR. ANY CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT OF THE APPLICABLE MUNICIPALITY. ANY REQUIRED ADDITIONAL DOCUMENTATION IS TO BE SUPPLIED BY OTHER.
  - THE FOLLOWING LIST CONTAINS MAIN ITEMS THAT ARE NOT PART OF THESE PLANS AND MAY BE REQUESTED BY THE MUNICIPALITY.  
THEY ARE TO BE SUPPLIED BY OTHER AND ARE THE RESPONSIBILITY OF THE OWNER/BUILDER TO OBTAIN.
    - LEGAL SITE SURVEY.
    - THE CORRECT SITING OF THE HOUSE ON THE PROPERTY.
    - ALL SITE SERVICES.
    - STRUCTURAL ENGINEER'S REPORTS, (SCHEDULE B).
    - ALL OTHER ENGINEERING.
    - LAYOUTS AND FOR ENGINEERING FOR TRUSS, BEAM AND FLOOR SYSTEMS.
    - HEATING SYSTEM(S).
    - VENTILATION CALCULATIONS & CHECK LIST.
    - GEOTECHNICAL REPORTS.
    - ARBORIST REPORTS.

**DISCLAIMER:**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR and/or THE OWNER TO CHECK AND VERIFY ALL ASPECTS OF THE PLANS PRIOR TO START OF ANY CONSTRUCTION OR DEMOLITION.  
AJB HOME DESIGN IS NOT RESPONSIBLE FOR ERRORS and/or OMISSIONS  
THESE PLANS REMAIN THE PROPERTY OF AJB HOME DESIGN AND CAN BE RECLAIMED AT ANY TIME UPON WRITTEN REQUEST.  
ALL DIMENSIONS OF EXISTING STRUCTURE ARE +/- AND ARE TO BE CONFIRMED ON SITE. CHANGES TO BLUEPRINTS MAY BE REQUIRED.

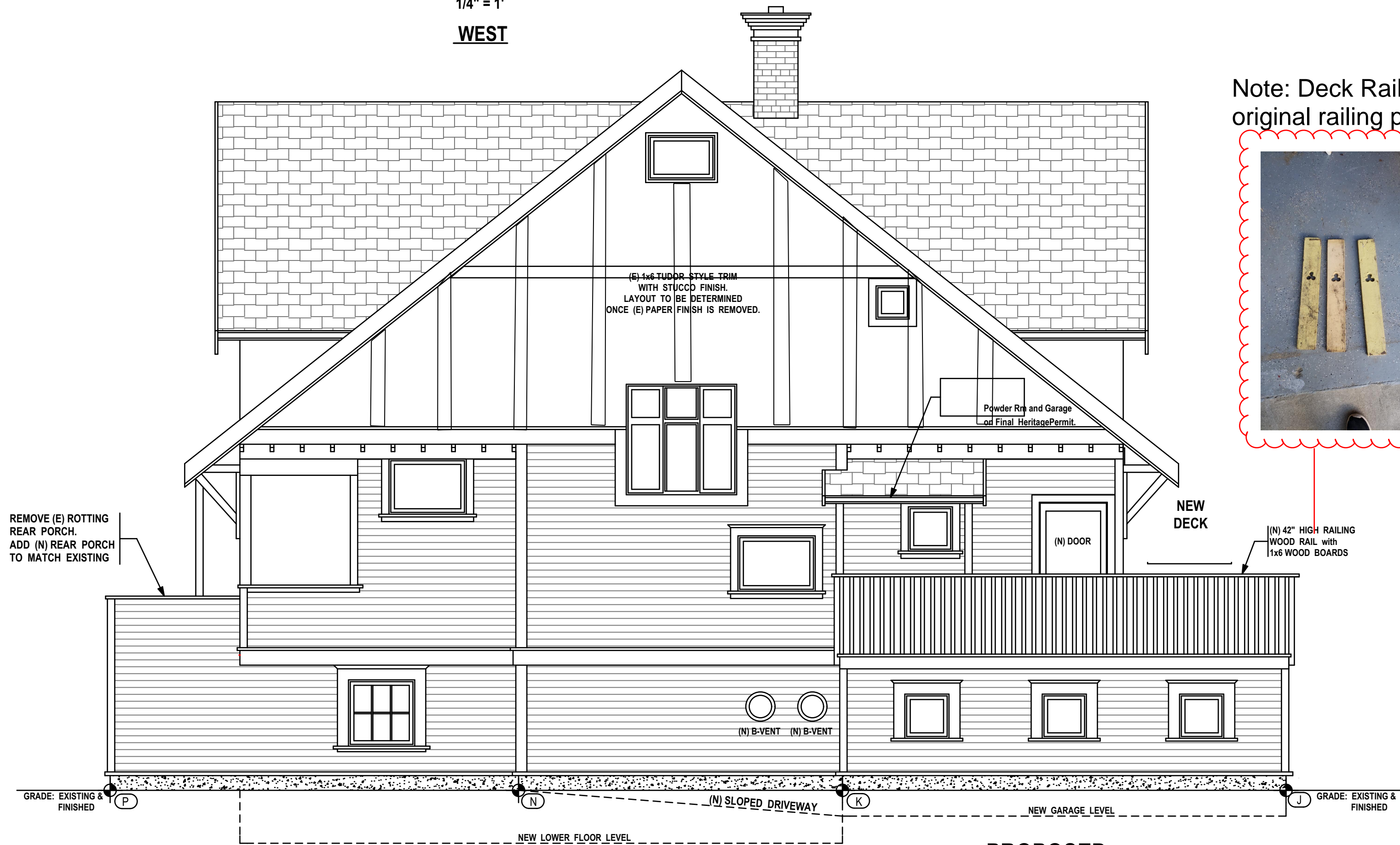
**NOTE TO PRINTERS**

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**PROPOSED  
FRONT ELEVATION**

1/4" = 1'  
**WEST**



**PROPOSED  
RIGHT SIDE ELEVATION**

1/4" = 1'  
**SOUTH**

Note: Deck Rails will match  
original railing pickets



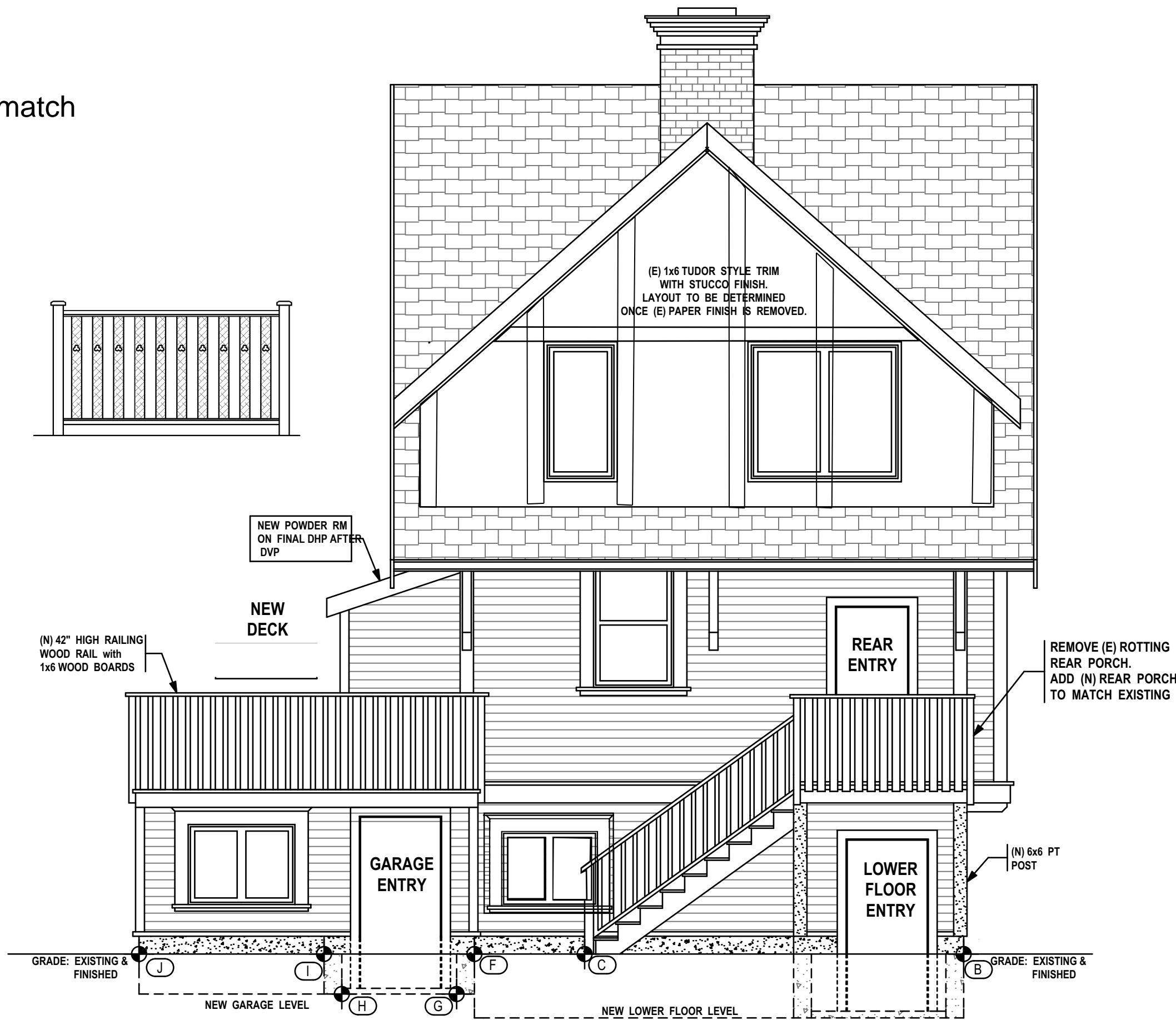
TYPICAL:  
ALL WINDOWS TO BE  
UPGRADED WITH (N) DOUBLE  
GLAZING FIT INTO (E) WOOD  
WINDOW SASH.  
PG 40 WIND & RAIN RATED.  
AS PER BCBC 9.23.13

TYPICAL:  
FLASHING REQUIRED OVER  
ALL EXPOSED OPENINGS.  
ALL END DAMS @ 2.5mm (1").  
AS PER DETAILS.



**PROPOSED  
LEFT SIDE ELEVATION**

1/4" = 1'  
**NORTH**

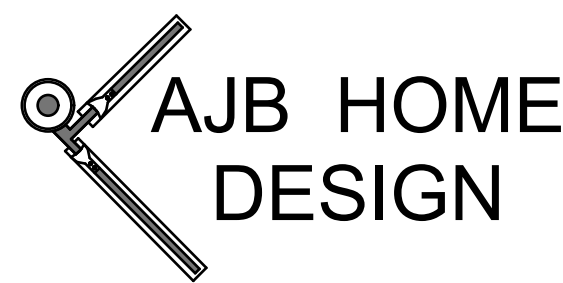


**PROPOSED  
REAR ELEVATION**

1/4" = 1'  
**EAST**

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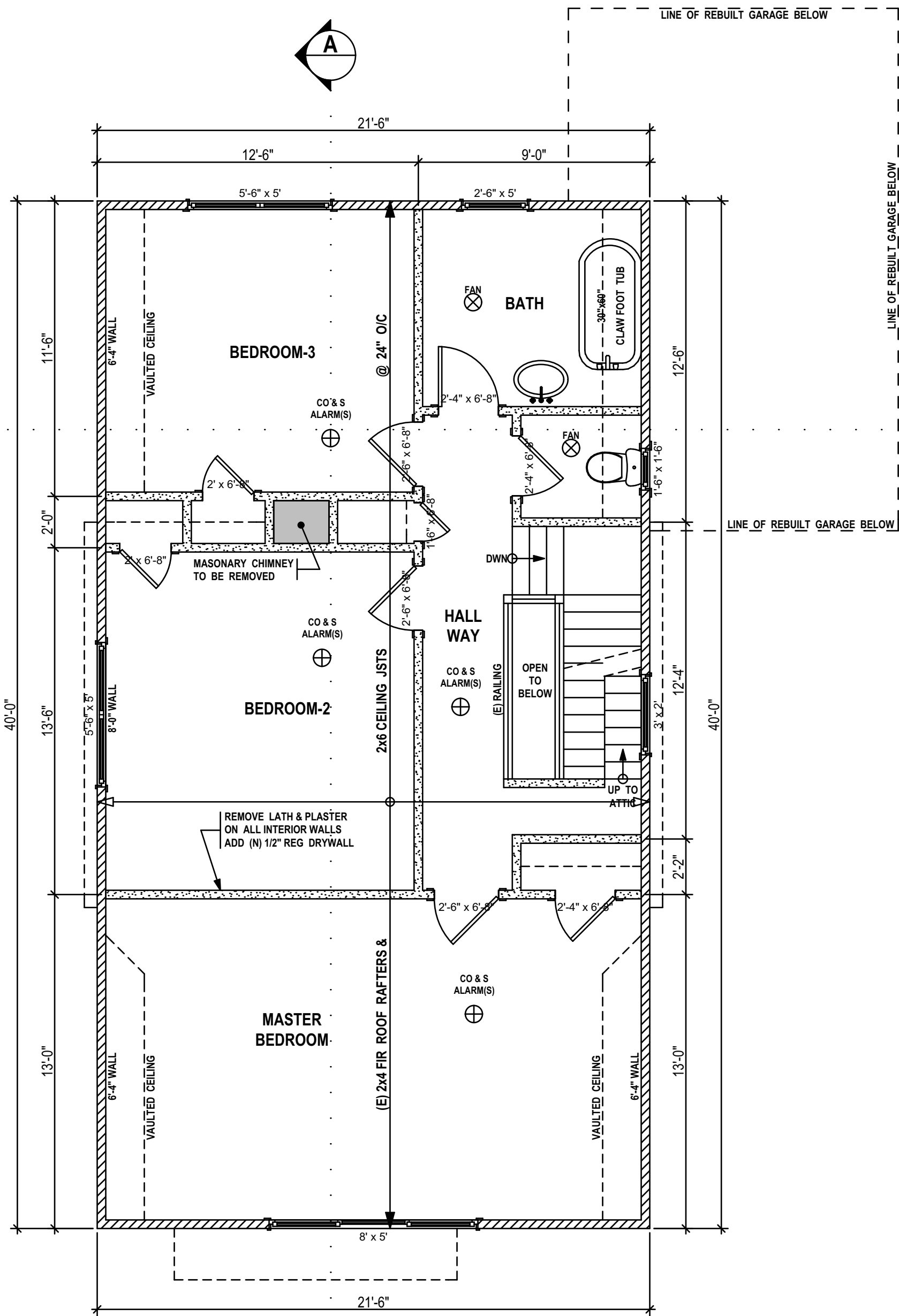
**SITE:** 2251  
LYDIA ST

**FOR:** BC HOMES

DRAWN BY: Alan Bisson

DRAWING NO.

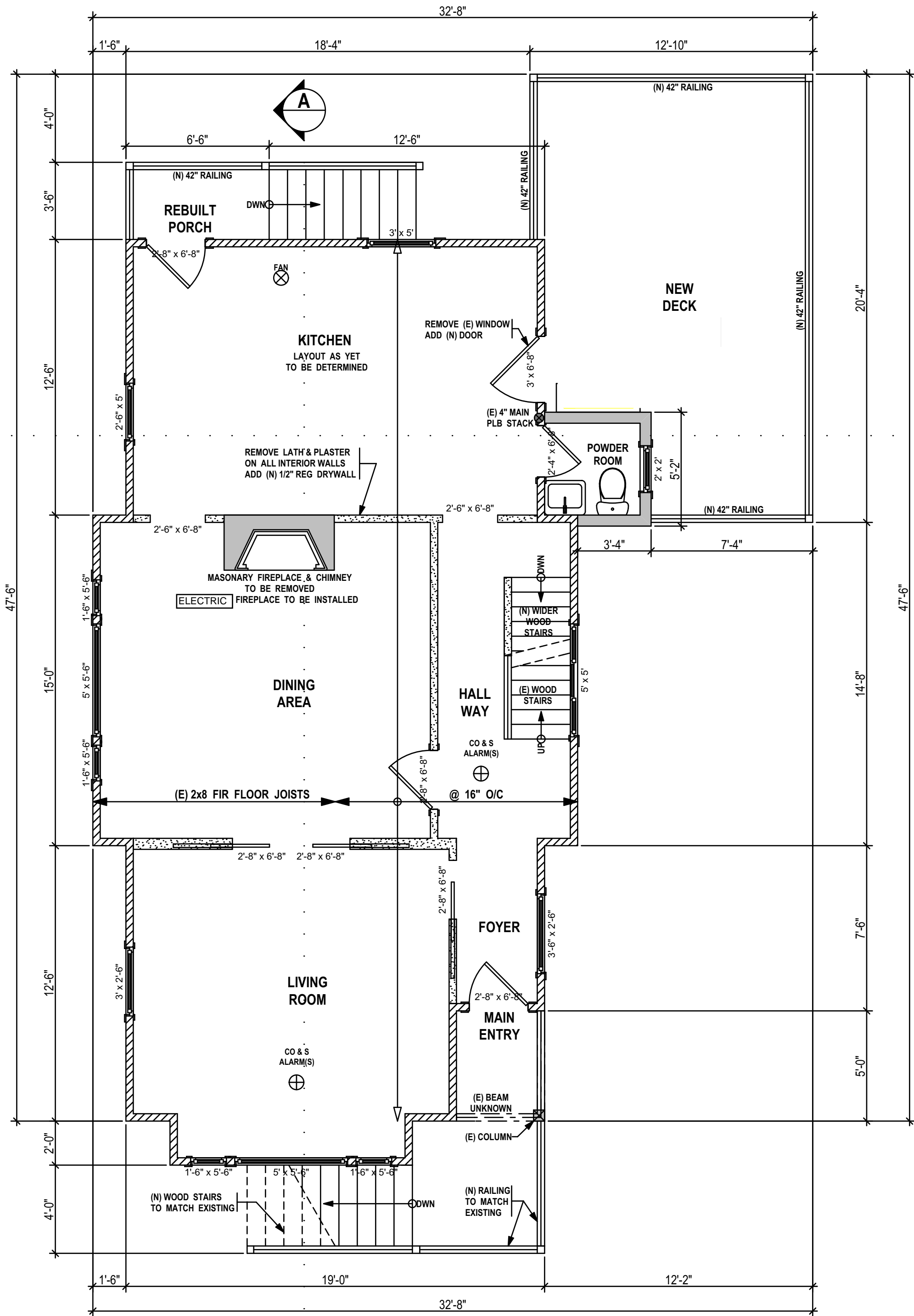
**A-2 of 6**



EXISTING UPPER FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 819.4 sq/ft  
TAKEN FROM I/S FACE OF EXTERIOR WALL TO I/S FACE OF EXTERIOR WALL



EXISTING MAIN FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 787.6 sq/ft  
TAKEN FROM I/S FACE OF EXTERIOR WALL TO I/S FACE OF EXTERIOR WALL

LEGEND

(N) = NEW ITEM (E) = EXISTING ITEM	FAN CEILING EXHAUST FAN CO & S ALARM CARBON MONOXIDE & SMOKE ALARMS ALL INTERCONNECTED POST (6x6 or 3-2X8 BLT-UP) BEARING POINT OF LOAD FROM ABOVE
	FRAME ON SITE

BEAMS & GIRDERS BEAM FACE BEAM CENTRE BEAM FACE HEADER: OVER WINDOW OR DOOR ENG ROOF GIRDER TRUSS	FLOOR JOISTS & ROOF TRUSS NOTATION DIRECTION OF SPAN
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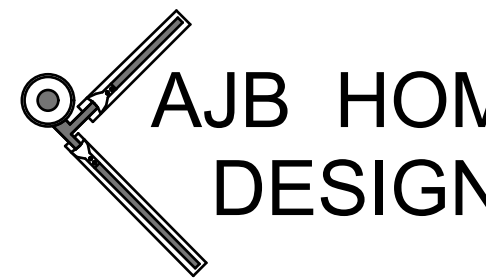
DIMENSION PLACEMENT O/S O INSIDE FACE OF EXTERIOR WALLS O CENTER OF INTERIOR WALLS & WINDOWS	GEODETIC DATUM FROM LEGAL SITE SURVEY BY A.B.C.S. 28.6m 100.0 METERS FEET METERS
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ROOM SIZES NOTATION ROOM SIZES ARE FROM INSIDE FACE OF WALL, TO INSIDE FACE OF WALL. ROOM SIZES ARE SHOWN AS 10'-6"x12'-8". O THE FIRST NUMBER (10'-6") BEING THE WIDTH (FROM LEFT TO RIGHT) O THE SECOND NUMBER (12'-8") BEING THE DEPTH (UP AND DOWN)	
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WALLS TYPES 4" EXISTING WALL 6" EXISTING WALL 4" NEW WALL 6" NEW WALL EXISTING INTERIOR 4" STUD WALL REMOVE: EXISTING LATH & PLASTER ADD: NEW 1/2" REG DRYWALL EXISTING-UPGRADED TO: 1hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS NEW-1hr FIRE RATING & STC 40 SOUND RATING FOR REQUIRED WALLS & FLOORS	EXISTING EXTERIOR WALL: REMOVE: (E) EXTERIOR FINISH & ADD: (N) 1/2" DRYWALL WALL TO BE REMOVED EXISTING CONCRETE FOUNDATION FOOTINGS UNKNOWN NEW CONCRETE FND WITH CONT. CONCRETE FOOTINGS NEW CORBELLED CONCRETE FND WITH CONT. CONCRETE FOOTINGS
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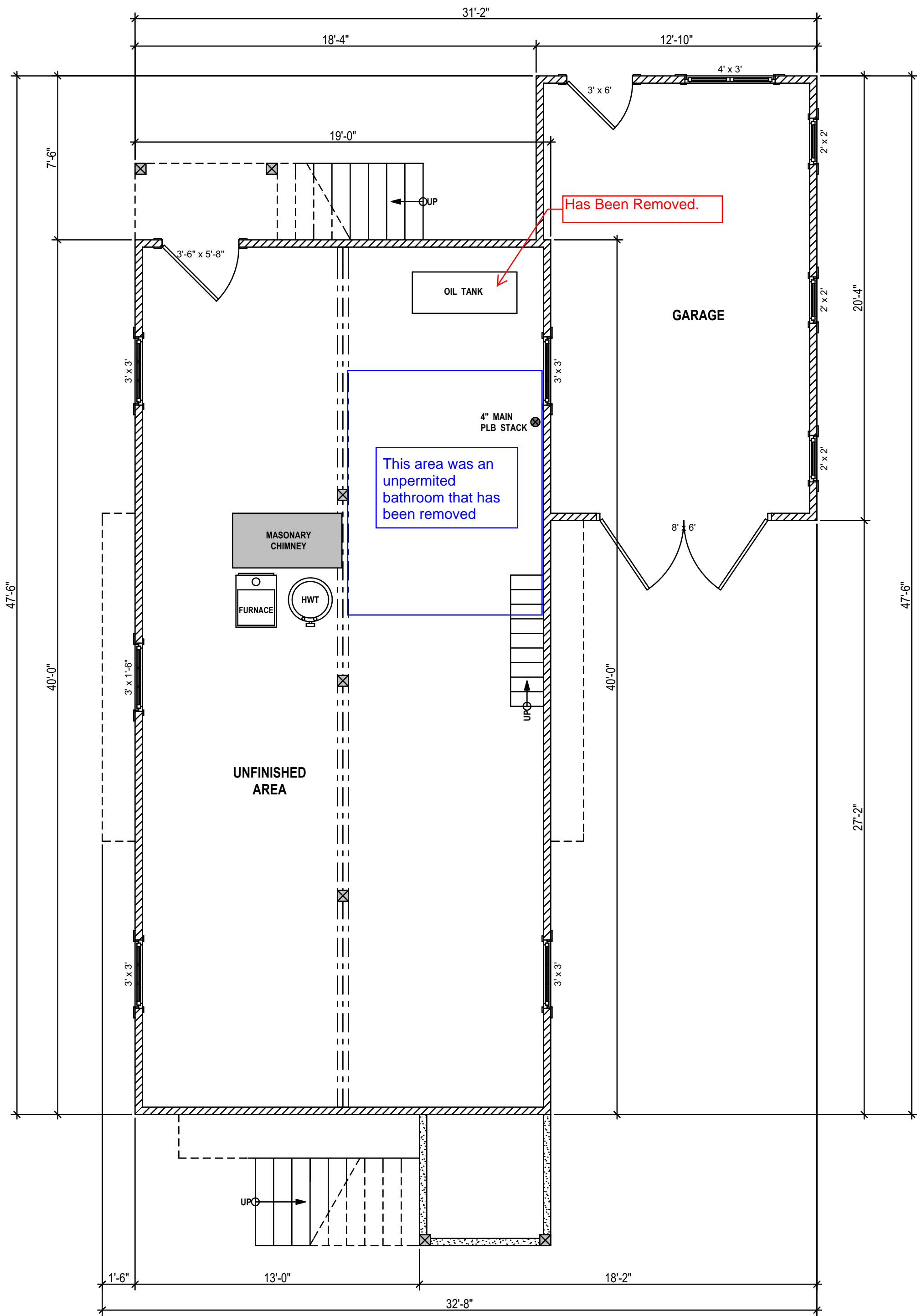
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LYDIA ST

FOR: BC HOMES

DRAWN BY: Alan Bisson

DRAWING NO.

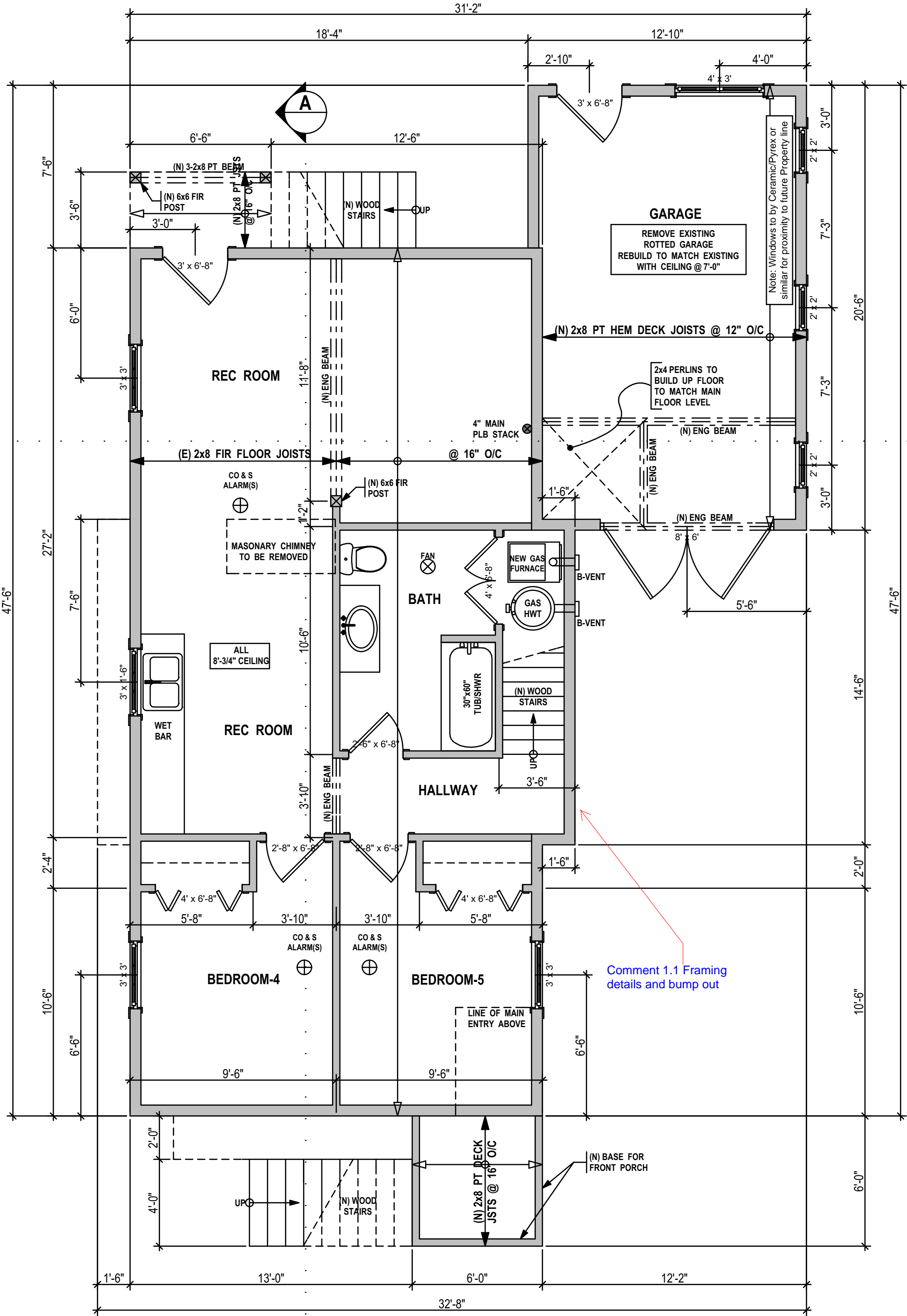
A-3 of 6



EXISTING LOWER FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 721.1 sq/ft  
TAKEN FROM I/S FACE OF EXTERIOR WALL TO I/S FACE OF EXTERIOR WALL



PROPOSED ALL NEW LOWER FLOOR PLAN

1/4" = 1'

LIVING SPACE: TOTAL PROPOSED @ 723.5 sq/ft  
TAKEN FROM I/S FACE OF EXTERIOR WALL TO I/S FACE OF EXTERIOR WALL

Comment 1.3 label all rooms

LEGEND

(N) = NEW ITEM (E) = EXISTING ITEM	FAN CEILING EXHAUST FAN CO & S ALARM CARBON MONOXIDE & SMOKE ALARMS ALL INTERCONNECTED
POST (6x6 or 3-2X8 BLT-UP)	FRAME ON SITE
BEARING POINT OF LOAD FROM ABOVE	

