



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, January 28, 2021, 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.

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. APPROVAL OF AGENDA

B. POETRY READING

By Poet Laureate, John Barton and Youth Poet Laureate, James Summer

C. READING OF MINUTES

D. REQUESTS TO ADDRESS COUNCIL

D.1. Withdrawn:

~~Lisa Trotter: RapidBus Implementation Strategy~~

D.2. Brenda Dean: Telus Zoning Application

D.3. Andy Wachtel: TELUS Ocean Development/Rezoning Application

D.4. Maria Wong: January 14, Meeting - Meegan Community Care Tent & Transitional Tiny Home Community

E. PROCLAMATIONS

F. PUBLIC AND STATUTORY HEARINGS

Public and Statutory Hearings will be convened by electronic means as authorized by Ministerial Order No. M192:

"Local Government Meetings and Bylaw Process (COVID-19) Order No. 3"

- *F.1. 1224 Richardson Street: Rezoning Application No. 00705 and Development Permit with Variance Application No. 00149** **1**
- Addenda: Correspondence
- Council is considering an application that proposes to allow for an increase in density and three multiple dwelling buildings.*
- F.1.a. Public Hearing & Consideration of Approval** **370**
- **Motion to give 3rd reading to:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1244) No. 21-013
 - **Motion to adopt:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1244) No. 21-013
 - Housing Agreement (1224 Richardson Street) Bylaw (2021) No. 21-014
 - **Motion to approve development permit with variance**
- *F.2. 956 Heywood Avenue: Development Permit with Variances Application No. 00126** **383**
- Addenda: Correspondence
- Council is considering an application that proposes to construct a 4-storey multiple dwelling building with variances.*
- F.2.a. Opportunity for Public Comment & Consideration of Approval** **527**
- **Motion to adopt:**
 - Housing Agreement (956 Heywood Avenue) Bylaw (2021) No. 21-005
 - **Motion to approve development variance permit**
- F.3. 429 and 431 Parry Street: Development Variance Permit Application No. 00234 and Development Variance Permit Application No. 00235** **536**
- Council is considering an application that proposes to construct a new single family dwelling with secondary suite with variances for front, sides and rear yard setbacks.*
- 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. ADJOURNMENT

F.1 Bylaw for 1224 Richardson Street: Rezoning Application No. 00705

Moved By Councillor Alto

Seconded By Councillor Potts

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

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1244) No. 21-013

FOR (8): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Potts, Councillor Loveday, Councillor Andrew, Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)

Moved By Councillor Alto

Seconded By Councillor Potts

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

1. Housing Agreement (1224 Richardson Street) Bylaw (2021) No. 21-014

FOR (8): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Potts, Councillor Loveday, Councillor Andrew, Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (8 to 1)



Council Report

For the Meeting of January 14, 2021

To: Council **Date:** December 31, 2020

From: Karen Hoes, Director, Sustainable Planning and Community Development

Subject: **Update Report on Rezoning Application No. 00705 for 1224 Richardson Street**

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 21-013 (Amendment No. 1244), and give first, second and third readings of Housing Agreement (1224 Richardson Street) Bylaw No. 21-014.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 1224 Richardson Street. The proposal is to create a new site-specific zone that permits an increase in density and allows for three buildings with ground-oriented multiple dwellings.

PUBLIC HEARING CONDITIONS

Legal Agreements

In accordance with Council's motion of July 9, 2020 (see attached minutes), the following conditions have been fulfilled:

- a Housing Agreement to ensure a future strata cannot restrict the rental of dwelling units, with the exception of four dwelling units secured as below market home ownership units which are intended to be owner occupied
- a Section 219 Covenant securing the following Transportation Demand Management measures has been registered on title:
 - one car share vehicle
 - one car share parking spot
 - one care share membership per dwelling unit
 - one hundred dollars in car share usage credits per membership
 - two oversized bicycle parking stalls
 - one bicycle repair station;
- A statutory right-of-way of 1.43m along the adjacent laneway has been registered on title.

Administrative Process for Below-Market Housing

In accordance with the Council motion, the applicant revised the proposal to ensure an administrative process is in place to manage the below-market housing units associated with this proposal. Previously, the applicant had been offering to secure the initial sale price through a covenant on title and another covenant that would penalize an owner for selling their unit within three years of purchase. However, in the absence of third-party oversight to administer the program and no buyer qualifications in place, it was unclear as to what extent the application would provide a contribution to affordable housing in Victoria.

Instead, the applicant has chosen to work with the Capital Regional District (CRD) to secure four units (one two-bedroom and three one-bedroom) at a minimum of ten percent below market value in perpetuity. This arrangement has been secured through legal agreements on title (see attached).

The CRD would manage the appraisal and sale of the below-market units in perpetuity. Qualified buyers would have to have lived in the Capital Region for at least a year, be a first-time home buyer, and have a maximum qualifying income of approximately \$85,000 for the one-bedroom units and \$95,000 for the two-bedroom unit. While the income thresholds are too high to meet the City's definition of Affordable Home Ownership, the approach of partnering with a government agency to secure and administer the below-market housing is generally consistent with the City's Housing Strategy and would add to the diversity of housing options in the neighbourhood, which is also encouraged in the Official Community Plan.

The remaining twenty units would be sold at market value. As mentioned, a housing agreement has been provided to ensure a future strata cannot restrict rental of the market units.

CONCLUSIONS

The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,

Alec Johnston
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: July 2, 2020 Committee of the Whole meeting staff report
- Attachment B: July 2, 2020 Committee of the Whole meeting minutes
- Attachment C: July 9, 2020 Council motion
- Attachment D: Capital Regional District Housing Agreement.



Committee of the Whole Report

For the Meeting of July 2, 2020

To: Committee of the Whole **Date:** June 18, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00705 for 1224 Richardson Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share vehicle
 - ii. one car share parking spot
 - iii. one care share membership per dwelling unit
 - iv. one hundred dollars in car share usage credits per membership
 - v. two oversized bicycle parking stalls
 - vi. one bicycle repair station;
 - c. to secure a 1.43 metre Statutory Right-of-Way adjacent to the lane.

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 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 1224 Richardson Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to increase the density to 0.67:1 floor space ratio (FSR) and allow for multiple dwellings at this location. A concurrent development permit with variances application would vary the parking, height and number of storeys and allow for a roof deck.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Official Community Plan* (OCP, 2012) Traditional Residential Urban Place Designation in terms of use, density, built form and place character
- the proposal would create new homeownership options and advance the OCP's objectives with regards to providing a diversity of housing types in each neighbourhood
- the proposal is inconsistent with the *Rockland Neighbourhood Plan* (1987), which encourages consideration of duplex or small-scale townhouses as an appropriate form of infill in the R1-B Zoned areas of the neighbourhood
- the proposal meets the Tenant Assistance Policy.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for three ground-oriented residential buildings, with approximately 24 dwelling units, at an overall density of 0.67:1 floor space ratio (FSR). Although similar in width to adjacent properties, the subject site is a relatively deep lot with a total site area of approximately 1738m². The new zone would allow for houseplexes as a form of ground-oriented multiple dwelling, as well as increased height and reduced setbacks in comparison to the R1-B Zone, Single Family Dwelling District.

Variances related to parking, number of storeys, height and roof decks are also associated with this proposal and reviewed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing

The applicant proposes the demolition of two dwellings and creation of 24 new one- and two-bedroom units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units.

The subject site is designated as Traditional Residential in the *Official Community Plan* (OCP, 2012) and is therefore not subject to the Inclusionary Housing and Community Amenity Policy. Nevertheless, as a voluntary measure, the applicant is offering to secure the initial sale of the units at an average of \$330,000 for one-bedroom units and \$480,000 for two-bedroom units. An

additional covenant on the dwellings would require an owner to pay fifty percent of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.

In order to meet the definition of affordable homeownership, as outlined in the *Victoria Housing Strategy Phase Two*, an applicant must partner with a government agency or establish non-profit housing organization to administer the unit sales, income test potential buyers, and to monitor and enforce the affordable housing program. This is typically done through agencies such as BC Housing or the Capital Regional District which, unlike the City, are resourced to run these programs and staff have recommended that the applicant pursue such a partnership. However, the applicant has chosen not to do so, and has not provided an alternate way of administering the program or ensuring that affordability is passed on to future owners. Further, the proposed below-market rates for the initial sale have not been verified by an independent third-party, nor have maximum income criteria for potential buyers been established.

Therefore, although these voluntary covenants could potentially help in limiting housing prices and curbing speculation, in the absence of appropriate administrative measures in place it is uncertain as to what extent the application would provide a contribution to affordable housing in Victoria. However, an alternate motion is provided should Council decide to direct staff to work with the applicant on executing these covenants.

Tenant Assistance Policy

The proposal is to demolish an existing building which would result in a loss of two existing residential rental units. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Sustainability

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

Active Transportation

The application proposes short and long term bicycle parking, including two spaces for over-sized bicycles, which supports active transportation.

Public Realm

No public realm improvements, beyond City standard requirements, are proposed in association with this Rezoning Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by single family dwellings, duplexes and house conversions to multiple dwellings. Several of the properties to the west, along Linden Avenue, are either heritage-registered or designated properties.

Existing Site Development and Development Potential

The site is presently developed as a single family dwelling that has been converted to a duplex.

Under the current R1-B Zone, the property could be developed as a single family dwelling with either a secondary suite or a garden suite. Alternatively, subject to Council approval of a development permit for panhandle subdivision, the property could be subdivided into three lots and each lot could have a single family dwelling with either a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the existing 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.

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Site area (m ²) – minimum	1738.22	460	-
Number of units – maximum	24	2	-
Density (Floor Space Ratio) – maximum	0.67:1	-	1:1
Total floor area (m ²) – maximum	1156.15 *	420	-
Lot width (m) – minimum	17.36	15	
Height (m) – maximum	9.4 * (Building A) 10.08 * (Building B) 9.95 * (Building C)	7.6	-
Storeys – maximum	3*	2	Up to 2-3
Site coverage (%) – maximum	31	40	-
Open site space (%) – minimum	56	-	-
Separation space between buildings (within the site) (m) – minimum	27.05 (Buildings A and B) 7.61 (Buildings B and C)	-	-
Roof deck	Yes * (Buildings B and C)	No	-
Setbacks (m) – minimum			

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Building A			
Front	7.09 * (building) 4.80 * (stairs)	7.5 (building) 5.0 (stairs)	-
Side (east)	1.84	1.74 (10% of lot width)	-
Side (west)	3.14 (building)	1.74 (10% of lot width)	-
Combined side yards	4.98	4.5	-
Building B			
Side (east)	1.81 (building)	1.74 (10% of lot width)	-
Side (west)	3.13 (building) 1.47 * (stairs)	1.74 (10% of lot width)	-
Combined side yards	3.28 *	4.5	-
Building C			
Side (east)	1.81 (building)	1.74 (10% of lot width)	-
Side (west)	3.09 (building) 1.29 * (stairs)	1.74 (10% of lot width)	-
Rear	9.35 *	25.25 (25% of lot depth)	-
Combined side yards	3.10 *	4.5	-
Parking – minimum	10 *	23	-
Visitor parking included in the overall units – minimum	3	2	-
Bicycle parking – minimum			
Long Term	26	26	-
Short Term	18	18	-

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Rockland CALUC at a Community Meeting held on July 16, 2019. A second CALUC meeting was held on

September 17, 2019 due to the potential for an Official Community Plan amendment. All property owners and residents within 200m of the subject site were notified of the second meeting, whereas only those within 100m were notified of the first meeting. Meeting summaries are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject property is Traditional Residential, which supports ground-oriented residential uses. The OCP states that new development may have a density of generally up to 1:1 floor space ratio (FSR) and up to two storeys in height and approximately three storeys along arterial and secondary arterial roads. The OCP also notes that within each designation there will be a range of built forms and that decisions about the appropriate scale for a particular site will be based on an evaluation of the context in addition to consistency with OCP policies, other relevant City policies and local area plans.

The subject site is located on a collector road, not an arterial road, however the immediate context includes several older character houses that are similar in scale to the proposed buildings. While the proposed development is technically three storeys in height due to the ceiling height of the basement relative to average grade, the buildings present as two storeys with a raised basement. This form of development fits with the existing context and is considered consistent with the spirit of the Traditional Residential Urban Place Designation.

Some of the adjacent houses remain as single family dwellings while many have been converted to multiple dwellings – a common form of infill development in both the Rockland neighbourhood and Fairfield to the south of Richardson Street. The proposed houseplexes, which are buildings of three or more units that appear as large single family dwellings, and density of 0.67:1 FSR, are considered a compatible form of infill development that is consistent with the use, density and place character envisioned in the OCP for Traditional Residential areas. Furthermore, the proposed mix of one- and two-bedroom condominiums would help advance the OCP housing objectives, which encourage a diversity of housing types to create more home ownership options in each neighbourhood.

Rockland Neighbourhood Plan

The *Rockland Neighbourhood Plan* (1987) supports consideration of duplexes or small-scale townhouses as an appropriate form of infill in areas currently zoned R1-B. The plan does not contemplate houseplexes as a potential housing typology in the neighbourhood. Although the proposed development is not consistent with the envisioned use, it is aligned with the policies that support new buildings that compliment the larger estate houses of Rockland, and would add to the neighbourhood's ground-oriented housing stock.

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 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 included in the attached

arborist report identifies five offsite trees that could be impacted by development activities: one bylaw-protected, three unprotected, and one City street tree. The following is a summary of tree-related considerations:

- a bylaw-protected European ash tree on the neighbouring property to the east is proposed for removal due to conflict with Building C (root loss from excavation and loss of canopy); therefore, two replacement trees will need to be planted at 1232 Richardson Street
- an unprotected black locust tree on 1232 Richardson Street is also proposed for removal due to negative impacts from the proposed building excavation
- two unprotected trees on neighbouring properties and a hawthorn tree on the City frontage are to be retained with mitigation measures such as tree protection fencing and arborist supervision
- thirty new trees have been proposed to be planted on the site.

Statutory Right-of-Way

The applicant is offering a 1.43m wide Statutory Right-of-Way to help achieve a wider right-of-way along the public portion of the lane.

Regulatory Considerations

Variances related to parking, number of storeys, height and roof decks are associated with this proposal and are reviewed with the concurrent Development Permit with Variances Application.

CONCLUSIONS

The proposal to rezone the site to construct three houseplexes on one lot is consistent with the use and density envisioned for this location in the OCP and would add to housing diversity in the Rockland neighbourhood. Therefore, staff recommend that Council consider advancing the application to a Public Hearing.

ALTERNATE MOTIONS

Option 1 (with Legal Agreement related to Housing Offer)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share vehicle
 - ii. one car share parking spot

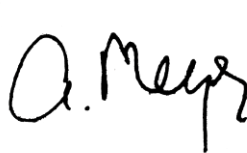
- iii. one care share membership per dwelling unit
- iv. one hundred dollars in car share usage credits per membership
- v. two oversized bicycle parking stalls
- vi. one bicycle repair station;
- c. to secure a 1.43 metre statutory right-of-way adjacent to the lane;
- d. **to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and**
- e. **to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.**

Option 2 (Decline)

That Council decline Rezoning Application No. 00705 for the property located at 1224 Richardson Street.

Respectfully submitted,


Alec Johnston
Senior Planner
Development Services




Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: June 23, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 8, 2020
- Attachment D: Letter from applicant to Mayor and Council dated May 20, 2020
- Attachment E: Community Association Land Use Committee Comments dated July 16, 2019, September 17, 2019 and October 10, 2019
- Attachment F: Arborist report dated May 13, 2019 updated August 19, 2019
- Attachment G: Advisory Design Panel minutes dated November 27, 2019
- Attachment H: Letter from applicant in response to Advisory Design Panel recommendation dated January 24, 2020
- Attachment I: Tenant Assistance Plan
- Attachment J: Correspondence.



Committee of the Whole Report For the Meeting of July 2, 2020

To: Committee of the Whole **Date:** June 18, 2020
From: Karen Hoesel, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00149 for 1224 Richardson Street

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. 00705, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00149 for 1224 Richardson Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking from 23 stalls to 10 stalls;
 - ii. increase the height from 7.6 metres to 10.08 metres;
 - iii. increase the number of storeys from 2.5 to 3;
 - iv. allow for roof decks.
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.

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 1224 Richardson Street. The proposal is to construct three buildings with multiple dwellings on one lot. The variances are related to reduced parking, increased height and number of storeys, and to allow for roof decks.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Design Guidelines for Development Permit Area 16: General Form and Character, which seeks to integrate new development in a manner that compliments and enhances established place character
- the proposal is generally consistent with the *Rockland Neighbourhood Plan*, 1987, which encourages new development that is compatible with the traditional architectural character of the area
- the parking variance is considered supportable as the applicant is proposing Transportation Demand Management (TDM) measures to mitigate the potential impacts from this variance which would be secured by legal agreement in conjunction with the concurrent Rezoning Application.
- the variances related to height and number of storeys are considered supportable because the proposed building is similar in scale and character to adjacent buildings
- the variance to permit roof decks is considered supportable as the decks present as upper storey balconies and would have minimal impact on adjacent properties in terms of overlook.

BACKGROUND

Description of Proposal

The proposal is to construct three multiple dwellings (houseplexes) with approximately 24 dwelling units. The proposal includes the following major design components:

- traditional architectural form and character that takes design cues from adjacent buildings
- 24 dwelling units in three buildings (Building A: 6 units, Building B: 9 units and Building C: 9 units)
- individual at-grade entrances for each unit
- clustered surface parking for ten vehicles located behind the street fronting building (Building A) accessed via the public portion of the laneway
- bike parking rooms within each building
- shared exterior garbage and recycling enclosure adjacent to Building A.

Exterior building materials include:

- fiber cement shingles (light tan, light grey and dark grey colour)
- fiber cement horizontal siding (dark tan, slate and cream colour)
- wood trim (white colour)
- fiberglass roof shingles (charcoal colour)
- wood stairs, guards and exterior doors (white colour).

Landscape elements include:

- vegetated swale for on-site storm water management
- private outdoor space for the majority of units in the form of a balcony or patio
- shared gardening area with raised planters and fruit trees
- common outdoor amenity space with outdoor fireplace, pergola and seating
- metal grate boardwalk providing access to the buildings across the swale
- perimeter landscaping and fencing for privacy.

The proposed variances are related to:

- reducing the vehicle parking from 23 stalls to 10 stalls
- increasing the height from 7.6 metres to 10.08 metres
- increasing the number of storeys from 2.5 to 3
- allowing roof decks.

Sustainability

As indicated in the applicant's letter dated May 20, 2020 the following sustainability features are associated with this proposal:

- buildings would be designed and constructed to accommodate future solar panels and electric vehicle charging
- landscape design that incorporates storm water retention swales and infiltration areas, drought tolerant plants, permeable pavers and infiltration areas
- 30 new on-site trees
- relocation or recycling of the existing building.

Data Table

The following data table compares the proposal with the existing 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.

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Site area (m ²) – minimum	1738.22	460	-
Number of units – maximum	24	2	-
Density (Floor Space Ratio) – maximum	0.67:1	-	1:1

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Total floor area (m ²) – maximum	1156.15 *	420	-
Lot width (m) – minimum	17.36	15	
Height (m) – maximum	9.4 * (Building A) 10.08 * (Building B) 9.95 * (Building C)	7.6	-
Storeys – maximum	3*	2	Up to 2-3
Site coverage (%) – maximum	31	40	-
Open site space (%) – minimum	56	-	-
Separation space between buildings (within the site) (m) – minimum	27.05 (Buildings A and B) 7.61 (Buildings B and C)	-	-
Roof deck	Yes * (Buildings B and C)	No	-
Setbacks (m) – minimum			
Building A			
Front	7.09 * (building) 4.80 * (stairs)	7.5 (building) 5.0 (stairs)	-
Side (east)	1.84	1.74 (10% of lot width)	-
Side (west)	3.14 (building)	1.74 (10% of lot width)	-
Combined side yards	4.98	4.5	-
Building B			
Side (east)	1.81 (building)	1.74 (10% of lot width)	-
Slide (west)	3.13 (building) 1.47 * (stairs)	1.74 (10% of lot width)	-
Combined side yards	3.28 *	4.5	-
Building C			

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Side (east)	1.81 (building)	1.74 (10% of lot width)	-
Side (west)	3.09 (building) 1.29 * (stairs)	1.74 (10% of lot width)	-
Rear	9.35 *	25.25 (25% of lot depth)	-
Combined side yards	3.10 *	4.5	-
Parking – minimum	10 *	23	-
Visitor parking included in the overall units – minimum	3	2	-
Bicycle parking – minimum			
Long Term	26	26	-
Short Term	18	18	-

ANALYSIS

Official Community Plan

The subject site is designated as Traditional Residential in the *Official Community Plan* (OCP, 2012), which supports ground-oriented residential buildings with front and rear yards, variable landscaping and units oriented to face the street.

Rockland Neighbourhood Plan

The *Rockland Neighbourhood Plan* (1987) encourages the preservation of larger lots, architecture that relates to the traditional form and character of existing buildings, and retention and enhancement of landscape and streetscape features that contribute to the neighbourhood's heritage character. The proposal is generally consistent with these policies.

Design Guidelines for Development Permit Area 16: General Form and Character

The OCP identifies the site within Development Permit Area 16: General Form and Character. The objectives of this DPA are to integrate new developments in a manner that compliments and enhances the established place character of an area through high quality architecture, landscape and urban design. Other objectives include providing sensitive transitions to adjacent properties with built form of three storeys or lower, and to achieve more liveable environments through considerations for human-scaled design, quality of open spaces, privacy impacts and safety and accessibility. Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines*

for *Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

The proposal complies with the guidelines as follows:

- the traditional building design and landscaping respects the character of the established area and incorporates exterior materials that are durable and will weather gracefully
- street-oriented entrances are prominent and include entry canopies and porches that provide a transition from the public realm of the street and sidewalk to the private realm of the proposed residences
- landscaped planting areas and communal outdoor spaces that foster community and contribute to the green character of the area
- pedestrian oriented site planning with clustered parking located behind the street fronting building and accessed via a shared driveway, which limits the visual impact of vehicle parking on the existing street character and reduces the amount of site area taken up by vehicle access and parking.

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on November 27, 2019. The ADP was asked to comment on the overall building and landscape design, with particular attention to the transition with adjacent properties.

The ADP meeting minutes are attached for reference, and the following motion was carried:

It was moved ... that Advisory Design Panel recommend to Council that Development Permit Application No. 000558 for 1224 Richardson Street be declined until further consideration of the following items:

- *clarification of pedestrian use of the lane*
- *clarification of public and private site access*
- *adjustments to the character of units B and C to better fit the property*
- *accessibility of the units and accessibility within the site*
- *clarification of site functionality, including loading.*

The applicant provided a letter of response dated January 24, 2020, as well as revised plans to address the ADP comments and issues identified in the motion.

Four of the five issues identified by the ADP appear to relate to the site planning and building orientation as it relates to the adjacent lane. However, only the two ends of the lane are public right-of-way; the majority of the lane is located on private property. While access to the lane is not currently controlled and the general public continues to use the lane for vehicle and pedestrian access, the subject site does not have legal access to the privately-owned portion of the lane. Further, as noted in the applicant's letter dated January 24, 2020, several owners of the lane raised concern with the proposed development having access via the lane and have requested a fence be installed to limit the potential for occupants of Buildings B and C to utilize the lane for dropoff and loading. Therefore, the proposed development has not been designed to utilize the private lane nor have the buildings been oriented to face the private lane. Instead, consistent with the Design Guidelines, the buildings are oriented towards Richardson Street and the vehicle access is off the public portion of the lane as shown on the site plan. To better fit the

property, the applicant has modified Buildings B and C to reduce the “institutional character” of the entrances, which was a concern noted by the Panel.