BEAMS & GIRDERS BEAM FACE BEAM CENTRE BEAM FACE HEADER: OVER WINDOW OR DOOR ENG ROOF GIRDER TRUSS	FLOOR JOISTS & ROOF TRUSS NOTATION DIRECTION OF SPAN
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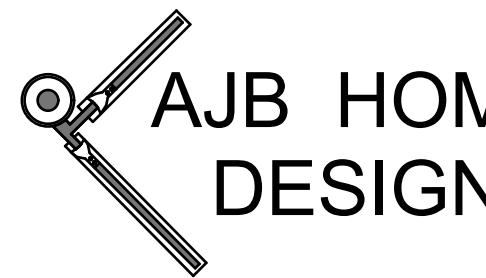
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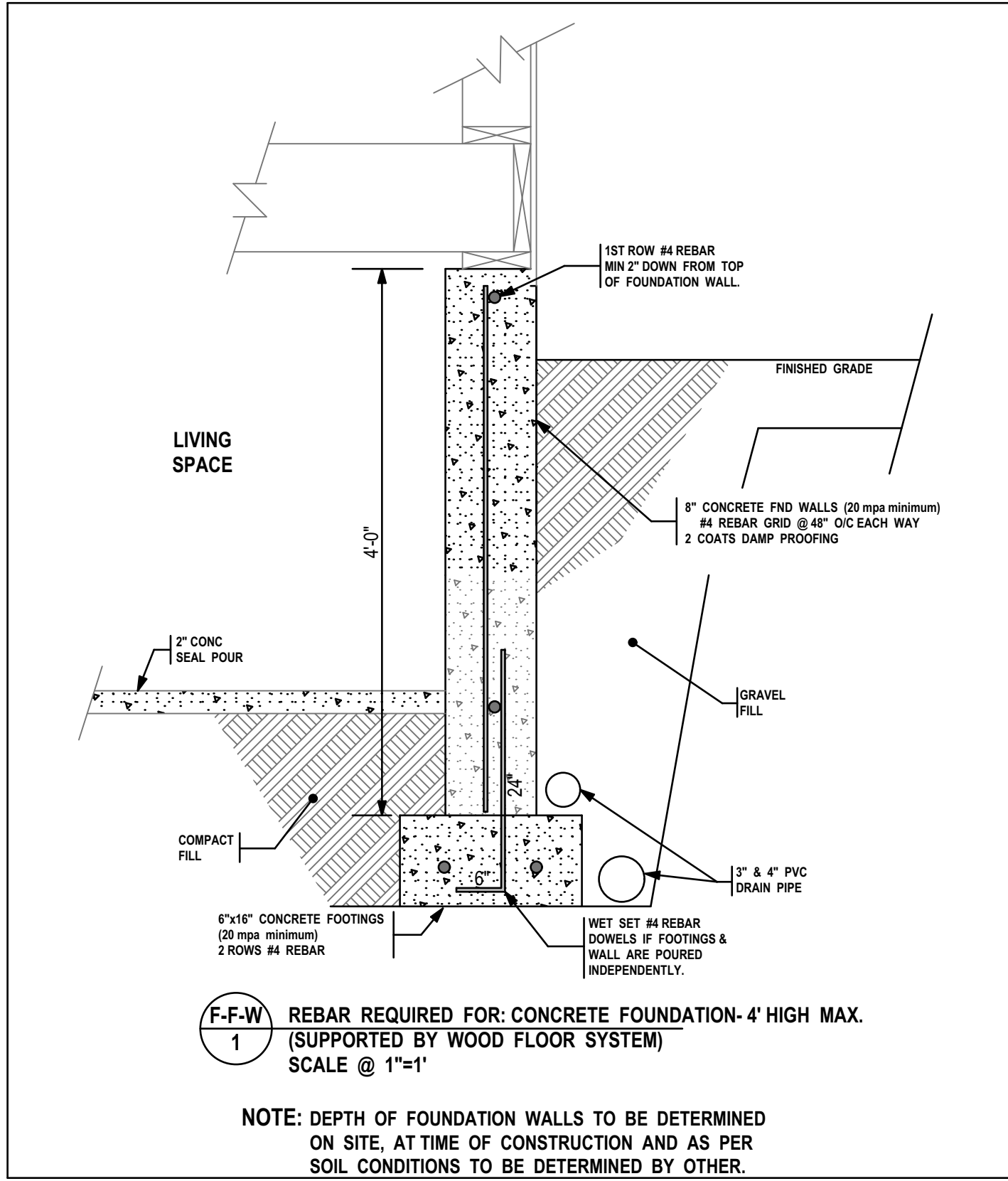
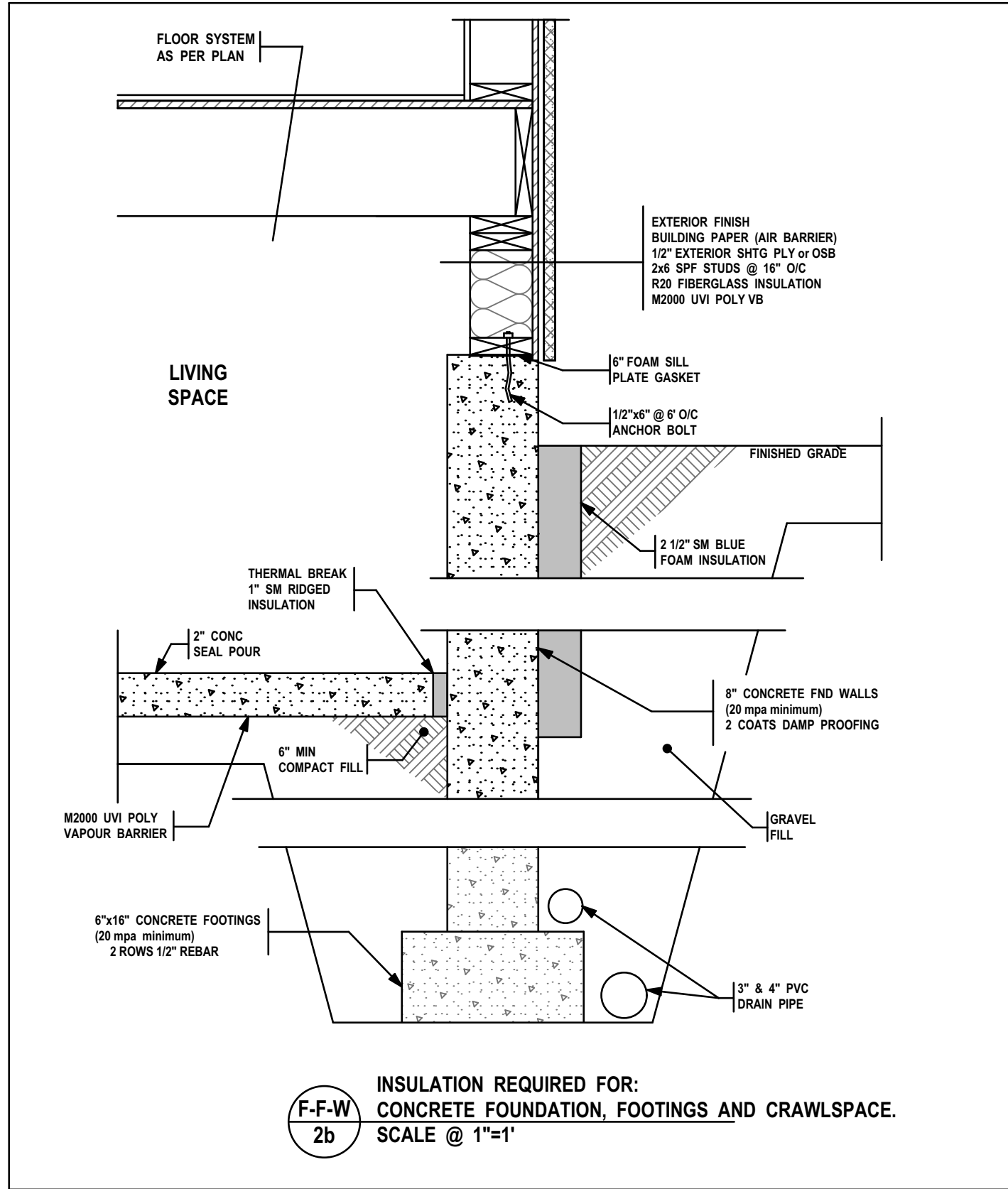
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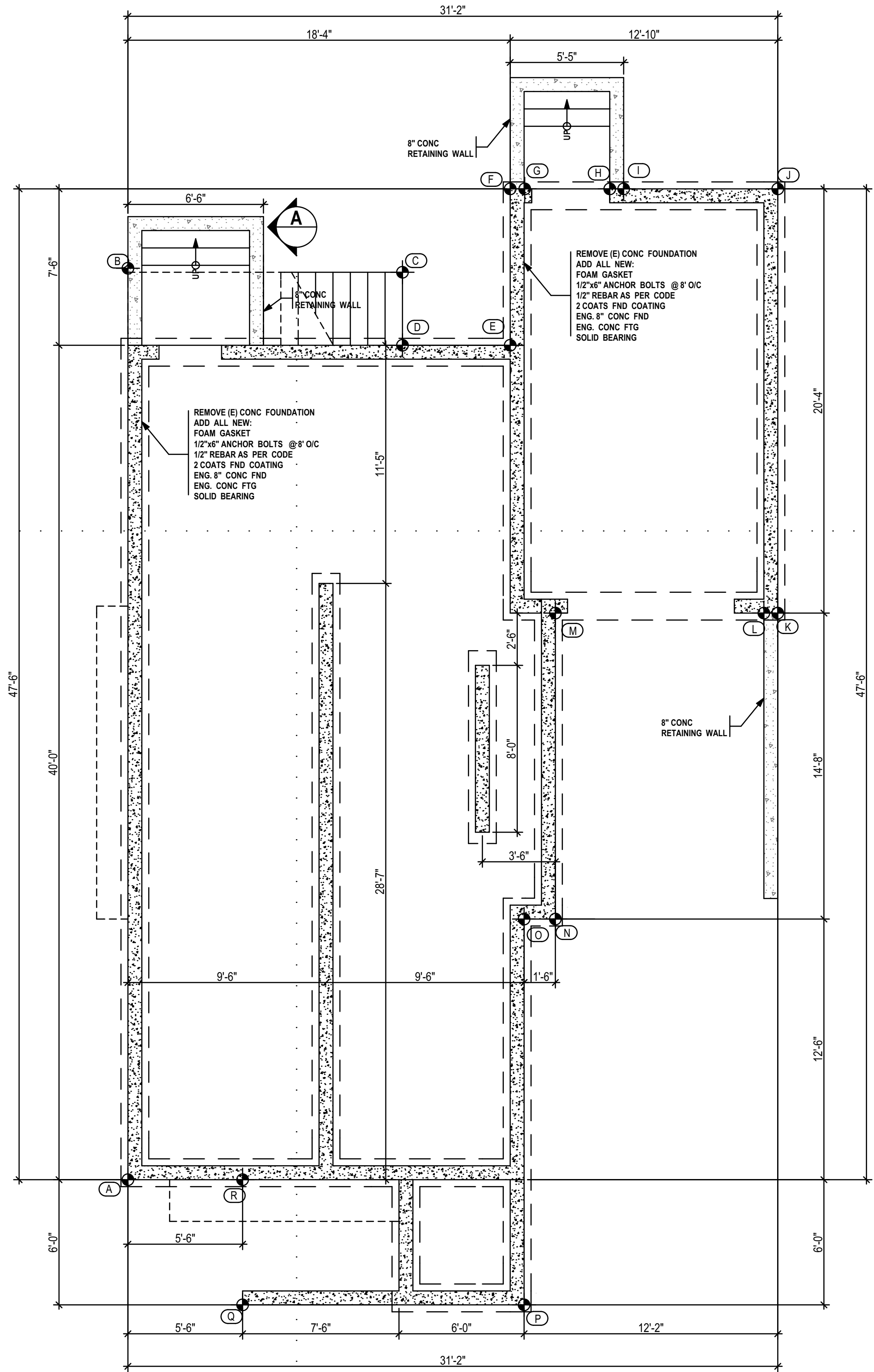
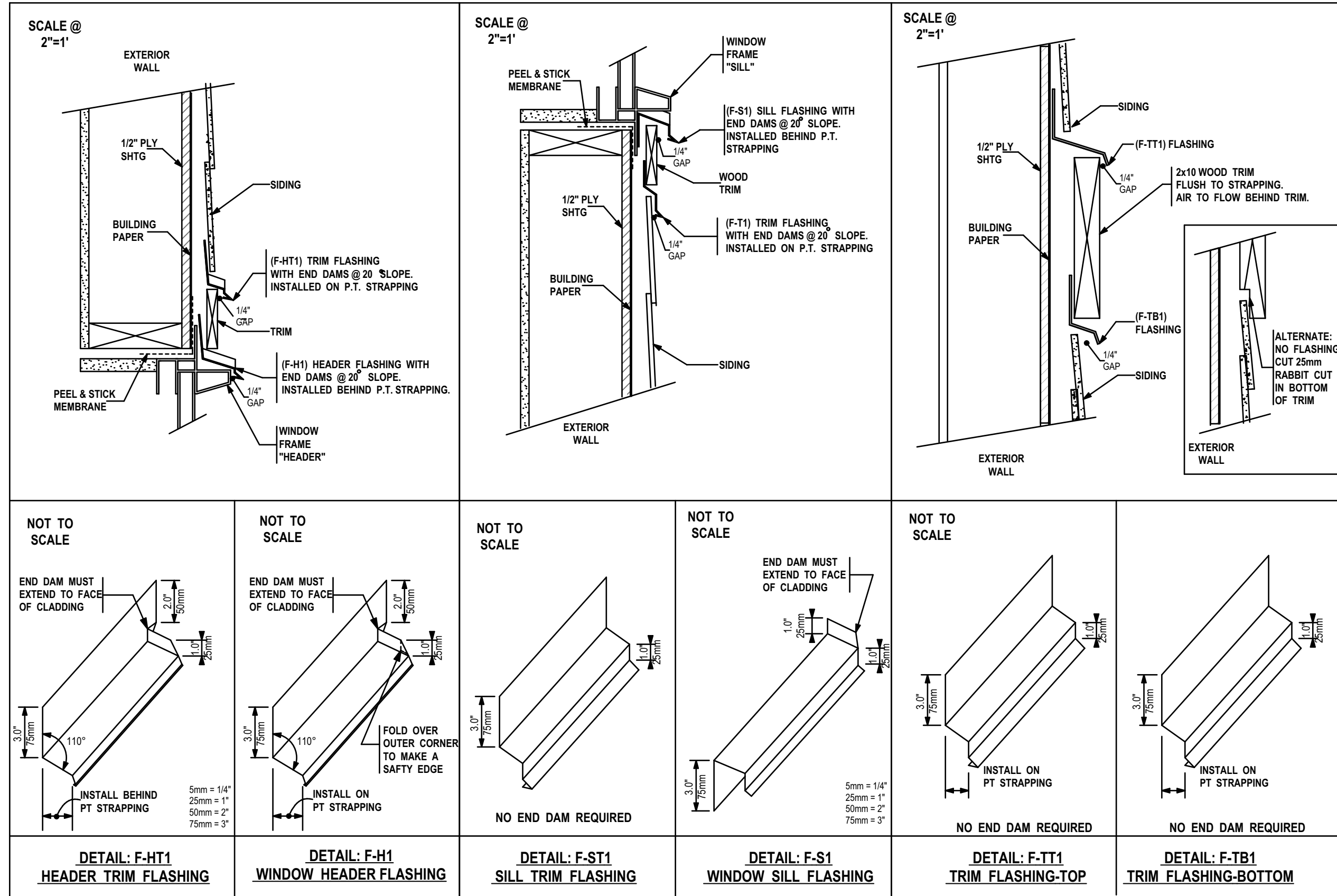
DRAWN BY: Alan Bisson

DRAWING NO.

A-4 of 6



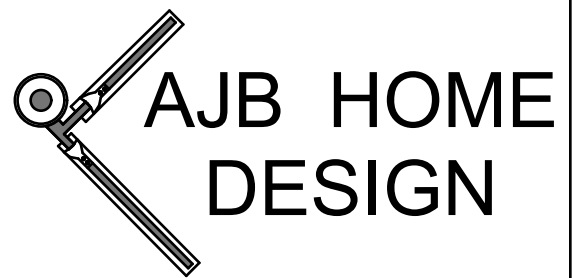
SKYLINE DETAILS GOVERN



LEGEND	
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BEAMS & GIRDERS BEAM FACE BEAM CENTRE HEADER: OVER WINDOW OR DOOR ENG. ROOF GIRDER TRUSS	FLOOR JOISTS & ROOF TRUSS NOTATION DIRECTION OF SPAN
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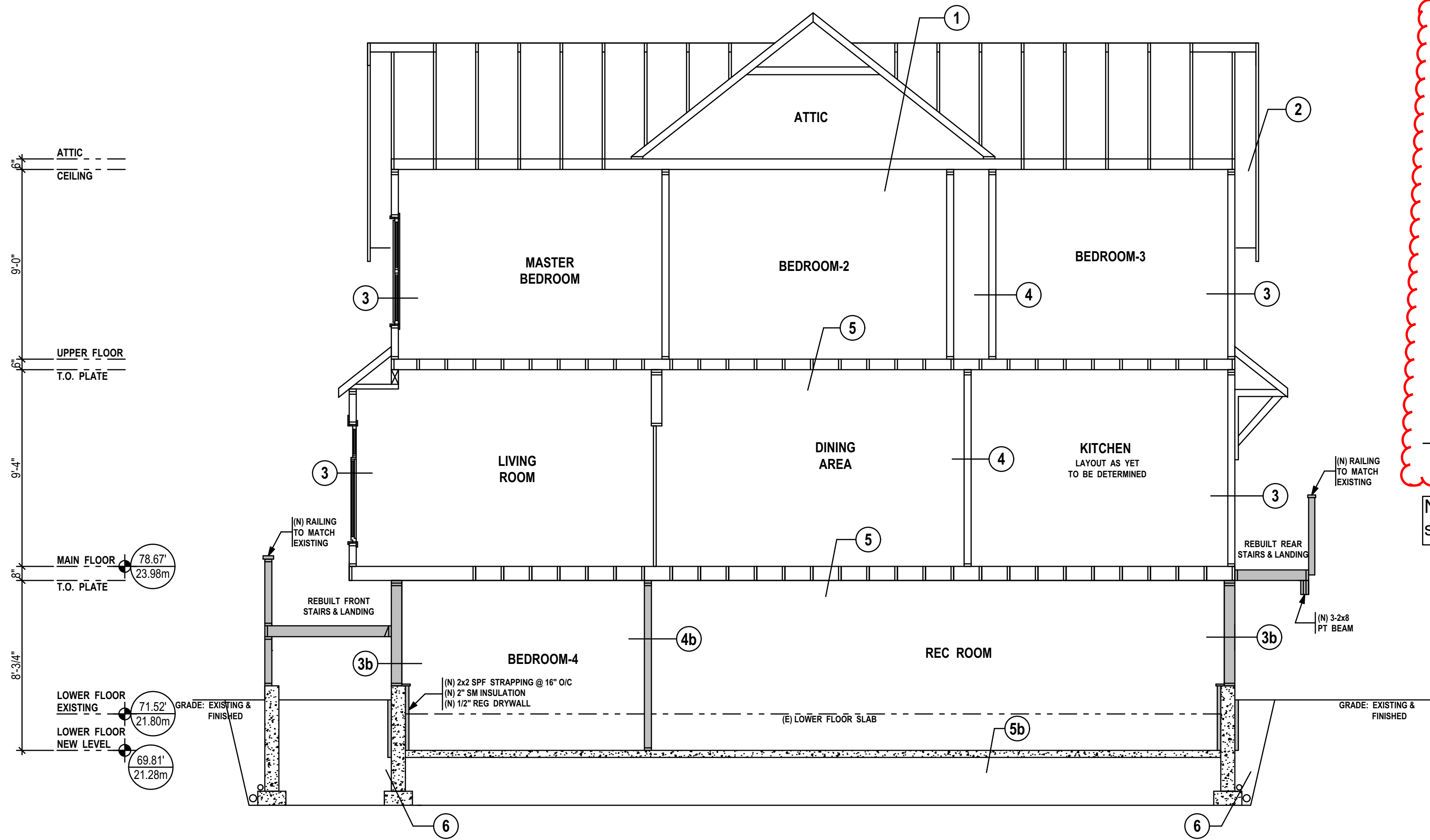
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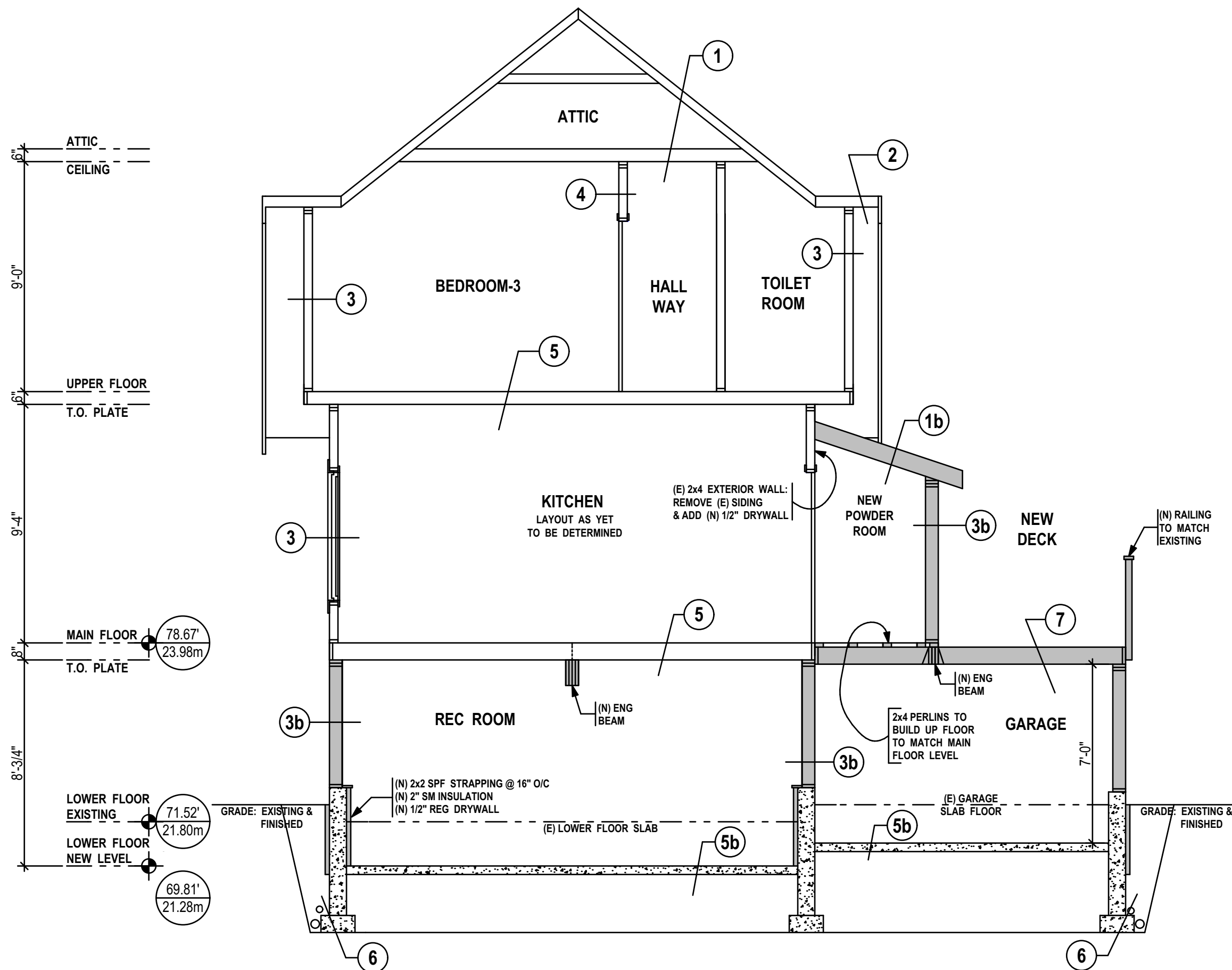
DRAWING NO.

A-5 of 6



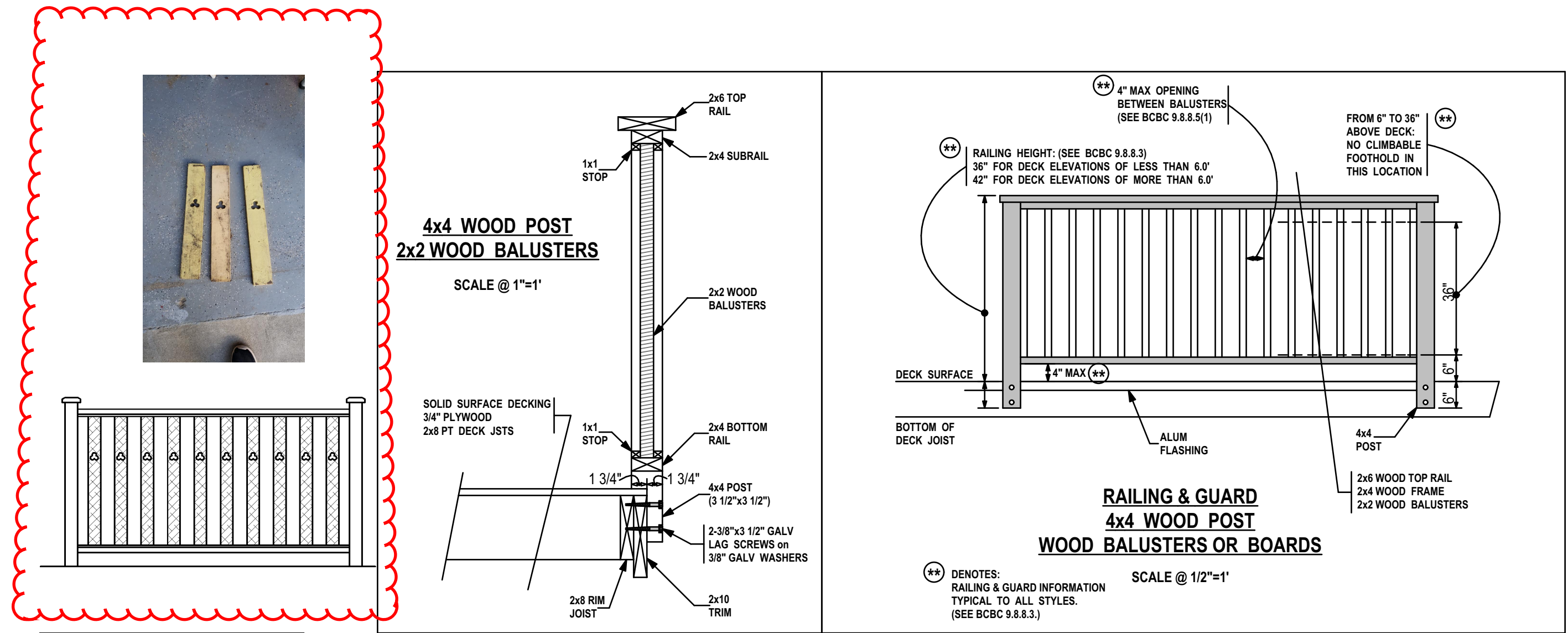
CROSS SECTION AA

1/4" = 1"



CROSS SECTION BB

1/4" = 1"



New Railing to be in same style as previous.