Regulatory Considerations

A number of variances related to height, setbacks, parking and roof decks are proposed as part of this application. This approach is recommended to ensure that reduced siting requirements are not entrenched in a new custom zone and that any future alternative development proposals would need to apply to Council to achieve these, or different variances.

Height and Number of Storeys

In terms of height, the OCP envisions buildings up to approximately two storeys in most areas designated as Traditional Residential, with taller buildings up to approximately three storeys along arterial or secondary arterial roads. Generally consistent with this policy direction, the new zone would establish a maximum height of 7.6m and 2.5 storeys. The proposed buildings appear as two-storey buildings with a raised basement; however, the *Zoning Regulation Bylaw* considers the lower basement level as the first storey due to the ceiling height relative to average grade. Therefore, the proposed buildings are technically three storeys in height. The average grade is lowered by the sunken patios for the basement units. Staff consider the increase in number of storeys from 2.5 storeys to three, and increase in building height from 7.6m to 10.08m, as supportable because the building appears as a 2.5 storey building and the sunken patios contribute to the livability of the lower units, consistent with the Design Guidelines.

Parking

A variance is requested to reduce the required number of parking stalls from a total of 23 to 10. To mitigate some of the potential impacts from this variance the applicant is proposing the following Transportation Demand Management (TDM) measures, which would be secured by legal agreement as a condition of the concurrent Rezoning Application:

- one car share vehicle
- one dedicated car share parking stall
- car share memberships for each unit
- \$100 car share credit per membership
- two over-sized bicycle parking stalls
- one bicycle repair station.

Given these measures, staff consider the parking variance as supportable.

Roof decks

Consistent with the existing R1-B Zone, , in order to limit the potential negative impacts on adjacent properties in terms of privacy in the event a different design was advanced in the future, the new zone would not permit roof decks as a right. The proposed upper storey balconies, which are a typical design feature of traditional buildings in the area, are technically roof decks as they are located above the second storey of the building. However, these balconies are small in size and are oriented to the south and not towards the rear yards of adjacent properties. Staff therefore consider these roof decks supportable as they are

consistent with the character of the area, provide private outdoor space for the upper units and would have minimal impact on adjacent properties.

CONCLUSIONS

The proposal to construct three houseplexes on one lot with 24 ground-oriented dwellings is considered consistent with the Design Guidelines for Development Permit Area 16: General Form and Character. The buildings and associated landscaping would integrate with the mix of single family dwellings, duplexes and house conversions and the associated variances have been mitigated through design and appropriate TDM measures. Therefore, staff recommend that Council consider approving the application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00149 for the property located at 1224 Richardson Street.

Respectfully submitted,


Alec Johnston
Senior Planner
Development Services Division


Karen Hoese, Director
Sustainable Planning and Community
Development Department

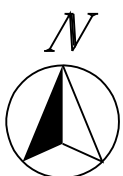
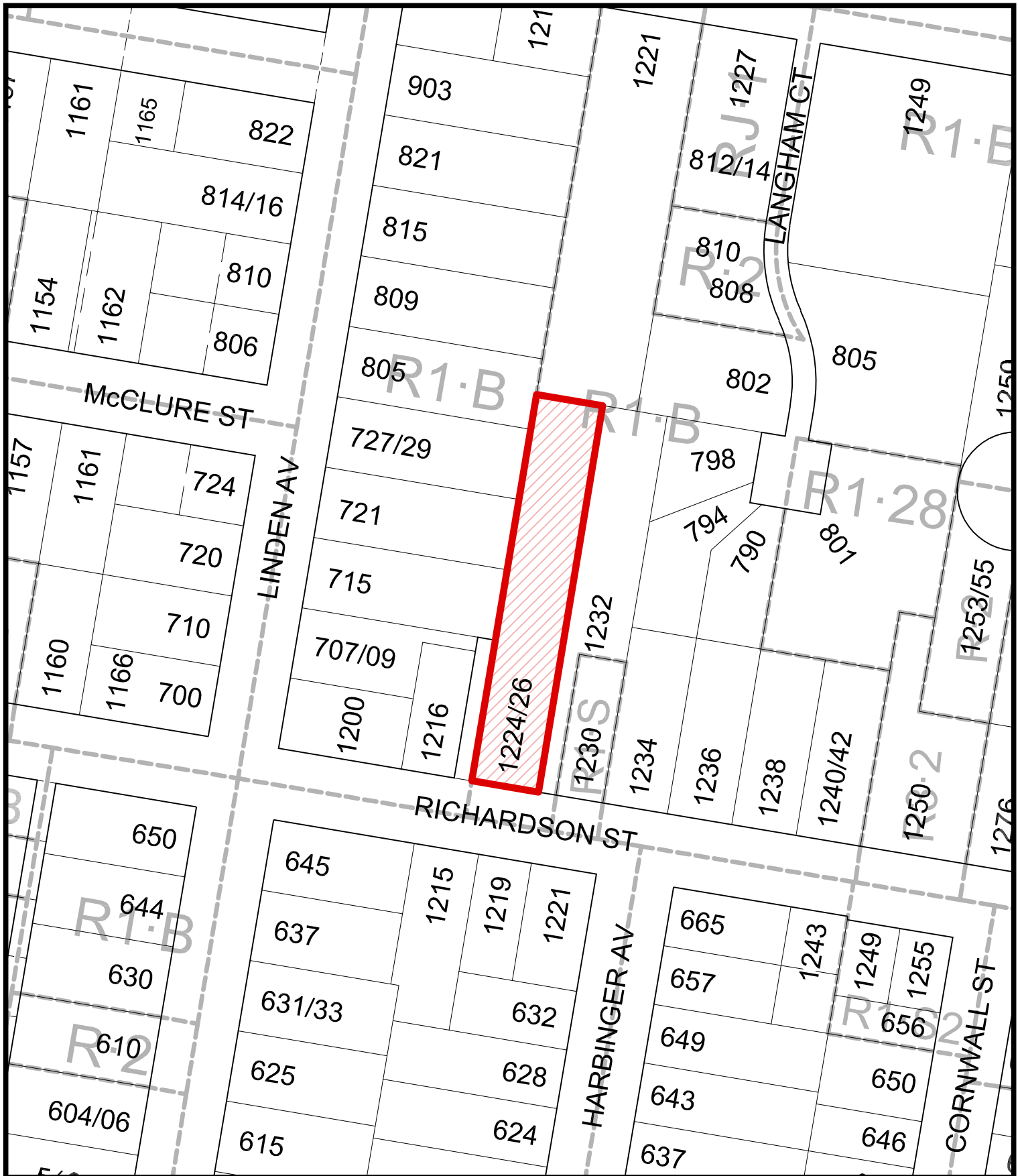
Report accepted and recommended by the City Manager:



Date: June 23, 2020

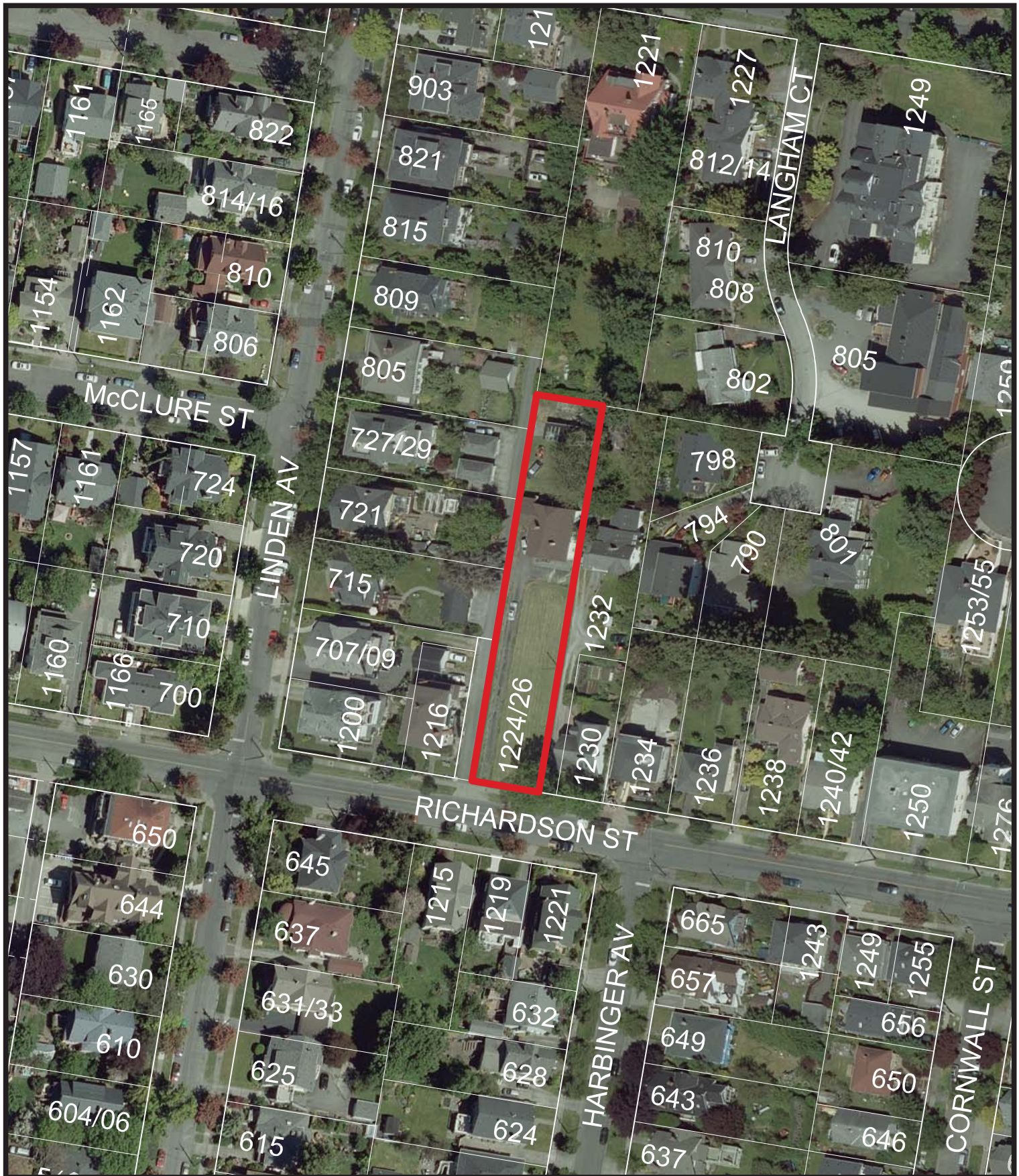
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 8, 2020
- Attachment D: Letter from applicant to Mayor and Council dated May 20, 2020
- Attachment E: Community Association Land Use Committee Comments dated July 16, 2019, September 17, 2019 and October 10, 2019
- Attachment F: Arborist report dated May 13, 2019 updated August 19, 2019
- Attachment G: Advisory Design Panel minutes dated November 27, 2019
- Attachment H: Letter from applicant in response to Advisory Design Panel recommendation dated January 24, 2020
- Attachment I: Tenant Assistance Plan
- Attachment J: Correspondence.

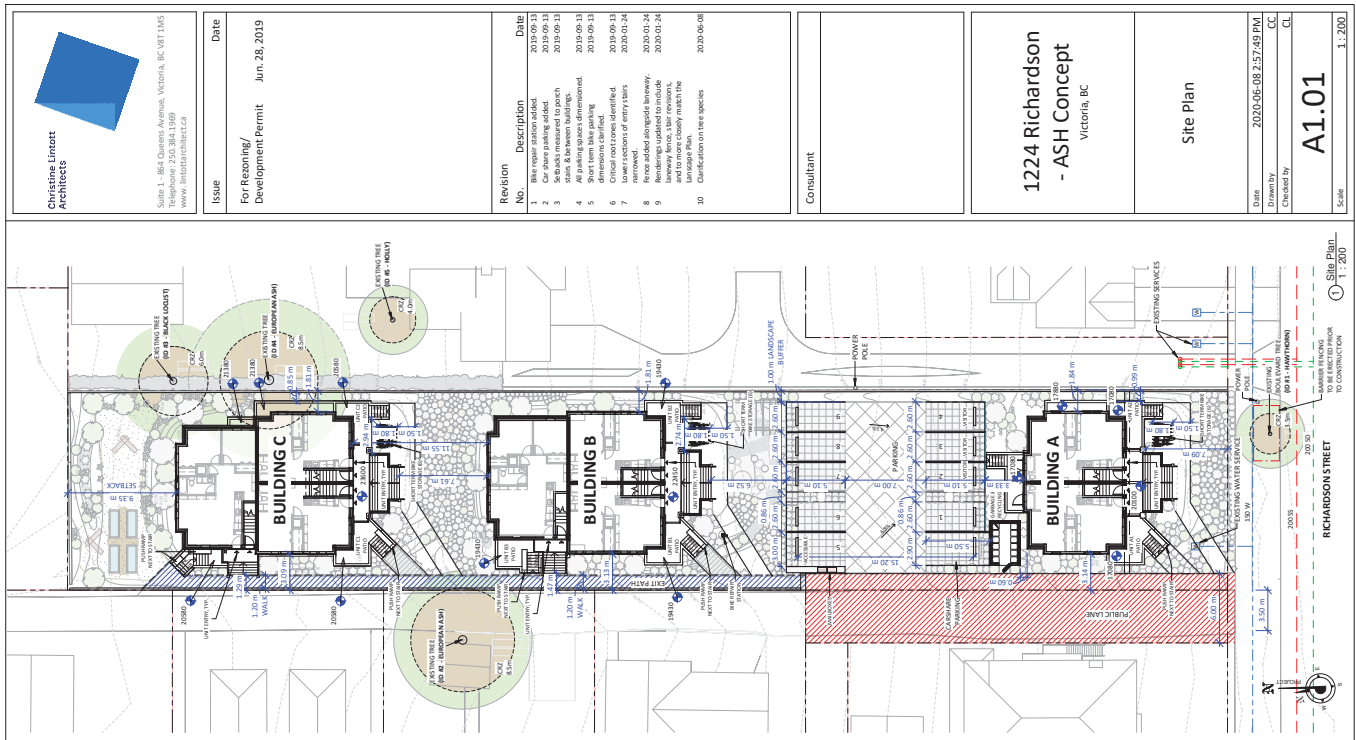


1224 Richardson Street
Rezoning No.00705





1224 Richardson Street
Rezoning No.00705





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Issue	Date
For Reasoning/ Development Permit	Jun. 28, 2019
Resubmission Permit/ Development Permit	Jun 8, 2020

Revision	Description	Date
1	Grade calculation completed to include stairs & patches.	2020-09-13

Consultant

1224 Richardson
- ASH Concept
Victoria, BC

Survey & Height
Calculations

Date	2020-06-08 14:54:09 PM
Drawn by	Author
Checked by	Checker

A1.02

Scale	1:200
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BC LAND SURVEYORS SITE PLAN OF:
Civic: 1224 Richardson Street
Legal: Parcel C (00 38188) of Section 26,
Fairfield Farm Estate, Victoria City, Plan 13

Parcel Identifier: 009-243-311
in the City of Victoria

Scale: 1:250. Distances are in metres

The intended print size is 18" by 24"

Legend

Boundaries are to geographic datum

UTM = Universal Transverse Mercator

UTM = Universal Transverse Mercator

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Building C Height Calculation

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Issue	Date
For Reasoning/ Development Permit	Jun. 28, 2019
Resubmission Reasoning/ Development Permit	Jun 8, 2020

Revision No.	Description	Date
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Consultant

1224 Richardson
- ASH Concept
Victoria, BC

Street Elevations

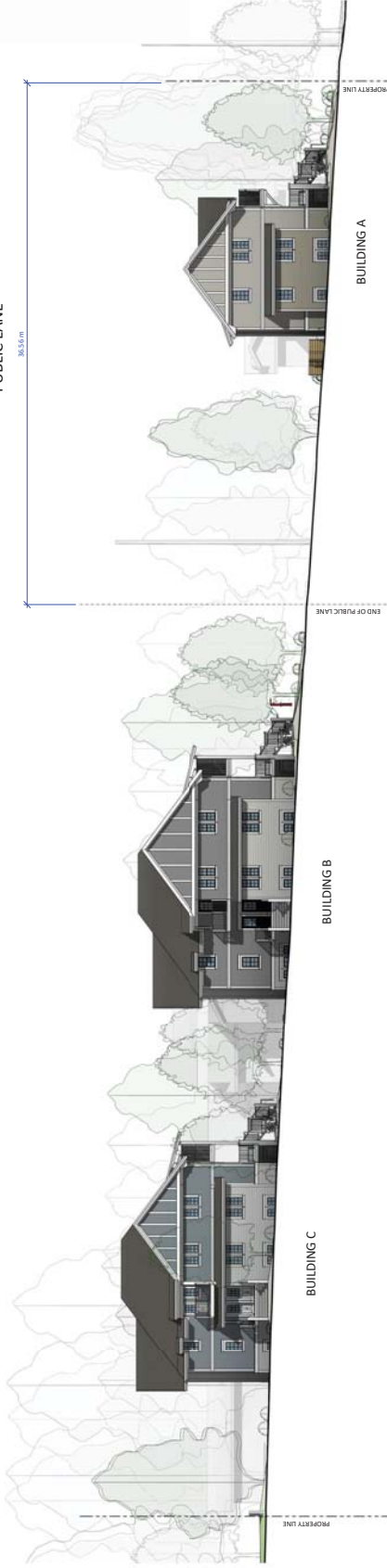
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Checked by	CL

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PUBLIC LANE

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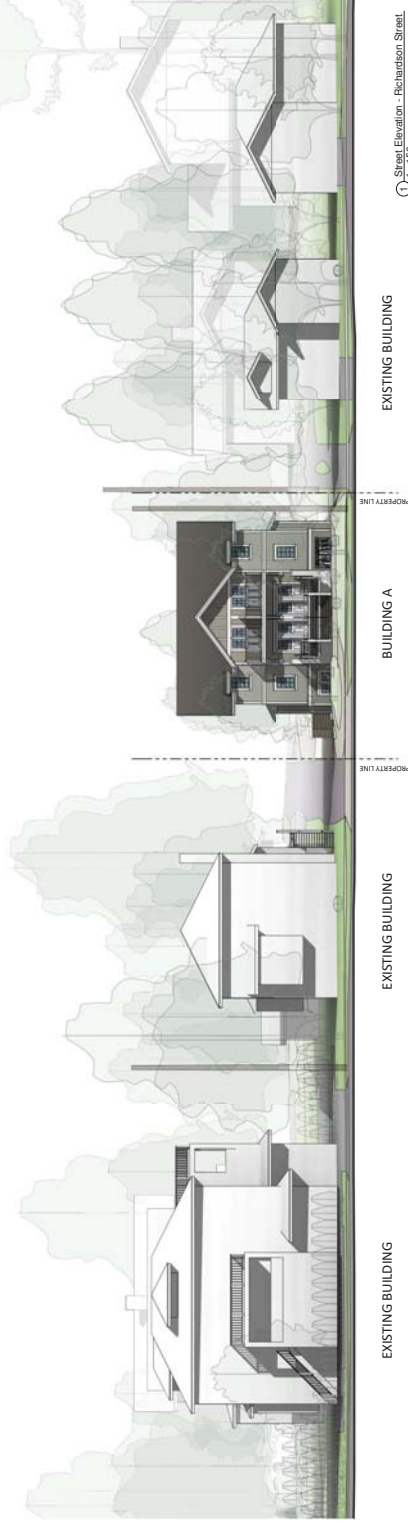


BUILDING C

BUILDING B

BUILDING A

② Street Elevation - Public Lane
1 : 150



EXISTING BUILDING

EXISTING BUILDING

BUILDING A

EXISTING BUILDING

① Street Elevation - Richardson Street
1 : 150



Christine Lintott
Architects

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Issue	Date
For Reasoning/ Development Permit	Jun. 28, 2019
Resubmission Reasoning/ Development Permit	Jun 8, 2020

Revision No.	Description	Date
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Consultant

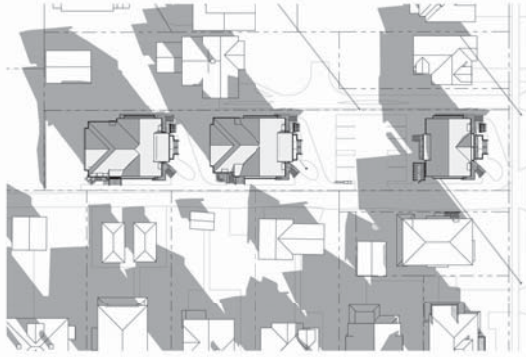
1224 Richardson
- ASH Concept
Victoria, BC

Shadow Studies

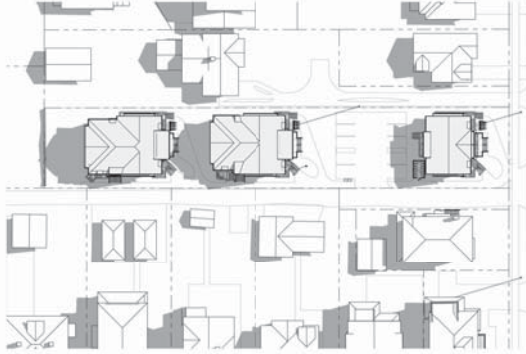
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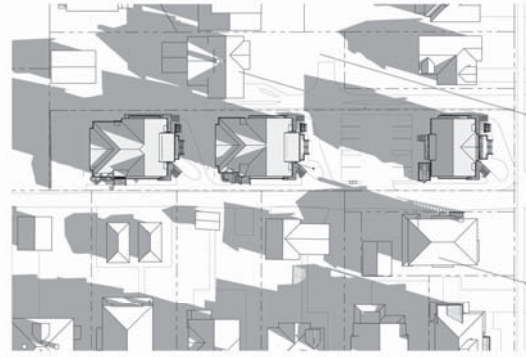
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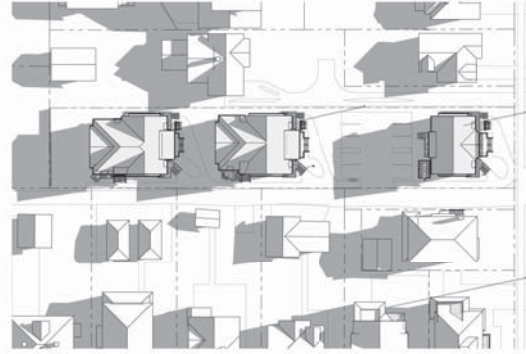
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① Shadow Study - Equinox 8am.
1 : 500



⑥ Shadow Study - Winter Solstice 2pm.
1 : 500



⑤ Shadow Study - Winter Solstice 12pm.
1 : 500



④ Shadow Study - Winter Solstice 10am.
1 : 500



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Issue	Date
For Reasoning/ Development Permit	Jun. 28, 2019
Resubmission Reasoning/ Development Permit	Jun 8, 2020

Revision		
No.	Description	Date
1	Window overlay elevations added to drawing set.	2019-09-13

Consultant

1224 Richardson
- ASH Concept
Victoria, BC

Shadow Studies

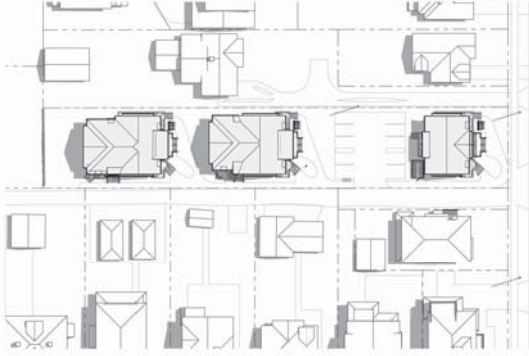
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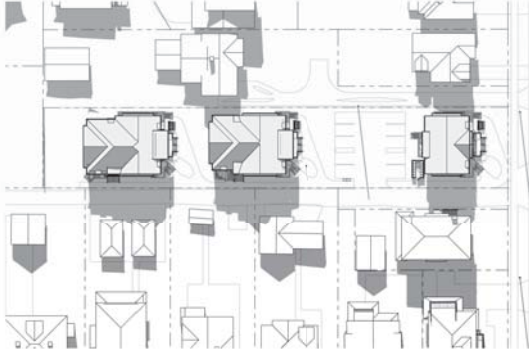
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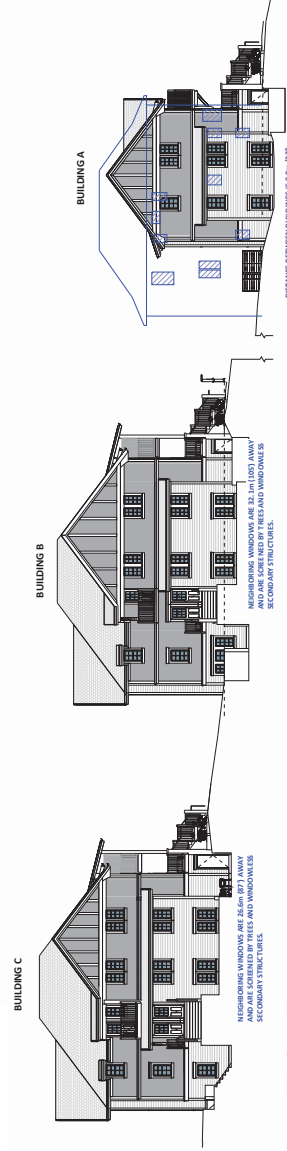
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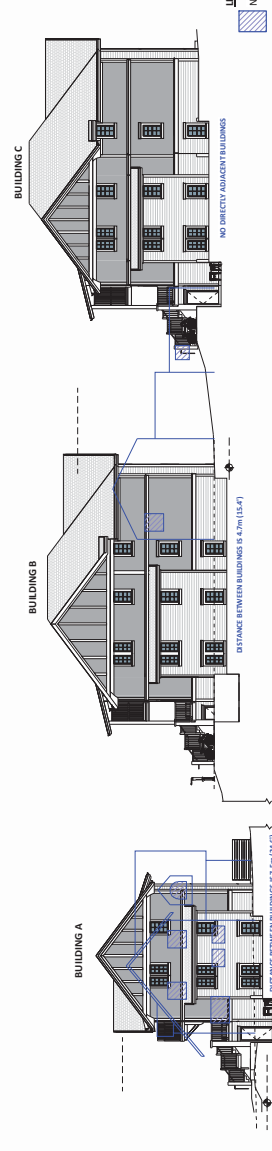
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③ Shadow Study - Summer Solstice 8am
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④ Window Overlay - West
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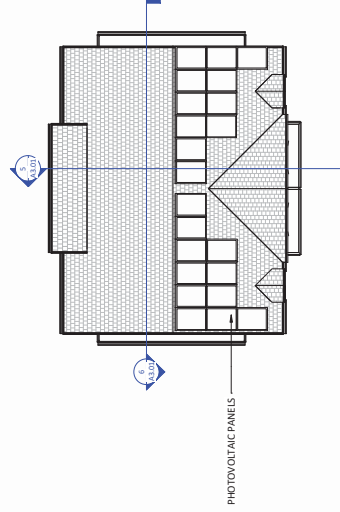


⑤ Window Overlay - East
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LEGEND
NEIGHBORING WINDOW

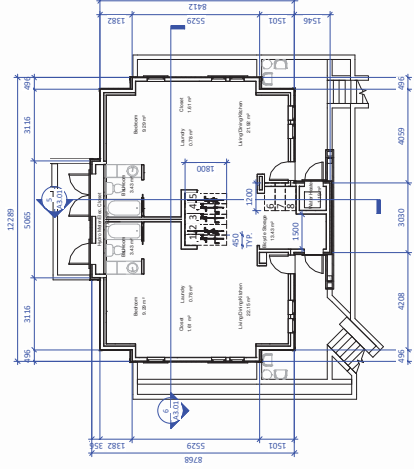
NOTE:
NEIGHBORING WINDOW SIZES & LOCATIONS ARE ESTIMATED AND NOT BASED ON SURVEYED DATA.

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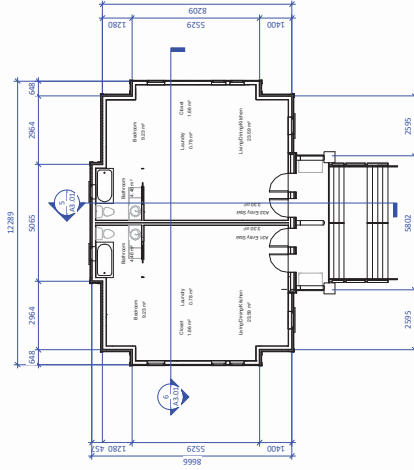


⑤ 3D Overview of Building A
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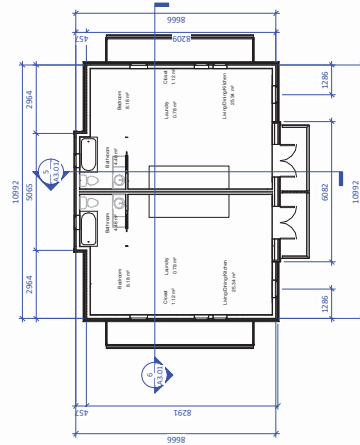
④ East Plan - Building A
1 : 100



① Floor Plan - Level 1 - Building A
1 : 100



② Floor Plan - Level 2 - Building A
1 : 100



③ Floor Plan - Level 3 - Building A
1 : 100



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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revising No.	Description	Date
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Consultant

ASH Richardson
Victoria, BC

Floor Plans - Building A

Date	2020-06-10 13:19 PM
Drawn by	CL
Checked by	CL

A2.01

Scale	1 : 100
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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
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Consultant

ASH Richardson

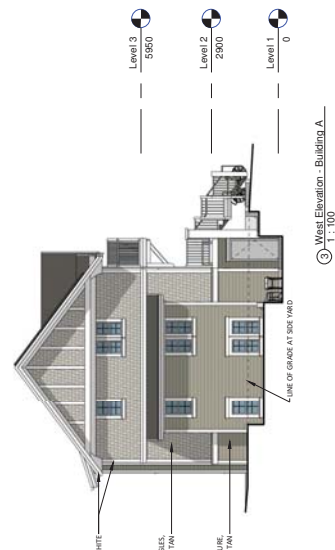
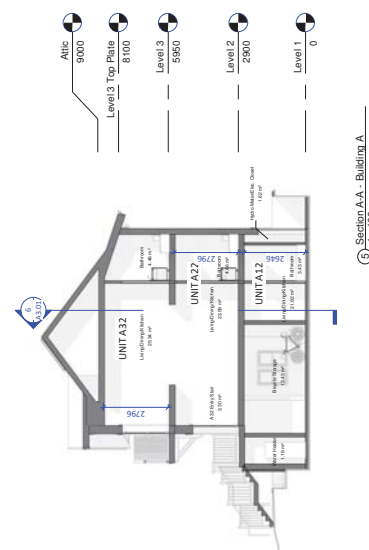
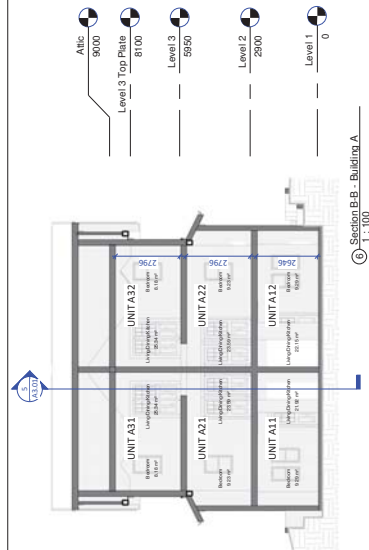
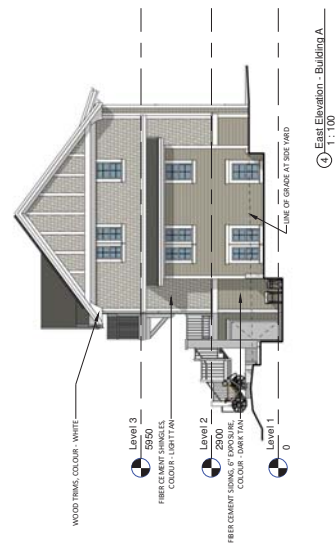
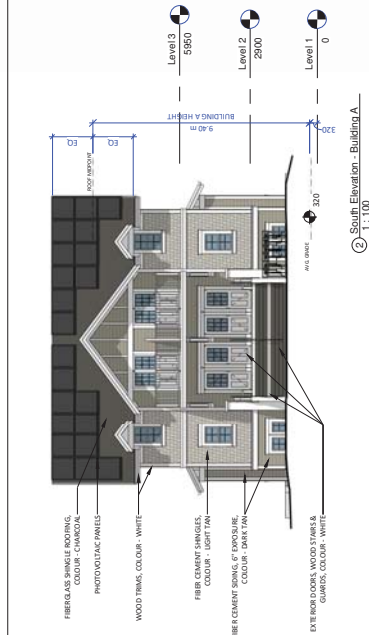
Victoria, BC

Elevations & Sections -
Building A

Date	2020-06-10 13:23 PM
Drawn by	CL
Checked by	CL

A3.01

Scale	1 : 100
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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
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Consultant

ASH Richardson

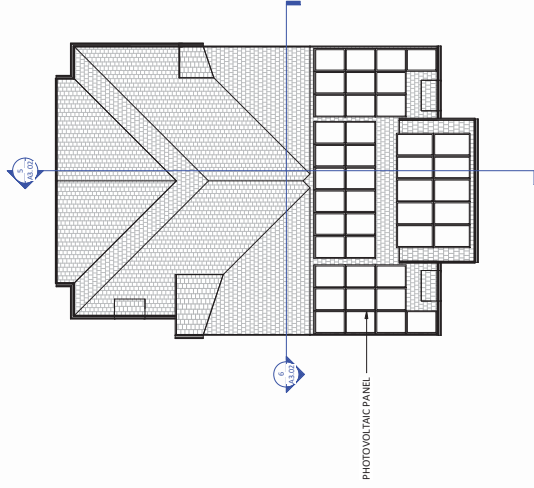
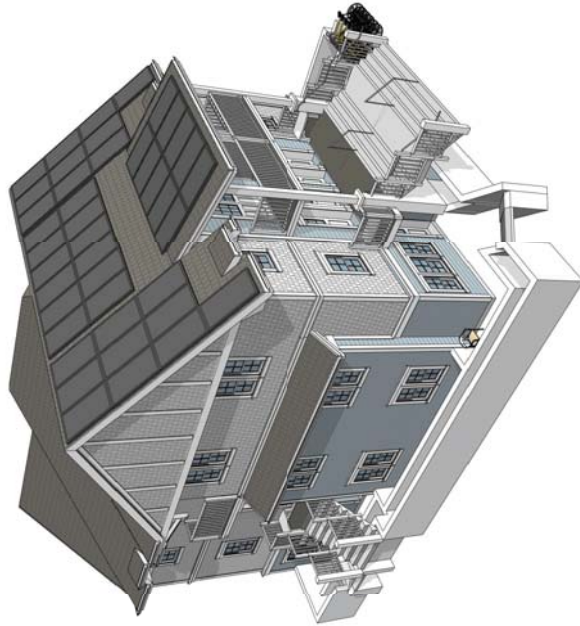
Victoria, BC

Floor Plans - Building B

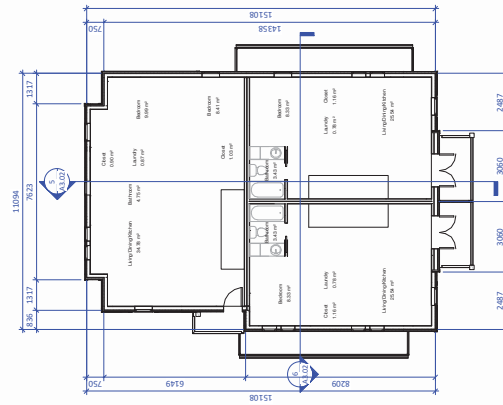
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Checked by	CL

A2.02

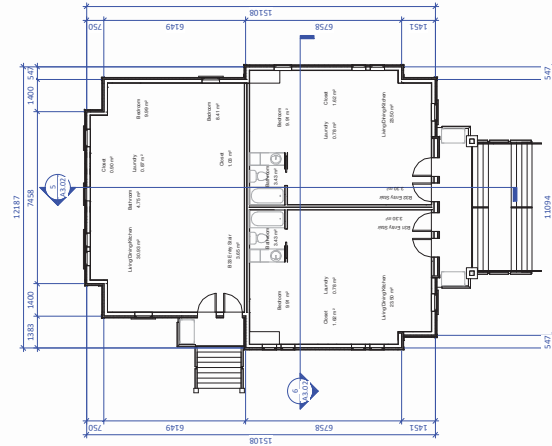
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5 3D Overview of Building B

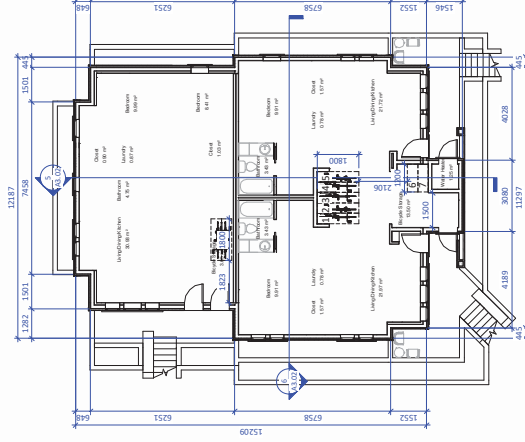


③ Floor Plan - Level 3 - Building B
4 - 100



2 Floor Plan - Level 2 - Building B
1 : 100

4 Roof Plan - Building B
1:100



1 Floor Plan - Level 1 - Building B
1 : 100



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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
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Consultant

ASH Richardson

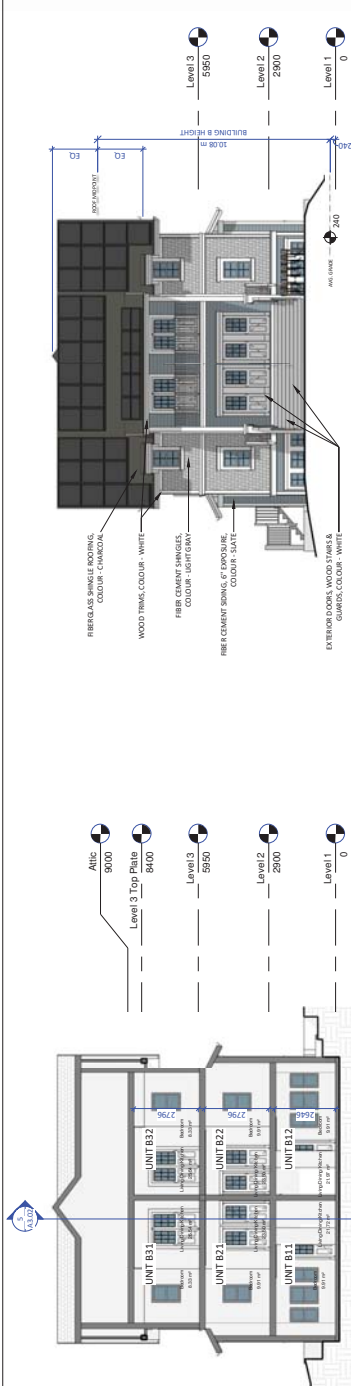
Victoria, BC

Elevations & Sections -
Building B

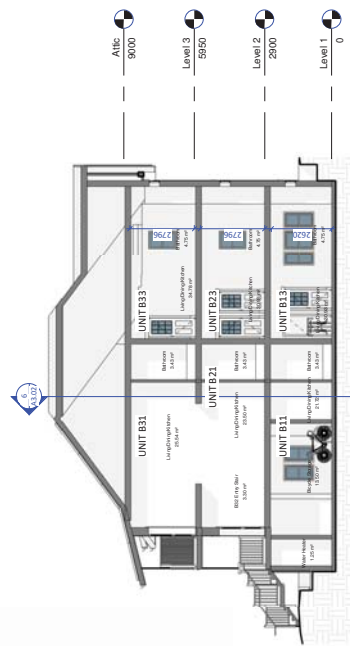
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Checked by	CL

A3.02

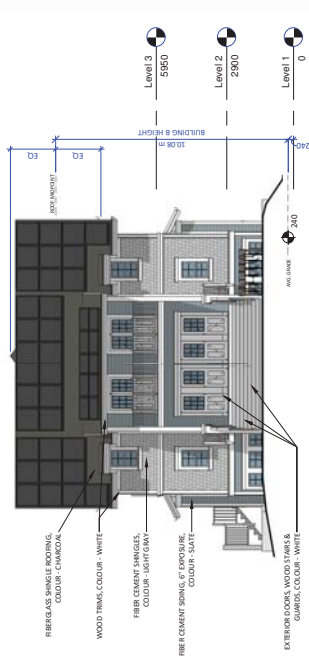
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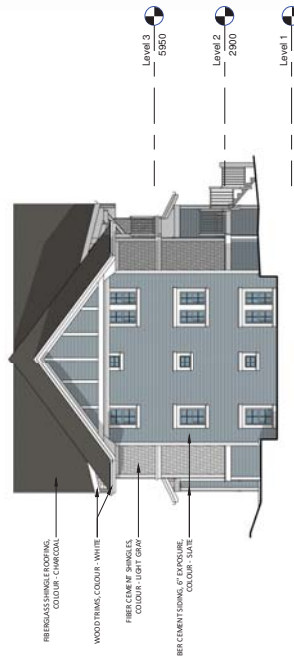
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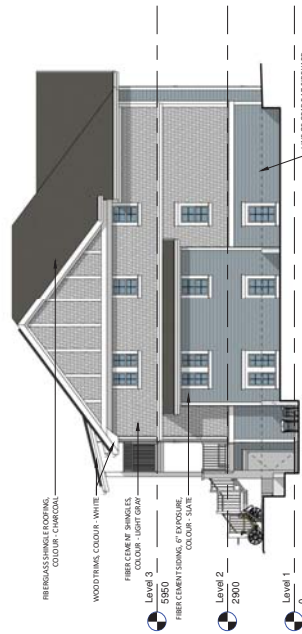
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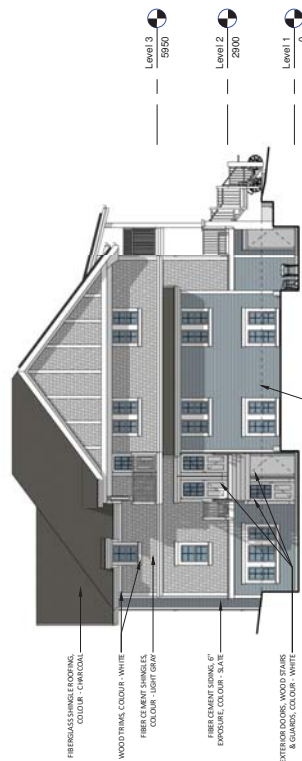
③ South Elevation - Building B
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② North Elevation - Building B
1 : 100



① East Elevation - Building B
1 : 100



④ West Elevation - Building B
1 : 100

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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
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Consultant

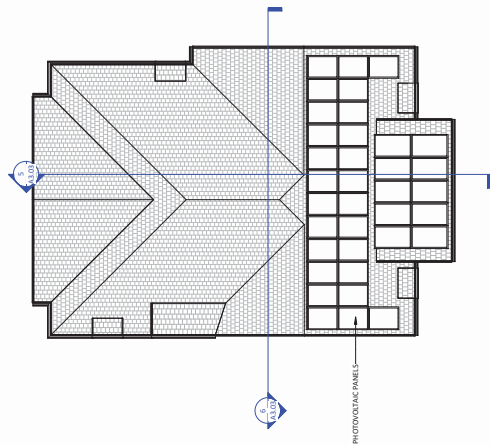
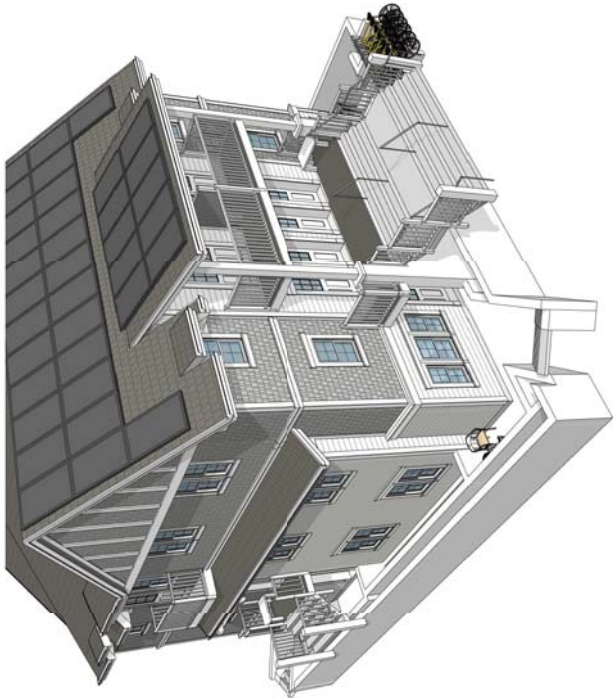
ASH Richardson
Victoria, BC

Floor Plans - Building C

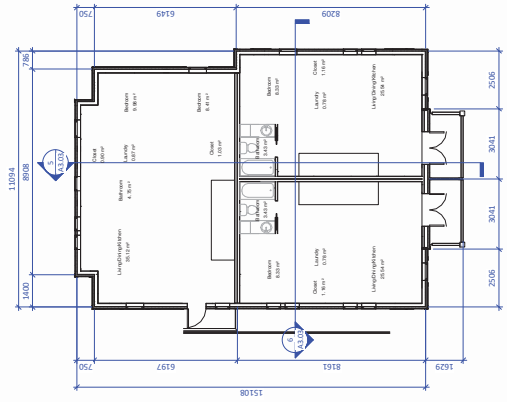
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Checked by	CL