CROSS SECTION SPECIFICATIONS

- ALL MATERIALS, USED ON THIS JOB, ARE TO MEET APPLICABLE BC BUILDING CODE STANDARDS, MANUFACTURES SPECIFICATIONS AND HAVE APPROPRIATE DOCUMENT NUMBERS AS PER SECTIONS 5.10 & 5.11.
- ANY MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT OF THE APPLICABLE MUNICIPALITY. ANY REQUIRED ADDITIONAL DOCUMENTATION IS TO BE SUPPLIED BY OTHER.
- RAIN SCREENING IS TO BE AS PER THE REQUIREMENTS OF THE MUNICIPALITY AND THE BC BUILDING CODE.
- (E) = EXISTING ITEMS (N) = NEW ITEMS

- 1 ROOF
- (N) FIBERGLASS ROOFING SHINGLES
  - (N) BUILDING PAPER
  - (E) 3/4" SHEETING
  - (E) 2x4 ROOF RAFTERS @ 24" O/C
  - (N) 1:300 VENTILATION-(N) 10-ROOF VENTS @ 50sq(in EACH)
  - (N) R40 FIBERGLASS INSULATION
  - (N) M2000 UVI POLY VIB (CAN/CGSB-51.34-M86)
  - (N) 1/2" REG DRYWALL

- 1b ROOF
- (N) FIBERGLASS ROOFING SHINGLES
  - (N) BUILDING PAPER
  - (N) 1/2" OSB SHEETING
  - (N) 2x8 ROOF RAFTERS @ 24" O/C
  - (N) 2 lb-R33 URETHANE SPRAY FOAM; MEDIUM DENSITY; CLOSED CELL INSULATION
  - 1/2" REG DRYWALL

- 2 SOFFIT/FACIA/GUTTER
- (N) SOFFIT, FACIA & GUTTER TO MATCH EXISTING
- 3 EXTERIOR WALLS
- (E) STUCCO FINISH (ON UPPER FLOOR)
  - (E) 4" DBLE DROP HORZ SIDING (ON MAIN FLOOR)
  - (E) BUILDING PAPER (AIR BARRIER)
  - (E) 3/4" EXTERIOR SHEETING
  - (E) 2x4 FIR STUDS @ 16" O/C
  - (E) LATH & PLASTER

- 3b EXTERIOR WALLS
- (N) 4" DBLE DROP HORZ SIDING
  - (N) BUILDING PAPER (AIR BARRIER)
  - (N) 1/2" OSB EXTERIOR SHEETING
  - (N) 2x6 SPF STUDS @ 16" O/C
  - (N) R20 INSULATION
  - (N) M2000 UVI POLY VAPOUR BARRIER
  - (N) 1/2" REG DRYWALL

- 4 INTERIOR WALLS
- REMOVE (E) LATH & PLASTER
  - (E) 2x4 STUDS @ 16" O/C
  - (N) 1/2" REG DRYWALL BOTH SIDES

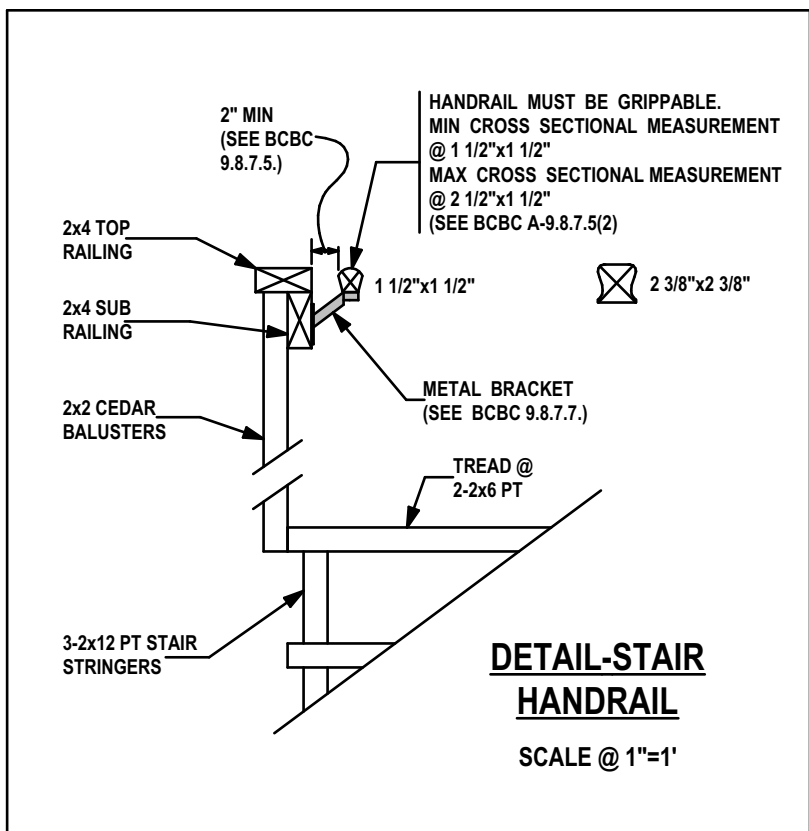
- 4b INTERIOR WALLS
- (N) 2x4 SPF STUDS @ 16" O/C
  - (N) 1/2" REG DRYWALL BOTH SIDES

- 5 FLOOR SYSTEM
- (N) FLOOR COVERING
  - (E) 3/4" SHEETING
  - (E) 2x6 FIR FLOOR JOISTS @ 16" O/C (ON UPPER FLOOR)
  - (E) 2x8 FIR FLOOR JOISTS @ 16" O/C (ON MAIN FLOOR)
  - (E) X BRIDGING @ 7" O/C
  - (N) 1/2" REG DRYWALL

- 5b CONCRETE FLOOR
- (N) 4" CONCRETE SLAB (25 mpa-minimum)
  - (N) M2000 UVI POLY VAPOUR BARRIER
  - (N) 6" MIN COMPACT FILL

- 6 FOUNDATION AND FOOTINGS
- REMOVE (E) CONC FOUNDATION
  - (N) 8" ENG CONCRETE FND
  - (N) ENG CONC FOOTINGS
  - (N) 2 COATS DAMP PROOFING
  - (N) 2.5" SM RIDGED INSULATION
  - (N) 3" & 4" DRAIN PIPE GRAVEL FILL

- 7 ROOF/DECK
- (N) 70 MIL VINYL DECKING (ROOFING GRADE)
  - (N) 3/4" T&G PLYWOOD SHEETING
  - (N) 3/4" T&G PLYWOOD SHEETING
  - (N) 2x6 SPF ROOF/DECK JOISTS @ 12" O/C
  - (N) 2 lb-R33 URETHANE SPRAY FOAM; MEDIUM DENSITY; CLOSED CELL INSULATION
  - 1/2" REG DRYWALL



NOTE TO PRINTERS

AJB HOME DESIGN GIVES ITS CONSENT FOR THE BEARER OF THESE PLANS TO COPY, SCAN &/or BURN TO CD OR A FLASH DRIVE. PRINT IN GREYSCALE.

**AJB HOME DESIGN**

#314-663 Goldstream Ave.  
Victoria BC, V9B 2W9  
Office 250-595-0858  
email: ajbhomedesign@shaw.ca  
www.ajbhomedesign.com

NO.	DATE	DESCRIPTION
1	Mar. 09/18	Rough Draft Drawings
2	Mar 28/18	Construction & Permit Drawings

**PROJECT TYPE**

NEW CONC FOUNDATION  
& RENOVATIONS  
TO HERATAGE SFD RESIDENCE

**SITE:** 2251  
LYDIA ST

**FOR:** BC HOMES

DRAWN BY: Alan Bisson

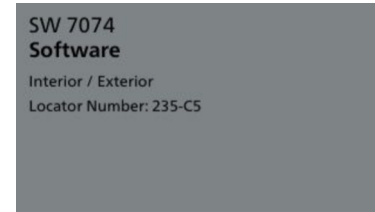
DRAWING NO.

A-6 of 6

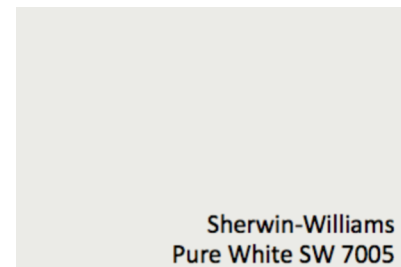
## Colour Scheme & Materials Board 2246 Lydia Street



Lower Horizontal Siding – SW7674



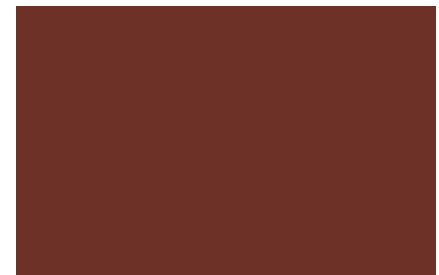
Tudor Style Hardiplank in Gables – SW 7074



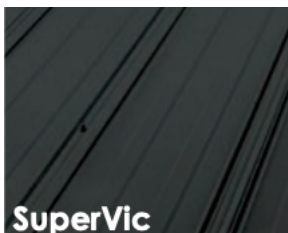
All Trim, Soffits and Railings – SW 7005



Roof - IKO asphalt shingles – Aged Redwood

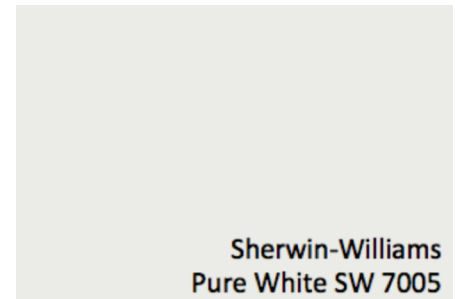


Exterior Doors – Rustic Red – SW 7593



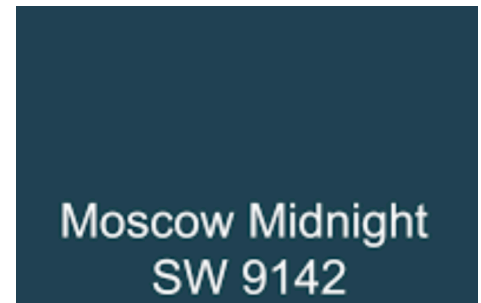
Porch Roof – SuperVic Roofing in Graphite

## Colour Scheme & Materials Board 2246 Lydia Street



Sherwin-Williams  
Pure White SW 7005

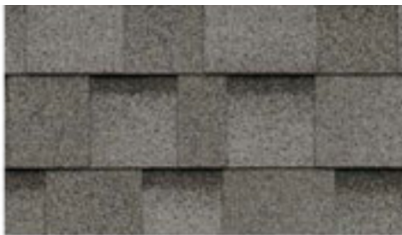
All Trim, Soffits, Bike Storage Door  
and Railings – SW 7005



Moscow Midnight  
SW 9142

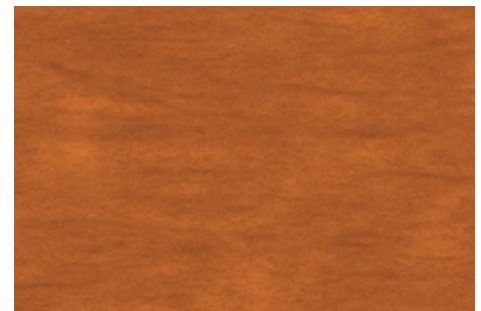
All Exterior Siding – Moscow  
Midnight – SW9142

Roof - IKO asphalt shingles – Aged Redwood



Dual Grey

Roof – IKO Asphalt Shingles – Dual Grey



Main Entrance Door, gable, posts and  
porch railings stained wood – Cedar  
Bark SW3511.

## **I. REPORTS OF COMMITTEES**

### **I.1 Committee of the Whole**

#### **I.1.a Report from the September 5, 2019 COTW Meeting**

*Councillor Isitt withdrew from the meeting at 10:44 p.m. due to a non-pecuniary conflict of interest with the following item, as people he is closely associated with live in close proximity.*

##### **I.1.a.h 2251 Lydia Street - Heritage Alteration Permit with Variance Application No. 00015 and Development Permit with Variances Application No. 00040 (Fernwood)**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

##### Development Permit with Variances Application No. 00040

That subject to the applicant making revisions to Development Permit with Variances Application No. 00040 for 2251 Lydia Street to the satisfaction of the Director of Sustainable Planning and Community Development to:

1. revise the design of Lot 2 (Lydia Street) to improve the street relationship and to change the size and/or glazing of windows on the south elevation; and
2. revise the design of Lot 3 to create more consistency with the *Small Lot House Design Guidelines*.

Then Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped May 14, 2019
2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

Heritage Alteration Permit with Variance Application No. 00015

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

1. Plans, date stamped June 24, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - i. Part 1.23 - reduction of the minimum site yard setback from 1.5m to 0.6m
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

FOR (5): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Loveday

**CARRIED (5 to 1)**

*Councillor Isitt returned to the meeting at 10:45 p.m.*

**F. LAND USE MATTERS**

**F.1 2251 Lydia Street - Heritage Alteration Permit with Variance Application No. 00015 and Development Permit with Variances Application No. 00040 (Fernwood)**

Council received two reports dated August 22, 2019 from the Acting Director of Sustainable Planning and Community Development providing information on an application for a Development Permit with Variances to allow for the construction of two new small lot single family dwellings and a Heritage Alteration Permit that would allow for the addition of a powder room, a garage, and a deck. The recommendations are to approve the Development Permit with Variances, and decline the Heritage Alteration Permit with Variances.

Committee discussed:

- Lack of concerns from the public and the Heritage Advisory Panel in regards to the application

**Moved By** Councillor Young

That Council decline Heritage Alteration Permit with Variance Application No. 00015 for 2251 Lydia Street.

**Failed to proceed due to no seconder**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

1. Plans, date stamped June 24, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
  - Part 1.23 - reduction of the minimum site yard setback from 1.5m to 0.6m
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Potts, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (2): Councillor Loveday, and Councillor Young

**CARRIED (6 to 2)**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That subject to the applicant making revisions to Development Permit with Variances Application No. 00040 for 2251 Lydia Street to the satisfaction of the Director of Sustainable Planning and Community Development to:

- a. revise the design of Lot 2 (Lydia Street) to improve the street relationship and to change the size and/or glazing of windows on the south elevation; and
- b. revise the design of Lot 3 to create more consistency with the *Small Lot House Design Guidelines*.

Then Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped May 14, 2019
2. Development meeting all Zoning Regulation bylaw requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution"

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report

For the Meeting of September 5, 2019

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**To:** Committee of the Whole **Date:** August 22, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00040 for 2251 Lydia Street

---

### RECOMMENDATION

That subject to the applicant making revisions to Development Permit with Variances Application No. 00040 for 2251 Lydia Street to the satisfaction of the Director of Sustainable Planning and Community Development to:

- a. revise the design of Lot 2 (Lydia Street) to improve the street relationship and to change the size and/or glazing of windows on the south elevation; and
- b. revise the design of Lot 3 to create more consistency with the *Small Lot House Design Guidelines*.

Then Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped May 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 2251 Lydia Street in the Fernwood neighbourhood. The application is to approve the design and construction of two new small lot single family dwellings in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The existing house is subject to a separate Heritage Alteration with Variance Permit Application (see accompanying report). Setback variances are requested on all lots.

The following points were considered in assessing this application:

- the design of the proposed dwellings were reviewed for consistency with the *Small Lot House Design Guidelines*. The design of the proposed dwellings would benefit from revisions for consistency with the *Small Lot House Design Guidelines*. The changes requested would result in infill dwellings that are more sensitive to the immediate area and larger context.
- there are a number of variances for siting (setbacks) associated with this application. The variances were reviewed in response to potential privacy and visual impacts on adjacent properties.

## BACKGROUND

### Description of Proposal

The proposal is to construct two new small lot houses and retain the existing heritage-designated house. Specific details include:

- each of the new houses is two storeys with three bedrooms and a basement
- the traditional design of each new house features a front porch and gables
- materials include board and batten panels, cedar shingles and Hardie panel wood siding
- parking for the Denman Street property is surface parking, with a separate entrance to a bicycle room and a home office on the basement level
- the Lydia Street property incorporates a single car garage
- landscaping consists of a concrete patio in the rear yard of each house, lawn area and two new trees and retention of a number of existing trees and some fencing to match the existing fences.

The applicant is requesting several setback variances from the R1-S2 Zone. The proposed variances are related to:

- Proposed Lot 2 (Lydia Street) – both side yard setbacks due to the placement of a habitable window and a rear yard setback due to the exterior stair location
- Proposed Lot 3 (Denman Street) – a side yard setback due to the placement of habitable windows and a rear yard setback due to the exterior stair location.

These variances are further discussed in the Analysis section of this report.

### **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts in association with this application.

### **Public Realm Improvements**

No public realm improvements are proposed in association with this application.

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

Under the current R1-S2 Zone, Restricted Small Lot (Two Storey) District, the property could be developed at a density of 0.6:1 Floor Space Ratio (FSR) for a single family dwelling. This zone does not permit secondary suites or garden suites.

### **Land Use Context**

There are two small lot houses in the immediate area directly across Denman Street to the north. The adjacent single family dwelling to the east is set back from Denman Street and is two storeys in height. There are also single family dwellings to the south and west. In general, the area is composed of predominantly single family dwellings of various styles, sizes and designs.

### **Relevant History**

In April 2007, Council approved Rezoning Application No. 00014 to rezone the subject lands from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone to permit the land to be subdivided for three small lot single family dwellings. The subdivision into the three small lots has not been finalized, and can be concluded dependent on the direction from Council on the Heritage Alteration Permit with Variance Application.

### **Data Table**

The following data table compares the proposal with the R1-S2 Zone, Restricted Small Lot (Two Storey) District. An asterisk is used to identify where the proposal is less stringent than the existing zone (variances requested). A double asterisk indicates an existing situation.

Zoning Criteria	<b>Lot 2 Lydia Street</b>	<b>Lot 3 Denman Street</b>	<b>Zone Standard R1-S2</b>
Site area (m <sup>2</sup> ) - minimum	260	324	260
Density (Floor Space Ratio) - maximum	0.46:1	0.51:1	0.6:1
Total floor area (m <sup>2</sup> ) - maximum	135.7	162.1	190 (1 <sup>st</sup> and 2 <sup>nd</sup> floor, excluding floor space under a ceiling less than 1.8m above grade)
Lot width (m) - minimum	10.02	15.24	10
Height (m) - maximum	7.24	7.36	7.5
Basement ceiling height from grade (m) - maximum	0.79	1.2	1.2
Roof deck	No	No	Not permitted
Storeys - maximum	2	2	2 Any floor area 1.2m above grade is a first storey
Basement	Yes	Yes	Permitted
Site coverage % - maximum	35.50	35.50	40
<b>Front</b> (Street) (m) - minimum	6.0 (Lydia)	6.02 (Denman)	6.0
Projections (m) stairs - maximum	n/a	1.5	2.5 (1.7 m max height)
Projections (m) porch roof - maximum	n/a	n/a	maximum
<b>Rear</b> (m) - minimum	<b>5.25* (east) stairs</b> <b>(letter states 5.4m)</b>	<b>4.8* (south) stairs</b> <b>(letter states 5m)</b>	6.0
<b>Side</b> (m) - minimum	<b>1.50* (south) habitable</b>	<b>1.50* (east) habitable</b>	1.5 non-habitable 2.4 habitable (rec room)
<b>Side</b> (m) - minimum	<b>1.60* (north) habitable</b>	3.04 (west) habitable	1.5 non-habitable 2.4 habitable

Zoning Criteria	Lot 2 Lydia Street	Lot 3 Denman Street	Zone Standard R1-S2
Side on flanking street (m) - minimum	n/a	n/a	2.4
Parking - minimum	1	1	1

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the application and revisions were referred to the Fernwood Community Association four times for the 30-day comment periods. At the time of writing this report, a letter from the CALUC had not been received on this application.

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

### ANALYSIS

#### Development Permit Area and Design Guidelines and Variances

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 15A: Intensive Residential Small Lot. The proposal is subject to the *Small Lot House Design Guidelines*; the purpose of these guidelines is to encourage a sensitive fit and infill that enhances an established streetscape. There are inconsistencies with the design guidelines, which compromise key principles related to privacy and the streetscape. As the design and variances are closely intertwined, the variances will be analyzed in this section.

#### Lot 2: Proposed House - Lydia Street

##### a) Street Relationship

The *Small Lot House Design Guidelines* encourage lessening of the visual impact of garage doors so it is not a dominant design element. Detailing such as recessing the garage doorway to create deep shadows, providing plant shelf recesses flanking the door or setting the garage façade back from the rest of the house would lessen its visual impact.

Stairs to the principal entry should be wide and interesting from the street. They may include planters, intermediate landings, sidewalls, banisters and walkway lighting.

Staff have recommended that the garage be recessed further into the façade of the house and that the main entry be brought closer to the street in order to lessen the visual impact of the garage and to create a more positive street relationship. The applicant has responded by creating a larger porch, but has not recessed the garage further into the façade. Staff do not believe this change is sufficient to address the Guidelines.

#### b) Side Yard Setback Variances for Habitable Room Windows

The applicant is seeking variances to reduce the side yard setbacks (north and south) from 2.4m to 1.5m to accommodate habitable room windows. On the north side, the setback variance is required for the family room (lower level). Potential for overlook and privacy concerns are minimal on these windows due to their size and placement and additional light into the basement level would improve liveability.

On the south side, the setback variance is required for the family room (lower level) and dining/living area on the main floor. With respect to the windows on the main floor (south side), it is recommended that they be redesigned or have obscured glass to mitigate privacy issues with respect to 2235 Lydia Street. The applicant has provided a photo showing the location of these windows illustrating the extent of the overlook. Staff are suggesting the changes noted and recommend the variance to the south side setback is supportable subject to the recommended revisions.

#### c) Rear Yard Setback Variance

In order to accommodate a set of stairs to the rear yard, the applicant requires a rear yard setback variance from 6.0m to 5.25m. As the building façade meets the setback requirement, and as this is not an area of concern regarding privacy, staff recommend that Council support this variance.

#### Lot 3: Proposed House - Denman Street

The *Small Lot House Design Guidelines* state the following:

- massing and building proportion of established housing should be reflected in the new development
- the proportion, size and detailing of windows should relate to that of neighbouring houses.

#### a) Street Relationship

Generally, the proposal does not form a positive relationship with the street nor is there a relationship to local context. This is reflective of the building massing, roof form and pitch, fenestration, lack of articulation, competing architectural elements, materials and colours and inclusion of a below-grade bike storage area.

It is the opinion of staff that further design refinement is needed to create a more positive street relationship, specifically that the following be considered:

- reduce the area of the upper storey
- redesign the barn style roof and/or redesign dormers that are more integral to the roof structure
- simplify the fenestration of the front façade to achieve a more cohesive design and to be more in keeping with neighbouring properties
- simplify the materials to form a more cohesive design
- change the bicycle storage access from the front of the house to the side or rear, and reduce the width of the ramp/grade change and reduce the amount of additional pavement as the width is excessive for bike access.

#### b) Side Yard Setback Variance for Habitable Room Windows

A variance is requested for the east elevation for two upper storey bedroom windows. Staff recommend support for this variance as the neighbouring property line and placement of the dwelling unit at 1711 Denman Street (adjacent house) is stepped back from the street which minimizes potential overlook and privacy concerns.

#### c) Rear Yard Setback Variance

In order to accommodate a set of stairs to the rear yard, the applicant requires a rear yard setback variance from 6.0m to 4.8m. As the building façade meets the setback requirement, and as this is not an area of concern regarding privacy (stairs face a garage), staff recommend that this variance is supportable.

### Local Area Plan

Although the subject lands are considered part of the Fernwood neighbourhood, the policies for this area are contained in the *Jubilee Neighbourhood Plan*. This Plan recommends that small lot house subdivisions and construction be considered and that applications comply with the *Small Lot House Design Guidelines*, as well as the standards set out in the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The current proposal requires several variances from the standards set out in the R1-S2 Zone, Restricted Small Lot (Two Storey) District, as previously described.

### Tree Preservation and Urban Forest Masterplan

There are nine existing trees on the subject site, none of which are bylaw protected. A protected Horse Chestnut tree was removed several years ago with permits as it was diseased, and two replacement trees will be planted on Lots 1 and 3 as required by the Tree Preservation Bylaw as part of the final landscaping. Another Horse Chestnut tree (not protected) is proposed for removal as it would be too heavily impacted by Lot 3 adjacent home construction.

There are two existing public trees on Denman Street: a Flowering Plum and a Hawthorne. They will be retained and protected during construction. Two new boulevard trees are proposed with this development's frontage improvements along Lydia Street. Their species will be determined at Building Permit stage by Parks staff.

### Regulatory Considerations

The proposed variances from the *Zoning Regulations Bylaw* which were discussed in the Analysis section of this report can be summarized as:

- reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m (supportable)
- reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m (supportable subject to revisions)
- reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.60m (supportable)
- reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m (supportable)
- reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m (supportable).

## CONCLUSIONS

The proposed dwellings were reviewed for consistency with the *Small Lot House Design Guidelines*. It is the opinion of staff that the design of the proposed dwellings would benefit from further revisions for consistency with the *Small Lot House Design Guidelines*. Changes requested to the proposed house on Lot 2 (Lydia Street) would decrease the prominence of the garage and create a more welcoming and positive street frontage. The changes requested to the proposed house on Lot 3 (Denman Street) are more substantial in nature in order to provide for a better fit of the proposed dwelling in the immediate and larger context.

The requested side yard variances for proposed Lot 2 (Lydia Street) to accommodate habitable room windows is not supportable due to the impact on the privacy and overlook of the neighbouring dwelling; however, the recommended changes by staff are relatively minor (change to size of windows or glazing), and with these changes this variance would be supportable.

The rear yard variances for proposed Lots 2 and 3 for the placement of stairs and landings are supportable and do not present privacy or overlook issues.

## ALTERNATE MOTIONS

### Option 1: Approve as presented

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00040 for 2251 Lydia Street, in accordance with:

1. Plans date stamped May 14, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the minimum rear yard setback on Lot 2 from 6.00m to 5.25m
  - ii. reduce the minimum (south) side yard setback on Lot 2 from 2.40m to 1.50m
  - iii. reduce the minimum (north) side yard setback on Lot 2 from 2.40m to 1.64m
  - iv. reduce the minimum rear yard setback on Lot 3 from 6.00m to 4.80m
  - v. reduce the minimum (east) side yard setback on Lot 3 from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution."

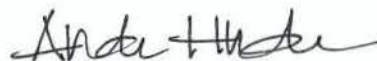
### Option 2: Decline

That Council decline Development Permit with Variances Application No. 00040 for the property located at 2251 Lydia Street.

Respectfully submitted,



Lucina Baryluk  
Senior Planner  
Development Services Division



Andrea Hudson, Director (Acting)  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

*Joseph Enslin*  
Date: Aug 27, 2019

**List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans, dated/date stamped May 14, 2019
- Attachment D: Letter from applicant to Mayor and Council, dated June 22, 2019 and public survey.



## **Committee of the Whole Report**

### **For the Meeting of September 5, 2019**

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**To:** Committee of the Whole **Date:** August 22, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** **Heritage Alteration Permit with Variance Application No. 00015 for 2251 Lydia Street**

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### **RECOMMENDATION**

That Council decline Heritage Alteration Permit with Variance Application No. 00015 for 2251 Lydia Street.

### **LEGISLATIVE AUTHORITY**

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

### **EXECUTIVE SUMMARY**

The purpose of this report is to provide Council with information, analysis and recommendations for a Heritage Alteration Permit with Variance Application for the heritage-designated residence located at 2251 Lydia Street. The proposal is for an addition to the south elevation of the house that includes a new powder room, garage and deck. A side yard setback variance is requested. The property is subject to the small lot regulations.

The main issue is the location of the proposed addition and its impact on the neighbours. Staff recommend that Council decline this application.

### **BACKGROUND**

#### **Description of Proposal**

As a condition of the Rezoning Application in 2007 to allow two small lots to be subdivided from this parcel, the existing house received Heritage Designation. The garage that was attached to

the house at that time was not included in the designation as the garage was not original to the house. This garage has subsequently been demolished, and the proposal is to construct a new garage on the south elevation with a roof deck above and a projection for a new powder room.

The applicant is requesting a variance from the R1-S2 Zone. The proposed variance is related to placement of the new garage and deck.

**Sustainability Features**

Diverting waste from the landfill by maintaining an existing house and reuse and refurbishing of existing materials supports green building principles.

**Active Transportation Impacts**

The applicant is not proposing any active transportation features with this proposal.

**Public Realm Improvements**

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

**Relevant History**

The existing house was built in 1910. It is an Edwardian Vernacular Arts and Crafts style and was a popular housing type built during the period of suburban expansion in Victoria. The Heritage Designation was a condition of a Rezoning Application to rezone the entire lot to a small lot zone to allow one lot to be taken off the side yard on Lydia Street and one lot to be taken off the rear yard on Denman Street. These new small lots have not been subdivided and a Development Permit Application for these two houses is also before Council; however, for the purposes of assessing this application, it is assumed that the subdivision is in place.

The owner has undertaken renovations to the house under a Delegated Heritage Alteration Permit issued in October 2018. The renovations are underway and include replacement of the foundation, replacement of the front and rear porches with similar (in-kind) materials and removal of the upper storey shingles to reveal the original underlying cladding.

**Data Table**

The following data table compares the proposal with the existing R1-S2 Zone, Restricted Small Lot (Two Storey) District. The table is based on the assumption that the small lot subdivision is in place. An asterisk is used to identify where the proposal is less stringent than the existing zone (variance requested). A double asterisk is used to identify where the existing house has non-conforming status.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard R1-S2</b>	<b>Comments</b>
Site area (m <sup>2</sup> ) - minimum	291	260	
Site area (m <sup>2</sup> ) - minimum	291	260	
Density (Floor Space Ratio) - maximum	0.52:1	0.6:1	
Total floor area (m <sup>2</sup> ) - maximum	150.7	190	Excludes lower floor
Lot width (m) - minimum	11.23	10	
Height (m) - maximum	8.31**	7.5	
Basement ceiling height from grade (m) - maximum	1.69**	1.2	
Basement	No	Permitted	Floor area above 1.2m is a first storey
Storeys - maximum	3**	2	
Site coverage (%) - max	34.4	40	
<b>Setbacks (m) - minimum</b>			
Front (Lydia Street)	3.27**	6.0	To building face 1.83** m to stairs and porch
Rear (east)	7.39	6.0	
<b>Side (south)</b>	<b>0.61*</b>	<b>1.5</b>	<b>Proposed garage/deck</b>
Side on flanking street (north)	0.5**	2.4	
Vehicle parking - minimum	1	1	

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, this current application has been referred to the Fernwood Community Association four times, as there were a number of revisions.

A letter from the Fernwood Community Association, dated August 9, 2019, is attached to this report.

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

## ISSUES AND ANALYSIS

In terms of the proposal, the main issues are minor and can be summarized as follows:

- the appropriateness of the scale of the garage and deck: The applicant's intent is to retain the same proportions and openings as the original garage, with the inclusion of a deck and railing.
- protecting the character-defining elements of the house: The bevel siding pattern would be continued as the cladding material for the new garage. It is noted that this elevation has the least exposure to the public realm.
- the deck rails as an appropriate choice of materials: The deck rails have been chosen to match the original railing pickets on the stairs (as shown on inset photo provided on plans).

The primary concern is related to the requested variance for the reduced side yard setback to accommodate the proposed garage and deck, its proximity to the adjacent proposed small lot house to the south, and its effect relating to privacy and overlook of the neighbouring dwelling.

While the previous garage has been a point of discussion between the applicant and City staff, the garage has now been removed to accommodate the changes to the height of the basement (the house was lifted to accommodate a full height basement). However, the applicant wishes to construct a garage in the same location (using the same building footprint) and construct outdoor patio space on top of this garage.

The required side yard setback for this interior lot line is 1.5m. The proposed garage (using the same footprint) is 0.6m from this side lot line. As such, to construct a garage in the proposed location, the side yard setback must be decrease from 1.5m to 0.6m.

If the previous garage had been retained, this setback reduction would also be required to accommodate the subdivision, as the subdivision approval cannot create a situation that is contrary to the *Zoning Regulation Bylaw*. For clarity, the existence of a garage in that location would not provide any non-conforming status. Additionally, the garage has been fully demolished.

The *Small Lot House Design Guidelines* state that variances may be appropriate to facilitate interesting and innovative design solutions provided the encroachment into the setback does not adversely affect the privacy, sunlight or views of the adjacent property. Further, the guidelines state that above-ground balconies, decks and windows should be carefully placed and may be oriented to face away from neighbouring yards to respect the neighbours' wishes for privacy.

Of main concern is the potential privacy impacts with windows on the proposed small lot house to the south, and potential overlook into the rear yards of both small lots. An elevated deck off

of the kitchen may potentially be well-used by its occupants and create sound and other intrusions affecting the neighbours' privacy.

The applicant has provided house plans for the new small lot houses, which the applicant intends to construct. The proposed dwelling on Lydia Street would be most impacted by the deck location. The proposed dwelling will be sited 1.5m from the common lot line. The window locations are in the rooms as follows:

- basement level: recreation room and living area (habitable space) and bathroom
- main floor: kitchen
- upper floor: bathroom and laundry.

As per the applicant's letter, the garage location is fixed as the roof supports a new washroom; as such, relocating the garage to the rear yard is not practical. The applicant also notes that complying with the setbacks would reduce the width of the garage and would not be practical for vehicular parking. However, vehicle parking can be accommodated in the side yard without the presence of a garage addition, and other options to provide on-site bike storage are available that do not require a variance.

In terms of privacy concerns, the deck would be approximately 1.8m above grade, meaning it could potentially cause privacy concerns with windows on the proposed house on Lot 2, as well as an overlook situation into the rear yards of Lot 2 and Lot 3.

The driveway on this side of the house provides the opportunity for sufficient off-street parking. Staff recommend that Council decline this variance. It is recognized that the deck would be built before either of the neighbouring houses, and as such, the owners/occupiers of the new small lot houses could assess any apparent potential for privacy and overlook concerns. The planning rationale is to limit the creation of situations that could be potential issues for future occupants. Given these perspectives, an alternate motion is provided if Council wishes to advance this application to an opportunity for public comment.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

The details of the tree preservation are discussed in detail in the Development Permit report on this property.

### **Heritage Advisory Panel**

The application was reviewed by the Heritage Advisory Panel at its August 13<sup>th</sup> meeting and the Panel recommended approval subject to the trim board feature on the house being continued along the top of the garage to better visually tie in with the house. The applicant has agreed to these changes in discussion with the Heritage Advisory Panel.

### **CONCLUSIONS**

As the exterior of the home is protected, changes to the exterior of the existing house, and additions to the house (such as a garage) require further approvals by way of a Heritage Alteration Permit to ensure any additions are sympathetic to the existing architectural style. The addition of the garage and deck do not create a concern with respect to the heritage aspects of this proposal; the issue is with respect to the variance request. The requested side yard variance for Lot 1 (existing) for the garage and roof deck is not supportable. Generally roof decks are prohibited in single family residential zones due to the potential of views (privacy

concerns) into adjoining properties. The *Small Lot House Design Guidelines* specifically note privacy and overlook concerns associated with above grade balconies.

If the garage is removed from the plans, a variance is not required, construction can continue on this house (with modifications to the existing building permit) and the subdivision can proceed.

### ALTERNATE MOTION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit with Variances Application No. 00015 for 2251 Lydia Street for the existing house, in accordance with:

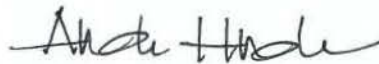
1. Plans, date stamped June 24, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - Part 1.23 - reduction of the minimum site yard setback from 1.5m to 0.6m
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development, with the changes recommended by the Heritage Advisory Panel incorporated into the design.
4. Heritage Alteration Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Lucina Baryluk  
Senior Planner  
Development Services

JH.



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager

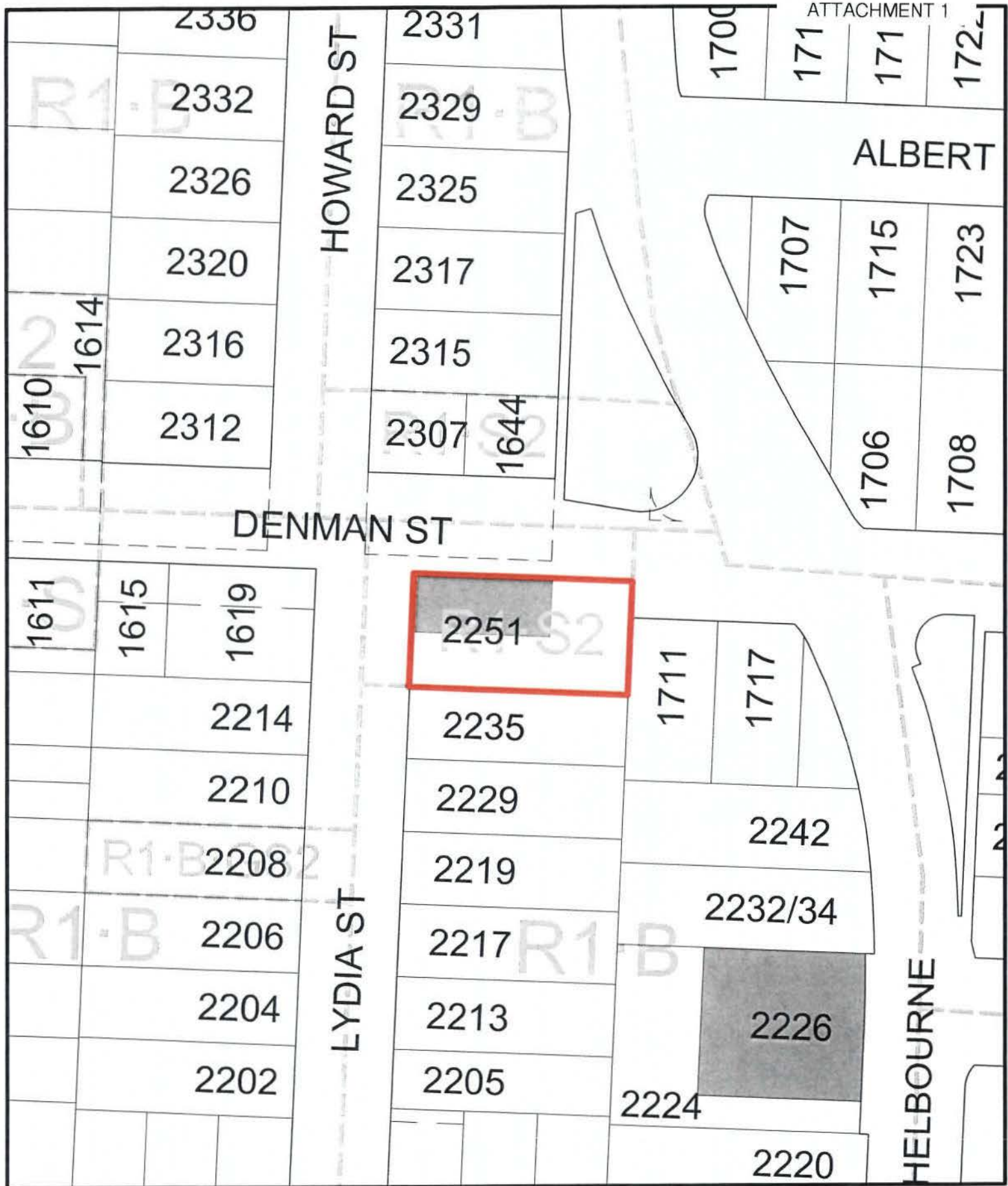


Date: \_\_\_\_\_

Aug 28, 2019

### List of Attachments

- Attachment 1: Subject Map
- Attachment 2: Aerial Map
- Attachment 3: Plans, date stamped June 24, 2019
- Attachment 4: Applicant's letter, dated June 22, 2019
- Attachment 5: Letter from the Fernwood Community Association, dated August 9, 2019.



2251 Lydia Street

Heritage Alteration Permit with Variance #00015



Designated

Registered





2251 Lydia Street

Heritage Alteration Permit with Variance #00015



Designated

Registered



# Colour Scheme for HAP and Development Permit

2251 Lydia Street

VC-1  
Oxford Ivory

VC-16  
Comox Sage

VC-27  
Strathcona Red  
Window and Door Trim

VC-22  
Pendrell Verdigris

3D ISOMETRIC RENDERING  
OF 2251 LYDIA STREET  
GENERAL REPRESENTATION  
NOT TO SCALE

Received  
City of Victoria

JUN 24 2019

Planning & Development Department  
Development Services Division

AJB HOME  
DESIGN

8034-4011 2nd Floor, West  
Vancouver, BC V6P 2G9  
Office: 604-555-0888  
Email: ajb@ajbhome.com  
www.ajbhome.com

#	DATE	DESCRIPTION
1	2019-06-20	Initial Design & Rendering
2	2019-06-20	Revisions & Final Design

PROJECT TYPE  
STREETSCAPE & RENDERING  
OF LYDIA & DENMAN  
DEVELOPMENT

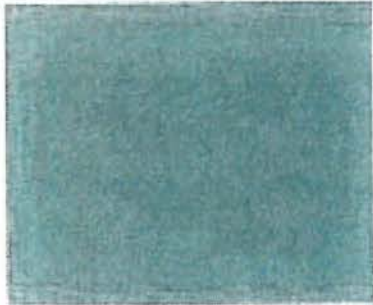
SITE: LYDIA & DENMAN  
DEVELOPMENT

CLIENT: CUNNIN

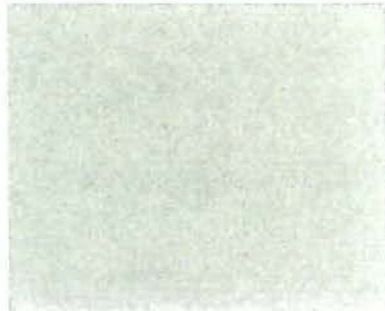
DRAWN BY: Taylor SE  
DRAWING NO.

A-1 of 2

## COLOUR SCHEME (HERITAGE) FOR 2251 LYDIA STREET



VC-22  
Pendrell Verdigris



VC-16  
Cornox Sage

VC-1  
Oxford Ivory



VC-27  
Strathcona Red

Main siding - Stucco under Tudor - Primary Trim - windows sashes

All Colours are from Benjamin Moore Heritage Palette

Heritage Alteration and

Development Permit for Cunnin - 2251 Lydia





1711 DENMAN STREET  
EXISTING RESIDENCE



1708 DENMAN STREET  
PROPOSED RESIDENCE



2251 LYDIA STREET  
PROPOSED RESIDENCE  
(SIDE VIEW)

LYDIA STREET

### STREETSCAPE OF DENMAN STREET

1/8" = 1'



2251 LYDIA STREET  
PROPOSED RESIDENCE  
(FRONT VIEW)



2243 LYDIA STREET  
PROPOSED RESIDENCE



2235 LYDIA STREET  
EXISTING RESIDENCE

DENMAN  
STREET

### STREETSCAPE OF LYDIA STREET

1/8" = 1'



8314-453 Goldstream Avenue  
Victoria BC V5B 2V3  
Office 250-515-0828  
email: ajb@home-design.com  
www.ajbhome-design.com

#	DATE	DESCRIPTION
1	2019-06-14	Streetscape & Rendering
2	2019-06-14	Streetscape & Rendering

**PROJECT TYPE**  
STREETSCAPE & RENDERING  
OF LYDIA & DENMAN  
DEVELOPMENT

**SITE:** LYDIA & DENMAN  
DEVELOPMENT

**CLIENT:** CUNNIN

**DRAWN BY:** Taylor SB

**DRAWING NO.**

A-2 of 2

Received  
City of Victoria

JUN 24 2019

Planning & Development Department  
Development Services Division



PROPOSED LOT 1, SECTION 57,  
VICTORIA DISTRICT, PLAN EPP

[illegible]

Elevations are geoidic based on City of Victoria Integrated Survey Meridian 15-T (also =22 123m) from datum approximately to scale

- UPFL = - denotes Utility Pole with light
- CO = - denotes cable box
- W = - denotes Water Meter
- TS = - denotes Traffic Sign
- HY = - denotes fire hydrant
- RWL = - denotes Rain Water leader
- EG = - denotes existing grade
- BLVD = - denotes how boulevard lines applied by Development
- TR = - denotes Trees (existing removed prohibited tree)
- ES = - denotes Existing street
- ET = - denotes Existing tree

On Proposed LOT 1

DENMAN STREET



Category	Value	Unit
Concrete Slabs	100	m <sup>3</sup>
Reinforcing Steel	100	kg
Formwork	100	m <sup>2</sup>
Base Area	200	m <sup>2</sup>
Top Area	200	m <sup>2</sup>
Volume	100	m <sup>3</sup>
Weight	100	kg
Cost	100	\$
Material	100	kg
Time	100	h
Area	100	m <sup>2</sup>
Volume	100	m <sup>3</sup>
Weight	100	kg
Cost	100	\$
Material	100	kg
Time	100	h
Area	100	m <sup>2</sup>
Volume	100	m <sup>3</sup>
Weight	100	kg
Cost	100	\$
Material	100	kg
Time	100	h
Area	100	m <sup>2</sup>
Volume	100	m <sup>3</sup>
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Area	100	m <sup>2</sup>
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Area	100	m <sup>2</sup>
Volume	100	m <sup>3</sup>
Weight	100	kg
Cost	100	\$
Material	100	kg
Time	100	h
Area	100	m <sup>2</sup>
Volume	100	m <sup>3</sup>
Weight	100	kg
Cost	100	\$

14.07.2014 14:07:20


2201 Lydia		COUNT		CUMULATIVE	
LINE	UNIT COST	UNIT COST	AVG	AVG	AVG
1	10.00	10.00	10.00	10.00	10.00
2	10.00	10.00	10.00	10.00	10.00
3	10.00	10.00	10.00	10.00	10.00
4	10.00	10.00	10.00	10.00	10.00
5	10.00	10.00	10.00	10.00	10.00
6	10.00	10.00	10.00	10.00	10.00
7	10.00	10.00	10.00	10.00	10.00
8	10.00	10.00	10.00	10.00	10.00
9	10.00	10.00	10.00	10.00	10.00
10	10.00	10.00	10.00	10.00	10.00
11	10.00	10.00	10.00	10.00	10.00
12	10.00	10.00	10.00	10.00	10.00
13	10.00	10.00	10.00	10.00	10.00
14	10.00	10.00	10.00	10.00	10.00
15	10.00	10.00	10.00	10.00	10.00
16	10.00	10.00	10.00	10.00	10.00
17	10.00	10.00	10.00	10.00	10.00
18	10.00	10.00	10.00	10.00	10.00
19	10.00	10.00	10.00	10.00	10.00
20	10.00	10.00	10.00	10.00	10.00
21	10.00	10.00	10.00	10.00	10.00
22	10.00	10.00	10.00	10.00	10.00
23	10.00	10.00	10.00	10.00	10.00
24	10.00	10.00	10.00	10.00	10.00
25	10.00	10.00	10.00	10.00	10.00
26	10.00	10.00	10.00	10.00	10.00
27	10.00	10.00	10.00	10.00	10.00
28	10.00	10.00	10.00	10.00	10.00
29	10.00	10.00	10.00	10.00	10.00
30	10.00	10.00	10.00	10.00	10.00
31	10.00	10.00	10.00	10.00	10.00
32	10.00	10.00	10.00	10.00	10.00
33	10.00	10.00	10.00	10.00	10.00
34	10.00	10.00	10.00	10.00	10.00
35	10.00	10.00	10.00	10.00	10.00
36	10.00	10.00	10.00	10.00	10.00
37	10.00	10.00	10.00	10.00	10.00
38	10.00	10.00	10.00	10.00	10.00
39	10.00	10.00	10.00	10.00	10.00
40	10.00	10.00	10.00	10.00	10.00
41	10.00	10.00	10.00	10.00	10.00
42	10.00	10.00	10.00	10.00	10.00
43	10.00	10.00	10.00	10.00	10.00
44	10.00	10.00	10.00	10.00	10.00
45	10.00	10.00	10.00	10.00	10.00
46	10.00	10.00	10.00	10.00	10.00
47	10.00	10.00	10.00	10.00	10.00
48	10.00	10.00	10.00	10.00	10.00
49	10.00	10.00	10.00	10.00	10.00
50	10.00	10.00	10.00	10.00	10.00
51	10.00	10.00	10.00	10.00	10.00
52	10.00	10.00	10.00	10.00	10.00
53	10.00	10.00	10.00	10.00	10.00
54	10.00	10.00	10.00	10.00	10.00
55	10.00	10.00	10.00	10.00	10.00
56	10.00	10.00	10.00	10.00	10.00
57	10.00	10.00	10.00	10.00	10.00

Existing house has had foundation reconstructed, house is now 10cm lower than before. It is in the same location. Concrete in the location of garage rebuild has been poured, but no construction or building permit has been commenced, pending the outcome of a DP application.

JUN 24 2019

2251 Lydia Street  
Subdivision of Am Lot 10, Blk 2, Sec 57, Plan 589

Figure 15 - 75	11174 1A - 1A21
1. 11174 1A - 1A21	OKOTI - 1A21

P Date: 09/1	Updated by DTP re-submission
S/C: 034, 105	Updated by EP re-submission
WT	H (H) KSC 084
JTB	
 J. B. Jones	
2010-09-10 Victoria, BC V8T 1Y5 250-616-6666	
1 of 1	



**3D VIEW - FRONT PROPOSED**

NTS  
NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MEANT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.



**3D VIEW - FRONT PROPOSED**

NTS  
NOTE: THIS 3D VIEW IS A GENERAL REPRESENTATION OF THE PROJECT AND IS ONLY MEANT TO HELP WITH COMMUNICATIONS BETWEEN ALL PARTIES. REFER TO DRAWINGS FOR ACCURATE DETAILS.

# **GENERAL NOTES**

1. ALL WORK TO CONFORM TO THE PRESENT VERSION OF THE A.S.I. THE A.S.I. BUILDING STANDARDS AND OTHER REGULATIONS.
2. WORK FOR ROOF, FLOOR JOISTS, ROOF RAFTERS AND CEILING JOISTS ARE TO BE DONE BY THE LICENSED ROOF CONTRACTOR.
3. ALL ROOF SCALES FROM PLANS, WORK ONLY TO DIMENSIONS INDICATED.
4. ALL CONSTRUCTION WORK IS TO BE DONE WITH A BUILDING PERMIT.
5. ALL ELECTRICAL WORK IS TO BE DONE WITH AN ELECTRICAL PERMIT TO THE ELECTRICAL CODE AND BY A REGISTERED ELECTRICAL CONTRACTOR.
6. ALL PLUMBING WORK IS TO BE DONE WITH A PLUMBING PERMIT TO THE PLUMBING CODE AND BY A REGISTERED PLUMBING CONTRACTOR.
7. ALL WORK NOTED TO BE IN ACCORDANCE WITH THE A.S.I. THE A.S.I. BUILDING STANDARDS AND OTHER REGULATIONS.
8. PLUMBING REQUIRED UNDER ALL EXPOSED SPINDLES, ALL END SIPS & LIPS (T).
9. SIPS REQUIRED TO BE AS PER THE REQUIREMENTS OF THE A.S.I. THE A.S.I. BUILDING CODE.
10. ALL MATERIALS USED IN THE JOB ARE TO MEET APPROVED BY BUILDING CODE REQUIREMENTS AND MEET APPROVED DIMENSIONS AS PER SECTION 5.1.1.1.
11. THESE DRAWINGS SHOW SPECIFIC CONSTRUCTION METHODS AND MATERIALS USED IN THE PROJECT. IT IS UNDERSTOOD THAT CHANGES OR SUBSTITUTIONS TO THESE METHODS OR MATERIALS MUST BE APPROVED BY THE BUILDING DEPARTMENT BEFORE ANY WORK IS COMMENCED. ANY REQUIRED APPROVALS, DOCUMENTATION IS TO BE SUBMITTED BY OWNER.
12. THE FOLLOWING LIST CONTAINS NEW ITEMS THAT ARE NOT PART OF THESE PLANS AND MAY BE REQUESTED BY THE OWNER:
  - 12.1 LEGAL SITE SURVEY.
  - 12.2 THE CURRENT STATUS OF THE HOUSE ON THE PROPERTY.
  - 12.3 ALL SITE SERVICES.
  - 12.4 STRUCTURAL ENGINEER'S REPORTS, FOUNDATION, E.C.
  - 12.5 ALL OTHER ENGINEERS.
  - 12.6 LAYOUT AND FOR ENGINEERING FOR FOUNDATION AND FLOOR SYSTEMS.
  - 12.7 HEATING SYSTEMS.
  - 12.8 MECHANICAL CALCULATIONS & CHECK LIST.
  - 12.9 GEOTECHNICAL REPORTS.
  - 12.10 AIRBORNE PHOTOGRAPHS.

## **DISCLAIMER:**

NOT BE RESPONSIBLE FOR THE CONSTRUCTION AND THE OWNER TO OBTAIN AND VERIFY ALL OF THE INFORMATION AND DATA REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE OWNER SHALL BE RESPONSIBLE FOR THE PROPERITY OF ALL WORK DONE UNDER THE PERMIT. THE OWNER SHALL BE RESPONSIBLE FOR THE PROPERITY OF ALL WORK DONE UNDER THE PERMIT. THE OWNER SHALL BE RESPONSIBLE FOR THE PROPERITY OF ALL WORK DONE UNDER THE PERMIT.

## **NOTE TO PRINTERS**

ALL HOME DESIGN SHALL BE PRINTED FOR THE PURPOSE OF THESE PLANS TO COPY. ALL WORK SHALL BE TO BE A PLAN. THE PRINT IS TO BE A PLAN. THE PRINT IS TO BE A PLAN.



2514-455 Gadsden Ave.  
Victoria BC V8S 2Y9  
Office 250-655-0354  
email ajb@ajbdesign.com  
www.ajbdesign.com

NO.	DATE	DESCRIPTION
1	Jan 2019	Initial Draft Drawings
2	Mar 2019	Construction & Permit Drawings

## **PROJECT TYPE**

NEW CONC FOUNDATION & RENOVATIONS TO HERITAGE SFD RESIDENCE

**SITE:** 2251 LYDIA ST

**FOR:** BC HOMES

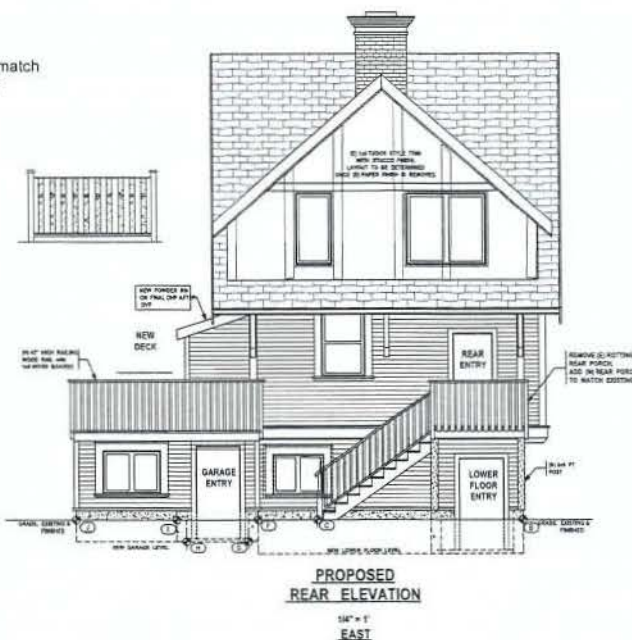
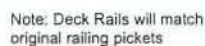
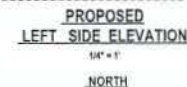
**DRAWN BY:** Alan Blason

**DRAWING NO.** A-1 of 6

**Received**  
City of Victoria

**JUN 24 2019**

Planning & Development Department  
Development Services Division



**NOTE TO PRINTERS**

ALL HOME DESIGN DESIGNS TO CORRELATE WITH THE  
 REQUIREMENTS OF THE PLAN TO COPY FROM THE  
 BUILT TO THE OF A 1/4" = 1'-0" SCALE.  
 SCALE IN ARCHITECTURE

 **AJB HOME  
 DESIGN**

8314-863 Goldmann Ave  
 Victoria BC V8P 2N9  
 Office: 250-680-0801  
 email: ajbhomesign@shaw.ca  
[www.ajbhomesign.com](http://www.ajbhomesign.com)

NO.	DATE	DESCRIPTION
1	Nov. 2017	Design Draft Drawing
2	Nov. 2017	Construction & Permit Drawing

**PROJECT TYPE**

NEW CONG FOUNDATION  
 & RENOVATIONS  
 TO HERITAGE SFD RESIDENCE

**SITE:** 2251  
 LYDIA ST

**FOR:** BC HOMES

**DRAWN BY:** Alan Bissell

**DRAWING NO:**

A-2 of 6



NO.	DATE	DESCRIPTION
1	Mar. 28 '18	Rough Draft Drawings
2	Mar. 29 '18	Construction & Finish Drawings

PROJECT TYPE  
NEW CONC FOUNDATION  
& RENOVATIONS  
TO HERATAGE SFD RESIDENCE

**SITE:** 2251  
LYDIA ST

FOR: BC HOMES

DRAWN BY: Alan Blisson

A-3 of 6

Received  
City of Victoria

JUN 24 2019

Planning & Development Department  
Development Services Division




LIVING SPACE: TOTAL PROPOSED @ 723.5 sqft  
TAKEN FROM US FACE OF EXTERIOR WALL TO US FACE OF EXTERIOR WALL

**NOTE TO PRINTERS**

ALL HOME DESIGNERS MUST SEND CONTENT FOR THE  
 DESIGN & TRUCK PARTS TO: CORT COOK, 300  
 LAUREL ST. 2ND FL. ST. LOUIS, MO 63102.  
 Please be OFFICIAL.

---

 **AJB HOME  
 DESIGN**

431-4421, 448-8888, 448-8889  
 448-8889, 448-8889  
 Office 224-555-5558  
 email [ajbhomdesig@att.net](mailto:ajbhomdesig@att.net)  
[www.ajbhomdesig.com](http://www.ajbhomdesig.com)

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NO.	DATE	DESCRIPTION
1	Nov. 20/1	Design Draft (Design)
2	Nov. 28/1	Design Draft (Design)

**PROJECT TYPE**

NEW CONG FOUNDATION  
 & RENOVATIONS  
 TO HERITAGE GOLF RESIDING

**SITE:** 2251  
 LYDIA ST

**FOR:** BC HOMES

**DRAWN BY:** Alan Bission

**DRAWING NO:**

**A-4 of 6**

Planning & Development Department  
Development Services Division

**BRAD CUNNIN**

2251 Lydia Street, Victoria, BC  
V8K 4K6

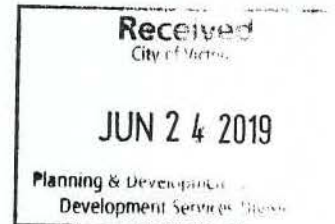
Phone: 250-727-2723  
Cel: 250-480-9693

**City of Victoria**  
31 Centennial Square  
Victoria BC  
V8V 3W4

**22 June, 2019**

**IN THE MATTER OF  
2251 LYDIA STREET –  
HERITAGE ALTERATION PERMIT WITH VARIANCE**

**Attention: Mayor and Council**



I am the owner of the above property, and ask the City to approve this Heritage Alteration permit to allow me to fully restore this old house.

Please find attached plans and materials for the above application, last approved on 11 October, 2018. That application was part of a building permit to rescue \ preserve the old house after the foundation failed. This application is part of a concurrent Development Permit Application for this property, to eventually complete a subdivision of 3 small R1-S2 Lots. The differences between the existing and this applications are

- 1) the reconstruction of the old garage with a deck over, which was not done with the BP stage at Planning's request,
- 2) add a door and restore railings on the roof of the garage so the use of the deck is safer,
- 3) changes to the exterior;
  - a. original stucco was discovered hiding under some shingling on the upper floor which will be restored,
  - b. Increased rail heights for compliance with building code,
- 4) The addition of a small 2 piece washroom on the main floor over a portion of the garage.

From my investigations and demolition work, we judge the age of the old house to be early 1900 (1905?). The records for the house are undated. The style of the house is recognized as Arts and Crafts 'Craftsman', although some of those details have been covered up and removed as the house was painted and re-covered over the years. As we proceed, we are restoring the house in finish material, color and style to an original look that would have been typical in that era. Staff, especially Merinda Conley, and the Victoria Heritage Foundation have been very helpful in this process. The age of the garage is a bit uncertain, but we estimate it was added in the early 20's from its height and doors, and dated materials found in some walls. Its style and siding reflect the old house.

We have now replaced the failed foundation under permit, and in so doing, replaced the entire basement level. During that process we lowered the house by 10cm as we dug 1 ½' further down than the old basement level to get a proper ceiling height in the new basement. This has replaced the old basement in size, shape and fenestration except that :

- 1) the new foundations and walls have a 1' bump out on part of the south side to properly structurally support the south side main floor cantilever at the interior stairs.

- 2) We moved a window from the common wall inside the old garage to the east (rear) wall to bring light into the new family room.

Lifting and dropping the house required the demolition and removal of the old brick chimney. We replaced the flue-works with a modern insulated steel chimney, encasing it in a falsework with true brick cladding that exactly replicates the old brick chimney. We have replaced the old oil furnace with a natural gas combination boiler for domestic hot water and in-floor heating, so the chimney will be for the gas fireplace only.

We take this opportunity to :

- 1) reconstruct the existing garage in exact replacement, with a proper deck on top. The roof of the existing garage had been used as a deck for as long as any neighbor can remember, (more than 20 years) but were no proper railings or door to the house.  
**Please note that as part of our subdivision, we are asking for and hope to have your support for a Variance to the eventual south side setback for this garage.**  
Reconstructed to its current dimensions, the south side (right side) setback will be 0.6m after the new property line is put in place. If we do not achieve this variance, we would have to take 3' off the garage, rendering it too narrow for a vehicular purpose. It would become just a deck and 'bike-port'.
- 2) return the second story exterior to the original Tudor style stucco that we discovered under the old donnacona shingles.
- 3) add a small 2 piece powder room off the main floor kitchen over a small part of the garage, (the old house had only one functional bathroom)
- 4) this work will also give us the opportunity to do interior repairs, upgrading , insulating, and to replace the single pane windows in the house with wood and sealed glass units that will fit into the existing sash-work. This will not be a visible change from the street.

We have applied for and been approved for grants from the Victoria Heritage Society for some of this work.

Please feel free to contact me @ 250-480-9693 or email [brad@cunnin.ca](mailto:brad@cunnin.ca).

Sincerely



Bradley W Cunnin.

## FERNWOOD COMMUNITY ASSOCIATION

August 9, 2019

Mayor and Council  
City of Victoria  
Victoria, B.C.

Re: 2251 Lydia Street, Heritage Alteration Permit with Variance (HAV00015)

Dear Mayor and Council,

The City is considering a Heritage Alteration Permit with Variance application to renovate 2251 Lydia Street, which includes rebuilding the previously existing garage and the deck over it, and also adding a small washroom over the garage.

The garage, deck, and washroom were shown in the plans, for the three home development, presented at the CALUC's Official Community meeting held in June 2014. The neighbourhood supported the application at that time.

As the home immediately to the south of the garage and deck has yet to be built, a future owner or renter will be aware of the proximity of the garage and deck before they purchase or rent the house. This puts all the risk on the developer that the garage and deck will make the house to the south less desirable.

The extensive restoration underway will return the look and feel of this character house that will not be compromised by restoring the existing garage and adding a deck and small washroom over it. This house and the one across Denman Street from it complement each other and represent fine examples of the style of construction for the era when they were built. Mostly we are pleased this prominent and distinct corner house is being saved from the landfill.