A2.03

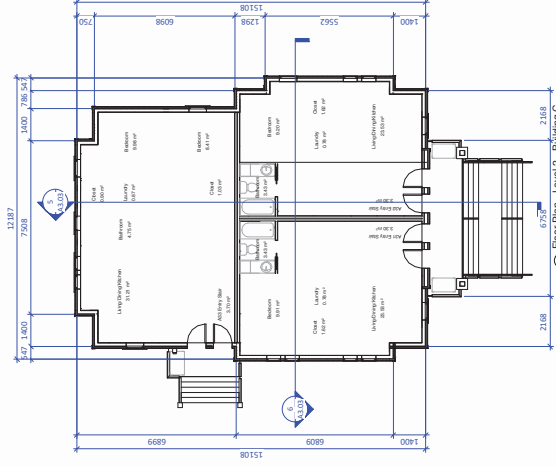
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③ 3D Overview of Building C

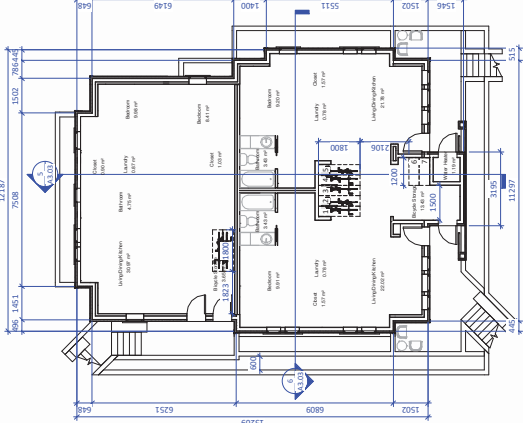


③ Floor Plan - Level 1 - Building C
1:100



② Floor Plan - Level 2 - Building C
1:100

① Floor Plan - Level 1 - Building C
1:100



① Floor Plan - Level 1 - Building C
1:100



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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
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Consultant

ASH Richardson

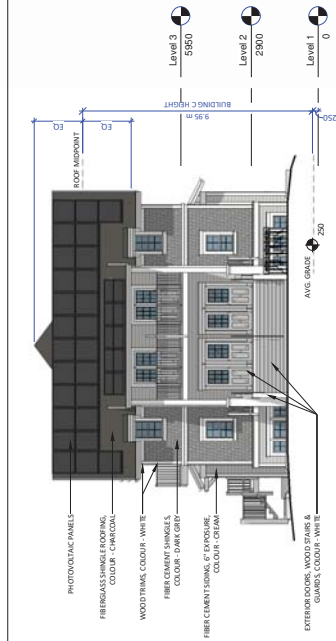
Victoria, BC

Elevations & Sections -
Building C

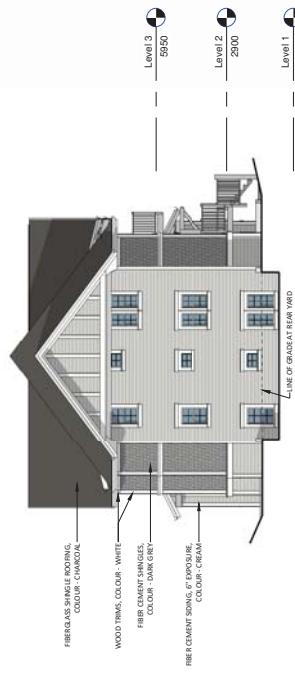
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Checked by	CL

A3.03

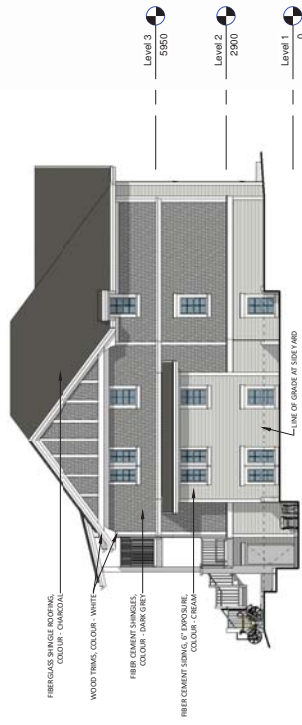
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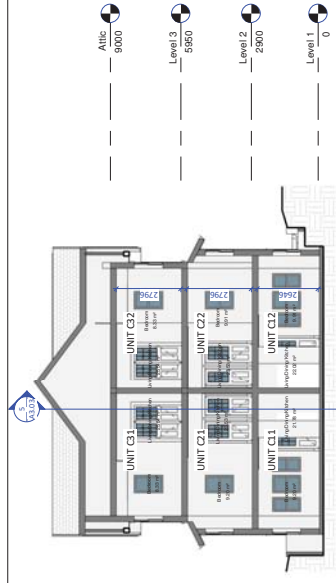
② South Elevation - Building C
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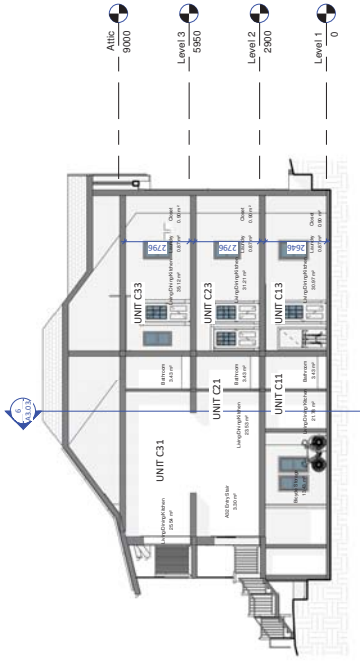
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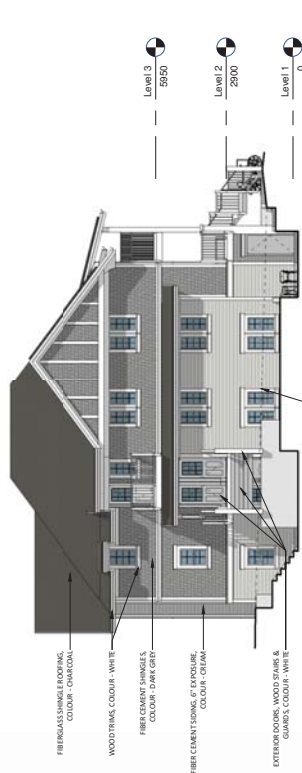
③ East Elevation - Building C
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⑥ Section B-B - Building C
1 : 100

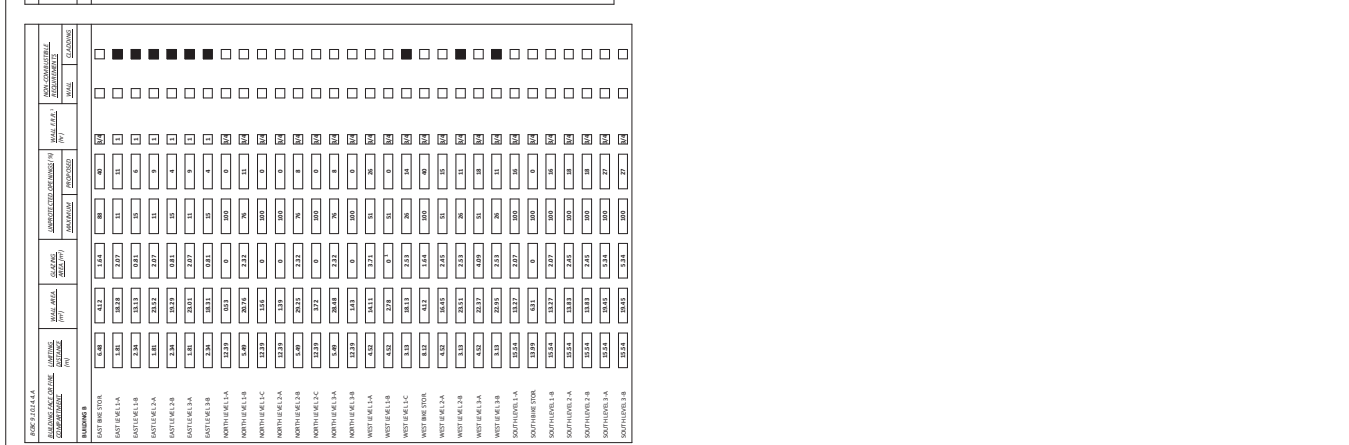


⑤ Section A-A - Building C
1 : 100



④ West Elevation - Building C
1 : 100

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ISSUE	DATE
For Rezoning/ Development Permit	Jun. 28, 2019
Resubmission Rezoning/ Development Permit	Jun 8, 2020

Revision No.	Description	Date
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Consultant

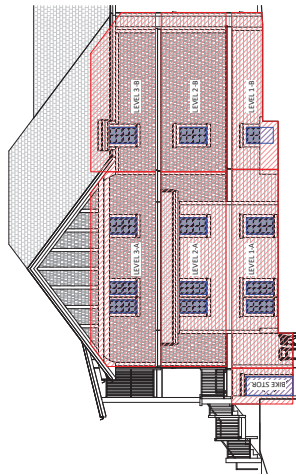
1224 Richardson
- ASH Concept
Victoria, BC

Spatial Separations

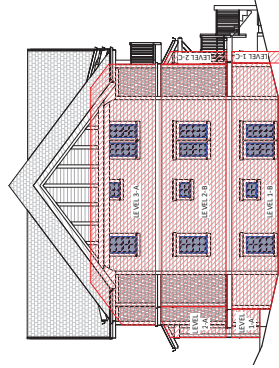
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Drawn By	Architect
Checked By	Checker

A3.12

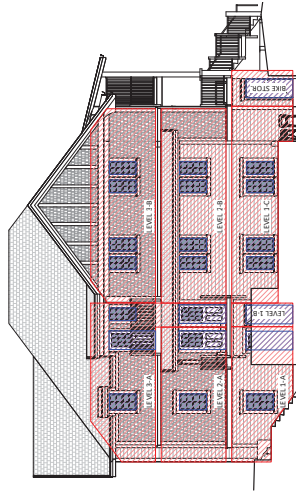
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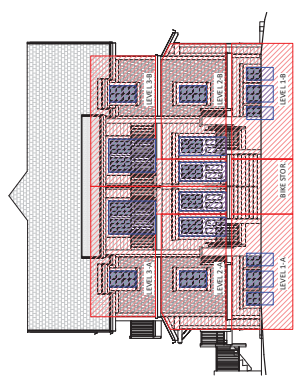
② Spatial Separations - Building C - East
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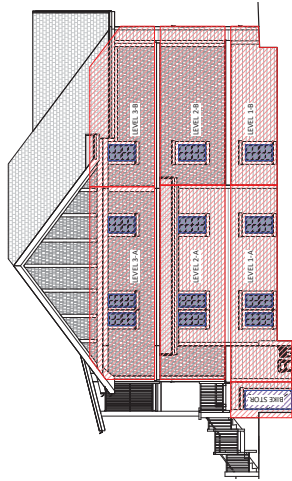
③ Spatial Separations - Building C - North
1 : 100



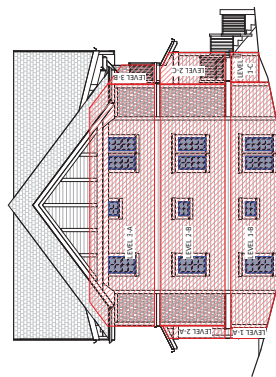
① Spatial Separations - Building C - West
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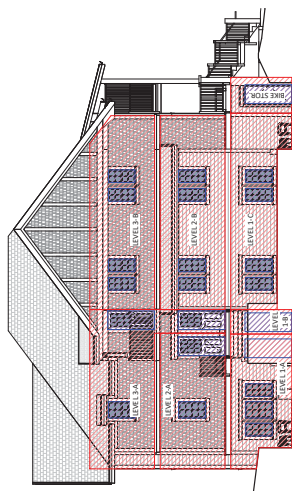
④ Spatial Separations - Building C - South
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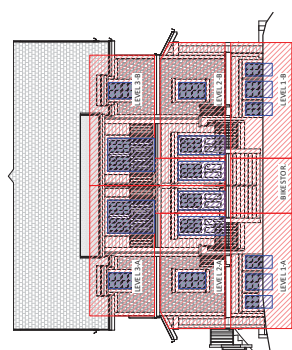
⑤ Spatial Separations - Building B - East
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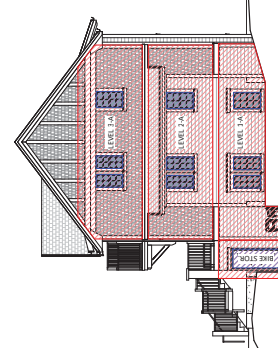
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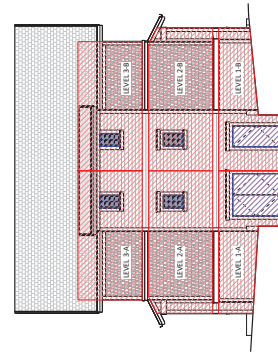
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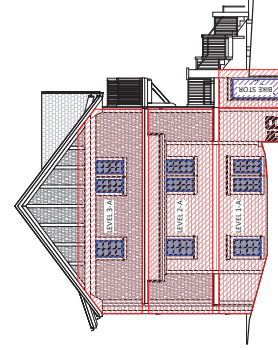
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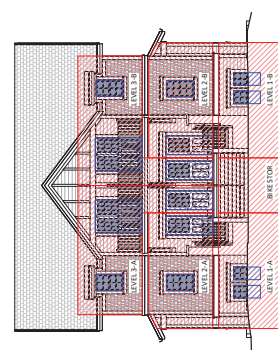
④ Spatial Separations - Building A - East
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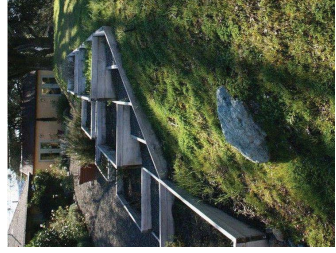
① Spatial Separations - Building A - North
1 : 100



③ Spatial Separations - Building A - West
1 : 100



② Spatial Separations - Building A - South
1 : 100



A photograph of a garden path. In the foreground, a black metal chair with a woven seat is positioned on a gravel path. To its right is a white, rectangular, low-profile bench. The path is bordered by lush greenery, including tall grasses and various flowering plants. A large, light-colored, curved object, possibly a sculpture or a large flower, is visible in the background. The overall scene is a well-maintained garden area.



Diagram illustrating the setup for measuring the wavelength of light using a double-slit interference experiment. The distance between the two slits is 3.5 m . The distance to the screen is 2.7 m . The distance from the central maximum to the first minimum is 2.1 m .

Alternative bridging over rain gardens and swales

E	June 8, '20	Pergola revision		
D	Jan 23, '20	Rezonning/OP resubmission		
C	Sep 16, '19	Rev. Planting Plan		
B	Sep 13, '19	Rev. Rezonning submission		
A	June 26, '19	Rezonning submission		
		REVISIONS		



LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

PROJECT
1224 Richardson Street
Victoria, BC

TITLE
Pergola + Precedent Images

SCALE
as shown

PROJECT No. 1921

DATE
Sept 13, 2019

2 of 2
SHEET

Revised May 20, 2020

The City of Victoria
 Attention: Mayor and Council
 1 Centennial Square
 Victoria, BC V8W 1P6

RE: 1224 Richardson Street, Rezoning and Development Permit Application

Utilizing the principles and practices of gentle density, this proposal for 1224 Richardson Street envisions 24 affordable to buy, one- and two-bedroom strata units distributed in three traditionally designed house-like buildings. With the provision of modest car parking, car share services and extensive secure outdoor/indoor bike parking, this proposal also minimizes the need for and use of the automobile and better positions this neighbourhood for a sustainable future.

These units will be provided without subsidy and at densities conforming to the OCP and existing built form and character of the neighbourhood. At an average target price of \$330,000 for a new built one bedroom unit, and \$480,000 for a new built 2 bedroom unit, this pricing is substantially lower than the average one bedroom which is offered for \$482,703 and the average two bedroom unit that is offered for \$1,211,586 (see Schedule 1 attached, for MLS data, as of June 10, 2019). Further, all units in this project will meet BC Housing's definition of 'affordable housing' and 22 of 24 units will meet the City of Victoria's definition of 'affordable housing'.

The proponents guarantee that the current list price will be used upon completion, or adjusted no more than the Home Price Index through the Victoria Real Estate Board, based on the market change up or down as of June 2019 until the date the properties come to market.

In addition to the at market affordability, the proponents further propose to place a covenant in perpetuity on all units: that any buyer must hold their unit for a minimum of 3 years. Should they sell their unit prior to 3 years, they will pay 50% of the difference between their purchase price and the increased sales price to the City of Victoria housing fund.

In so doing, this proposal will significantly increase the supply of affordable housing for moderate income households, and encourage diversity of housing types within the Fairfield/Rockland neighbourhood now and in the future.

Description of Proposal

The proposal seeks to remove the existing duplex structure and replace it with 3 ground oriented house-plex buildings and a surface automobile parking lot. Each unit will have its own front door. All buildings are lobby and corridor-free, making the buildings reduced in scale and effectively 100% efficient. The front building will contain 6, 1 bedroom units and the two back buildings will each contain: 6-1 bedroom units and 3-2 bedroom units for a total of 24 affordable strata ownership units. The proposal will rezone the existing R1-B "Single Family" zoned site to a site specific zone to support the proposed uses. A concurrent Development Permit will also be required. The proposal will result in increased density but with a resulting FSR of .67 and lot coverage of 31%, the density will be well within the form and character of the neighbourhood. Two existing tenants will be displaced and will be accommodated as per the City's Tenant Assistance Policy.

Government Policies

As a gentle densification approach to increasing affordable and sustainable housing options in the City, that respects the form and character of its neighbourhood, the proposed rezoning and development of 1224 Richardson is consistent with a large number of the goals and objectives of the City of Victoria's Official Community Plan, specifically:

Land Management and Development

6 (A). Victoria has compact development patterns that use land efficiently.

6.1.5 Traditional Residential consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential

6.2 consider the form, place character, use and density guidelines provided in Figure 8, providing finer grained policy and regulatory guidance in response to local context and development opportunity.

Which for Traditional Residential Designated lands allows for an FSR up to 1.1:1

Place Making- Urban Design and Heritage

8 (d) That social vibrancy is fostered and strengthened through human scale design of buildings, streetscapes and public spaces.

8.43 Encourage high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City.

8.44 Support new infill and building additions that respond to context through sensitive and innovative design.

8.45 Encourage human scale in all building designs, including low, mid-rise and tall buildings, through consideration of form, proportion, pattern, detailing and texture, particularly at street level.

8.48 Integrate off-street vehicle parking in a way that does not dominate development or streetscapes

Environment

10.5 Enhance the adaptive capacity of ecosystems and the urban forest to withstand climate change impacts through increasing the use and diversity of native and climate change adapted species on both public and private lands

Infrastructure

11.20 Promote sustainable site design that reduces peak runoff volumes and rainwater contaminants through elements such as on-site retention, pervious surfaces, green space, and plantings.

Climate Change and Energy

12.4 Continue to promote the reduction of community greenhouse gas emissions, through:

12.4.1 Compact land use patterns such as walkable and complete centres and villages.

12.4.2 Transit-oriented development

12.17 Continue to support and enable the private development of green buildings, subject to development control and building regulation, with features that may include but are not limited to:

12.17.1 Alternative transportation facilities; 12.17.2 Sustainable landscaping; 12.17.5 Energy efficiency technology; 12.17.6 On-site renewable energy technology; and, 12.17.8 Efficient plumbing fixtures and systems.

Housing and Homelessness

13 (d) That a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community

13.9 Support 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 aging in place.

13.10 Encourage a mix of residents, including households with children, by increasing opportunities for innovative forms of ground-oriented multi-unit residential housing.

13.34 Promote a diversity of housing types to create more home ownership options such as multi-unit developments, the creation of small residential lots, street-oriented fee simple row-houses and other housing forms consistent with the guidelines in Figure 8.

Food Systems

17.11 Encourage the provision of gardens and other food production spaces for the use of residents in new multi-unit housing.

This lot is within the Rockland Neighbourhood and borders the Fairfield Neighbourhood. With respect to the Neighbourhood Directions for Rockland, Section 30 of the OCP, the proposal is consistent with the strategic directions which seek to “encourage a diversity of population and housing in consideration of the neighbourhood’s heritage and estate character” and “continue to conserve the historic architectural and landscape character of the neighbourhood”.

With respect to Fairfield, Section 21 of the OCP, the proposal is consistent with the strategic directions which seek to “maintain and enhance established character areas”, and “maintain neighbourhood population to ensure to support the viability of community and commercial services and schools.”

The addition of 24 residential units within the walkable Rockland/Fairfield community will also support the goals outlined in Figure 3 of the OCP, specifically, to accommodate an additional 2000 people in Victoria by 2041, in areas outside of the urban core, town centers and large urban villages.

As the project is situated in General Development Permit Area #16, the design incorporates the strategies in “Advisory Design Guidelines for Buildings, Signs and Awnings” (1981), “Design Guidelines for Attached Residential Development” (2018), and “Guidelines for Fences, Gates and Shutters” (2010), as outlined below:

- Units are oriented to the street [2018 1a) i, iv, 2]
- Units have adequate separation to support landscape and sensitive transitions to adjacent existing development and open spaces, to maximize daylight and to minimize shadowing and overlook on neighbouring properties [2018 1a) iv, 2]
- Vehicular access, circulation and parking are minimized to limit impact on fronting streets and neighbouring properties [2018 1a) vi]
- Building form, design and materials are of a high standard, enhancing the form and character of neighbouring properties and on a human scale [2018 3 1), 2)]
- Open space is enhanced to support the urban forest, provide privacy where needed, emphasize unit entrances and pedestrian accesses, reduce storm water runoff, and to ensure that front and rear yards are not dominated by parking. [2018 3 4)]

- Landscaping complements the building, is suited to local climate, and includes deciduous trees for light penetration in winter [2012, 5.1 & 5.6]
- Private open space in form of balconies provided wherever possible [2012, 5.8]
- Required parking located interior to the lot, with some paving of permeable materials [2012, 8.1.3 & 8.3]
- All proposed fencing is based on existing style to integrate into surroundings, and made of materials that will weather gracefully [2010]

Project Benefits and Amenities

The key benefits of the project – adding 24 affordable strata units, while minimizing the need for and use of the automobile– are interlinked and foundational to the proposal’s ability to sensitively integrate with the neighbourhood, while providing much needed housing and adding resiliency to the City of Victoria.

Need and Demand

The proposal responds directly to a current shortage of affordable market housing, where extremely high prices have locked out many Victoria residents from home ownership. While existing zoning permits only one detached residence, the proposed rezoning would permit a total of twenty-four (24) households on the property, so that more citizens can comfortably live, work and shop within blocks of downtown Victoria. This ‘gentle density’ form of development offers more housing without impacting the residential character of the neighbourhood.

Neighbourhood

The context is typical of transitional urban-residential zones, with a mix of renovated heritage homes, house conversions and multi-storey apartment buildings of various ages. Many of the adjacent and neighbouring properties are already in fact larger and more densely sited than this proposal. As noted above, this proposal will help enhance this character with gentle densification infill housing.

Impacts

The configuration of the development was designed specifically to avoid visually impacting the character, and massing of the Neighbourhood. The front building is smaller to more closely match other buildings fronting Richardson Street while the rear two buildings are slightly larger to match the more closely adjacent buildings on Linden located across the lane that runs up the west side of the subject property. While the result of the proposal will be more people living on the property, care has been taken to ensure all parking is discreetly incorporated within the property, such that the availability of street parking is unaffected. The change to apartment use should not have an adverse noise impact and is complementary to the surrounding uses and buildings.

Design and Development Permit Guidelines

As the site is located within General Development Permit Area #16, there are no specific design guidelines applicable in this instance, beyond those mentioned in the Government Policies section above.

Safety and Security

The proposal acknowledges and integrates key CPTED principles to maintain and enhance safety and security. Entrances have been located for maximum visibility and directness from the street, and proposed living spaces facing all directions provide and promote passive surveillance. Short term bicycle parking will be visible from the sidewalk, and/or internal sidewalks, thus discouraging opportunities for crime. Exterior lighting will be provided at exits for safety but will also make them more secure. Along the private alley to the west of the property, fencing will be lower and see through to encourage overlook into the alleyway and minimize opportunities for negative activity such as petty crime and graffiti. Along the street, the increased proximity of the front building to the street will increase street overlook and better communicate an image of maintenance and care, further enhancing apparent street safety and comfort.

Transportation

An explicit objective of the project design has been to encourage non-automobile transportation options, such as walking, bicycling, bus and car share options, both to enhance the affordability of the development and lower its ongoing environmental impact. Nevertheless, all required off-street automobile parking requirements are still met on site, so as to minimize parking impacts to the surrounding neighbourhood. The property has a walk score of 87, considered very walkable and is within 20 minutes' walk of downtown, several shopping areas, schools, parks and recreation facilities. Additionally, this proposal will provide bicycle storage facilities in accordance with the requirements of Schedule C, (in fact, larger than required to accommodate cargo bikes and with potential to charge electric bikes). Given the project fronts on Richardson St. (a future enhanced bike route) and is proximate to Vancouver Street, access to designate bike routes is superior. The site is also within blocks of major bus routes on Cook, Richardson, Fort and Fairfield Streets with connections to the entire CRD region. Finally, as part of this development the proponents will purchase a modo carshare vehicle and provide 24 car share memberships (attached to the units). A dedicated parking spot will also be provided on site for the car share vehicle. These transportation advantages will all serve to reduce the demand for single occupancy vehicle traffic and parking.

Heritage

The existing residence is not a designated or registered heritage building. While restoration and redevelopment were considered for the building, as part of this rezoning and development, its size and character do not allow for the efficient redevelopment of the site. All efforts will be made to move and reuse the building.

Green Building Features

While the project is not seeking a third-party green building certification, it is targeting Step 3, Energy Code standards and achieves several sustainable objectives intrinsic to infill housing, namely walkable density and opportunities for comfortable compact living. Further, the buildings will be structurally designed and solar pre-plumbed to accommodate solar PV and electric vehicle charging. All plumbing fixtures will be low flow and the landscape plan includes drought resistant design and species to reduce water usage. The landscape plan also accommodates stormwater retention swales, infiltration areas and permeable pavers in some of the hard surfaces required to meet the Schedule C parking requirements to limit peak storm water runoff. The landscape features will also maximize planting areas, include space for

vegetable gardens and increase the urban forest via the net addition of 28 new trees, including a significant number of fruit trees. No excess vehicular parking is proposed, and additional short-term bicycle parking can be readily added in future. The existing building will not be retained, as it does not allow for the efficient and sensitive redevelopment of the site. The building will be moved to a suitable site if possible. If not, the building will be deconstructed to reuse as much of the building materials as possible: structural old growth fir, copper wiring, metal plumbing fixtures, etc.

Infrastructure

There is adequate public infrastructure to support the proposal. In fact, given its gentle infill nature, we believe densification will only lightly increase the load on existing infrastructure while substantially enhancing the economic and social vitality of the neighbourhood and city.

Summary

The proposed rezoning and redevelopment of 1224 Richardson St. represents a sensitive and contextually appropriate project for the Rockland/Fairfield neighbourhood. Support of the proposal will serve to add 24 affordable market strata units without need for subsidy and provide a 'gentle density' form of housing infill, which shall help enhance and sustain the community at large.

Sincerely,

A handwritten signature in cursive script that reads "Tim Stemp".

Tim Stemp, Gene Miller, Dan Pringle & Harry Newton
Per,
1224 Richardson Property Corp.



Current Listings

Address	SCls	Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%	L/A%
Your Property										\$0			
815-1029 View St	Con	1	1	2019	388	388	\$325,000			33	\$838		
624-1029 View St	Con	1	1	2019	441		\$325,000			40	\$737		
508-1029 View St	Con	1	1	2019	388	388	\$325,000			41	\$838		
622-1029 View St	Con	1	1	2019	441		\$349,000			40	\$791		
409-777 Herald St	Con	1	1	2020	455	1	\$374,900	\$10,097,700		101	\$824	3.7	
626-1029 View St	Con	1	1	2019	441		\$379,000			40	\$859		
314-1029 View St	Con	1	1	2019	435	435	\$425,000			24	\$977		
205-989 Johnson S	Con	1	1	2019	743	743	\$460,000			45	\$619		
501-613 Herald St	Con	1	1	2018	520	562	\$465,000	\$363,200		12	\$894	128.0	
E-1204-989 Johnsc	Con	1	1	2019	611	611	\$480,000			45	\$786		
805-777 Herald St	Con	1	1	2020	606	1	\$485,900	\$10,097,700		101	\$802	4.8	
418-1029 View St	Con	1	1	2019	624	624	\$499,000			66	\$800		
307-1628 Store St	Con	1	1	2021	562	562	\$500,000			76	\$890		
802-777 Herald St	Con	1	1	2020	556	1	\$519,900	\$10,097,700		101	\$935	5.1	
531-1029 View St	Con	1	1	2019	669	669	\$594,500	\$500,000		25	\$889	118.9	
305-530 Michigan S	Con	1	1	2021	698		\$699,900			96	\$1,003		
304-888 Governme	Con	1	2	2020	895	895	\$998,850	\$22,641,000		89	\$1,116	4.4	
Count 17	Average	1.0	1.1	2019	557	452	\$482,703	\$8,966,217		57	\$859	44.2	
	Median	1.0	1.0	2019	556	562	\$465,000	\$10,097,700		45	\$838	5.0	
	Minimum	1.0	1.0	2018	388	1	\$325,000	\$363,200		12	\$619	3.7	
	Maximum	1.0	2.0	2021	895	895	\$998,850	\$22,641,000		101	\$1,116	128.0	

Overall Summary

		Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%
Your Property										\$0		
Count 17	Average	1.0	1.1	2019	557	452	\$482,703	\$8,966,217		57	\$859	
	Median	1.0	1.0	2019	556	562	\$465,000	\$10,097,700		45	\$838	
	Minimum	1.0	1.0	2018	388	1	\$325,000	\$363,200		12	\$619	
	Maximum	1.0	2.0	2021	895	895	\$998,850	\$22,641,000		101	\$1,116	

Explanation of Terms

Current Listings - listings on the market now; Pending Sales - listings where sales have been agreed but not completed; Recent Sales - listings where sales have completed; Listings That Did Not Sell - listings that did not sell and are no longer on the market

SCls - Listing Sub-Class; Bd - total bedrooms; Bth - total bathrooms; Built - year built; FinSF - finished square footage; Lot SF - lot area in sqft; List\$ - last list price; Sell\$ - selling price; Assess\$ - BCA assessed value; DoM - Days on Market (for Current listings, the number of days the listing contract has been in force; for others listings, the number of days the listing contract was in force before going off-market); \$/FinSF - price per finished square foot (selling price for pending and recent sales, list price for others); S/L% - selling price divided by last list price, expressed as a percentage; L/A% - last list price divided by assessed value, expressed as a percentage; S/A% - selling price divided by assessed value, expressed as a percentage

Listing Sub-Class Abbreviations: SFD - Single Family Detached; SDp - Strata Duplex Unit; Con - Condo Apartment; Tw - Townhouse; Rv2 - Revenue Duplex; Rv3 - Revenue Triplex; Rv4 - Revenue 4-Plex; MDw - Manu Double-Wide; MSw - Manu Single-Wide; Rec - Recreational; Other - Other

Count - the number of listings in the group/overall; Average - sum of the values in the column above divided by the number of values; Median - the middle value when the values in the column above are sorted; Minimum - the lowest value in the column above; Maximum - the highest value in the column above (listings with no data are excluded from Average, Median, Minimum and Maximum calculations)

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Current Listings

Address	SC	Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%	L/A%
Your Property										\$0			
825-1628 Store St	Con	2	2	2021	1,118	1,118	\$1,025,000			79	\$917		
2104-777 Herald St	Con	2	2	2020	1,085	1	\$1,039,900	\$10,097,700		101	\$958		10.3
303-550 Michigan St	Con	2	2	2021	1,123	1	\$1,139,900			96	\$1,015		
2102-777 Herald St	Con	2	2	2020	1,121	1	\$1,153,200	\$10,097,700		101	\$1,029		11.4
205-1201 Fort St	Con	2	2	2021	1,268	1,483	\$1,200,000	\$1,111		51	\$946		
1902-848 Yates St	Con	2	3	2020	1,385		\$1,459,900			25	\$1,054		
412-888 Governme	Con	2	3	2020	1,373	1,307	\$1,499,000			19	\$1,092		
PH8-1018 Pentrele	Con	2	3	2021	1,575	2,113	\$1,900,000	\$1,111		50	\$1,206		
311-888 Governme	Con	2	3	2020	1,710	1,710	\$2,899,900			134	\$1,696		
207-888 Governme	Con	2	3	2020	2,160	2,262	\$3,499,900			134	\$1,620		
306-888 Governme	Con	2	3	2020	2,029	2,234	\$3,599,900			134	\$1,774		
1008-777 Herald St	Con	2	1	2020	783	1	\$627,900	\$10,097,700		101	\$802		6.2
905-960 Yates St	Con	2	2	2018	860	860	\$655,000	\$476,000		26	\$762		137.6
S216-1105 Pandor	Con	2	2	2019	819	819	\$659,000			19	\$805		
W-802-989 Johnso	Con	2	2	2019	879	879	\$690,000			45	\$785		
E-706-989 Johnso	Con	2	2	2019	837	837	\$695,000			45	\$830		
203-1201 Fort St	Con	2	2	2021	795	881	\$735,000	\$1,111		54	\$925		
N413-1105 Pandor	Con	2	2	2019	894	894	\$739,000			36	\$827		
1603-848 Yates St	Con	2	2	2020	883	883	\$739,900			13	\$838		
701-777 Herald St	Con	2	2	2020	890	1	\$746,300	\$10,097,700		101	\$839		7.4
2103-777 Herald St	Con	2	2	2020	854	1	\$755,900	\$10,097,700		101	\$885		7.5
1003-777 Herald St	Con	2	2	2020	929	1	\$756,900	\$10,097,700		101	\$815		7.5
402-848 Yates St	Con	2	2	2020	1,097		\$779,900			147	\$711		
213-530 Michigan St	Con	2	2	2021	812	1	\$789,900	\$11,619,000		96	\$973		6.8
602-989 Johnson St	Con	2	2	2019	1,024	1,024	\$825,000			45	\$806		
311-1201 Fort St	Con	2	2	2021	896	1,057	\$899,900	\$1,111		56	\$1,004		
308-1628 Store St	Con	2	2	2021	1,143	1,143	\$985,000			74	\$862		
207-530 Michigan St	Oth	2	2	2021	1,183	1	\$1,149,900	\$11,619,000		96	\$972		9.9
104-560 Michigan St	RTw	2	3	2021	1,451	1	\$1,489,900	\$11,619,000		96	\$1,027		12.8
Count 29	Average	2.0	2.2	2020	1,137	797	\$1,211,586	\$6,851,689		75	\$992		21.7
	Median	2.0	2.0	2020	1,085	879	\$899,900	\$10,097,700		79	\$925		8.7
	Minimum	2.0	1.0	2018	783	1	\$627,900	\$1,111		13	\$711		6.2
	Maximum	2.0	3.0	2021	2,160	2,262	\$3,599,900	\$11,619,000		147	\$1,774		137.6



Overall Summary

		Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%
Your Property									\$0			
Count	29	Average	2.0	2.2	2020	1,137	797	\$1,211,586	\$6,851,689	75	\$992	
		Median	2.0	2.0	2020	1,085	879	\$899,900	\$10,097,700	79	\$925	
		Minimum	2.0	1.0	2018	783	1	\$627,900	\$1,111	13	\$711	
		Maximum	2.0	3.0	2021	2,160	2,262	\$3,599,900	\$11,619,000	147	\$1,774	

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SENT VIA EMAIL

July 16, 2019

Mayor and Council
City of Victoria

Re: 1224 Richardson Street Rezoning Application

Dear Mayor and Council:

On Wednesday, June 19th the CALUC Community meeting for the above project was held, with a turnout of approximately 50 neighbors to consider and discuss the project.

While there was much support for the Affordable Sustainable Homes/Gentle Density concept behind the project, the general consensus was that there remained much further refinement required of the project to integrate well into the area. Of the 24 CALUC Community Meeting Feedback Forms returned, 19 opposed the development as proposed, and 5 supported it. In addition, 5 additional e-mails the Rockland Land Use committee received wrote in opposition to the project as proposed.

The greatest concern was expressed over the 8 + 2 visitor parking spaces proposed for 24 units. That concern was also stated in the majority of the Feedback Forms. It was widely expressed that it was unreasonable to think that most tenants would have no car, especially tenants with families. The neighbours expressed the concern that the streets of the neighbourhood were already oversubscribed for parking and there was no ability to absorb even more on street parking.

A corollary concern to the lack of parking was the potential impact of the increased density on the private lane siding much of the property. For many years this private lane has been used as a mixed use thru path for automobiles, bikes, and pedestrians but the Linden owners of that lane felt little was proposed to keep it safe for all. While the proponents discussed fencing, the concern was also on the impact of the addition 1224 owners using the lane as a driveway for vehicle access greatly increasing vehicle usage.

There was general support for the ASH concept but it was frequently voiced that the number of units was too great as there was not space for parking to adequately support the units. It was suggested that the number of units be reduced by including 3 bedroom units. This was viewed as a way to offset parking shortfalls as well as an important addition to the affordable housing stock available in the city.

Several suggested a more reasonable proposal would be to plan for 6 units per building complementing the existing conversions on Linden and in the general area. There was concern expressed over the size of the proposed buildings in overlook of the one storey homes immediately adjacent to the east along Richardson and it would be reasonable that the units maintain the height of the existing R1-B zoning.

At this time the RNA LUC would propose:

1. The size and mix of the units be reconsidered, in particular the addition of 3 bedroom units.
2. Additional analysis be done on all available parking resources on and off the property.
3. That further discussion take place to alleviate neighbor concerns about the private lane usage.

If you have any questions concerning the detail provided in this letter, please do not hesitate to contact our RNA LUC Chair, Bob June. Bob is copied here and will provide the detailed feedback referenced in this letter to you under separate cover.

Respectfully,
Marc Hunter
President
RNA

cc: Bob June, RNA LUC Chair
Geoff Young, City of Victoria Councillor
Gary Pemberton, City of Victoria and Rockland City Liaison



October 10, 2019

Mayor and Council:

Re: CALUC Community Meeting - 1224 Richardson Street, REZ00705

Dear Mayor and Council:

Approximately 45 attended the second CALUC Community Meeting September 17, 2019 on this proposal required by an increase in building heights. The issues raised mirrored the issue of the first meeting approximately 35 attendees.

A review of the notes accompanying shows the primary issues is the size of the project. Several voiced a concern that the buildings are too big. Several voiced concerns that there are too many units in the buildings.

There was additional concern that the units do not reflect the requirements of the community in that the units are either too small for families or that the bedroom mix does not address the need for three-bedroom housing in Victoria. There was also discussion as to whether the units provide enough value or a price point to be presented as "affordable housing."

Skepticism greeted the information that the buildings have adequate parking in their alignment with the current Schedule C Parking "Affordable" 0.20 requirements and a Modo car provision. It should be noted that the Schedule C Affordable minimum number requirement is; (affordable dwelling units secured in perpetuity through a legal agreement) Concern about available, or the unavailability, on-street parking remains high.

As the project is predicated in great part on its public transit/cycling/walkability credentials a question was raised about the future of bus service on Richardson

We have now been informed by Engineering & Public Works the Shared - All Ages & Abilities Cycling Infrastructure is being considered for this corridor and discussion is to take place on the impacts on Richardson traffic flow and on-street parking. This discussion may take place in the next several weeks and possibly provide the neighbors with good data on parking trends.

The owners of the private lane section that connects Richardson to Rockland remain concerned about safety in the lane with much higher traffic from the project anticipated.

It must be noted that there was support from some for the project as it stands and that all participants spoke in favor of seeing affordable housing. The issue is in execution, not in desirability.

Respectfully,

Marc Hunter
President, RNA

CALUC Meeting Notes for 1224 Richardson

September 17, 2019

Facilitator: Bob June

Note taker: Anthony Danda

Proponents: 1224 Richardson Property Corp, Tim Stemp

RE-200705

Proponent Presentation

Partners: Tim Stemp, Dan Pringle, Harry Newton, Gene Miller

Mr. Stemp explained that this second CALUC meeting was required to notify residents within a 200m radius as the first meeting only covered a 100 m radius.

Mr. Stemp reviewed the highlights of the presentation and the changes from the initial application.

Questions + Comments

Bill Edmonds, 715 Linden

QUESTION: How big are the suites? It's difficult to understand the value until the developer can provide a price / sq ft comparison with the market.

RESPONSE: 1 bed = 500 sq ft, 2 bed = 600 – 700 sq ft. They are comparable to what is being built today.

Bill Birney, 1215 Rockland

QUESTION: City council has backed off from anything without affordable housing. I think the development is commendable and unique. But when you negotiate with the city, do you have any intentions of converting to more expensive units?

RESPONSE: The proponents have no intention of changing the prices. They are proud to bring this needed development to the market.

Bill Edmonds, 715 Linden

QUESTION: What would be put in place to ensure no short-term rentals, e.g. Airbnb?

RESPONSE: The city regulates STRs. There is nothing we can do to limit these rentals within those regulations.

Nora McCoy, 1255 Richardson

Raised a concern about the bus route on Cook Street. The #1 comes five times a day and is on the watchlist to be cancelled, so the argument about lack of parking is weakened.

RESPONSE: There are sufficient bus routes at Cook and Fort.

Tamsen Macintosh and Peter Wells, 721 Linden

COMMENT: Expressed concerns about the height and density.

RESPONSE: There is only a very minor height variance. In fact the house on Richardson is shorter than ones around it. It is also placed over 100 ft from neighbouring buildings, which is more than Mr. Wells' property.

COMMENT: The structures could be smaller.

RESPONSE: But they wouldn't be affordable. The house is actually smaller than most on Linden.

COMMENT: The use of the alleyway for 24 units is concerning. Access should come off of Richardson.

RESPONSE: City staff prefer the access point in the alley.

COMMENT: Is that code?

RESPONSE: The city is treating it currently as intermodal. We have provided an additional 1.5m right of way to delineate the sidewalk from the road.

COMMENT: I don't want new housing overlooking an alley that the residents pay taxes on.

RESPONSE: Why don't you put up signs today restricting access?

Matt Drislane, 809 Linden

COMMENT: The developers are naïve to think that people won't have cars. Residents will put savings from the affordable housing into cars. Lack of parking is a very big concern.

QUESTION: Why didn't you just build 4 – 5 single family homes?

RESPONSE: We are meeting a demand in the city of Victoria for more housing.

Donna Meares, 715 Linden

QUESTION: Can you explain the affordability and how it works?

RESPONSE: ASH is a private concept where units are sold at affordable prices. If a buyer flips the property within three years, they must pay the city 10% of the profit. We are modifying our profit as an investment in affordability.

Peter Gardner, 526 Linden

QUESTION: Do you believe that less than 0.5 car / resident is reasonable?

RESPONSE: That is what the data in studies show.

QUESTION: Where will people park if it goes over the proposed amount?

Annette Ruitenbeck, 1200 Richardson

I have concerns that we must trust you to stick to affordability.

ASH is a red herring. The real concern is conversion to market housing.

Families don't fit into these tiny spaces.

RESPONSE: The intent is to sell to owners in perpetuity. It's not perfect but we're trying to balance affordability and free market. Owners should be able to take part in market uplifts.

We have said we would include a restrictive covenant that we will sell at the prices we are committing to.

Raphael Beck, 727 Linden

QUESTION: Is there a strategy to prevent people from flipping?

RESPONSE: The fact that the units are small and have no parking will always limit their value.

QUESTION: We do not want people walking down our lane. Any solutions to prevent increased vehicle / pedestrian traffic?

RESPONSE: We are configuring the driveway so drivers must turn left. You will need to manage the pedestrians in the alley.

Bruce Masterson, 707 Linden

I have 5 units with 9 cars, so the data you presented before does not match my experience.

Parking will overflow onto Linden which is already packed.

Catherine Shanker, 1255 Richardson

We can agree that there is a dearth of housing in Fairfield. There is also a dearth of 3+ bedrooms for families, for either rent or purchase.

QUESTION: At the proposed pricing, what is the profit compared to affordability?

RESPONSE: We acknowledge that we will make a profit. We are not asking for any subsidies. One just has to compare our prices to others. It's an expensive piece of land. Jukebox is significantly more expensive for comparable units. End of the day, one can't build 3 bedroom units without subsidies. And this model still allows owners to participate in the market so they may one day afford a 3 bedroom somewhere. There are even development proposals on smaller lots with more units.

Brian Kendrick, 538 Harbinger

QUESTION: Are the basement units included in the FSR?

RESPONSE: Yes

Jackie Bease, 1238 Richardson

QUESTION: Where does the proponent live?

RESPONSE: Burdett, Rockland and Fairfield

COMMENT: Construction could have an impact on small businesses.

RESPONSE: Construction should take 1 – 1.5 years

Lynn Walmsley, 815 / 821 Linden

COMMENT: I'm concerned about density. Why couldn't you have built 3 x 4 multiplexes providing affordable rents? 24 units on a lot on the lane is not feasible. I wish you could do it in 12 units. Why can't you redesign to have fewer units. I am against the density and parking.

RESPONSE: If we have less units, then the units would not be affordable. We are giving 1.5m to the city. 6m is more than enough for 2 cars to pass each other.

Kirk Bease, 1238 Richardson

Parking is already quite contentious on Richardson and this development will make it worse.

I would like to see more 2 bedrooms for 2 incomes, which fits the neighbourhood better.

Sean Leitenberg, 1618 Richardson

I support the proposal.

The proponents can't develop much less because of construction and property costs. They aren't getting rich.

This is not subsidized housing. Perhaps we need more subsidized housing.

I want to see more of this type of development. I don't want to see half the units for twice the price.

Nora McCoy, 1255 Richardson

QUESTION: Why don't you have more 2 bedroom units?

RESPONSE: 25% are 2 bedroom units. More would change the economics and hence the feasibility of the development.

Beth Barnes, 629 Harbinger

I oppose this development due to the parking, which is already a huge problem in the neighbourhood. Where will guests park? There should also be fewer units.

Bill Edmonds, 715 Linden

You should look into where people can rent parking in the neighbourhood.