Based on the above the Land Use Committee has no concerns in supporting this reduced sideyard setback variance application permitting the garage, deck and washroom.

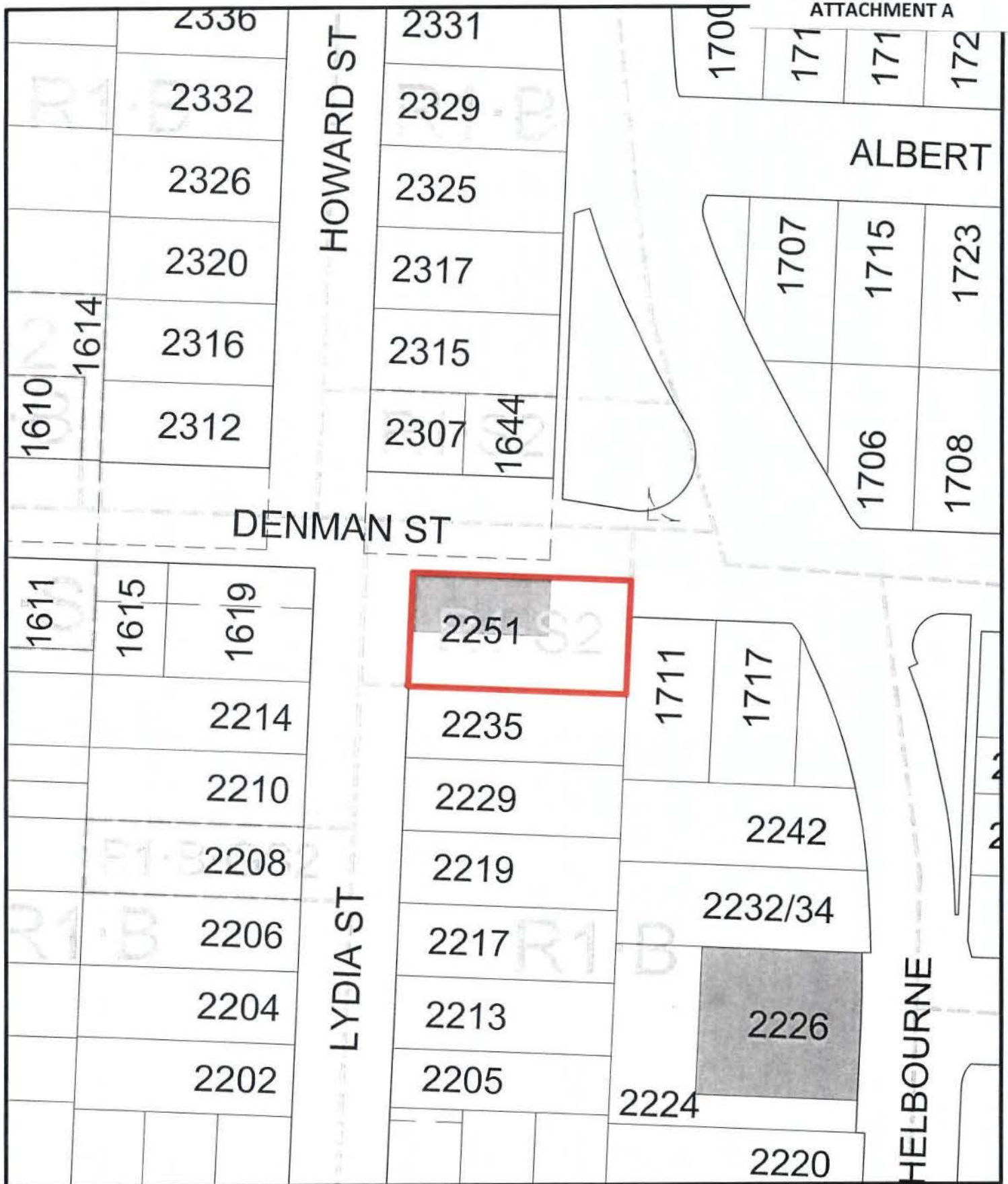
Sincerely,



David Maxwell, Chair

Land Use Committee

Fernwood Community Association



2251 Lydia Street

Heritage Alteration Permit with Variance #00015



Designated

Registered



2251 Lydia Street

Heritage Alteration Permit with Variance #00015

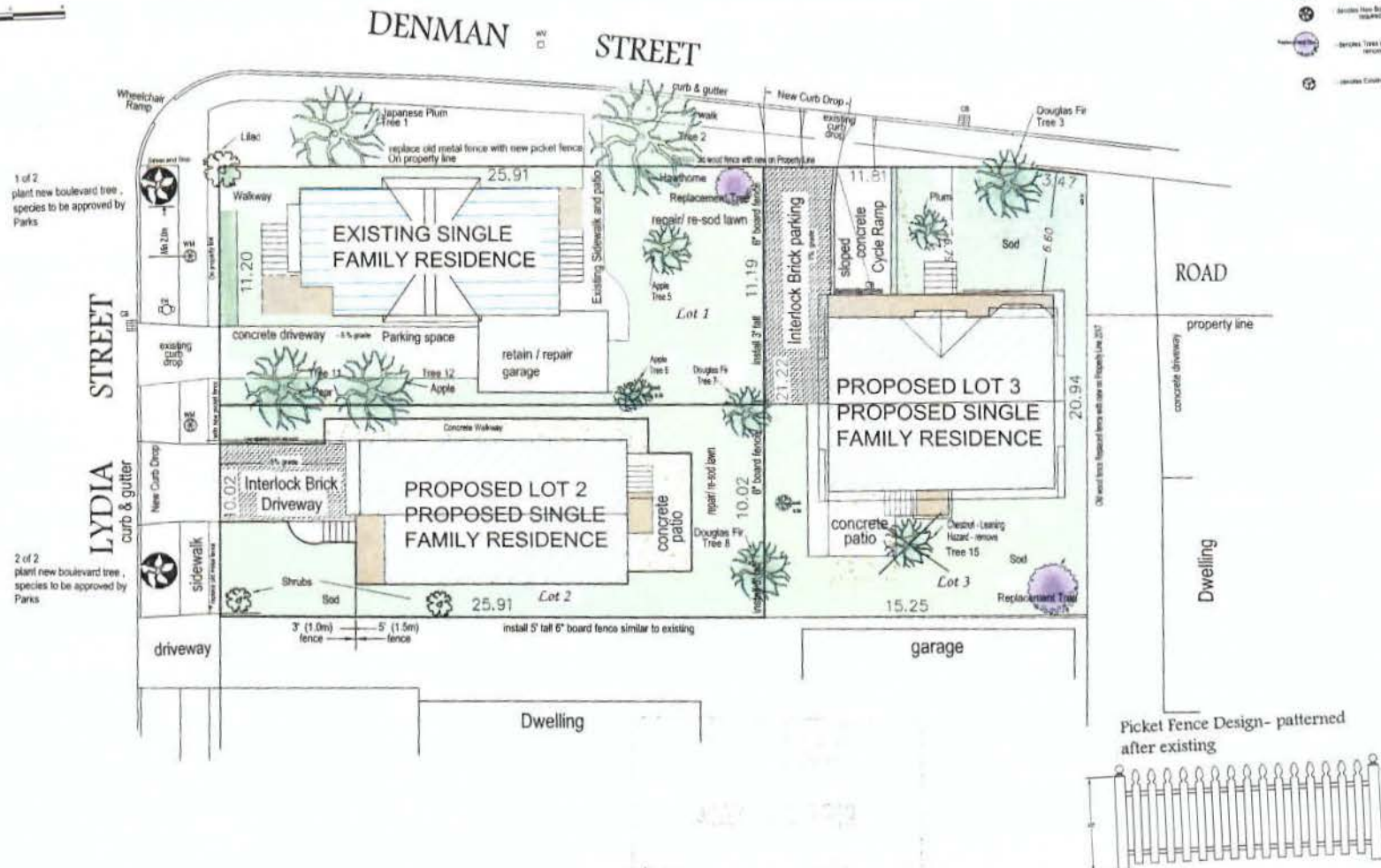


Designated

Registered



SCALE=1:100



FILE 1-19-20  
CONTACT: 514-440-1200  
Brad Cunnin Land Services  
2235 Lyons Street  
Victoria, BC V8M 1S2  
ph: (250)440-9002 / 250-727-2723

ATTACHMENT C



### STREETSCAPE OF DENMAN STREET

1/8" = 1'



### STREETSCAPE OF LYDIA STREET

1/8" = 1'

**AJB HOME DESIGN**

4314-423 Goldstream Avenue  
Victoria BC V8B 2A3  
Office 250-555-0008  
email: ajb@home-design.com  
www.ajbhome-design.com

#	DATE	DESCRIPTION
1	09/01/15	Site Visit & Research
2	10/12/15	Site Visit & Research

**PROJECT TYPE**  
STREETSCAPE & RENDERING  
OF LYDIA & DENMAN  
DEVELOPMENT

**SITE:** LYDIA & DENMAN  
DEVELOPMENT

**CLIENT:** CUNNIN

**DRAWN BY:** Taylor SB

**DRAWING NO.:**  
A-2 of 2

# MATERIAL AND COLOUR SCHEME TO BE USED AT

2247 LYDIA STREET



- 1 PRIMED COMB FACE PINE;  
GENERAL PAINT COLOUR-"BLACK BEAR"  
on  
VERTICAL TRIM  
BELLY BAND  
DECK POSTS  
PORCH POSTS



- 2 PRIMED COMB FACE PINE;  
GENERAL PAINT COLOUR-"MAYNE ISLAND"  
on  
WINDOW TRIM  
DOOR TRIM  
BARGE BOARDS  
EAVES & GUTTERS  
WOOD RAILINGS



- 3 HARDPLANK HORIZONTAL SIDING;  
GENERAL PAINT COLOUR-"CORNICER"

Page 227

- 4 WOOD STAIRS;  
GENERAL PAINT COLOUR-"CHAIN LINK"

Chain Link  
CL 3191W 4/8/27 6/134



- 5 METAL EXTERIOR DOORS;  
GENERAL PAINT COLOUR-"SPRIT BEAR"



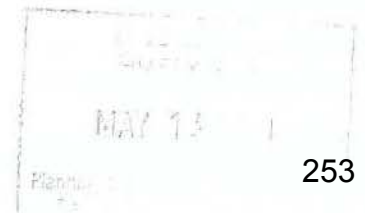
- 6 GAF TIMBERLINE ROOFING;  
"COOL ANTIQUE SLATE"



- 7 CEDAR SHINGLES;  
"RED CEDAR" STAIN



3D VIEW - FRONT PROPOSED





Fire Separation  
41.2 sq. ft. / 745 sq. ft. = 5.5%  
unprotected openings  
16.8% if all areas of window  
wells calculated.



Fire Separation  
41.0 sq. ft. / 703 sq. ft. = 5.8%  
unprotected openings  
7.0% if all areas of window  
wells calculated.



NOTE  
THESE PRELIMINARY PLANS ARE NOT FOR  
CONSTRUCTION USE OR ACCURATE PROJECT ESTIMATING.  
SEE WORKING DRAWINGS FOR ACCURATE FINAL DETAILS.

NOTE TO PRINTERS  
ALL HOME DESIGN DRAWS  
ITS CLIENTS FOR THE MAKER  
OF THESE PLANS TO COME  
WITH THE BUILT TO CODE  
FLASH DRY THESE PLANS.  
PRINT IN GREYSCALE



2740 Belmont Ave. Office 250-095-0858  
Victoria BC V8P 4A8  
email: ajob@ajbdesign.ca

NO.	DATE	DESCRIPTION
1	Apr 4/13	1st Preliminary Drawings
2	Apr 10/13	2nd Preliminary Drawings
3	Apr 10/13	3rd Preliminary Drawings
4	Sept 23/13	4th Preliminary Drawings
5	Oct 4/13	5th Preliminary Drawings
6	Dec 1/13	6th Preliminary Drawings
7	May 2/14	7th Preliminary Drawings
8	June 18/14	8th Preliminary Drawings
9	Nov 22/14	9th Preliminary Drawings
10	June 10/16	10th Preliminary Drawings

**PROJECT TYPE**  
NEW RESIDENCE-SFD

**SITE @**  
2245 LYDIA ST.

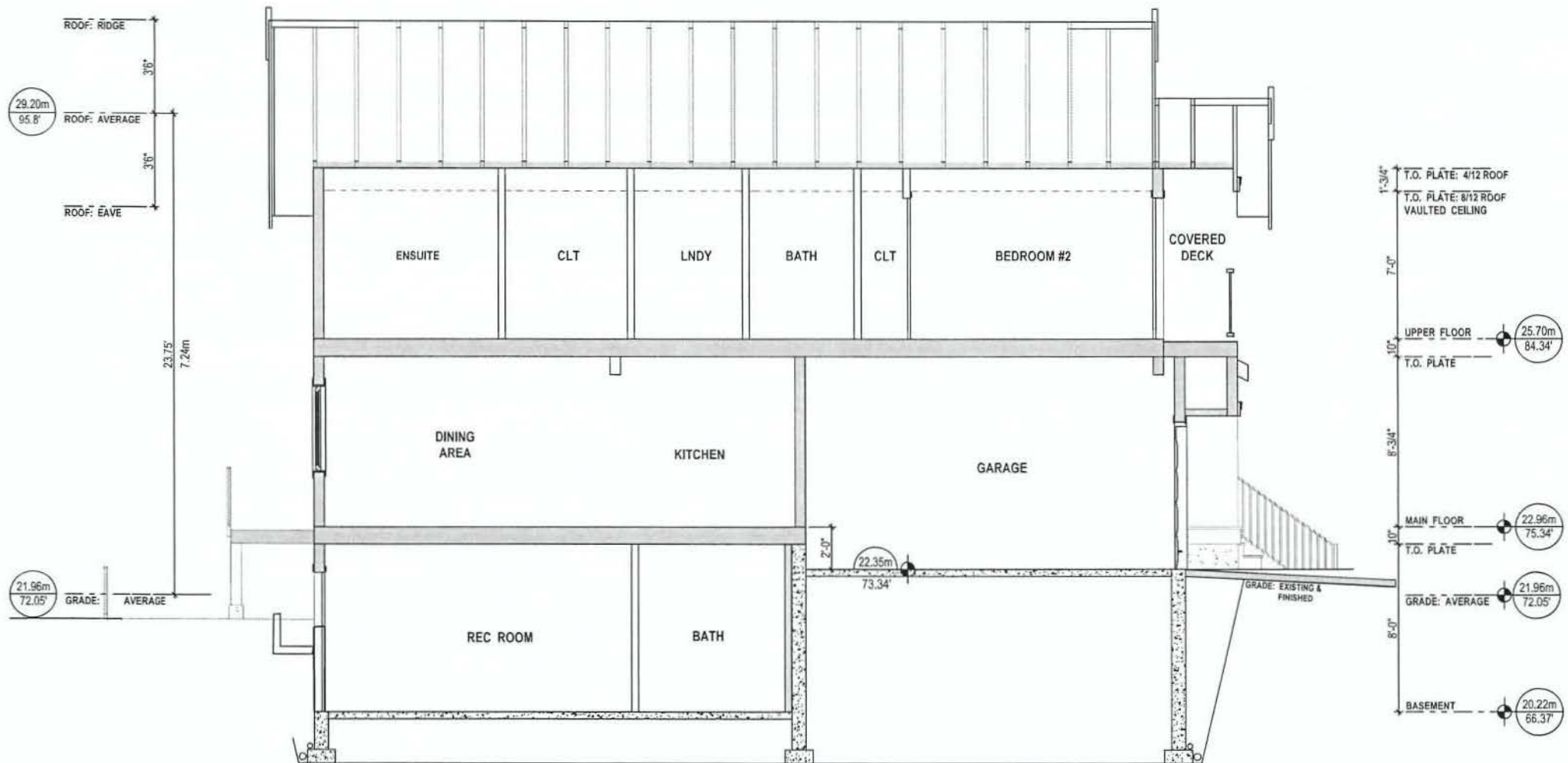
**FOR:** CUNNING

**DRAWN BY:** Alan Bisson

**DRAWING NO.**

A-2





PROPOSED LOT-2  
LYDIA ST.

CROSS SECTION AA

1/4" = 1"

MARCH 17/17

A-3.1  
4 APRIL, 2017

- 1 GENERAL PAINT COLOUR "CYPRESS"  
HARDPLANK HORIZONTAL & B&B SIDING

- 2 GENERAL PAINT COLOUR "CAPTIVA"  
PRIMED COMB FACE PINE:  
ON  
VERTICAL TRIM  
BELLY BAND  
DECK POSTS  
PORCH POSTS

- 3 "RED CEDAR" WOOD STAIN:  
CEDAR SIDING SHINGLES

- 4 GENERAL PAINT "SANDSTONE"  
ON  
STAIRS & RAILING  
EXTERIOR DOORS

- 5 GAF TIMBERLINE ROOFING:  
"WEATHERED WOOD"

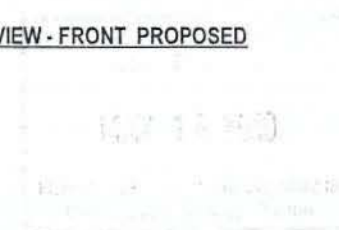
- 6 CULTURED STONE "SANDSTONE"  
ON  
RETAINING WALLS

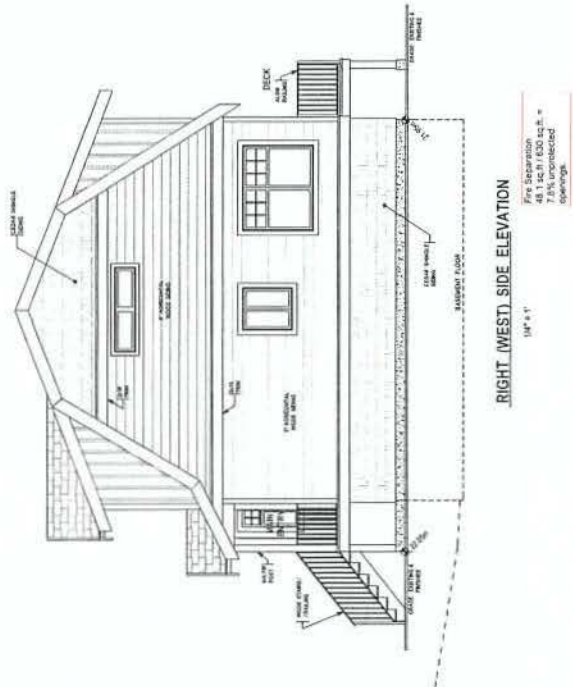
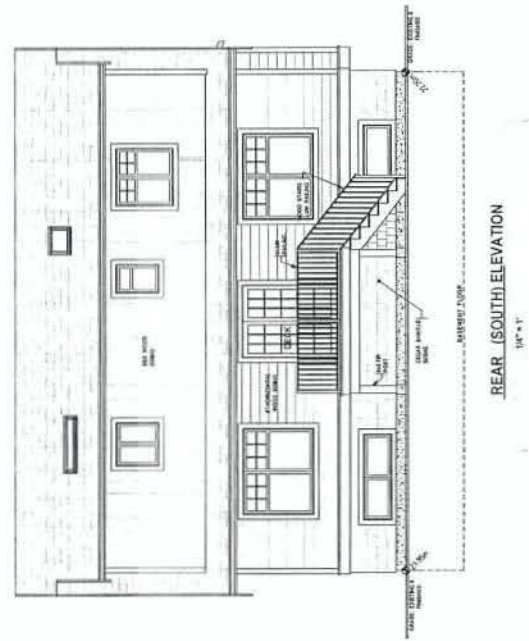
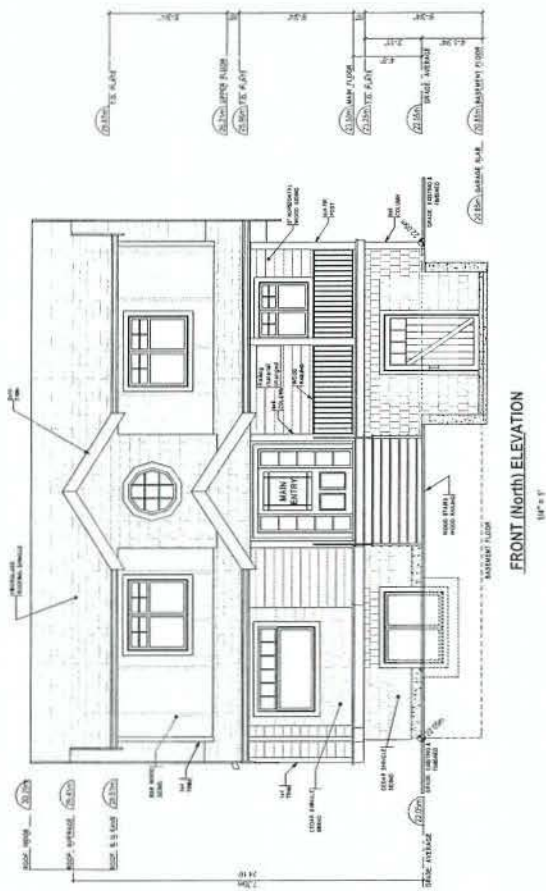
MATERIAL AND COLOUR SCHEME TO BE USED AT

~~2247 LYDIA STREET~~ **DENMAN**



3D VIEW - FRONT PROPOSED





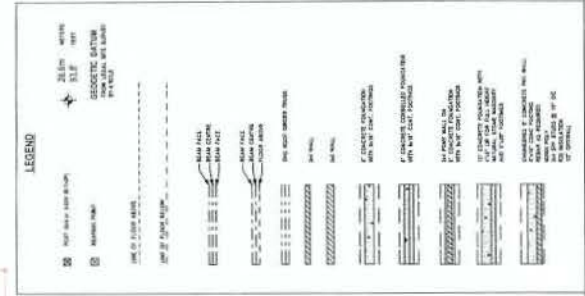
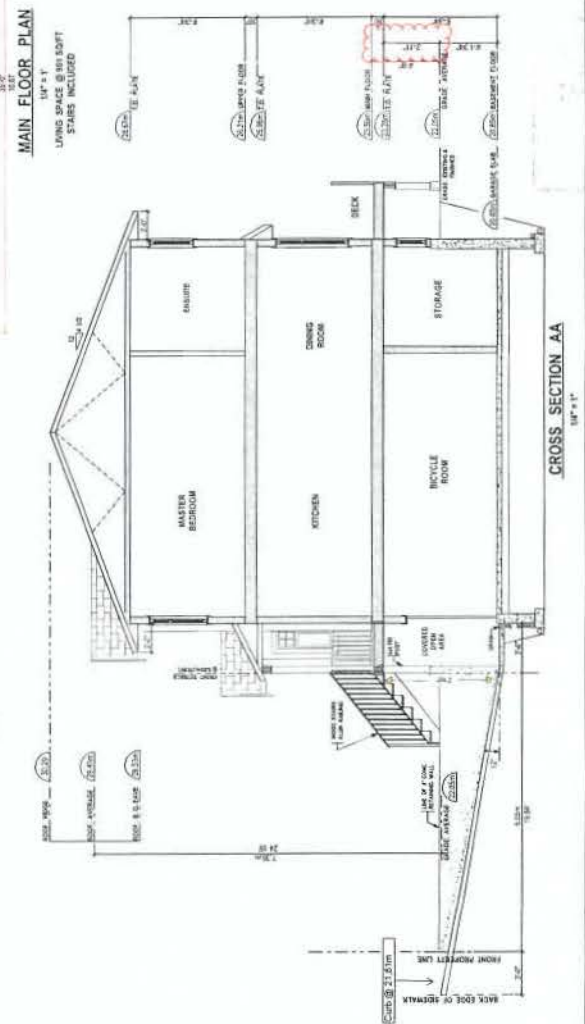
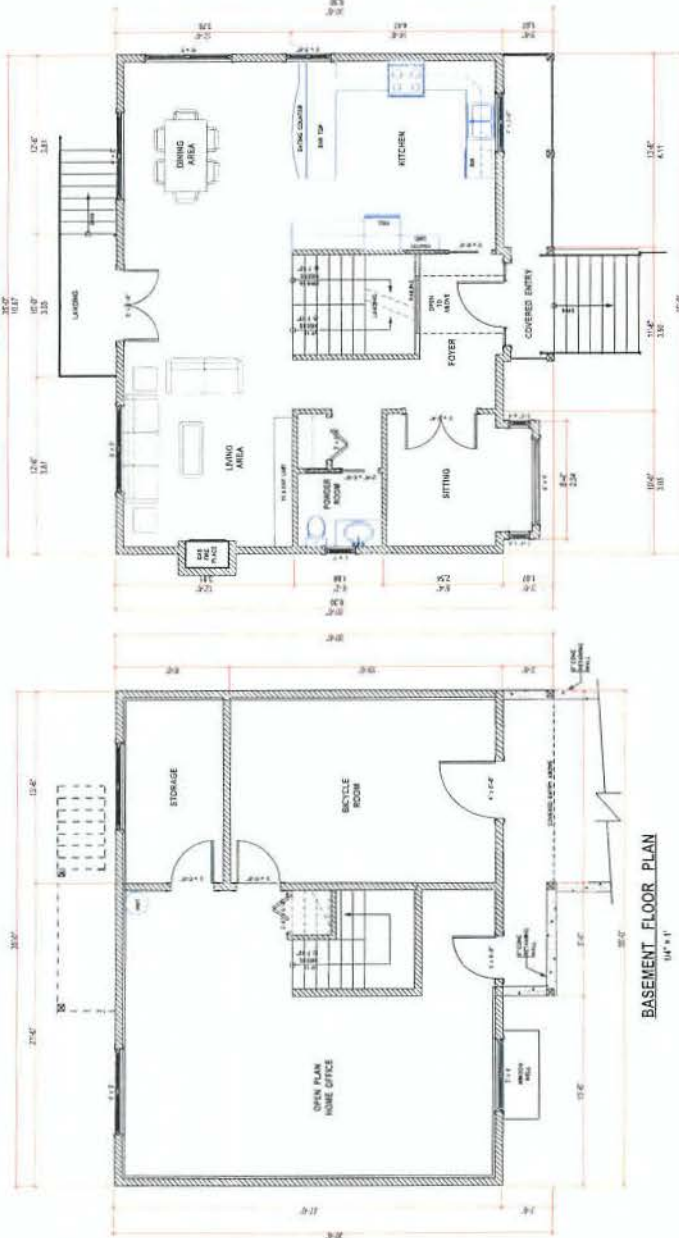


**AUB HOME  
DESIGN**

2700 Eastern Ave. Unit 205-65458  
Vancouver BC V6L 6A8  
Tel: 604-681-9999  
Email: aubdesign@aubdesign.com

NO.	DATE	REVISION	PROJECT TYPE
1	Feb 01	100 Preliminary Design	<b>PROJECT TYPE</b> NEW RESIDENCE-3RD SITE @ Lot 3 DEMAN ST. FOR: CUNNING DRAWN BY: Alan Elston DRAWING NO.
2	Feb 02	200 Preliminary Design	
3	Feb 03	300 Preliminary Design	
4	Feb 04	400 Preliminary Design	
5	Feb 05	500 Preliminary Design	
6	Feb 06	600 Preliminary Design	
7	Feb 07	700 Preliminary Design	
8	Feb 08	800 Preliminary Design	
9	Feb 09	900 Preliminary Design	
10	Feb 10	1000 Preliminary Design	

**NOTE TO READERS:**  
 AIR HOUSING BECOMES CRITICAL FOR THE SURVIVAL OF THESE PLANTS TO COME. SOME AIR BURNING COOL FLAMES PREVENT THESE PLANTS FROM BEING LARGELY.



**BRAD CUNNIN**

2251 Lydia Street, Victoria, BC  
V8K 4K6

Phone: 250-727-2723  
Cel: 250-480-9693

**City of Victoria**  
31 Centennial Square  
Victoria BC  
V8V 3W4

**22 June, 2019**

IN THE MATTER OF

**2251 LYDIA STREET – DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION)**

**Mayor and Council:**

In April of 2007, the City approved a Re-Zoning of the above captioned property to R1-S2 and the required Development Permit for a 3 lot subdivision of the property. My personal priorities shifted and the Development Permit had expired before I commenced construction. As that DP has lapsed, we must re-apply.

It is my intention to complete the 3 small lot subdivision of my house at 2251 Lydia, to build 2 new homes on the new lots, and to restore the original old (~1905) house to its original look and condition. The old house is heritage designated. I have lived in the neighborhood for 13 years now and know most of my neighbours by name. We took the plans of this development to them again recently with a petition, and they again gave their unanimous approval to the project in whole, on all aspects. This petition was given to planning with our application on Nov 14, 2018

This DP application is, for the most part, the same as the DP that was recommended by staff and unanimously approved by council in 2007. The house shapes and sizes, and heights are all generally as they were before. To fit with the neighborhood, the form and character of the houses are of an older style, echoing elements of the nearby houses, without going to the more modern 'edgy' look. Exterior materials and colors are only slightly different than the last application, going towards more organic look (no metal) with more finished wood and shingles, and some stonework. There are variances required that were missed with the previous application that we seek to deal with them now. The only notable change is the preservation/restoration of the old garage on the old house.

The details of the application and requests are as follows:

**1) LOT 1 – 2251 LYDIA -EXISTING HOUSE – SIDE YARD VARIANCE TO RETAIN GARAGE**

After the original application, the foundation buckled and failed, and I have a Building Permit in progress replacing the basement to preserve this house, and to fully restore the exterior to the original heritage condition, including uncovering and restoring the stucco exterior on the upper floor. We wish to re-build the garage and the deck on top of it, as we could not include that original structure in the lift and drop for the foundation.