Talbot Mackenzie & Associates

Consulting Arborists

1224 Richardson St, Victoria

Construction Impact Assessment &

Tree Preservation Plan

Prepared For: 1224 Richardson Property Corp
Attention: Tim Stemp
1224 Richardson St
Victoria, BC
V8V 3E1

Prepared By: Talbot, Mackenzie & Associates
Noah Borges – Consulting Arborist
ISA Certified # PN-8409A
TRAQ – Qualified

Date of Issuance: May 13, 2019
Updated August 19, 2019

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: 1224 Richardson Street, Saanich

Date of Site Visit: May 1, 2019

Site Conditions: Residential lot. No ongoing construction activity.

Summary: We anticipate Ash tree #4 (81cm DBH), located on a neighbour's property to the east, will be significantly impacted by excavation to construct building C's foundation and surrounding retaining wall. A significant portion of its crown (~50%) would also conflict with the new building. We recommend this tree be removed prior to construction. Roots from Ash #2 and Black Locust #3 (both also located on adjacent properties) are also likely to be encountered during excavation for construction of buildings B and C, respectively. We anticipate both can be retained and recommend an arborist supervise any excavation within their critical root zones and prune any severed roots back to sound tissue. Black Locust #3 will also require pruning to attain clearance from building C but we do not anticipate its health will be significantly impacted as a result.

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 demolish the existing building and construct three new buildings and a parking area
- 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. No trees were 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 by-law protected trees with their identification numbers were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans from Christine Lintott Architects (dated March 2019).

Limitations: No exploratory excavations have been requested and thus the conclusions reached are based solely on critical root zone calculations 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.

An underground servicing plan was not available for comment.

Summary of Tree Resource: Five trees were inventoried, none of which are on the subject property. There is one Hawthorn tree on the municipal frontage (#1) and four on adjacent properties #2-5)



Municipal Hawthorn #1 (31cm DBH below union).



Ash #2 (~75cm DBH). We could not measure this tree's DBH as it is growing through the neighbour's fence.



Black Locust #3 (left, ~60cm DBH) and Ash #4 (right, 81cm DBH). These trees are both growing within 1m of the fence. We did not measure the DBH of #3 as it is located on the neighbour's property. The DBH of #4 was provided by City of Victoria Parks.



Black Locust #3 (left) had some dieback and large deadwood but is in fair health. The existing garage on the subject property is located within this tree's CRZ. Ash #4 has some dieback and is in fair health.



Holly #5 (~40cm DBH). We did not measure the DBH of this tree as it is located on the neighbour's property.

Trees to be Removed: We anticipate one tree, **Ash #4** (81cm DBH), will require removal as a result of the excavation to construct building C. The lower floor of the building, which will be constructed below the existing grade, and the surrounding retaining wall will likely require excavation to the east property line. The tree is approximately 0.5m from the fence. We anticipate large, structural roots will be encountered, resulting in significant health and structural impacts. In addition, about half of the tree's crown would have to be pruned for building clearance and would likely require entire limbs to be removed. Therefore, we recommend the tree be removed prior to construction. If the neighbour wishes to retain this tree, we anticipate the risk associated with whole tree failure will increase considerably. The neighbour should be notified of the proposed impacts to their tree. This tree is bylaw protected.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Ash #2** (~75cm DBH) is located across the driveway west of the subject property and is approximately 5.5m from the northwest corner of the retaining wall surrounding building B. Less than one-quarter of this tree's CRZ will be impacted and we do not anticipate its health will be impacted. We recommend the project arborist prune any roots encountered back to sound tissue at the edge of excavation. We were unable to measure this tree as there it is growing through a neighbour's fence and is conflicting with a garage roof. It may be by-law protected (80cm DBH or greater).
- **Black Locust #3** (~60cm DBH) is also located next to the east fence line but is approximately 3m from the northeast building corner. To minimize root loss, we recommend limiting the extent of excavation at the northwest corner of building C. If excavation occurs 1m outside the building footprint, we anticipate less than one-quarter of this tree's CRZ will be impacted. Large roots (>3cm in diameter) will likely be encountered, which may exacerbate this tree's already declining health condition. We recommend the project arborist supervise all excavation within this tree's CRZ and prune any roots encountered back to sound tissue at the edge of excavation.

Crown pruning will also be required to attain building clearance. This tree is growing asymmetrically away from the adjacent ash tree, which limits the number of conflicting limbs. There appear to be suitable laterals to prune back to, and we anticipate the largest branches that will have to be removed are about 4cm in diameter. It should be noted that this tree is already in fair to poor health condition. Depending on the number and size of roots encountered, the root loss and crown pruning may expedite this tree's decline. It may be prudent to remove this tree and plant young, well-structured replacement trees. The neighbour should be notified of the proposed impacts to their tree. This tree is not by-law protected.

- **Driveway:** We do not anticipate any trees will be impacted by construction of the proposed common driveway or parking area.
- **Underground Services:** An underground site servicing plan was not available for comment. Based on discussions with the applicant, the underground services will likely either be run down the west or east sides of the property. There is a sanitary sewer ROW on the west side

of the property. If underground services are run down the west side of the property, excavation will likely be required within the CRZ of Ash #2, potentially resulting in significant impacts if roots are damaged or severed. If they are aligned on the east side of the property, excavation may occur within the CRZ of municipal Hawthorn #1. Alternative excavation techniques (e.g. hydro-vac, air-spade, or a combination of machine and hand-digging) would likely be recommended in each case. We recommend the project arborist review the site servicing plan once it becomes available to evaluate the potential impacts to trees to be retained and recommend mitigation measures.

- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:
 - Excavation within the CRZs of Ash #2 and Black Locust #3 for construction of buildings B and C
 - Any excavation within the CRZ of trees to be retained for the installation of underground services
- **Barrier Fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. 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:
 - 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 medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
- **Demolition of the Existing Building:** The demolition of the existing house and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of

trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

- **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.
- **Scaffolding:** This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).
- **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,



Noah Borges
ISA Certified #PN-8409A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page site survey, 12-page site and building plans, 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

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.

**1224 Richardson St
Tree Resource Spreadsheet**

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	By-Law Protected
1	Hawthorn	<i>Crataegus oxycantha</i>	31 below unions	6	3.5	Moderate	Poor	Fair/poor	Municipal tree (ID: 21386), significant dieback	N (Municipal)
2	European Ash	<i>Fraxinus excelsior</i>	~75	12	8.5	Moderate	Fair	Fair	Neighbour's tree, ~4m from property line, growing on far edge of laneway through fence, cracks in driveway, dieback, 2nd stem may have been pruned historically, large pruning wounds, overhangs to near property line (may be by-law protected)	N (Neighbour's)
3	Black Locust	<i>Robinia pseudoacacia</i>	~60	10	6.0	Good	Fair	Fair	Neighbour's tree, next to fence, asymmetric crown due to competition with ash, dieback, large deadwood, overhangs ~3.5m	N (Neighbour's)
4	European Ash	<i>Fraxinus excelsior</i>	81	14	8.5	Moderate	Fair	Fair	Neighbour's tree, 0.5m from fence, some dieback	N (Neighbour's)
5	Holly	<i>Ilex spp.</i>	~40	6	4.0	Good	Good	Fair	Neighbour's tree, >3m from property line	N (Neighbour's)

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1224 Richardson Street

Legal Parcel C (DD 38188I) of Section 26,
Fairfield Farm Estate, Victoria City, Plan 13

Parcel Identifier: 009-343-211
in the City of Victoria

Scale 1:250 Distances are in metres



The intended print size is 18" by 24"

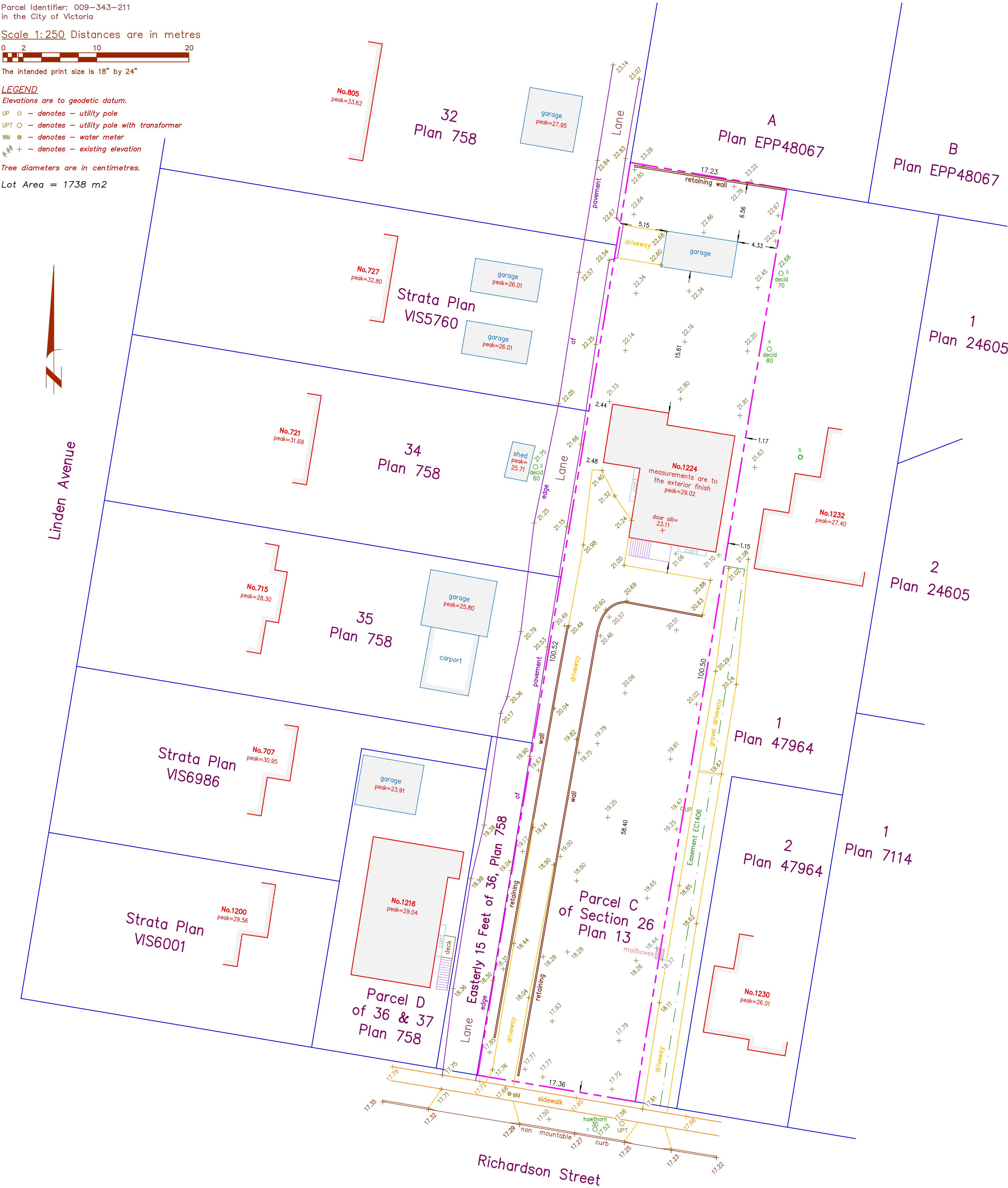
LEGEND

Elevations are to geodetic datum.

- UP ○ - denotes - utility pole
- UPT ○ - denotes - utility pole with transformer
- WM ● - denotes - water meter
- ###+ - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 1738 m2



January 15, 2019

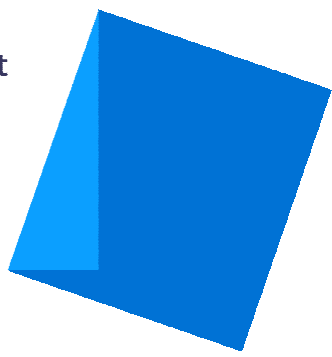
File : 12,917-9
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries. 66

1224 Richardson Street



Christine Lintott Architects



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date
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Project Scope:

- Demolition of two (2) existing buildings and sitework
- New construction of three (3) buildings at three storeys each
- Twenty four (24) total Affordable Housing units: six (6) two-bedroom units, eighteen (18) one-bedroom units
- New surface parking lot with ten (10) total stalls and Photovoltaic (PV) canopy
- New landscaping and paved entry sidewalks
- Photovoltaic (PV) panels on building roofs and parking lot canopy
- Short-term and long-term bicycle parking provided: eighteen (18) short-term stalls, twenty-six (26) long-term stalls

APPLICANT

1224 RICHARDSON PROPERTY CORP

250-415-6240

CONTACT: TIM STEMPE
TimP993@hotmail.com

ARCHITECT

CHRISTINE LINTOTT ARCHITECTS
SUITE 1 - 864 QUEENS AVENUE
VICTORIA, BC V8T 1M5

250-384-1969

CONTACT: CHRISTINE LINTOTT
Christine@lintottarchitect.ca

LANDSCAPE ARCHITECT

LADR LANDSCAPE ARCHITECTS
3 - 864 QUEENS AVENUE
VICTORIA, BC V8T 1M5

250-598-0105

CONTACT: BEV WINDJACK
bwindjack@ladrla.ca

SURVEYOR

POWELL & ASSOCIATES
250 - 2950 DOUGLAS STREET
VICTORIA, BC V8T 4N4

250-382-8855

Project Area Tables:

Building A Floor Area - Zoning		
Name	Area	
Electrical	2 m ²	
Mechanical	1 m ²	
Unit 1A	40 m ²	
Unit 1B	40 m ²	
Unit 2A	42 m ²	
Unit 2B	42 m ²	
Unit 3A	45 m ²	
Unit 3B	45 m ²	
	258 m ²	

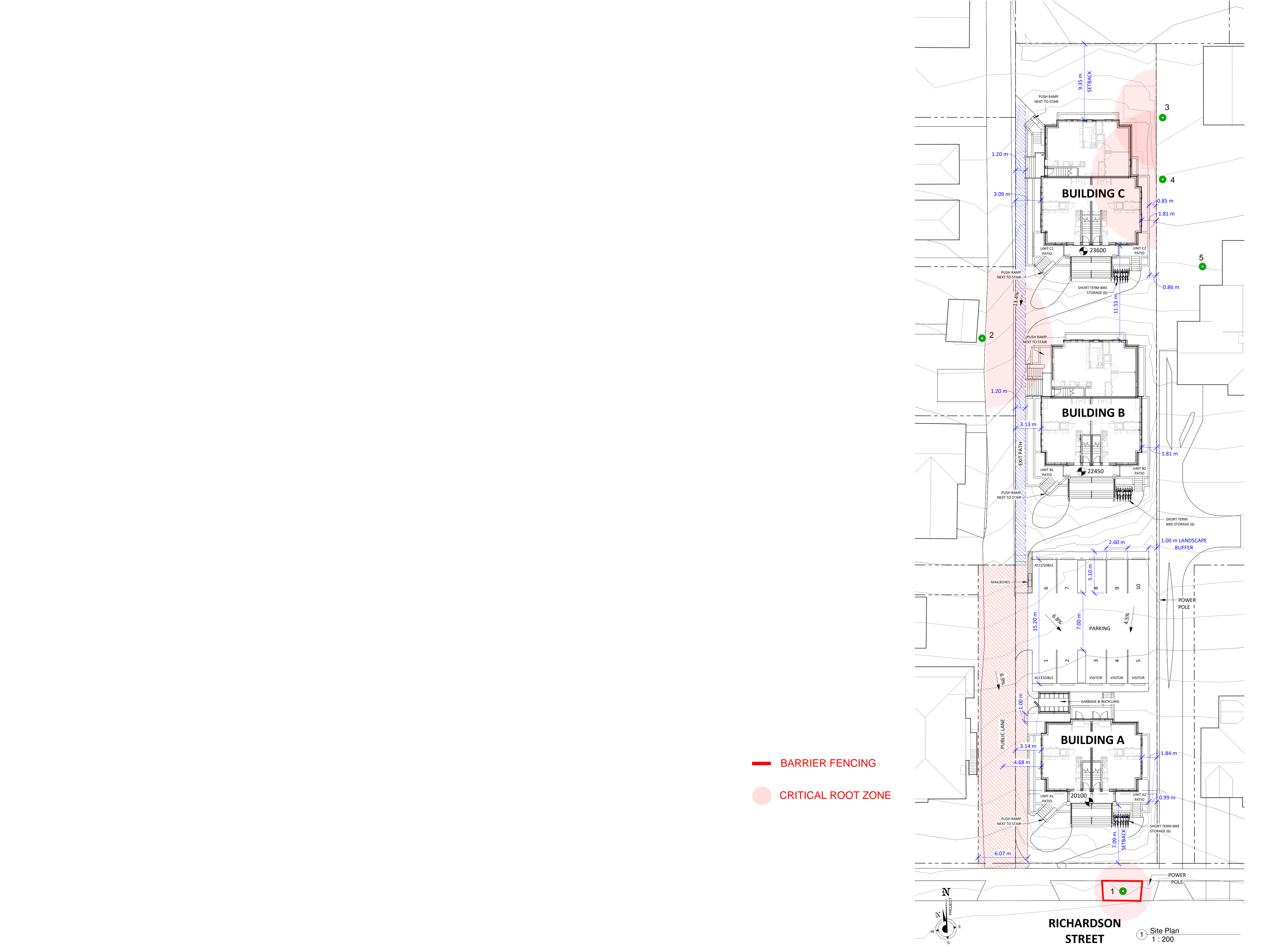
Building B Floor Area - Zoning		
Name	Area	
Mechanical	1 m ²	
Unit 1A	41 m ²	
Unit 1B	41 m ²	
Unit 1C	61 m ²	
Unit 2A	42 m ²	
Unit 2B	42 m ²	
Unit 2C	61 m ²	
Unit 3A	45 m ²	
Unit 3B	45 m ²	
Unit 3C	69 m ²	
	448 m ²	

Building C Floor Area - Zoning		
Name	Area	
Unit 1A	41 m ²	
Unit 1B	40 m ²	
Unit 1C	60 m ²	
Unit 2A	44 m ²	
Unit 2B	43 m ²	
Unit 2C	61 m ²	
Unit 3A	45 m ²	
Unit 3B	45 m ²	
Unit 3C	70 m ²	
	450 m ²	

Project Information Table			
Zone	Proposed NEW ZONE		
Site Area	1,738.22 m ²		
Total Floor Area ¹	1,157m ²		
Commercial Floor Area	N/A		
Floor Space Ratio	0.67:1		
Site Coverage %	31%		
Open Site Space %	56%		
Height of Buildings ²	Building A = 9.40m	Building B = 10.08m	Building C = 9.95m
Storeys #	3 storeys		
Parking Stalls #	0.2 per unit (<45m ²) x 18 => 3.6 0.5 per unit (>45m ² and <70m ²) x 6 => 3.0 Visitor = 0.1 per unit x 24 => 2.4 Total required: 9		10 spaces proposed
Bicycle Parking #	Long Term: 1 space per unit that is (<45m ²) => 18 1.25 spaces per dwelling unit that is (>45m ²) => 7.5 Short Term: 6 spaces per building x 3 buildings => 18		26 Long Term Spaces proposed 18 Short Term Spaces proposed
Building Setbacks			
Front Yard (South)	7.09m		
Rear Yard (North)	9.35m		
Side Yard (East)	1.81m		
Side Yard (West)	3.09m		
Residential Use Details			
Total Number of Units	24		
Unit Type Breakdown	18 one-bedroom units, 6 two-bedroom units		
Ground Oriented Units	24 residential units		
Minimum Unit Floor Area	40m ²		
Total Residential Floor Area	1,153m ²		
¹ Long term bicycle parking not included in area calculation per zoning bylaw amendment 18-017.			
² Refer to elevation drawings for height calculations. See A1.02 for average grade calculations.			

Drawing List	
A0.00	Project Data
A1.01	Site Plan
A1.02	Survey & Height Calculations
A1.03	Street Elevations
A2.01	Floor Plans - Building A
A2.02	Floor Plans - Building B
A2.03	Floor Plans - Building C
A3.01	Elevations & Sections - Building A
A3.02	Elevations & Sections - Building B
A3.03	Elevations & Sections - Building C
A3.11	Spatial Separations
A3.12	Spatial Separations





Christine Lintott Architects

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Telephone: 250.384.1969
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Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date
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Consultant

1224 Richardson - ASH Concept

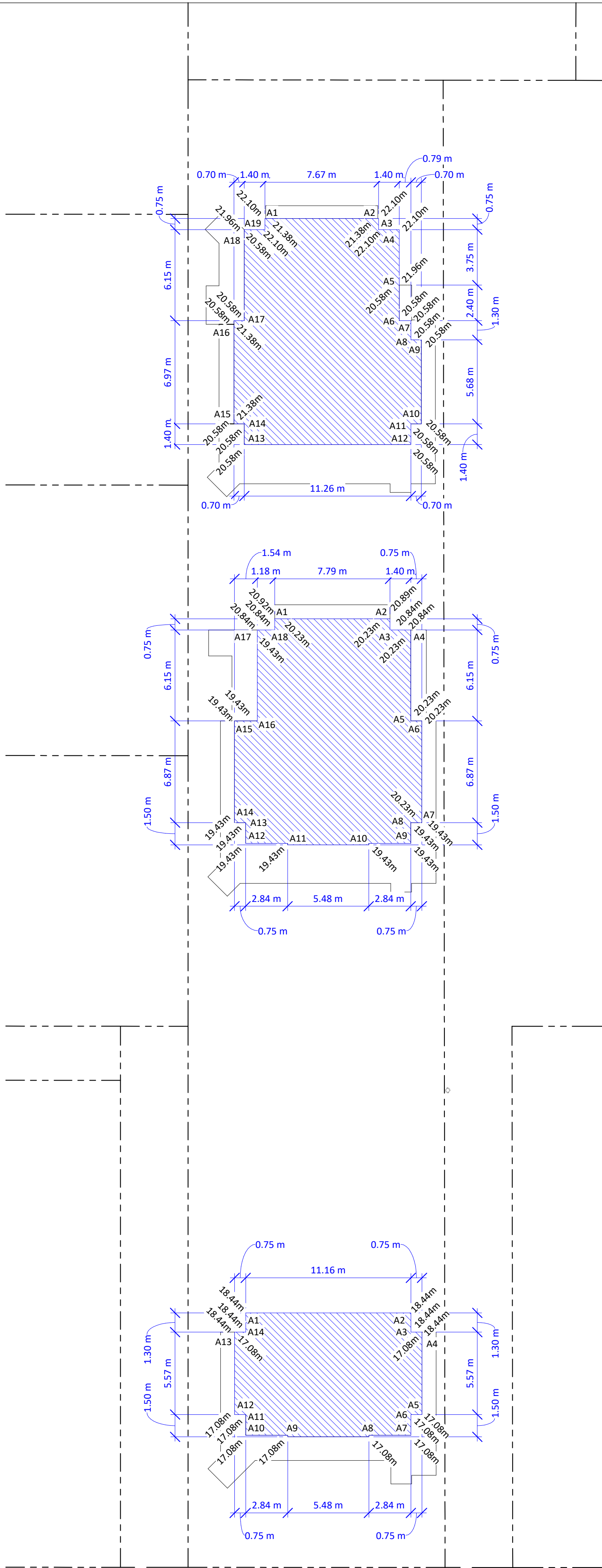
Victoria, BC

Site Plan

Date	2019-05-01 2:59:01 PM
Drawn by	CC
Checked by	CL

A1.01

Scale1 : 200



BUILDING C HEIGHT CALCULATION

A1 & A2	$((22.70 + 22.70) \div 2) \times 7.67\text{m} = 163.98$
A2 & A3	$((21.95 + 21.95) \div 2) \times 0.75\text{m} = 16.58$
A3 & A4	$((22.70 + 22.70) \div 2) \times 1.40\text{m} = 30.94$
A4 & A5	$((22.70 + 21.95) \div 2) \times 3.75\text{m} = 82.61$
A5 & A6	$((21.95 + 21.95) \div 2) \times 2.40\text{m} = 49.39$
A6 & A7	$((22.67 + 22.67) \div 2) \times 0.79\text{m} = 16.26$
A7 & A8	$((22.67 + 22.49) \div 2) \times 1.30\text{m} = 26.75$
A8 & A9	$((22.49 + 22.49) \div 2) \times 0.70\text{m} = 14.41$
A9 & A10	$((22.49 + 22.29) \div 2) \times 5.68\text{m} = 116.89$
A10 & A11	$((22.29 + 22.29) \div 2) \times 0.70\text{m} = 14.41$
A11 & A12	$((22.29 + 22.26) \div 2) \times 1.40\text{m} = 28.81$
A12 & A13	$((22.26 + 22.41) \div 2) \times 11.26\text{m} = 231.73$
A13 & A14	$((22.29 + 22.26) \div 2) \times 1.40\text{m} = 28.81$
A14 & A15	$((22.29 + 22.26) \div 2) \times 0.70\text{m} = 14.41$
A15 & A16	$((22.29 + 22.26) \div 2) \times 6.97\text{m} = 149.02$
A16 & A17	$((22.29 + 22.26) \div 2) \times 0.70\text{m} = 14.41$
A17 & A18	$((22.29 + 22.26) \div 2) \times 6.15\text{m} = 126.57$
A18 & A19	$((22.29 + 22.26) \div 2) \times 1.40\text{m} = 30.84$
A19 & A1	$((22.41 + 22.70) \div 2) \times 0.75\text{m} = 16.58$
	55.87m 1173.39