I ask the City to vary the interior side yard setback on the south side of the garage, from 1.5m to 0.6m, (a 90 cm variance) to preserve its use as a garage. Staff felt they are unable to support this request, indicating privacy and

overlook as their concern. I point out that a 60cm setback is the standard for accessory buildings, so if this garage was built detached from the house, no variance would be required. The City has allowed several minor variances in recent small lot re-zonings where they have preserved an amenity, and where the variance was not necessary to allow the development with reduced lot widths, or to allow for an increased house size. Such is the case here. For this house to comply without this variance we would have to tear off a perfectly good garage and replace it with just a deck. Having now lived there for more than 10 years, I feel the loss of the garage will be detrimental for the following reasons:

- 1) The garage allows one more car to be safely and securely parked off the street.
- 2) As an avid cyclist/cycle commuter, a safe, secure, dry place to keep and repair bicycles is desirable. Locking them outside anywhere in view (ie in a covered carport) is an invitation for trouble. I do not wish to tempt anyone with them or to have to replace them again un-necessarily. In the past, this neighbourhood has experienced a number of thefts from properties and vehicles (I have regrettable experience with that).
- 3) There are 2 trees; a pear and a plum, that we wish to retain. They hang over the driveway along the new property line. These trees drop sap and detritus that damage cars and increase significantly the amount of washing required. Preserving the garage aids in environmental preservation by reducing water used in constant vehicle washing, and reduces pressure to remove the trees.
- 4) With regard to the deck on the garage, and concerns about overlook and privacy, the wall on the side of the garage that is the subject of the variance request is only 6' above grade, and will be adjacent to a new house that I will build as part of this project. On the side of that proposed house there are only a door and window to the garage and a small kitchen window on the main floor. There are obscured windows to the second floor bathroom, and windows in wells for the basement, so no privacy is affected. The back wall of that house is further to the rear than this garage, with an apple tree between them, so there is no 'overlook' situation either.
- 5) A staff member in the past asked why not build a garage in the 'rear' yard of the old house. This is possible under the current bylaws without variance, but is clearly that is a wasteful use of land requiring a 65' driveway and under-utilizes a valuable back yard as car parking when it is better used as outdoor living space.

The Victoria Heritage Committee has seen and approved this variance in principal, and a heritage alteration permit had been granted. It is in the process of being renewed.

I trust that council can see this as a reasonable minor variance that is not necessary for the subdivision, but desirable from a good land use / utility / amenity preservation, and grant the variance.

## 2) LOT 2 – 2245 LYDIA STREET - Missed Variances for Rear Yard (Stairs) and Side Yard (Windows)

The overall design of this house is nearly identical to the first design, save that it has been amended to incorporate comments from staff in lowering the driveway, and pushing the garage door back behind the front line of the house and under the floor above, reducing its presence to the street. In the first approved DP application, 3 variances were missed, namely, a rear yard variance to accommodate the rear stairs and landing, and side yard variances triggered by 2 windows in the south wall of the building, and window wells on the north wall. There were and are two small proposed piano windows to the living room (habitable area) which increase the required side yard from 1.5m to 2.4m. These items were on the plans provided in the earlier application, but both staff and our designer missed that they triggered variances. Because there is no privacy issue with these windows, we do not wish to use obscured or fogged glass. The actual house complies with or exceeds the required setbacks. Similarly for the window wells.

## 3) LOT 3 – 1705 DENMAN STREET - House Plan Mirrored- Under-house bicycle parking added.

We feel it is better to mirror the proposed house from the old design, and place the driveway on the west / right side. This will preserve the existing Douglas Fir tree on the northeast corner of the lot, re-uses an existing driveway location, and provides better overall parking. We have also decided to place a bicycle room under the house, since we could not get a garage under the house due to driveway grade issues. From the street, since the house plan is nearly symmetrical, the mirroring of the house from the original DP is not particularly obvious.

Missed Variances. As with Lot 2 on the previous approved DP application, 2 minor variances for the rear porch/landing and for upper storey windows to habitable space were not noticed by my designer or by city staff, although they were depicted on the plans presented. We now request those variances. The actual building complies with or exceeds the required setbacks.

As you are aware, I am on the Fernwood Land Use Committee. I presented these matters to my fellow members on the Fernwood Community Association, and then had an informal Community Meeting, and no one at the meeting expressed any significant concerns about requesting any of these variances as evidenced by the letter from the secretary, Stephanie Hill, which was delivered to planning in December 2016.

In summary, the variances generated by these plans to be included in the Development Permit are:

### Lot 1- 2251 Lydia - existing house

- To vary the sideyard from 1.5m to 0.6m to retain the attached garage.

### Lot 2 – Lydia - new house

- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (south side)
- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (north side)
- To vary the rear yard set-back from 6.0m to 5.4m to permit construction of stairs.

Lot 3 – Denman – new house

- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (east side upper bedroom windows )
- To vary the rear yard set-back from 6.0m to 5.0m to permit construction of rear stairs.

I respectfully ask that council re-approve the Development Permit for the property that I might complete this project and commence building the new homes for my children. I am available to you by phone or email at any time.

Please feel free to contact me by 'phone at 250-480-9693 or email at [brad@cunnin.ca](mailto:brad@cunnin.ca). if you wish any clarity on any of these matters.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bradley W. Cunnin', written in a cursive style.

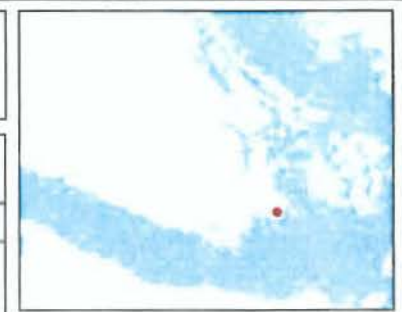
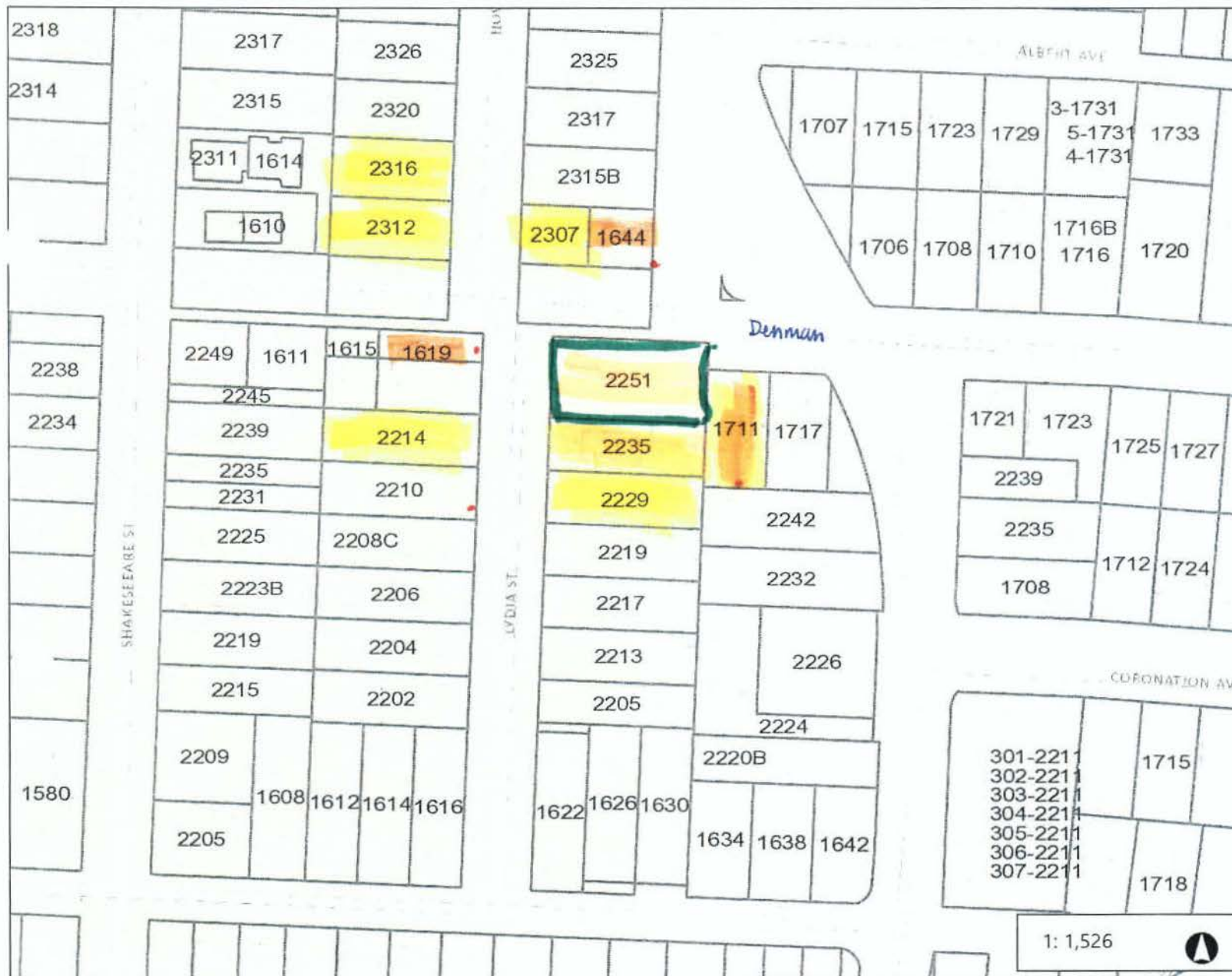
Bradley W Cunnin.



Location and height of  
Piano Windows - limited 'overlook'

Property Line

Building footprint



## Legend

Brad = Owner

Approved by  
Neighbour.Received  
City of Victoria

AUG 31 2018

Planning & Development Department  
Development Services Division

## Notes

0.1 0 0.04 0.1 Kilometres

NAD\_1983\_UTM\_Zone\_10N  
© Capital Regional District

Important: This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

## BRAD CUNNIN

2235 Lydia Street, Victoria, BC  
V8K 4K6

email: brad@cunnin.ca  
Cel: 250-480-9693

**25 March, 2018**

**2251 LYDIA STREET –  
DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION)  
DELEGATED HERITAGE ALTERATION PERMIT**

**NEIGHBORS!**

In April of 2007, the City approved a Re-Zoning of the above captioned property to R1-S2 and the required Development Permit for subdivision for my old house at 2251 Lydia Street. My priorities shifted and Development Permit had expired before we commenced construction. As the DP has lapsed, we must re-apply.

It is my intention to complete the 3 small lot subdivision and to build 2 new homes on the vacant lots, and to restore the original old (1905) house to a proper condition. The old house is heritage designated, and the alterations to the old house will require a Heritage Alteration Permit for the deck on the garage and a new bathroom on the main floor. (See sketches provided) .

This DP application is, for the most part, the same as the DP that was approved in 2007. The house shapes and sizes, and heights are all generally as they were before. To fit with the neighborhood, the houses are of an older style, echoing elements of the nearby houses, without going to the more modern 'edgy' look. There are variances required that were missed by the City with the previous application that would have become apparent at the building permit stage, and fortunately are able to deal with them now.

The details of the application and requests are as follows:

**1) LOT 1 – 2251 LYDIA -EXISTING HOUSE – SIDE YARD VARIANCE TO RETAIN GARAGE - HERITAGE  
ALTERATION PERMIT**

You will have noticed that we are in the process of replacing the basement of the old house. The foundation has failed and we must act quickly to preserve the house. Since we will be in the construction process, we are also asking the City to re-approve a Heritage Alteration Permit to add a bathroom to the second floor, and to formalize the deck on the garage roof.

As part of the small lot subdivision, we are asking for a variance on the south side of the existing garage. This variance is not necessary for lot width, or setback from the main house. Without a variance, we would have to tear off a perfectly good garage and replace it with surface parking spot.

I would justify this request with the following comments:

- 1) There is limited parking in the area and it allows one more car to be safely parked off the street.
- 2) As an avid cyclist/cycle commuter, having a safe, secure, dry place to keep and repair bicycles without having to carry them through the house to the basement is desirable. Locking them outside anywhere in view (ie in a covered carport) is an invitation for trouble. In the past, the neighbourhood has experienced a number of thefts from properties and vehicles (I have regrettable experience with that). This garage provides valuable secure and covered storage for a vehicle and bicycles.

3) There are 2 trees; a pear and a plum, over the driveway along the new property line that we wish to retain. These trees drop sap and detritus that damage cars and increase significantly the amount of car washing required. Preserving the garage aids in environmental preservation by reducing water used in constant vehicle washing, and reduces pressure to remove the trees.

4) The wall on the side of the garage that is the subject of the variance request is only 6.5' tall above grade, and will be adjacent to a new house that I will build as part of this project. On the near side of that house is only a door and window to the garage, a small kitchen window, and obscured windows to the second floor bathroom, so no privacy is affected.

5) Destroying a garage is a waste of resources, time and seems to run contrary to the cities efforts to usher in sustainable practices. Preserving it would have the least amount of impact.

The Victoria Heritage Committee has seen and approved this variance in principal, and a new heritage alteration permit had been granted and will likely be renewed.

### 2) LOT 2 – 2245 LYDIA STREET - Missed Variances for Rear Yard (Stairs) and Side Yard (Windows)

In the first approved DP application, 2 variances were missed by the City, namely, a rear yard variance to accommodate the rear stairs and landing, and a side yard variance triggered by 2 windows in the south wall of the building. There were and are two small proposed windows to the living room (habitable area) which increase the required side yard from 1.5m to 2.4m.

### 3) LOT 3 – 1705 DENMAN STREET

This is a mirrored Version of the original house with a bicycle room under the proposed house and place the driveway on the west side (right side) of the house. This will preserve the existing tree on the northeast corner of the lot. As with Lot 2, on the previous approved DP application, 2 minor variances for the rear porch/landing and for upper storey windows to habitable space were not noticed by my designer or by city staff, although they were depicted on the plans presented. The actual building complies with or exceeds the required setbacks.

In summary, to ensure that I have covered all bases, my understanding of the variances generated by these plans to be included in the Development Permit are:

#### Lot 1- 2251 Lydia - existing house

- To vary the sideyard from 1.5m to 0.6m to retain the attached garage.

#### Lot 2 – Lydia - new house

- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (south side)
- To vary the rear yard set-back from 6.0m to 5.4m to permit construction of stairs.

#### Lot 3 – Denman – new house

- To vary the number of stories from 2 to 3,
- To vary the sideyard setback for windows to habitable rooms from 2.4m to 1.5m (east side upper bedroom windows )
- To vary the rear yard set-back from 6.0m to 5.0m to permit construction of rear stairs.

Please feel free to contact me by 'phone at 250-480-9693 or email at [brad@cunnin.ca](mailto:brad@cunnin.ca).

Sincerely,



Bradley W Cunnin.

25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the Tom West

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2229 Lydia,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

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Signature or initials: J. West, \_\_\_\_\_

25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the Andrew Broadley / Elise.

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2307 Howard,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☐ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

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Signature or initials: A. Broadley, Elise

25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the YANG, Hsien Ming

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2312 Scott Howard,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

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Signature or initials: 楊成海, 25 March, 2018

25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the Beverly Kirk

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2316 Howard St.

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

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Signature or initials: \_\_\_\_\_

B. C. Kirk

25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET –

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision

DELEGATED HERITAGE ALTERATION PERMIT

I / We, the Roger Stephen

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 2214 Lydia,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

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Signature or initials: shw

25 March, 2018

**Neighborhood Canvassing**

**2251 LYDIA STREET –**

**DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision**

**DELEGATED HERITAGE ALTERATION PERMIT**

I / We, the Mandeep Shahi

- ☒ Registered Owners  
☐ Tenant / Renters of

Address 1171 Denman,

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    ○ Specific \_\_\_\_\_

Comments :

Plans look very nice!  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature or initials: MS

25 March, 2018

Neighborhood Canvassing

2251 LYDIA STREET -

DEVELOPMENT PERMIT APPLICATION (RE-APPLICATION) for Subdivision  
DELEGATED HERITAGE ALTERATION PERMIT

I / We, the BRADLEY CUNNING

- ☒ Registered Owners  
☐ Tenant / Renters of


Address 2235 Lydia

have been shown the plans for the Heritage Alteration Permit for the old house at 2251 Lydia and plans for the Development Permit for the subdivision of 2251 Lydia Street, and

- ☒ Support the application and Variances requested,  
☐ Do Not Support the application and Variances requested,  
☐ Do not support the following Variance request,  
    o Specific \_\_\_\_\_

Comments :

Great - PLANS!  
- DEVELOPMENT!  
- LAND USE!  
- Neighbor!

Signature or initials: 

## **H. REPORTS OF COMMITTEES**

### **H.1 Committee of the Whole**

#### **H.1.b Report from the May 14, 2020 COTW Meeting**

##### **H.1.b.a 2003 Shakespeare Street: Development Variance Permit Application No. 00233 (Fernwood)**

**Moved By** Councillor Thornton-Joe  
**Seconded By** Councillor Alto

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00233 for 2003 Shakespeare Street, in accordance with:

1. Plans date stamped April 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the north side yard setback of the Lot 1 (south lot) from 2.45m to 1.60m;
  - ii. reduce the lot width of the Lot 2 (north lot) from 15m to 14.33.
3. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**

**E.1     2003 Shakespeare Street: Development Variance Permit Application No. 00233 (Fernwood)**

Committee received a report dated April 30, 2020 from the Director of Sustainable Planning and Community Development regarding a Development Variance Permit Application for the property located at 2003 Shakespeare Street. The proposal to subdivide the property in order to construct a new single family dwelling to the north of the existing dwelling.

**Moved By** Councillor Alto

**Seconded By** Councillor Loveday

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00233 for 2003 Shakespeare Street, in accordance with:

1. Plans date stamped April 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the north side yard setback of the Lot 1 (south lot) from 2.45m to 1.60m;
  - ii. reduce the lot width of the Lot 2 (north lot) from 15m to 14.33.
3. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report

### For the Meeting of May 14, 2020

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**To:** Committee of the Whole **Date:** April 30, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Development Variance Permit Application No. 00233 for 2003 Shakespeare Street

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00233 for 2003 Shakespeare Street, in accordance with:

1. Plans date stamped April 9, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the north side yard setback of the Lot 1 (south lot) from 2.45m to 1.60m;
  - ii. reduce the lot width of the Lot 2 (north lot) from 15m to 14.33.
3. The Development Permit lapsing two years from the date of this resolution.”

### LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 2003 Shakespeare Street. The proposal is to subdivide the property to construct a new single family dwelling to the north of the existing single family dwelling.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential urban place designation within the *Official Community Plan*, which envisions single-family dwellings
- the proposal is consistent with the Maintain Current Zoning designation in the Jubilee Neighbourhood Plan

- a variance is required to reduce the north side yard setback of the Lot 1 (south lot) from 2.45m to 1.60m. Staff consider this variance to be supportable as it is internal to the development
- a variance is required to reduce the lot width of Lot 2 (north lot) from 15m to 14.33m. Staff consider this variance to be supportable as it is relatively minor
- the property has enough site area to subdivide without variances, but this would require demolition of the existing single family dwelling and would require irregular lot shapes.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to subdivide the property to construct a new single family dwelling to the north of the existing single family dwelling. The proposed variances are to:

- reduce the north side yard setback of Lot 1 (south lot) from 2.45m to 1.60m;
- reduce the lot width of Lot 2 (north lot) from 15m to 14.33.

### **Affordable Housing**

The applicant proposes the creation of at least one new residential unit which would increase the overall supply of housing in the area. An additional housing unit could be created if the applicant chooses to include a secondary suite, which would be confirmed at the Building Permit stage.

### **Tenant Assistance Policy**

The proposal is to subdivide the property and retain the existing single family dwelling and no tenants are being displaced. Therefore, a Tenant Assistance Plan is not required.

### **Sustainability**

The applicant has not identified any sustainability features associated with this proposal.

### **Active Transportation**

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

### **Public Realm**

No public realm improvements beyond City standard requirements are proposed in association with this Development Variance Permit Application.

### **Accessibility**

This application relates to lot width and setback requirements only, and while the British Columbia Building Code regulates accessibility as it pertains to buildings, no buildings are under consideration with this application.

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

The site is presently a single-family dwelling. Under the current R1-B Zone, Single Family

Dwelling District, the property could be developed as a single-family dwelling with no more than one of the following:

- secondary suite
- garden suite
- roomers and/or boarders up to a maximum of four.

## Data Table

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. This application is to permit subdivision of a lot into two lots. The specifications of the single family house would be confirmed at Building Permit stage and would be required to meet the R1-B Zone regulations.

Zoning Criteria	Lot 1 (existing lot)	Lot 2 (proposed lot)	Existing R1-B Zone
Site area (m <sup>2</sup> ) – minimum	700.9	524.63	460
Total floor area (m <sup>2</sup> ) – maximum	273.14	TBD	280
Lot width (m) – minimum	24.46	<b>14.33 *</b>	15
<b>Setbacks (m) – minimum</b>			
Front	7.76	TBD	7.5
Rear	7.80	TBD	7.5 (Lot 1) 9.15 (Lot 2)
Side (north)	<b>1.60 *</b>	TBD	2.45 (Lot 1) 1.5 (Lot 2)
Side on flanking street (Gladstone Avenue)	4.92	N/A	3.5
Side (south)	N/A	TBD	3.0
Parking stalls – minimum	2	TBD	1

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on October 28, 2019 and February 27, 2020 the application was referred for a 30-day comment period to the Fernwood CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area (DPA) 16: General Form and Character. Within this DPA, single family dwellings do not need a Development Permit. As such, the submitted plans do not show the proposed house since there are no design restrictions as long as the proposal receives an approved Building Permit. This application is solely to permit the subdivision of the property into two lots, both of which could be occupied by single family dwellings.

### **Local Area Plans**

Although the proposal is located within the Fernwood neighbourhood, the plan policies that apply to this area are located in the *Jubilee Neighbourhood Plan*, which envisions maintaining the dominant low density zoning of the area. This proposal is consistent with the Plan as it allows for subdivision to construct a new single family dwelling.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This permit application was received prior to October 24, 2019, so it falls under *Tree Preservation Bylaw No. 05-106* consolidated June 1, 2015. The tree inventory for the proposal, outlined in the arborist report dated January 30, 2020, includes 17 trees that could be impacted by development activities: 3 bylaw-protected, 10 unprotected, and 4 street trees. A summary of the impacts to trees is as follows:

- One bylaw-protected Sawara cypress tree is proposed for removal, which is in conflict with proposed foundation excavation. This tree is likely shared with the neighbour, who has submitted a letter consenting to removal if necessary. Two replacement trees will be required.
- Six undersized trees proposed for removal: one non-native dogwood and five Sawara cypress, which are in conflict with proposed foundation excavation.
- Eleven trees in proximity to construction areas are to be retained, with mitigation measures such as tree protection fencing, arborist supervision and low impact excavation near trees.

### **Regulatory Considerations**

There are two variances associated with this application. The first is to reduce the north side yard setback of Lot 1 (existing lot) from 2.45m to 1.6m. Staff consider this variance to be supportable as it is internal to the development. The second variance is to reduce the lot width of Lot 2 (proposed lot) from 15m to 14.33m. Staff consider this variance to be supportable as it is minimal in nature. In addition, the property has a large enough site area to subdivide without variances; however, this would require demolition or relocation of the existing house.

## CONCLUSIONS

The proposed variance to the north side yard setback of the existing lot is internal to the site and the reduced lot width of the proposed lot is minimal in nature. Both variances would allow for retention of the existing house. Staff therefore recommend that Council consider supporting the Application.

## ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00233 for the property located at 2003 Shakespeare Street.

Respectfully submitted,

  
Michael Angrove  
Senior Planner  
Development Services Division



  
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

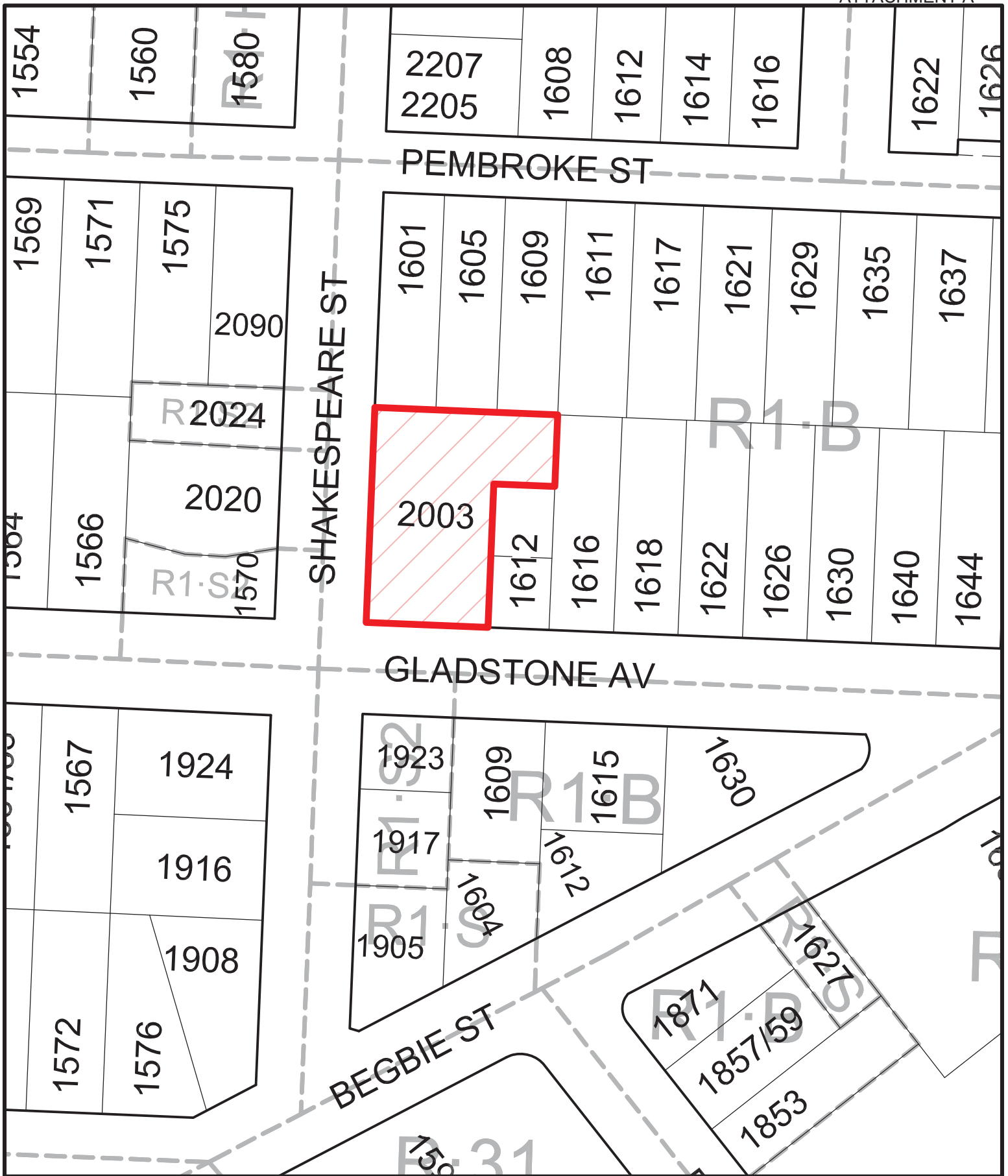
Report accepted and recommended by the City Manager:



Date: May 5, 2020

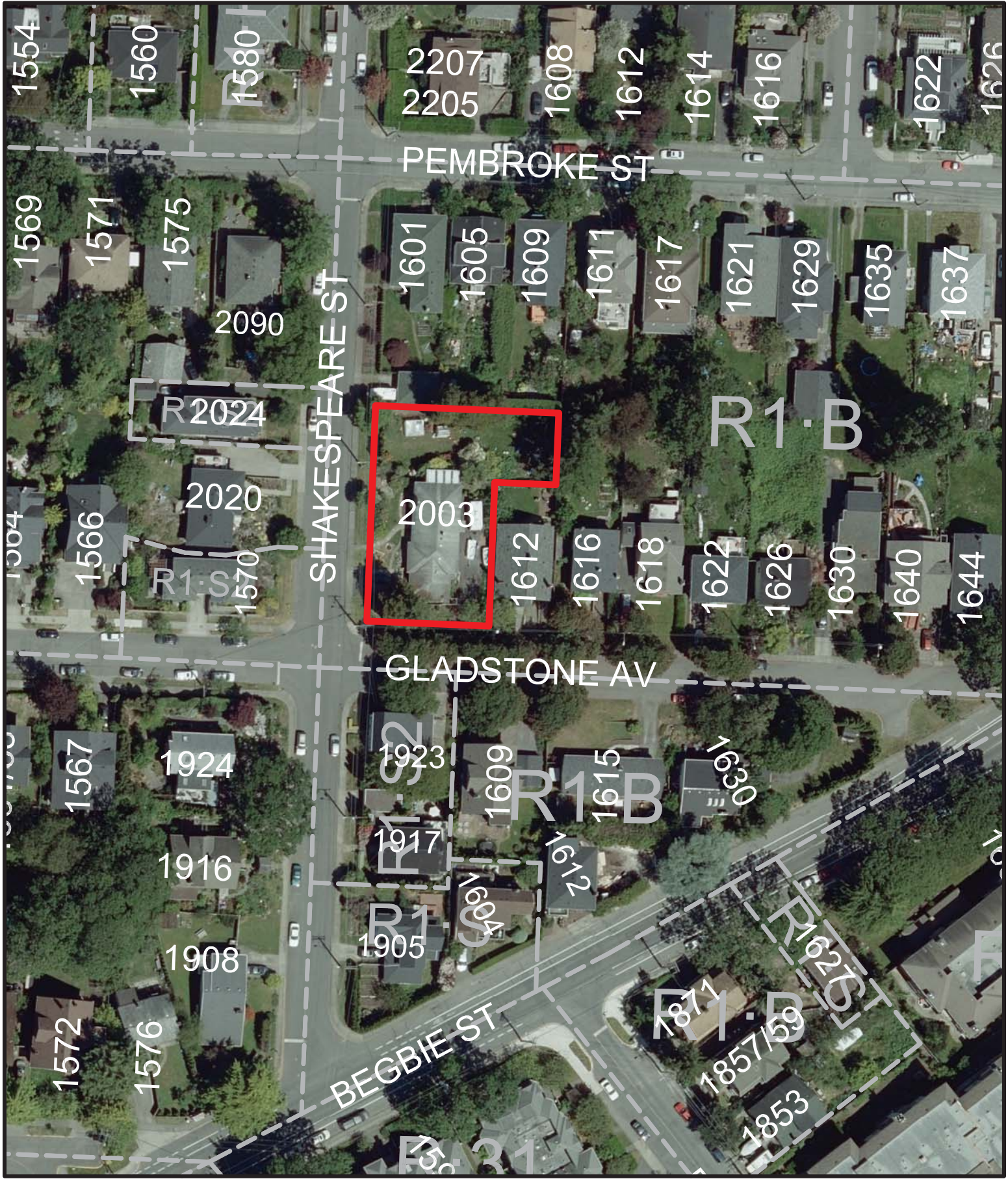
## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 8, 2020
- Attachment D: Letter from applicant to Mayor and Council received February 21, 2020
- Attachment E: Tree Preservation Plan.



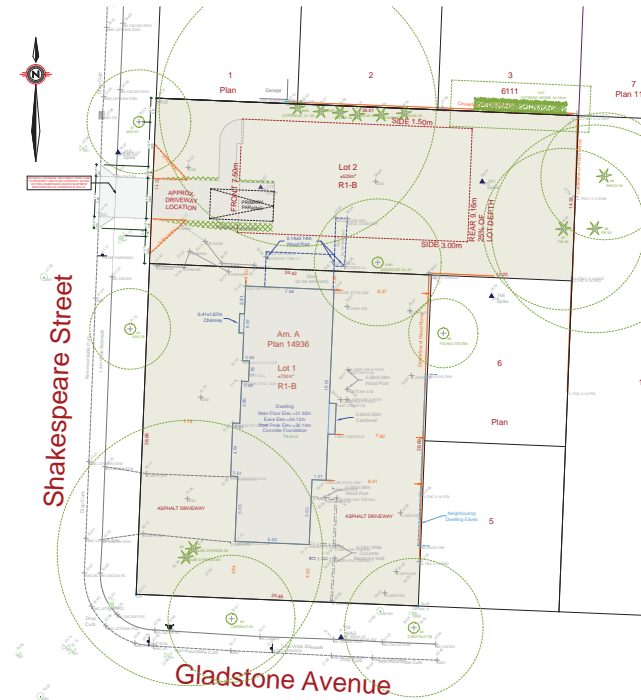
2003 SHAKESPEARE ST  
Development Variance Permit #00233





2003 SHAKESPEARE ST  
Development Variance Permit #00233

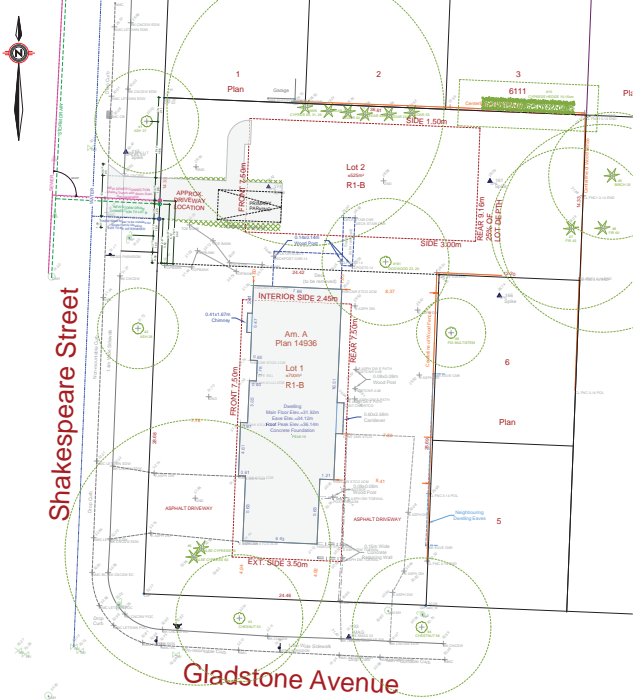




PROPOSED SITE PLAN  
SCALE = 1 : 200

PROJECT DATA TABLE - SINGLE FAMILY DWELLING			
Address	Proposed LOT 1 2003 Shakespeare Rd.		
Lot Size	700.80m <sup>2</sup> (7,543.38 ft <sup>2</sup> )		
Zoning	R1-B		
Floor Area of the Principal Building	Proposed	Allowed	
2nd Storey Floor Area	121.14m <sup>2</sup> (1,303.96 ft <sup>2</sup> )		
1st Storey Floor Area	118.34m <sup>2</sup> (1,273.78 ft <sup>2</sup> )		
Basement Floor Area	N/A		
Garage Area	33.85m <sup>2</sup> (362.34 ft <sup>2</sup> )		
Garage exemption	N/A		
Floor area, for the first and second stories combined (maximum)	273.14 m <sup>2</sup> (2,940.88 ft <sup>2</sup> )	280 m <sup>2</sup> (3,013.89 ft <sup>2</sup> )	
Floor area, of all floor levels combined (maximum) (for area < 600sqm)	273.14 m <sup>2</sup> (2,940.88 ft <sup>2</sup> )	280 m <sup>2</sup> (4,020.84 ft <sup>2</sup> )	
Height, Storeys			
Average grade			
Residential building (maximum)	7.60 m (24.93 ft)	7.60 m (24.93 ft)	
Setbacks, Projections			
Front yard setback (minimum) (Rural)	7.30 m (23.95 ft)	7.30 m (24.61 ft)	
Maximum projections (No front setback)	N/A	2.50m (8.20 ft)	
Side yard setback (minimum) (Rural)	N/A	1.80m (5.91 ft)	
Maximum projections (No front setback & point)	N/A	1.80m (5.91 ft)	
Rear yard setback (minimum) (Rural)	7.30 m (23.95 ft)	7.30m (24.61 ft)	
Interior side yard setback (minimum) (Rural)	1.80 m (5.91 ft)	2.40m (8.20 ft) (10% of lot or 1.80 m)	
Exterior side yard setback (minimum) (Rural)	4.50 m (14.76 ft)	3.50m (11.48 ft)	
Combined side yard setbacks (minimum)	6.30 m (20.67 ft)	4.50m (14.76 ft)	
Side setbacks into setback (maximum)	0.10m (0.33 ft)	0.75m (2.46 ft)	
Site Coverage, Parking			
Site coverage (maximum)	23.75% 165.39 m <sup>2</sup> (1,794.77 ft <sup>2</sup> )	40.05% 280.36 m <sup>2</sup> (3,017.77 ft <sup>2</sup> )	
Parking	1	1	
Secondary suite floor area (max. allowed)	N/A	N/A	

PROJECT DATA TABLE - SINGLE FAMILY DWELLING			
Address	Proposed LOT 2 2003 Shakespeare Rd.		
Lot Size	524.63m <sup>2</sup> (5,647.07 ft <sup>2</sup> )		
Zoning	R1-B		
Site Area	Proposed	Allowed	
Lot Area (Minimum)	524.63m <sup>2</sup> (5,647.07 ft <sup>2</sup> )	460m <sup>2</sup> (4,951.40 ft <sup>2</sup> )	
Lot Width	14.33m (47.01 ft)	15.00 m (49.21 ft)	



PROPOSED SITE SERVICE PLAN  
SCALE = 1 : 200

CUSTOMER:  
MIKE AND BARB RICHMAN  
ADDRESS:  
2003 SHAKESPEARE ST., VICTORIA

DRAWING NAME:  
SITE PLAN AND SITE  
SERVICE PLAN  
DRAWING SCALE:  
AS NOTED

ISSUE DATE:  
APR 08, 2020  
DRAWN BY:  
KYLE LEGGETT

JAVA DESIGNS  
WHERE LINES ON PAPER BECOME WALLS ON SITE  
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

Revisions  
Received Date:  
April 8, 2020

SHEET  
NUMBER  
A1

NAFS REQUIREMENTS:  
Performance Grade of 40  
Water Test Pressure of 290 Pa

GENERAL NOTES  
ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE  
ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.  
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE  
SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN  
ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR  
ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER  
ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER  
AND ANY MODIFICATIONS ARE TO BE MADE ON SITE  
CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER  
CONCRETE AND FOUNDATIONS  
ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED MORGANIC SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION

IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER  
GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPa  
FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2800 psi (COMP) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438  
ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED  
ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE  
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL

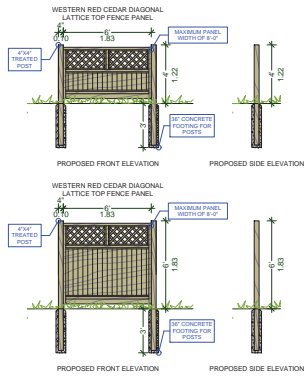
LOWER: FRAMING AND BEAMS  
BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING BOLT PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DMM ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.  
ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER  
ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER

TRUSSES  
TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING  
ROOFING  
ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP  
PLUMBING & ELECTRICAL  
ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL

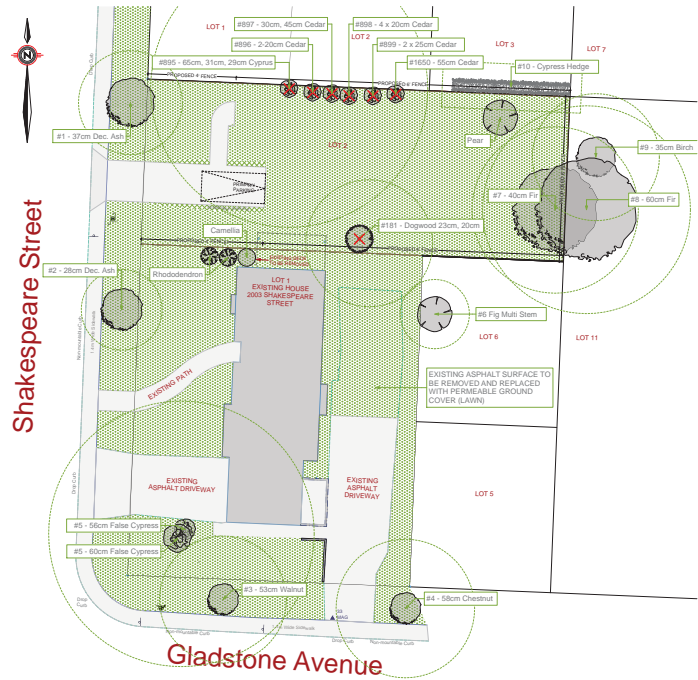
FLASHING  
ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING  
ALL ROOFING SHALL INCORPORATE STEP FLASHING  
ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING  
DOORS - ROUGH OPENING SIZES  
FRAME OPENING 1 1/4" WIDER THAN DOOR  
FRAME HEIGHT 8" FOR EXTERIOR DOORS AND 82.5" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81.5"  
MISC  
CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 3M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CSA 6.19

NEITHER JAVA DESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING  
INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE  
CONFORMITY OF PLANS TO SITE  
ERRORS AND OMISSIONS  
ANY HOUSE BUILT FROM THESE PLANS

LANDSCAPE PLAN LEGEND	
<b>HARD LANDSCAPING</b>	<b>PLANTS/ TREES/ SHRUBS</b>
PAVED SIDEWALKS AND DRIVEWAYS	EXISTING PLANTS/ SHRUBS TO BE RETAINED
GRASS/ LAWN	EXISTING TREES TO BE RETAINED
GARDEN BED/ DIRT	EXISTING TREES TO BE REMOVED
FENCE	



**PROPOSED FENCE DETAILS**  
 SCALE: 1/4" = 1' - 0"  
 NOTE: PROPOSED FENCE DESIGN TO MATCH EXISTING FENCING



**PROPOSED LANDSCAPE PLAN**  
 SCALE = 1 : 200

CUSTOMER:  
**MIKE AND BARB RICHMAN**  
 ADDRESS:  
**2003 SHAKESPEARE ST., VICTORIA**

DRAWING NAME:  
**LANDSCAPE PLAN AND FENCE DETAIL**  
 DRAWING SCALE:  
**AS NOTED**

ISSUE DATE:  
**APR 08, 2020**  
 DRAWN BY:  
**KYLE LEGGETT**

**JAVA DESIGNS**  
 WHERE LINES ON PAPER BECOME WALLS ON SITE  
 PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

SHEET  
 NUMBER  
**A2**

February 21, 2019

Mayor Lisa Helps and City Council,

We are Michael and Barbara Richman, who are long time residents (27 years) of 2003 Shakespeare St. in Victoria.

We are applying to the City of Victoria to subdivide a lot from our existing Shakespeare property. This subdivided lot would conform to a regular R1-B lot with a small variance for width. The subdivision would also require a north side yard setback variance for the siting of the existing house on the parent lot.

We have had the property professionally surveyed by J.E. Anderson & Associates. As well, we have commissioned the award-winning Java Designs to create a proposed house and landscape design that we feel is considerate of our neighbours, functional, and aesthetically appropriate for the area, as there are other houses of similar design in the neighborhood.

Through consultation with the City and an arborist, the landscape design incorporates the best usage of existing shrubbery and the protection of all existing trees with no tree removal necessary. Apart from what we feel is making the best use of our fallow lot, as Victoria residents we are aware of the shortage of housing in our fair city, and we feel this subdivided lot would be beneficial in contributing to much-needed ground-oriented housing that is needed in our city.

Sincerely yours,

Mike & Barb Richman

2003 Shakespeare Street

Victoria, BC



Talbot Mackenzie & Associates

Consulting Arborists

# **2003 Shakespeare St, Victoria, BC**

## **Construction Impact Assessment &**

## **Tree Preservation Plan**

Prepared For: Mike and Barb Richman  
2003 Shakespeare St,  
Victoria, BC  
V8R 4E9

Prepared By: Talbot, Mackenzie & Associates  
Michael Marcucci  
ISA Certified # ON-1943A  
TRAQ – Qualified

Date of Issuance: October 18, 2019 (TPP#1)  
January 30, 2020  
(TPP#2: changes indicated with a red asterisk \*)

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6  
Ph: (250) 479-8733  
Fax: (250) 479-7050  
Email: tmtreehelp@gmail.com



## Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 2003 Shakespeare St, Victoria, BC

Date of Site Visit(s): September 10, 2019

Site Conditions: No ongoing construction activity.

### **\*Summary:**

- It is our understanding that this application was received prior to October 24, 2019 and therefore the previous tree protection bylaw applies (pre-2019 amendment).
- A row of Sawara Cypress trees along the north property boundary will require removal due to being located less than 1.5m from the proposed new house's foundation. #896 Sawara Cypress is the only bylaw protected tree (as of October 18, 2019) within this row of trees and may possibly cross the property line and be under shared ownership with the neighbours.
- We do not anticipate the municipal Flowering Ash NT#1 will be significantly impacted by the construction of the driveway or the installation of services.

### **Scope of Assignment:**

- Inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to subdivide the property, retain the existing house and construct a new house on the north lot. This will involve constructing a new driveway and the installation of new services on the Shakespeare flank.
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

### **Methodology:**

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged.
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- \*The conclusions reached were based on the information provided within the attached plans from Java Designs (dated January 28, 2020)

- \*A Tree Protection Site Plan was created using the Landscape Plan provided.

### **Limitations:**

- No exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations, observations of site conditions, and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.
- The location of hydro and telecommunications service connections are not known at this time.
- Some of the trees have not been surveyed (including #181, 6, and 8-10) and their locations shown on the plans are approximate.

### **Trees to be Removed**

The following trees will require removal due to construction related impacts:

**#895 Sawara Cypress** (65, 31, 29cm DBH) – This tree is the only bylaw protected tree within this row of trees (as of October 18, 2019). All will require removal due to being located less than 1.5m from the proposed building foundation (they will be within or directly beside the excavation). If the tree is shared with the neighbour(s), we recommend they be notified of its proposed removal.

### **Potential Impacts on Trees to be Retained**

**\*NT#1 Flowering Ash** (37cm) – The proposed driveway edge will be 5m from the centre of this tree. We do not anticipate the health or stability of the tree will be impacted by the excavation for the driveway or services. We recommend the excavation be completed under the direction of the project arborist.

**\*Rear Fence** – The concrete fence pilings within the CRZs of trees #7, 8 and 9 should be hand-dug under the project arborist's direction to avoid damaging significant roots.

### **Mitigation Measures**

- **\*Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under the direction or supervision of the project arborist. This includes (but is not limited to) the following activities within CRZs:
  - Excavation of the new driveway adjacent to NT #1 Ash
  - Excavation for the fence post pilings within the CRZs of #7-9

- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Ideally, the area surrounding exposed roots should be watered; this is particularly important if excavation occurs or the roots are exposed during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and watering the area periodically throughout the construction process.
- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. If construction activity is limited to the north lot, then in our opinion, no fencing is required around trees #3-6 and partial fencing is only required around Ash NT #2 (pending municipal approval).

The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods (depending on the size of machinery and the frequency of use):
  - Placing a layer of geogrid (such as Combigrid 30/30) over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top or a layer of hog fuel or coarse wood chips at least 30 cm in depth and maintaining it in good condition until construction is complete.
  - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
  - Placing two layers of 19mm plywood.
  - Placing steel plates
- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce

fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - Locating the barrier fencing
  - Reviewing the report with the project foreman or site supervisor
  - Locating work zones, where required
  - Supervising any excavation within the critical root zones of trees to be retained
  - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,



Michael Marcucci  
ISA Certified # ON-1943A  
TRAQ – Qualified

Talbot Mackenzie & Associates  
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page tree protection site plan, 3-page site and building plans (bubbled with changes), 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions

**Disclosure Statement**

The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a “risk assessment” of the trees included.

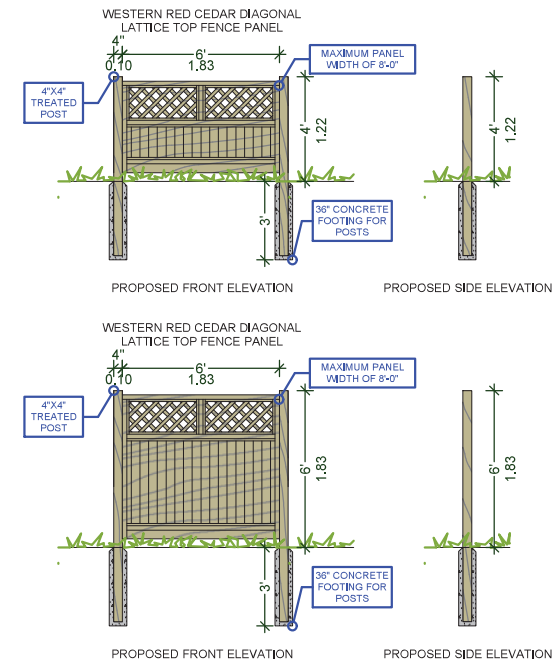
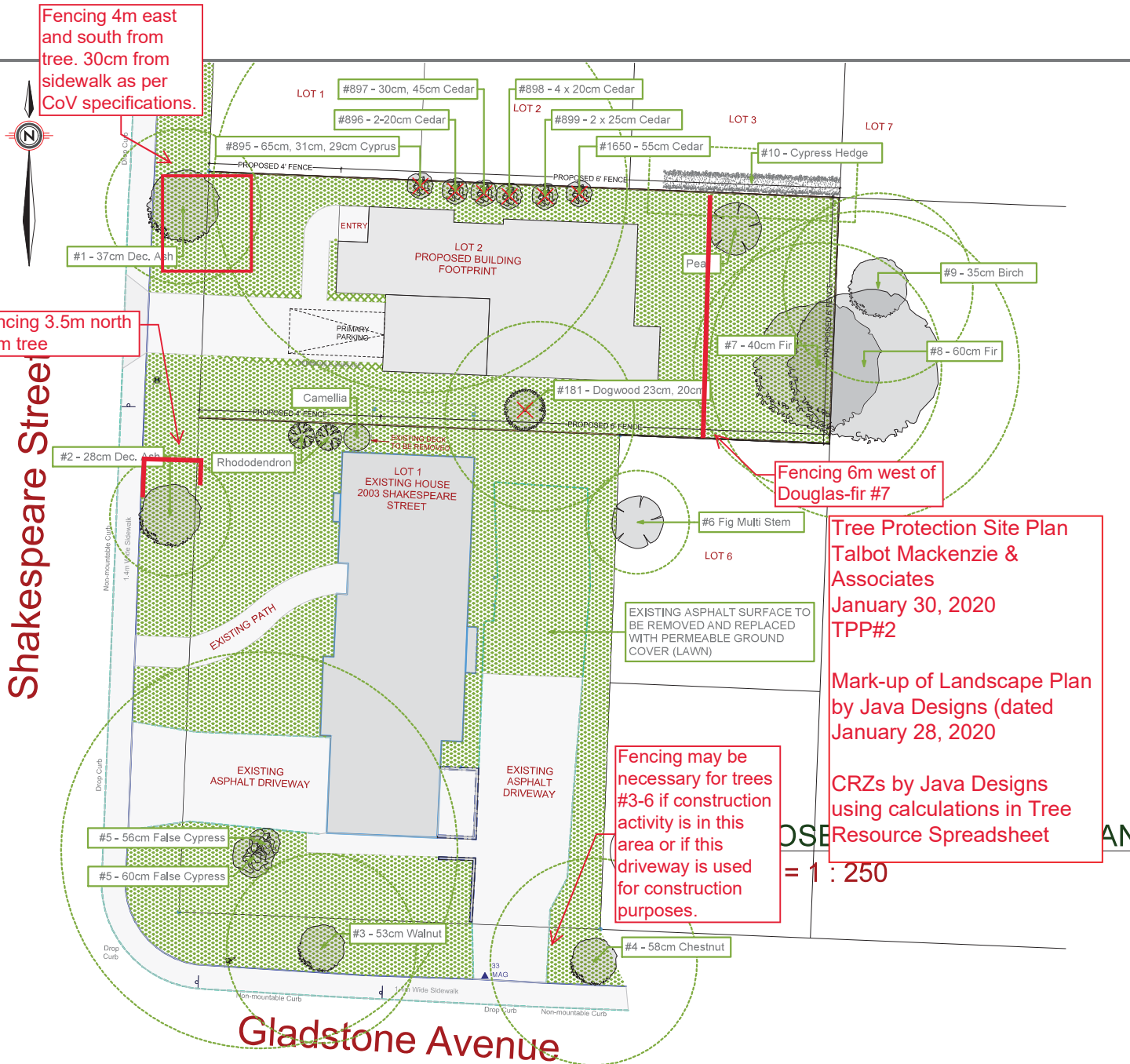
Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (diameter in metres)	CRZ (radius in metres)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected (as of Oct 18, 2019, prior to bylaw amendment)	Retention Status	Impacts
1	Flowering Ash	<i>Fraxinus ornus</i>	37.0	9.0	4.5	M	Fair	Fair	Municipal. Included bark within main unions.	No	Retain	Driveway 5m from centre
2	Flowering Ash	<i>Fraxinus ornus</i>	28.0	6.0	3.5	M	Fair	Fair	Municipal. Included bark within main unions. Trunk wounds on lower trunk. Flush cut near main unions.	No	Retain	
3	Red Horse Chestnut	<i>Aesculus x carnea</i>	54.0	17.0	5.5	G	Fair	Fair/poor	Municipal, ID #23802. Asymmetric canopy due to historical removal of large scaffold limbs; two cuts 30cm in diameter each; likely due to hydro lines above.	No	Retain	
4	Red Horse Chestnut	<i>Aesculus x carnea</i>	58.0	17.0	6.0	G	Fair	Fair/poor	Municipal ID #23803. Asymmetric canopy due to historical hydro clearance pruning	No	Retain	
5	Chamaecyparis	<i>Chamaecyparis</i> species	56*, ~60	9.0	11.5	M	Fair	N/A	*Measured over ivy. Trunks covered and obscured by ivy. Likely bylaw protected size if one tree (may connect close to ground level).	Likely Protected	Retain	
6	Fig tree	<i>Ficus carica</i>	Multistem	7.0	~3	M	Good	N/A	Neighbour's. Growing next to retaining wall at property line.	No	Retain	
7	Douglas-fir	<i>Pseudotsuga menziesii</i>	45.0	14.0	7.0	P	Good	Good	Not bylaw protected size. Ivy covering lower trunk. Branch stubs on lower trunk.	No	Retain	
8	Douglas-fir	<i>Pseudotsuga menziesii</i>	~60	14.0	9.0	P	Good	Good	Neighbour's, less than 1m from fence.	Potentially Protected	Retain	
9	European Birch	<i>Betula papyrifera</i>	~35	9.0	5.5	P	Good	Good	Neighbour's. ~3m from fence line.	No	Retain	
10	Leyland Cypress hedge	<i>Cupressus x leylandii</i>	~10-15cm	3	~2	G	Good	N/A	Neighbour's hedge. Topped at 3m	No	Retain	
181	Dogwood	<i>Cornus</i> species	23, 20	8.0	5.5	P	Fair	Fair	CoV Parks staff have confirmed this is not the bylaw protected Pacific Dogwood ( <i>Cornus nuttallii</i> ). Some twig dieback in upper canopy.	No	Removal	Foundation excavation
895	Sawara Cypress	<i>Chamaecyparis pisifera</i>	65, 31, 29	9	12.0	M	Fair	Fair	Majority of trunk on subject property but north stem may cross property line at base and therefore Potentially shared with neighbours; growing close to property boundary at end of row of trees, beside garage. Codominant unions with included bark	Protected	Removal	Foundation excavation
896	Sawara Cypress	<i>Chamaecyparis pisifera</i>	33, 27	8	6.0	M	Fair	Fair	Codominant unions with included bark. Vines in canopy	No	Removal	Foundation excavation
897	Sawara Cypress	<i>Chamaecyparis pisifera</i>	52, 36	8	9.0	M	Fair	Fair	Codominant unions with included bark. Vines in canopy	No	Removal	Foundation excavation
898	Sawara Cypress	<i>Chamaecyparis pisifera</i>	28, 27, 17, 12	8	6.5	M	Fair	Fair	Codominant unions with included bark. Vines in canopy and ivy at base. Metal pipe embedded in branch union.	No	Removal	Foundation excavation
899	Sawara Cypress	<i>Chamaecyparis pisifera</i>	33, 28	8	6.0	M	Fair	Fair	Codominant unions with included bark. Ivy on trunk	No	Removal	Foundation excavation

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (diameter in metres)	CRZ (radius in metres)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Bylaw Protected (as of Oct 18, 2019, prior to bylaw amendment)	Retention Status	Impacts
1650	Sawara Cypress	<i>Chamaecyparis pisifera</i>	64	8	7.5	M	Fair	Fair/poor	Codominant union at DBH; stems measure 42 and 38cm above union (just above DBH). Codominant unions with included bark. Ivy covering most of one trunk.	No	Removal	Foundation excavation



## PROPOSED FENCE DETAILS

SCALE: 1/4" = 1' - 0"

NOTE: PROPOSED FENCE DESIGN TO MATCH EXISTING FENCING

LANDSCAPE PLAN LEGEND	
HARD LANDSCAPING	PLANTS/ TREES/ SHRUBS
PAVED SIDEWALKS AND DRIVEWAYS	EXISTING PLANTS/SHRUBS TO BE RETAINED
GRASS/ LAWN	EXISTING TREES TO BE RETAINED
GARDEN BED/ DIRT	EXISTING TREES TO BE REMOVED
FENCE	

Tree Protection Site Plan  
Talbot Mackenzie &  
Associates  
January 30, 2020  
TPP#2

Mark-up of Landscape Plan  
by Java Designs (dated  
January 28, 2020

CRZs by Java Designs  
using calculations in Tree  
Resource Spreadsheet

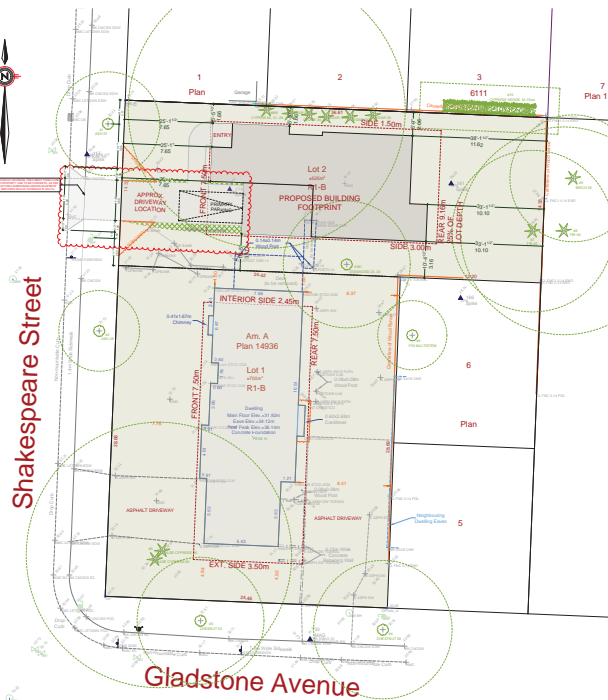
SCALE = 1 : 250

SHEET: 3.0  
ISSUE DATE: JAN 28, 2020  
DRAWN BY: KYLE LEGGETT  
DRAWING NAME: PROPOSED LANDSCAPE PLAN AND FENCE DETAIL

CUSTOMER: MIKE AND BARB RICHMAN

ADDRESS: 2003 SHAKESPEARE ST. VICTORIA BC

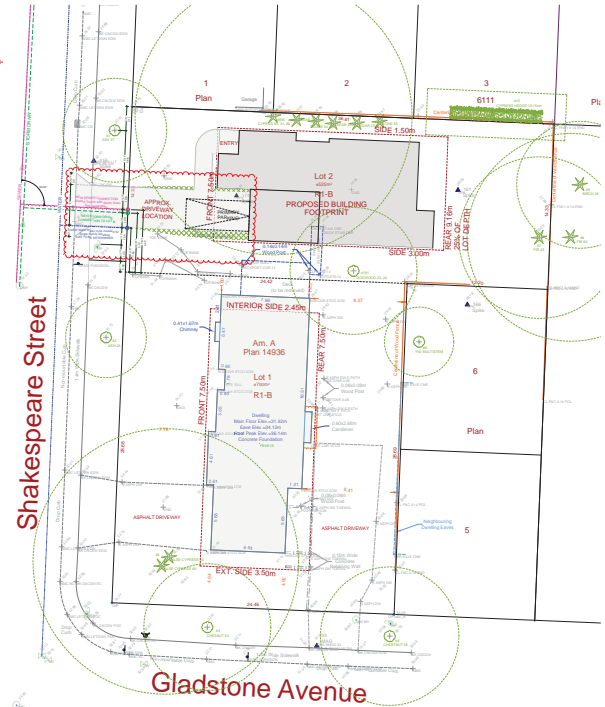
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PROPOSED SITE PLAN  
SCALE = 1 : 200

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Address	Proposed LOT 1 2003 Shakespeare Rd.	
Lot Size	700.80m <sup>2</sup> (7,544.38 ft <sup>2</sup> )	
Zoning	R1-B	
	Proposed	Allowed
Floor Area of the Principal Building		
2nd Storey Floor Area	121.14m <sup>2</sup> (1,303.96 ft <sup>2</sup> )	
1st Storey Floor Area	119.34m <sup>2</sup> (1,273.78 ft <sup>2</sup> )	
Basement Floor Area	N/A	
Garage Area	33.89m <sup>2</sup> (362.34 ft <sup>2</sup> )	
Garage exemption	37m <sup>2</sup> (398.27 ft <sup>2</sup> )	
Floor area, for the first and second storeys combined (maximum)	238.48 m <sup>2</sup> (2,577.74 ft <sup>2</sup> )	280 m <sup>2</sup> (3,013.89 ft <sup>2</sup> )
Floor area of all floor levels combined (maximum) (Lot area x 0.6667)	238.48 m <sup>2</sup> (2,577.74 ft <sup>2</sup> )	520 ft <sup>2</sup> (4,820.84 ft <sup>2</sup> )
Height, Storeys	N/A	
Average grade	7.60 m (24.93 ft)	
Residential building (maximum)	7.60 m (24.93 ft)	
Storeys	2	2
Setbacks, Projections		
Front yard setback (minimum) (R1-B)	7.30 m (24.00 ft)	7.30 m (24.00 ft)
Maximum projections into front setback	N/A	2.50m (8.20 ft)
Side yard setback (minimum) (R1-B)	N/A	1.00m (3.28 ft)
Maximum projections into side setback	N/A	1.00m (3.28 ft)
Rear yard setback (minimum) (R1-B)	7.30 m (24.00 ft)	7.30m (24.00 ft)
Maximum projections into rear setback	N/A	2.50m (8.20 ft)
Exterior side yard setback (minimum) (R1-B)	4.00 m (13.12 ft)	3.00m (9.84 ft)
Combined side yard setbacks (minimum)	5.00 m (16.40 ft)	4.00m (13.12 ft)
Side setbacks into side setback (maximum)	0.75m (2.46 ft)	0.75m (2.46 ft)
Site Coverage, Parking		
Site coverage (maximum)	23.75% (1,794.77 ft <sup>2</sup> )	40.00% (288.36 m <sup>2</sup> ) (3,017.77 ft <sup>2</sup> )
Parking	1	1
Secondary side floor area (incl. above)	N/A	N/A
Violences required *		

PROJECT DATA TABLE - SINGLE FAMILY DWELLING		
Address	Proposed LOT 1 2003 Shakespeare Rd.	
Lot Size	524.62m <sup>2</sup> (5,647.08 ft <sup>2</sup> )	
Zoning	R1-B	
	Proposed	Allowed
Site Area		
Lot Area (Minimum)	524.62m <sup>2</sup> (5,647.08 ft <sup>2</sup> )	600m <sup>2</sup> (6,460.00 ft <sup>2</sup> )
Lot Width	14.25m (46.75 ft)	15.00 m (49.21 ft)
Setbacks		
Front yard setback (minimum) (R1-B)	7.30m (23.95 ft)	7.30 m (24.00 ft)
Rear yard setback (minimum) (R1-B)	10.15m (33.46 ft)	9.15m (30.02 ft)
Interior side yard setback (minimum) (R1-B)	1.00m (3.28 ft)	1.50m (4.92 ft)
Exterior side yard setback (minimum) (R1-B)	3.15m (10.33 ft)	3.00m (9.84 ft)
Combined side yard setbacks (minimum)	4.15m (13.61 ft)	4.50m (14.76 ft)
Site Coverage, Parking	N/A	
Site coverage (maximum)	27.50% (1,442.50 m <sup>2</sup> )	40.00% (2,099.85 m <sup>2</sup> ) (2,255.73 ft <sup>2</sup> )
Parking	1	1
Secondary side floor area (incl. above)	N/A	32m <sup>2</sup> (343.75 ft <sup>2</sup> )
Violences required *		



PROPOSED SITE SERVICE PLAN  
SCALE = 1 : 200

## NAFS REQUIREMENTS:

Performance Grade of 40  
Water Test Pressure of 290 Pa

GENERAL NOTES  
ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMBIA BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.  
ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.  
DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE  
SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN  
ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR.  
ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER.  
ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY MODIFICATIONS ARE TO BE MADE ON SITE.  
CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.  
CONCRETE AND FOUNDATIONS  
ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED, UNDISTURBED INDIGENOUS SOIL TO A SUITABLE DEPTH BELOW FROST PENETRATION.