1173.39 ÷ 55.87m = 21.00m Average Grade

BUILDING B HEIGHT CALCULATION

A1 & A2	$((20.23 + 20.23) \div 2) \times 7.79\text{m} = 95.57$
A2 & A3	$((20.89 + 20.84) \div 2) \times 0.75\text{m} = 53.56$
A3 & A4	$((20.84 + 20.84) \div 2) \times 1.40\text{m} = 95.57$
A4 & A5	$((20.23 + 20.23) \div 2) \times 6.15\text{m} = 71.22$
A5 & A6	$((20.23 + 20.23) \div 2) \times 0.75\text{m} = 101.85$
A6 & A7	$((20.23 + 20.23) \div 2) \times 6.87\text{m} = 47.15$
A7 & A8	$((19.43 + 19.43) \div 2) \times 0.75\text{m} = 63.90$
A8 & A9	$((19.43 + 19.43) \div 2) \times 1.50\text{m} = 21.36$
A9 & A10	$((19.43 + 19.43) \div 2) \times 2.84\text{m} = 96.05$
A10 & A11	$((19.43 + 19.43) \div 2) \times 5.48\text{m} = 21.17$
A11 & A12	$((19.43 + 19.43) \div 2) \times 2.84\text{m} = 63.04$
A12 & A13	$((19.43 + 19.43) \div 2) \times 1.50\text{m} = 150.09$
A13 & A14	$((19.43 + 19.43) \div 2) \times 0.75\text{m} = 150.09$
A14 & A15	$((19.43 + 19.43) \div 2) \times 6.87\text{m} = 150.09$
A15 & A16	$((19.43 + 19.43) \div 2) \times 1.54\text{m} = 150.09$
A16 & A17	$((19.43 + 19.43) \div 2) \times 6.15\text{m} = 150.09$
A17 & A18	$((20.84 + 20.84) \div 2) \times 1.18\text{m} = 150.09$
A18 & A1	$((20.84 + 20.92) \div 2) \times 0.75\text{m} = 71.95$
	55.86m1108.41

1108.41 ÷ 55.86m = 19.84m Average Grade

BUILDING A HEIGHT CALCULATION

A1 & A2	$((18.44 + 18.44) \div 2) \times 11.16\text{m} = 205.79$
A2 & A3	$((18.44 + 18.44) \div 2) \times 1.30\text{m} = 23.97$
A3 & A4	$((18.44 + 18.44) \div 2) \times 0.75\text{m} = 13.83$
A4 & A5	$((17.08 + 17.08) \div 2) \times 5.57\text{m} = 95.14$
A5 & A6	$((17.08 + 17.08) \div 2) \times 0.75\text{m} = 12.81$
A6 & A7	$((17.08 + 17.08) \div 2) \times 1.50\text{m} = 25.62$
A7 & A8	$((17.08 + 17.08) \div 2) \times 2.84\text{m} = 48.51$
A8 & A9	$((17.08 + 17.08) \div 2) \times 5.48\text{m} = 93.60$
A9 & A10	$((17.08 + 17.08) \div 2) \times 2.84\text{m} = 48.51$
A10 & A11	$((17.08 + 17.08) \div 2) \times 1.50\text{m} = 25.62$
A11 & A12	$((17.08 + 17.08) \div 2) \times 0.75\text{m} = 12.81$
A12 & A13	$((17.08 + 17.08) \div 2) \times 5.57\text{m} = 95.14$
A13 & A14	$((18.44 + 18.44) \div 2) \times 0.75\text{m} = 13.83$
A14 & A1	$((18.44 + 18.44) \div 2) \times 1.30\text{m} = 23.97$
	42.06m 739.14

739.14 ÷ 42.06m = 17.57m Average Grade

BC LAND SURVEYORS SITE PLAN OF:
Civic: 1224 Richardson Street
Legal Parcel C (DD 381881) of Section 26,
Fairfield Farm Estate, Victoria City, Plan 13

Parcel Identifier: 009-343-211
In the City of Victoria
Scale 1:250 Distances are in metres
The intended print size is 18" by 24"

LEGEND
Elevations are to geodetic datum.
UP ○ - denotes - utility pole
UPT ○ - denotes - utility pole with transformer
WM ● - denotes - water meter
--- - denotes - existing elevation
Tree diameters are in centimetres.
Lot Area = 1738 m2



January 15, 2019
File : 12,917-9
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Christine Lintott
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Issue Date
For Rezoning/
Development Permit March --, 2019

Revision No. Description Date

Consultant

1224 Richardson
- ASH Concept
Victoria, BC

Survey & Height
Calculations

Date 2019-05-01 2:59:02 PM
Drawn by Author
Checked by Checker

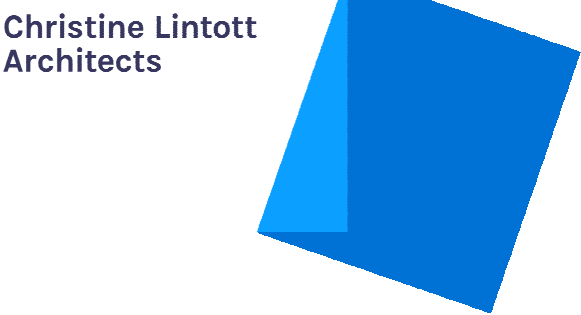
A1.02
Scale 1 : 200



② Street Elevation - Public Lane
1 : 150



① Street Elevation - Richardson Street
1 : 150



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Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date
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Consultant

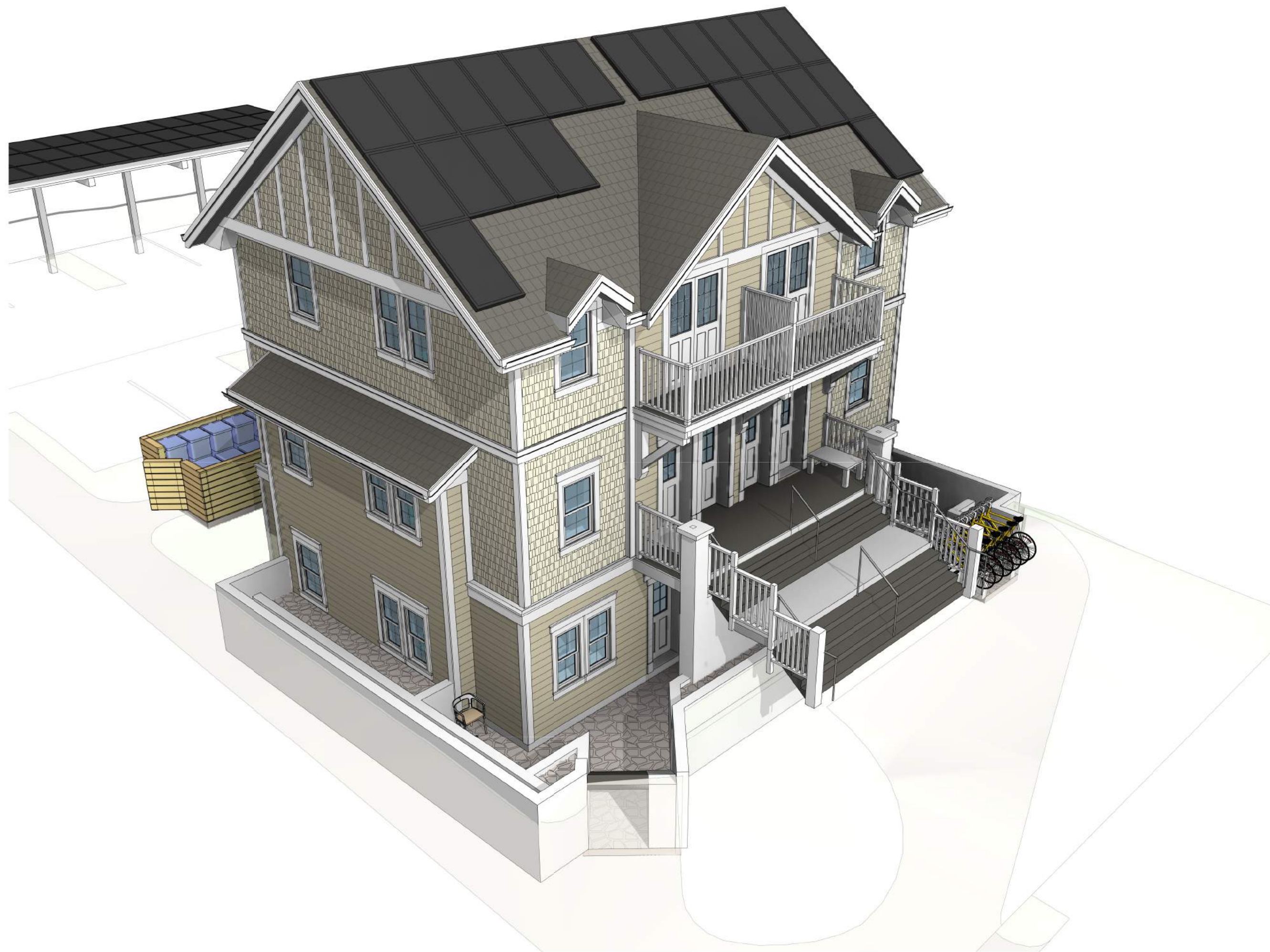
1224 Richardson
- ASH Concept
Victoria, BC

Street Elevations

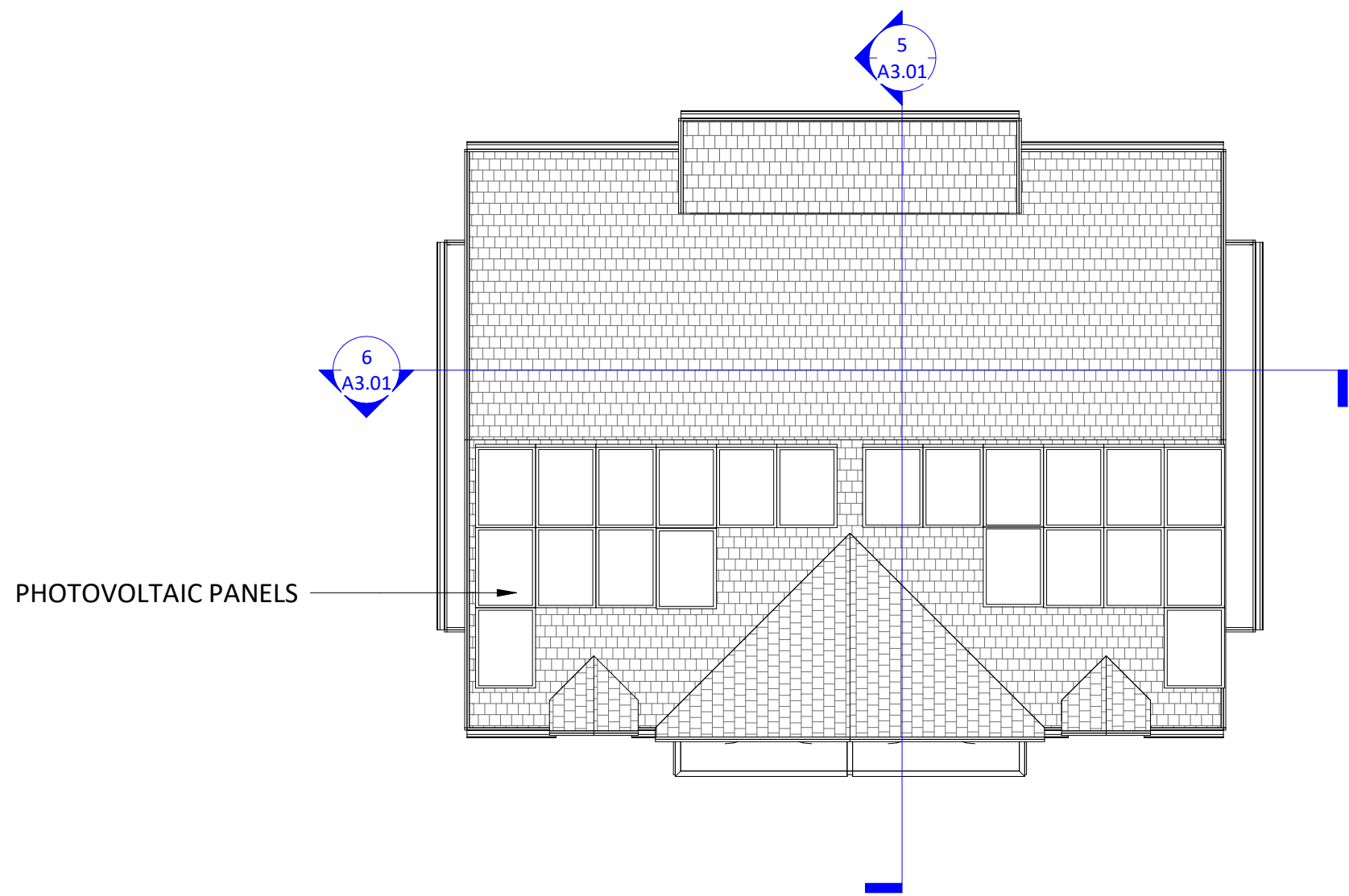
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Checked by	CL

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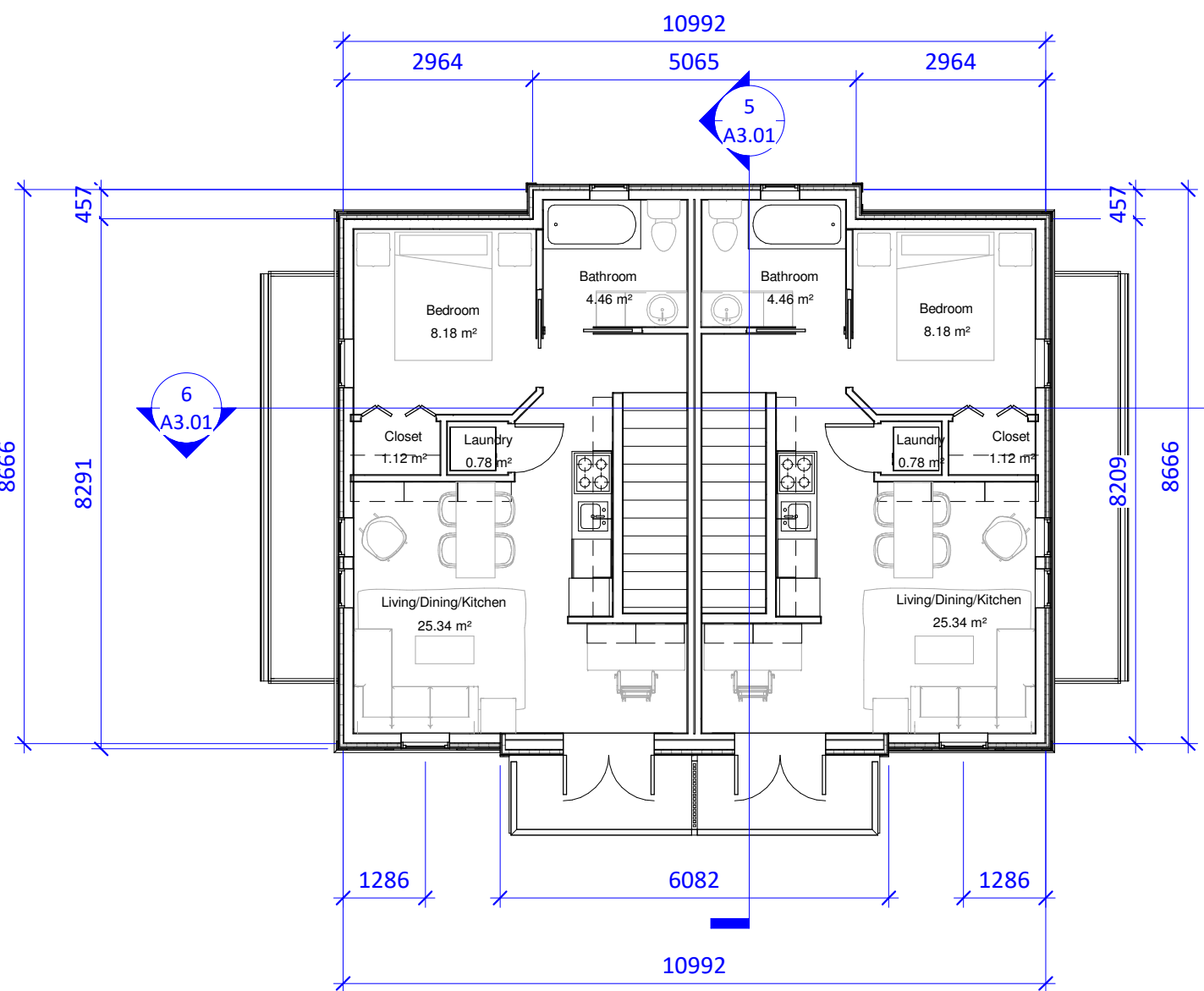
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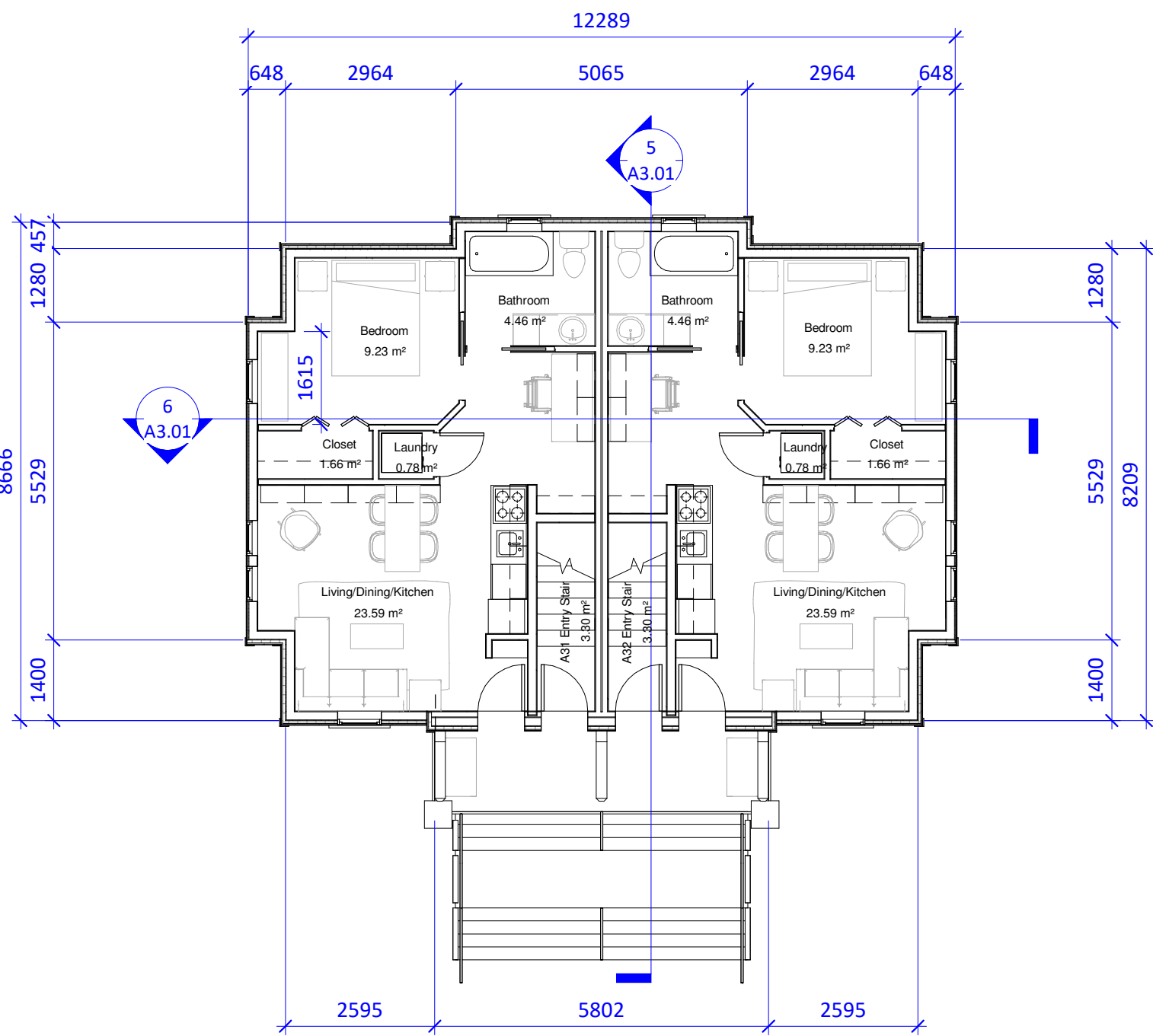
6 3D Overview of Building A