IF SOFTER CONDITIONS APPLY, THE SOLID BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.  
GARAGE & CARPORT FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPa.  
FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 2800 psi (COMP) AT 28 DAYS, MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN3-A438.  
ALL WALLS ARE 9" CONCRETE UNLESS OTHERWISE NOTED.  
ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.  
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.

LOWER FRAMING AND BEAMS  
BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING ALL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm DIA. ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.  
ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.  
ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN "THE SPAN BOOK" AND THE NATIONAL BUILDING CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES  
TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING ALL BRACING.  
ROOFING  
ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM ICE DAMS AND SNOW BUILD UP.  
PLUMBING & ELECTRICAL  
ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.

FLASHING  
ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.  
ALL ROOFING SHALL INCORPORATE STEP FLASHING.  
ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.  
DOORS - ROUGH OPENING SIZES  
FRAME OPENING 1 1/4" WIDER THAN DOOR  
FRAME HEIGHT 8" FOR EXTERIOR DOORS AND 82 5/8" FOR INTERIOR DOORS. FRAME OPENING 1 1/4" WIDER THAN BIFOLD DOORS AND FRAME HEIGHT 81 5/8".  
MISC.  
CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 3M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CSA 6.19.

NEITHER JAVA DESIGNS INC. NOR THE DESIGNER ACCEPT RESPONSIBILITY FOR THE FOLLOWING:  
INFORMATION PROVIDED ON EXISTING BUILDINGS OR SITE.  
CONFORMITY OF PLANS TO SITE.  
ERRORS AND OMISSIONS.  
ANY HOUSE BUILT FROM THESE PLANS.

CUSTOMER:  
MIKE AND BARB RICHMAN  
ADDRESS:  
2003 SHAKESPEARE ST., VICTORIA

DRAWING NAME:  
SITE PLAN AND SITE SERVICE PLAN  
DRAWING SCALE:  
AS NOTED

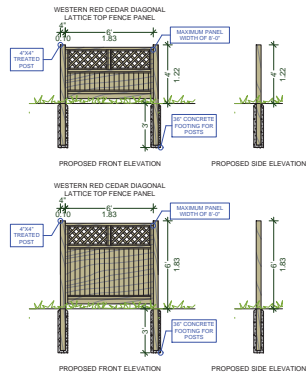
ISSUE DATE:  
JAN 28, 2020  
DRAWN BY:  
KYLE LEGGETT

JAVA DESIGNS  
WHERE LINES ON PAPER BECOME WALLS ON SITE  
PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca

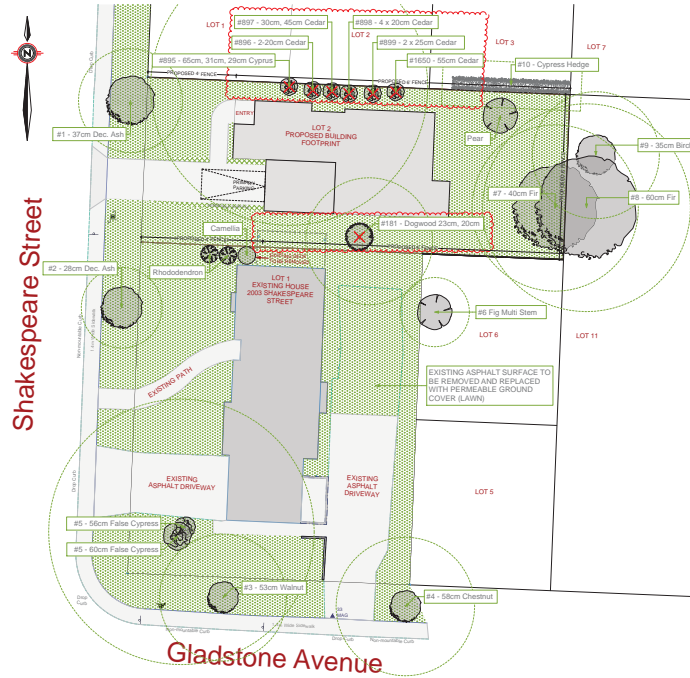
SHEET  
NUMBER

A1

LANDSCAPE PLAN LEGEND	
<b>HARD LANDSCAPING</b>	<b>PLANTS/ TREES/ SHRUBS</b>
PAVED SIDEWALKS AND DRIVEWAYS	EXISTING PLANTS/SHRUBS TO BE RETAINED
GRASS/ LAWN	EXISTING TREES TO BE RETAINED
GARDEN BED/ DIRT	EXISTING TREES TO BE REMOVED
FENCE	



**PROPOSED FENCE DETAILS**  
 SCALE: 1/4" = 1' - 0"  
 NOTE: PROPOSED FENCE DESIGN TO MATCH EXISTING FENCING



**PROPOSED LANDSCAPE PLAN**  
 SCALE = 1 : 200

CUSTOMER:  
**MIKE AND BARB RICHMAN**  
 ADDRESS:  
**2003 SHAKESPEARE ST., VICTORIA**

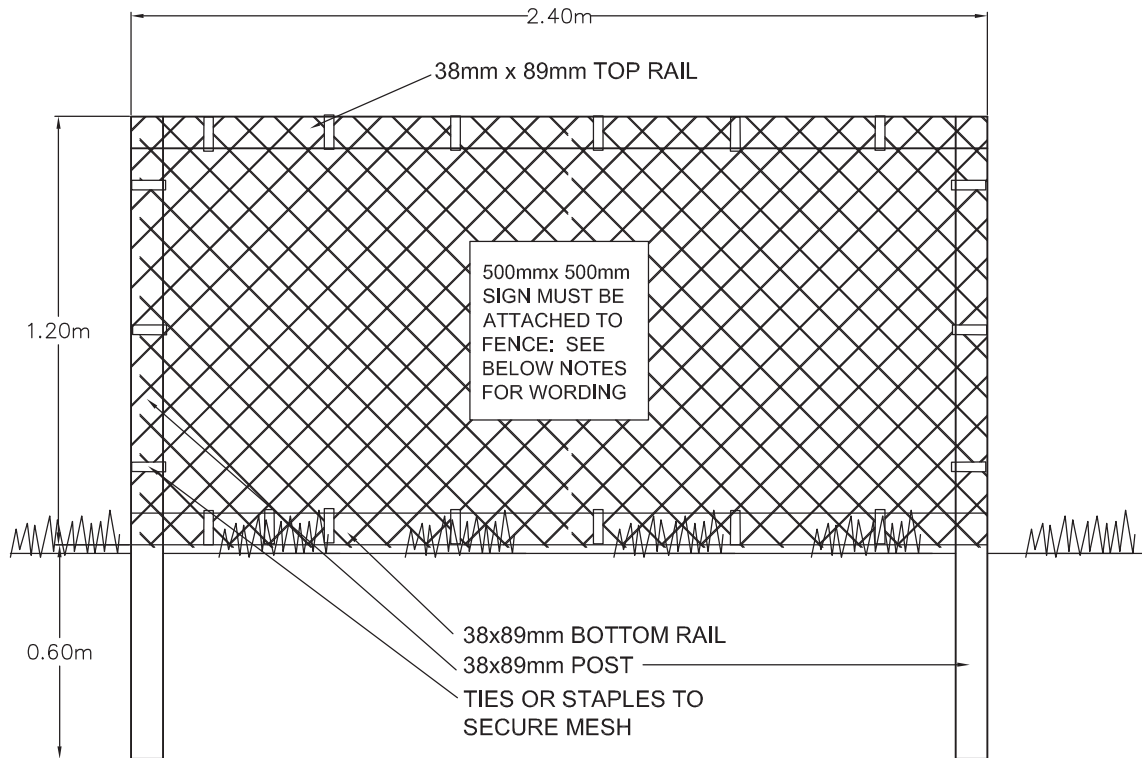
DRAWING NAME:  
**LANDSCAPE PLAN AND FENCE DETAIL**  
 DRAWING SCALE:  
**AS NOTED**

ISSUE DATE:  
**JAN 28, 2020**  
 DRAWN BY:  
**KYLE LEGGETT**

**JAVA DESIGNS**  
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SHEET  
 NUMBER

**A2**



**TREE PROTECTION FENCING**

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS \* USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
  2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- \* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



## Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

### **Tree Resource Spreadsheet Methodology and Definitions**

Revised July 24, 2019

**Tag:** Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are generally not tagged (“NT #”).

**DBH:** Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

~ Approximate due to inaccessibility or on neighbouring property

**Crown Spread:** Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

**Relative Tolerance Rating:** Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

**Critical Root Zone:** A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree’s Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book “Trees and Development: A Technical Guide to Preservation of Trees During Land Development.”

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

This method is solely a mathematical calculation that does not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean). To calculate the critical root zone of trees with multiple stems below 1.4m, the diameter is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. This however can result in multi-stem trees having exaggerated CRZs. Where noted, sometimes the CRZ for trees with multiple stems will be calculated using the diameter of the trunk below the unions.

**Health Condition:**

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

**Structural Condition:**

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

**Retention Status:**

- Removal (or “X”) - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain \* - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns

1

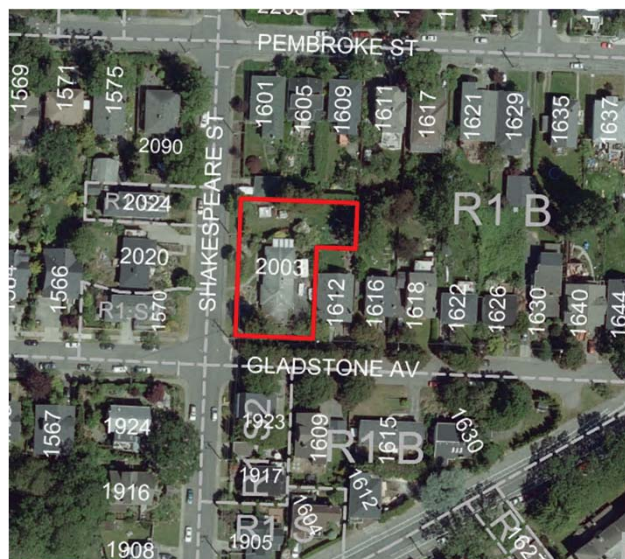
# Development Variance Permit Application for 2003 Shakespeare Street



1

## Aerial View

2



2

## Subject Site

3



3

## Neighbouring Properties

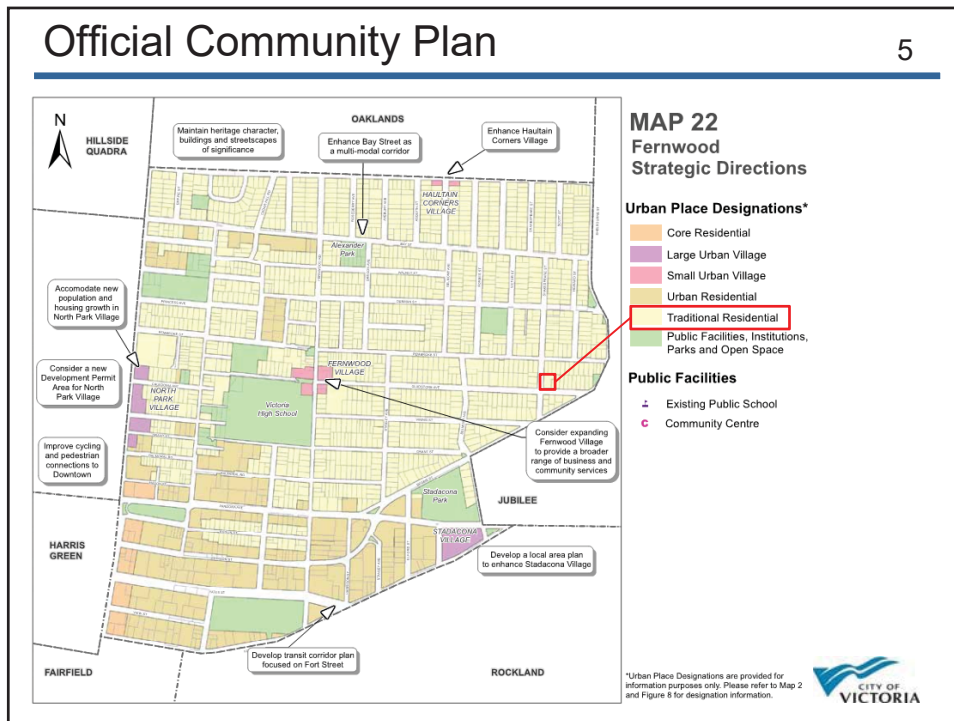
4



4

# Official Community Plan

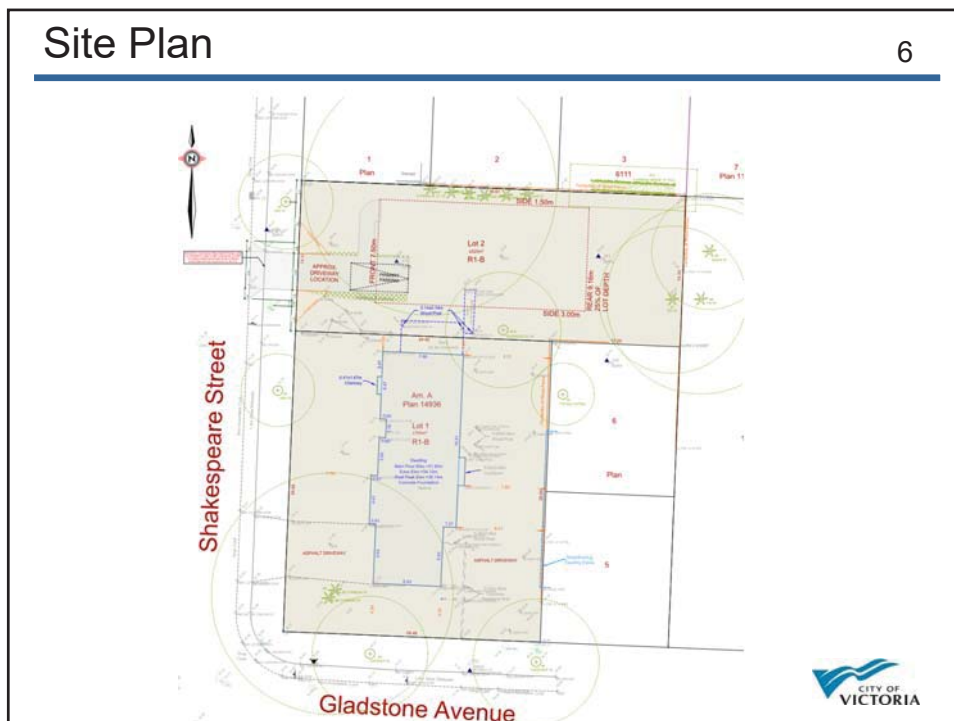
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5

## Site Plan

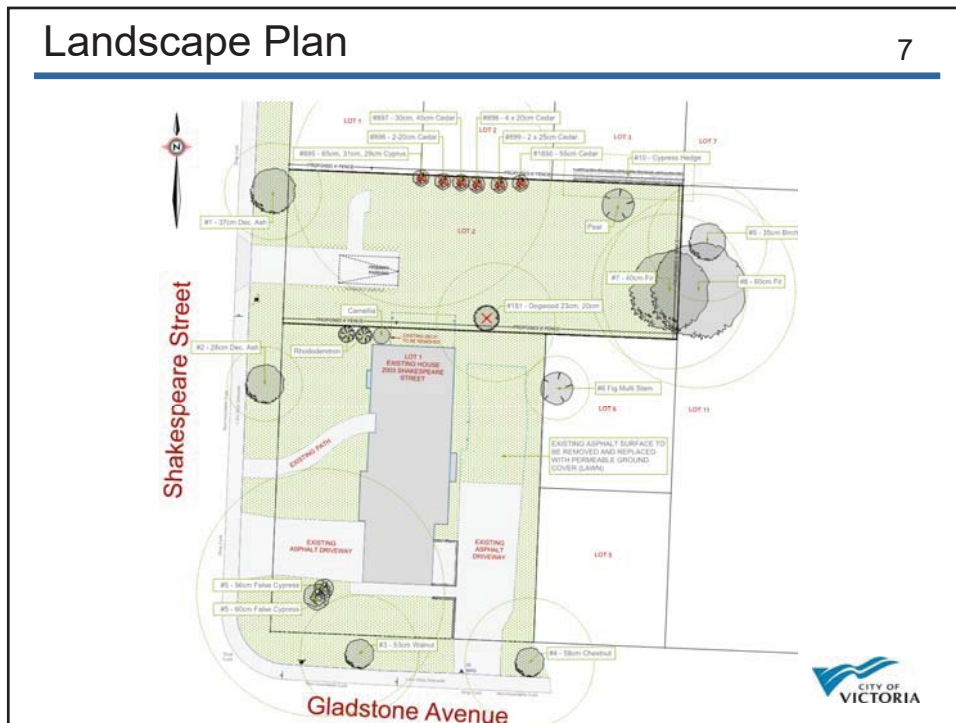
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6

# Landscape Plan

7



7

**Notes from a neighbour -1609 Pembroke Street:**



*The view from our windows: All trees at the back right will go if Variances are approved.*

As adjoining neighbours of this proposed development, we are extremely concerned by the apparent plan to clear-cut most of the trees. In our case, at 1609 Pembroke, we will lose shade and a valuable windbreak, may suffer worse stormwater runoff than we already experience off this property, and will lose some of the birdlife that currently patronizes our six bird feeders.

When we acquired this as our retirement home three years ago, we valued those trees as part of the privacy. The trees, of course, have been there a lot longer than us, and a lot longer than the developers.

But the proposal also runs directly counter to the City of Victoria's tree policy.

The City of Victoria has shown commendable leadership in being the first in Canada to join the United Nations "Trees in Cities Challenge." It has pledged to plant 5,000 trees this year. But clearly the willful destruction of an entire grove of mature trees on Shakespeare Street diametrically contradicts that pledge. [City website, "Trees in Cities Challenge"]

The City website further states that,

*"Trees are a critically important community asset providing a wide range of benefits, from positive mental health impacts, to environmental attributes such as regulating temperature, mitigating stormwater runoff, and providing wildlife habitat. The urban forest plays a valuable role in our efforts to adapt to climate change."* [City website, "Trees in Cities Challenge"]

The City also has a far-sighted TREE PRESERVATION BYLAW NO. 05-106, which says in part: *"The City of Victoria has committed to the protection and enhancement of the urban forest..."*

The by-law defines "protected tree" as including any of the following: (e) Douglas Fir (*Pseudotsuga menziesii*) over 30cm in trunk diameter, (f) Western Red Cedar (*Thuja plicata*) over 30cm in trunk diameter, (h) a significant tree, (i) any tree over 30cm in trunk diameter. "Significant" trees, it says, include "those of landmark value or as wildlife habitat."

The developers promised in their application letter to council, dated 9 October 2019,

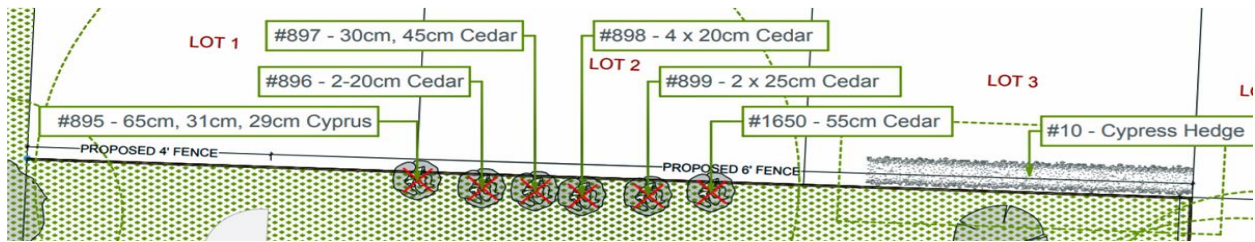
*“Through consultation with the City and an arborist, the landscape design incorporates the best usage of existing shrubbery and **the protection of all existing trees with no tree removal necessary.**” (our emphasis)*

Yet their landscape plan, dated 8 April 2020, specifies the removal of a mature Cypress, a row of mature Cedars and a Dogwood tree. (It’s difficult to count the exact number of trees, as some have multiple trunks, but the developer’s Landscape Plan appears to suggest this includes at least three Cedars exceeding the minimum 30cm protected size, and about eight in the 20-30cm range.)

The report to the Committee of the Whole by the Planning Department, dated 30 April 2020, cites the Urban Forest Master Plan, and reports “17 trees that could be impacted by development activities”:

*Six undersized trees proposed for removal: one non-native dogwood and five Sawara cypress, which are in conflict with proposed foundation excavation. Eleven trees in proximity to construction areas are to be retained....*

Perhaps the Planning Dept has not seen the proposed Landscape Plan, which proposes demolishing the entire row of handsome trees that dominate our backyard:



If many of these 17 trees are removed, we lose our screen, but it also makes a laughing-stock of the City’s Urban Forest Master Plan, which commits to “*Protect, enhance and expand Victoria’s urban forest.*” [Victoria: Urban Forest Master Plan]

If the proposed house size were reduced, the trees could be retained.

Even if all these trees are replaced with twice as many saplings, as the City requires, it will be decades before the benefits are realized. And, of course, a “cash in lieu” payment only benefits the developer. It certainly won’t do anything for the family of bushtits that nested in these trees last year.

### **Permeable Surfaces:**

Heavy rains –not uncommon in Victoria—currently run off the proposed Lot 2, creating a small stream down our garden and threatening our basement. How will the landscaping of this proposed development impact that? What will be the effect of the loss of hundreds of square feet of permeable lawn and garden?

### **Fences and Boundaries:**

Has the property line been surveyed? No survey pegs are visible on our North boundary, and they are not marked on the applicants’ plans. The proposed landscape plan shows a generic fence being erected down the entire North side of the proposed Lot 2. Will the developers guarantee that this will be done without destroying our existing Leylandii Cypress hedge, which is an important screen for our yard, providing a noise baffle and privacy?

**Thank you. Nick & Sharon Russell, 1609 Pembroke St, Victoria, V8R 1W4. 5 August 2020**

## Pamela Martin

---

**From:** Astri Wright [REDACTED]  
**Sent:** August 6, 2020 11:06 AM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Comment for Public Hearing, Thursday Aug 6, at 6:30 PM

**Importance:** High

Dear City of Victoria,

Please find, below, my views in response to Development Variance Permit Application No. 00233 regarding 2003 Shakespeare, owned by the Michael Richman family.

I am the neighbour most directly affected by the plans behind this application, at 1605 Pembroke St. The South of my property borders along the North line of 2003 Shakespeare.

### THE TREE ISSUE:

One thing that is not clearly outlined in the documents pertaining to this issue is the situation of the row of trees, a small urban forest, that divides our properties.

The absence of clarity and contradictions in documentation is disturbing.

So, off the bat, I want to say: I am fully against any current or future removal of the row of 65-70 foot tall cedar trees.

I was advised a few years back by one of the city's most reputable arborists that it would be dangerous to do, given all the buildings nearby. I was also advised that pruning them significantly would damage and likely kill the trees.

On March 8th, 2020, I signed in agreement letter from Michael Richman (2003 Shakespeare), which I edited so I agreed with its content, agreeing only to the removal of a tree that has branches leaning over on my property, not the rest of the trees.

In an era when hot and dry summers are increasingly the norm, shade trees are of inestimable value.

So is protection against strong winds.

The roots hold soil structures in place and offer shared nurturance to surrounding nature.

Garden space for kids and adults to recreate in is also essential.

Food security is enhanced when one may garden foods in times of need.

Living in these stressful times, we also need the privacy we want. Those trees ensure me privacy and some noise reduction to 1605 Pembroke St.

### THE HOUSE ISSUE:

It would seem that building a house of the size and height projected by the Richmans, owners of 2003 Shakespeare, would damage the roots of these trees.

The current plan wants to push closer to neighbouring lots than current building codes allow.

Why does this new lot have to push so close up to the boundaries of surrounding home-plots?

Why not build a smaller house?

One does not have to build a tiny house, but a good and sustainable home for that projected subdivided lot should be smaller than the current plan.

Or why not build a granny/garden suite they can rent out, which the City supports doing?

The City of Victoria has voiced support for environmental issues, which include greenspaces and trees.

While we need more housing in Victoria, over-development is a threat everywhere.

Downtown is being intensively developed.

Let's not let this become a threat in a neighbourhood like Fernwood.

In sum:

a. I do not support the variances sought in this application.

b. I do not support the building of a home of the size and height currently projected.

- c. I support the building of a significantly smaller home than the one projected, for which variance of set-backs from property lines would not be necessary.
- d. I do NOT support the removal of the row of cypresses along the north side of 2003 Shakespeare and the South Side of my property.
- e. I only support the removal of one (1) tree which ostensibly is leaning and could fall, but not of any of the other trees, though I would want it documented clearly that this is indeed a problem of the magnitude that it requires action.

While I cannot be at the meeting tonight, I trust that the City of Victoria will represent my views fully, thank you for the opportunity to weigh in.

Thank you for considering these views about a situation which would significantly lessen the quality of life and cause environmental scarring for 1605 Pembroke St as well as for my neighbours on either side, who are also affected by what goes ahead with 2003 Shakespeare

I am cc-ing this to my separated husband, Kenneth Robert Seidman, who is co-owner of 1605 Pembroke st.

Sincerely,

Astri Wright

1605 Pembroke St  
Victoria, BC V8R 1W4  
Tel: [REDACTED]  
Email: [REDACTED]

\* \* ^ \* ^ \* \*

Dr. Astri Wright

Professor of Southeast Asian Art - Modern, Contemporary, Global Conversations

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.uvic.ca%2Ffinearts%2Fahvs%2Fpeople%2F>

[REDACTED]

Email: [REDACTED]

[Note: I prefer email to phonecalls; please email]

Department of Art History and Visual Studies University of Victoria Fine Arts Building, Rm 133 PO Box 1700 STN CSC  
Victoria, BC V8W 2Y2 Canada

Gratitude and honour to the Lekwungen people, ancestors and living, on whose traditional territory the university stands, and to the Wsánek peoples and the Songhees, Esquimalt and WSÁNEĆ peoples, whose historical relationships with the land continue to this day.