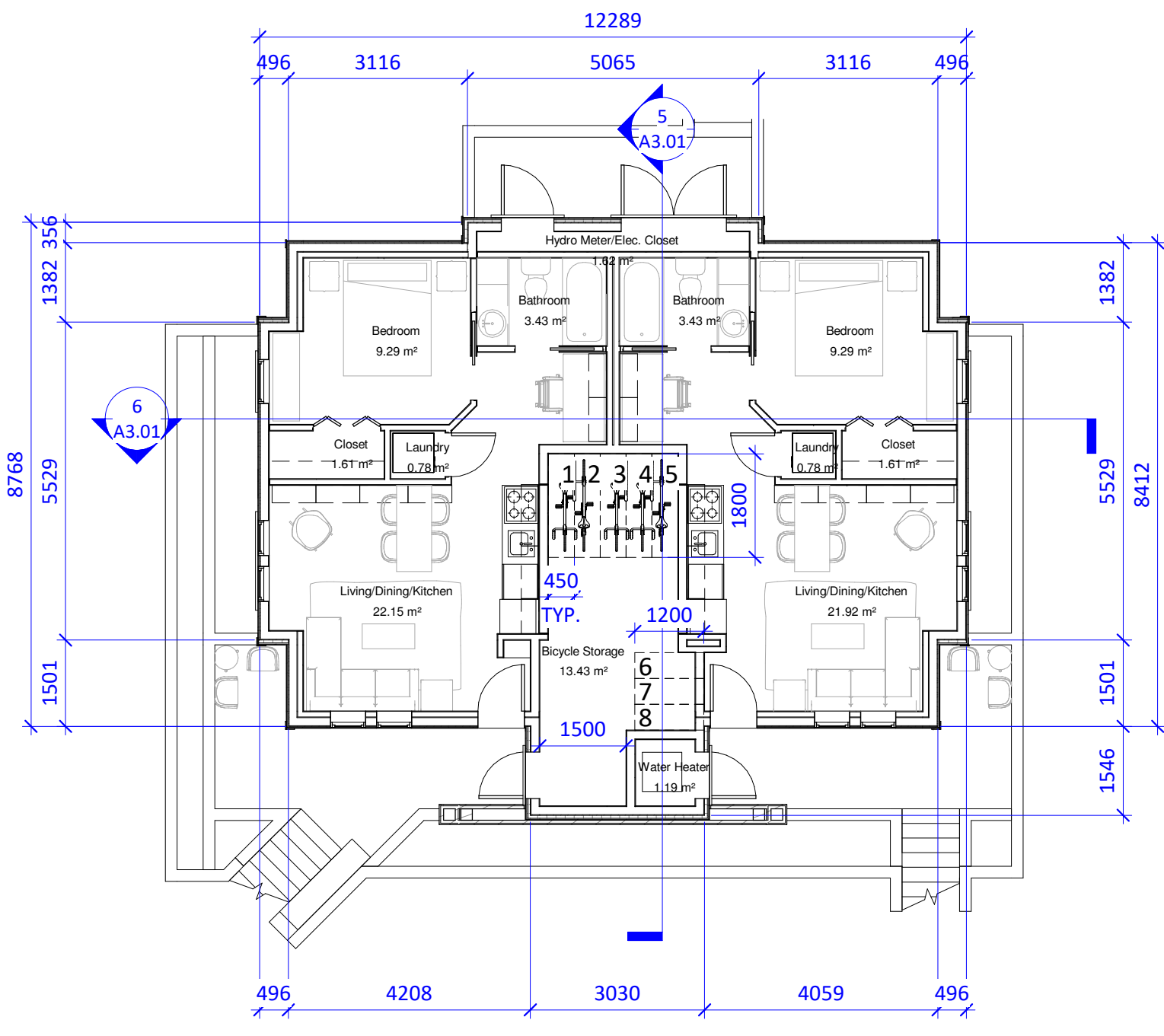
4 Roof Plan - Building A
1 : 100



3 Floor Plan - Level 3 - Building A
1 : 100

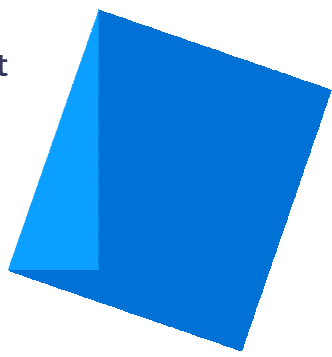


2 Floor Plan - Level 2 - Building A
1 : 100



1 Floor Plan - Level 1 - Building A
1 : 100

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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019

Revision No.	Description	Date
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Consultant

ASH Richardson

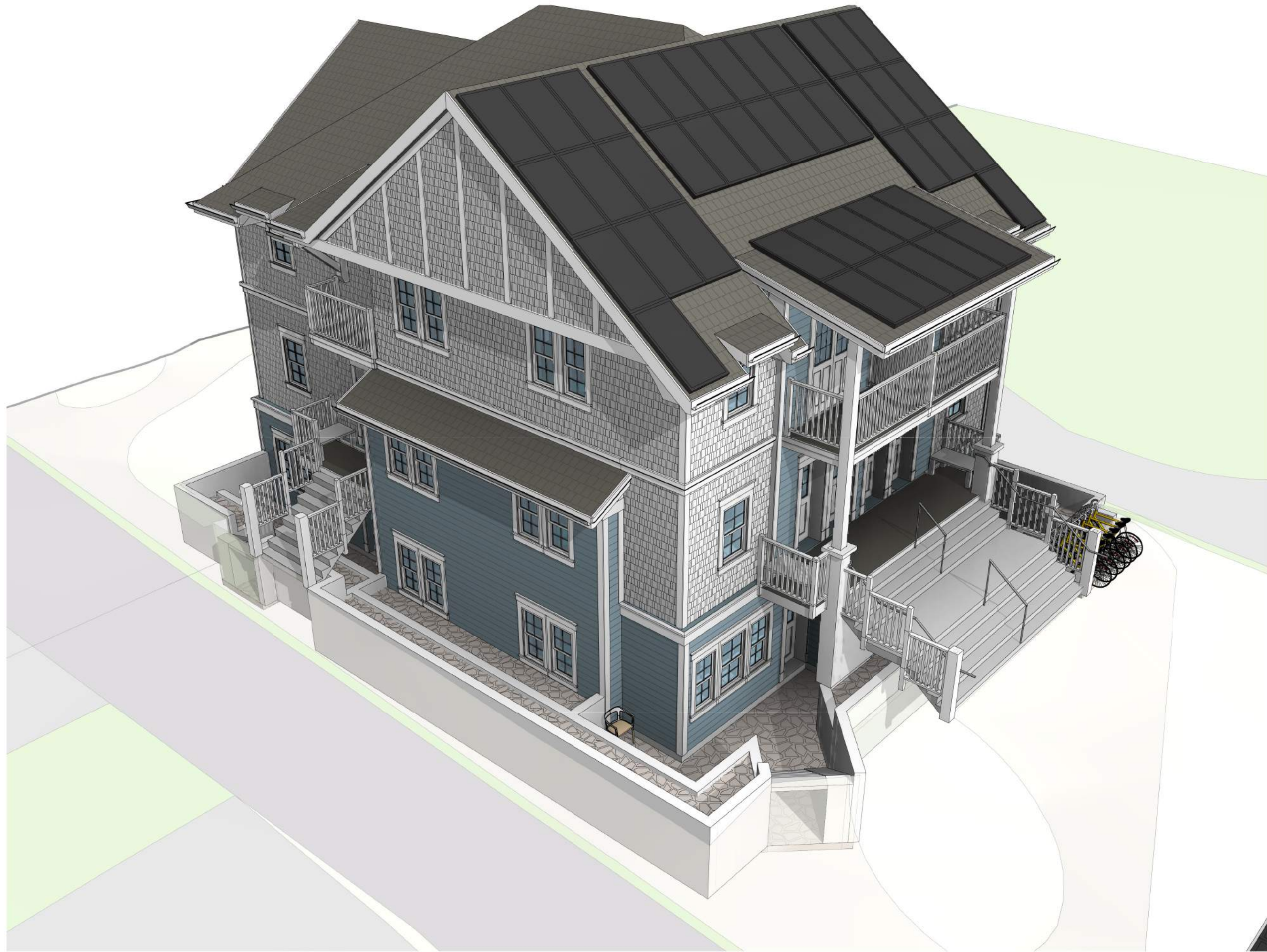
Victoria, BC

Floor Plans - Building A

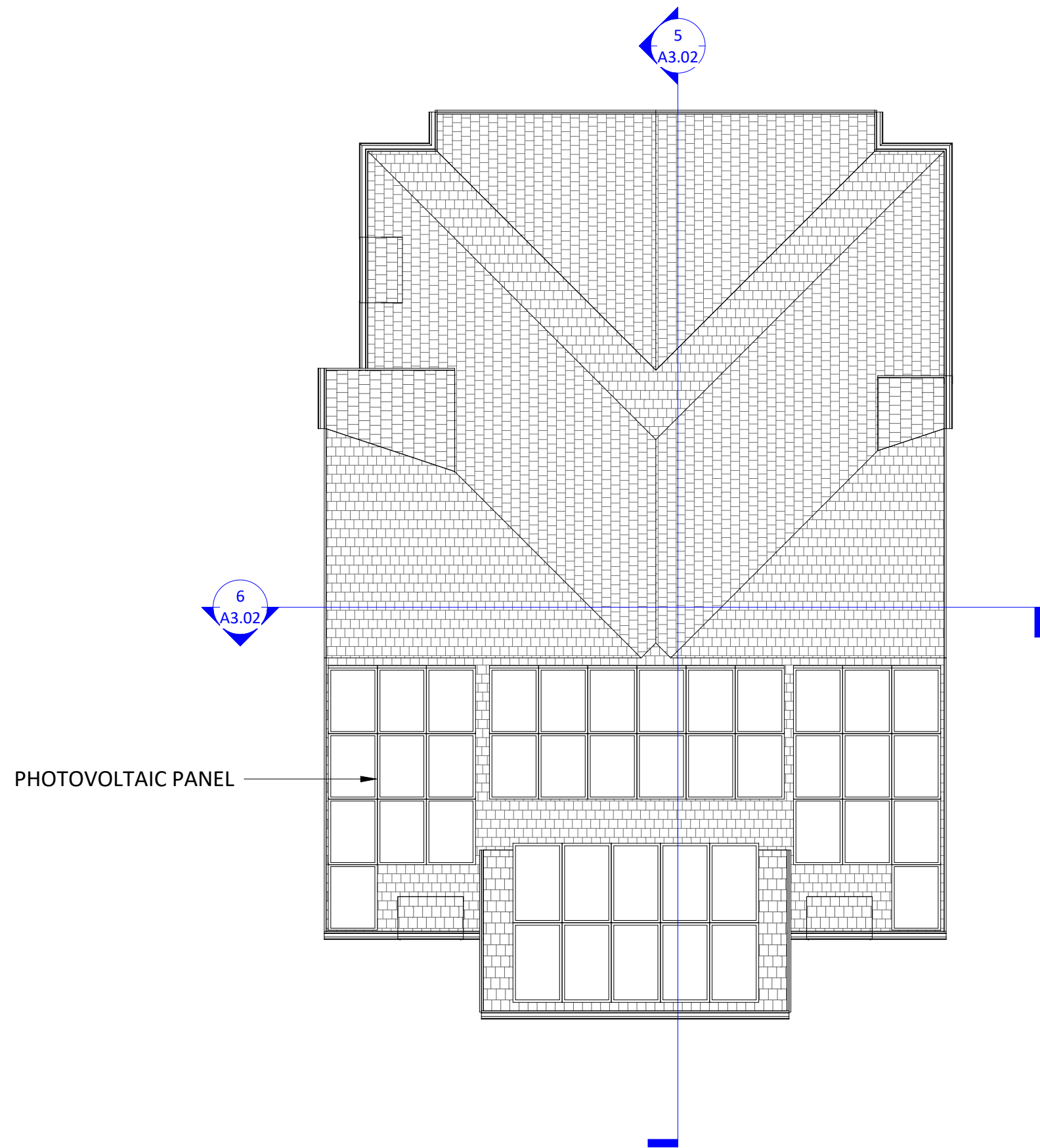
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Checked by	CL

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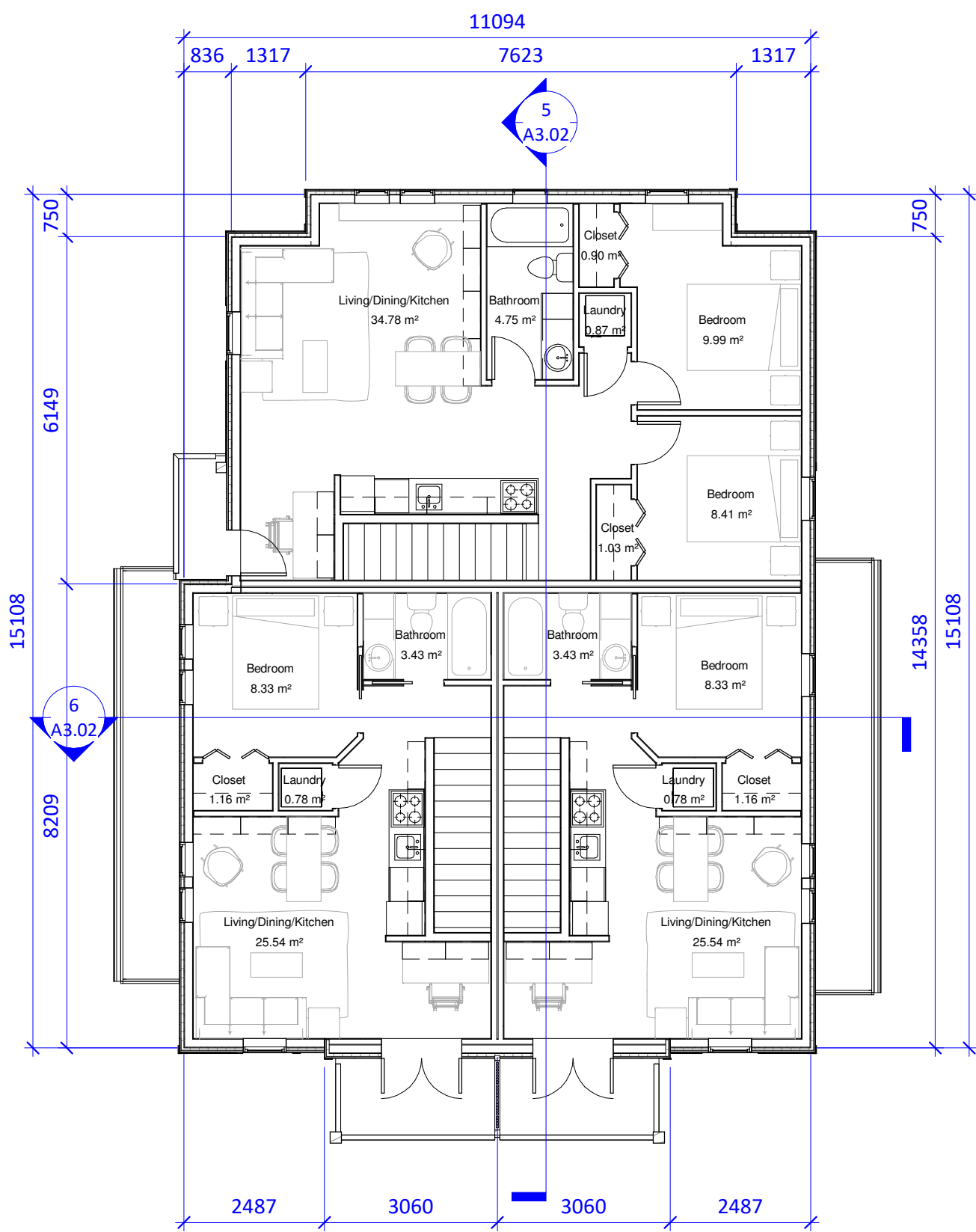
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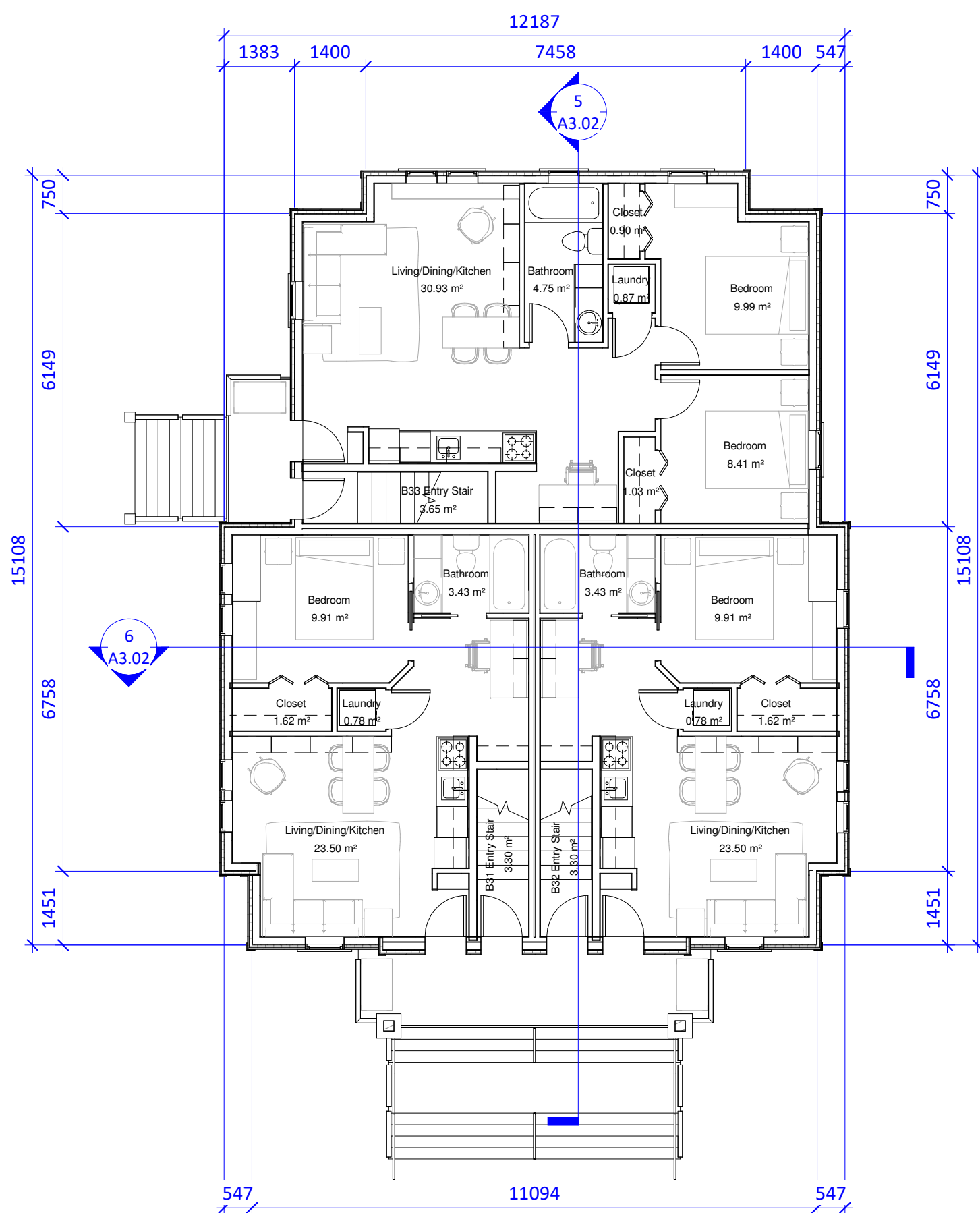
⑤ 3D Overview of Building B



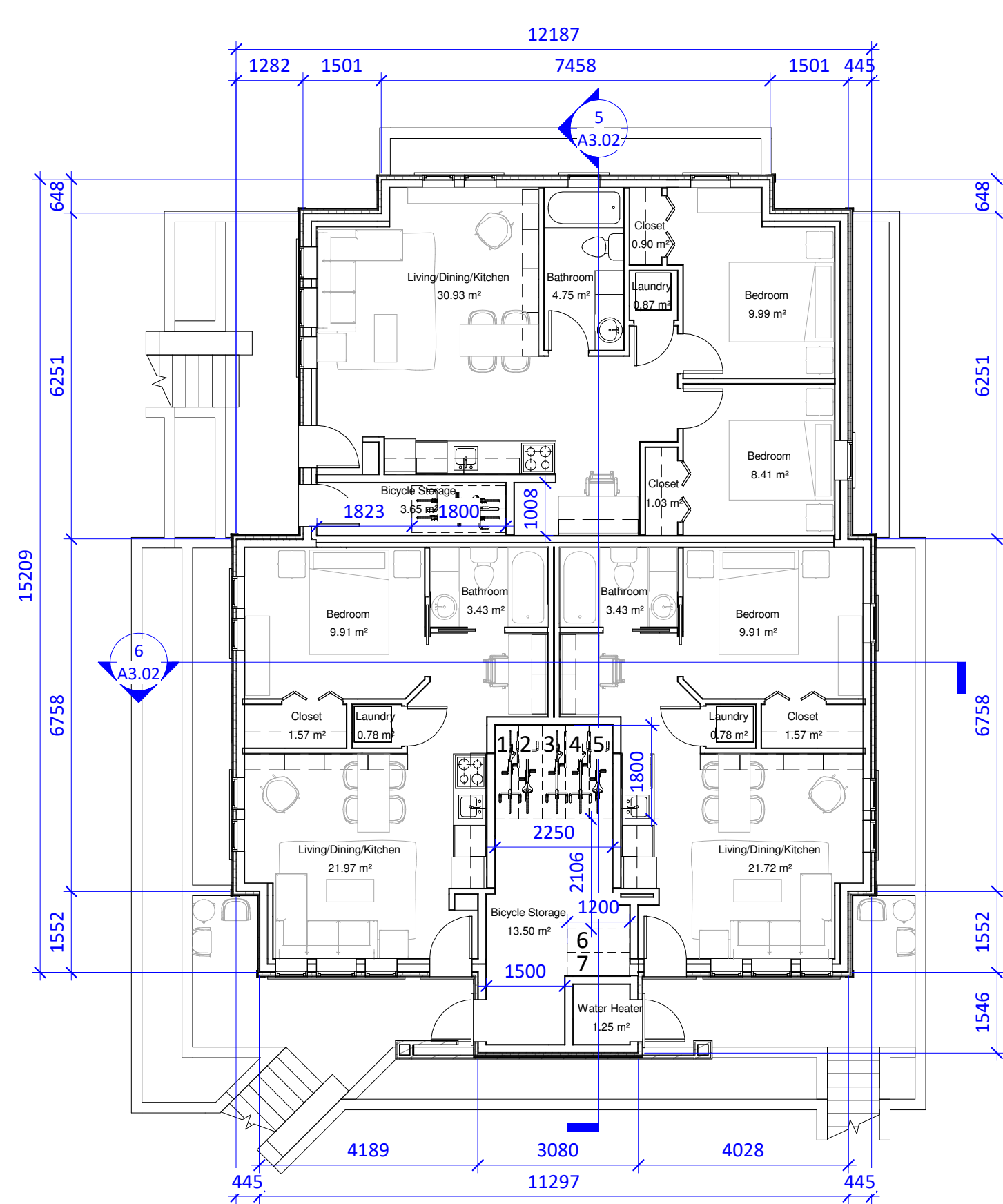
④ Roof Plan - Building B
1 : 100



③ Floor Plan - Level 3 - Building B
1 : 100

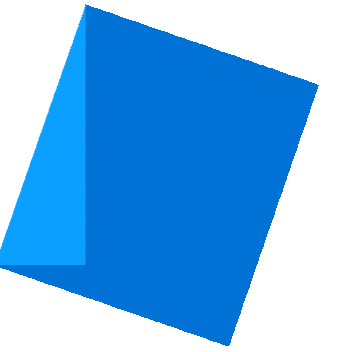


② Floor Plan - Level 2 - Building B
1 : 100



① Floor Plan - Level 1 - Building B
1 : 100

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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019

Revision No.	Description	Date
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Consultant

ASH Richardson

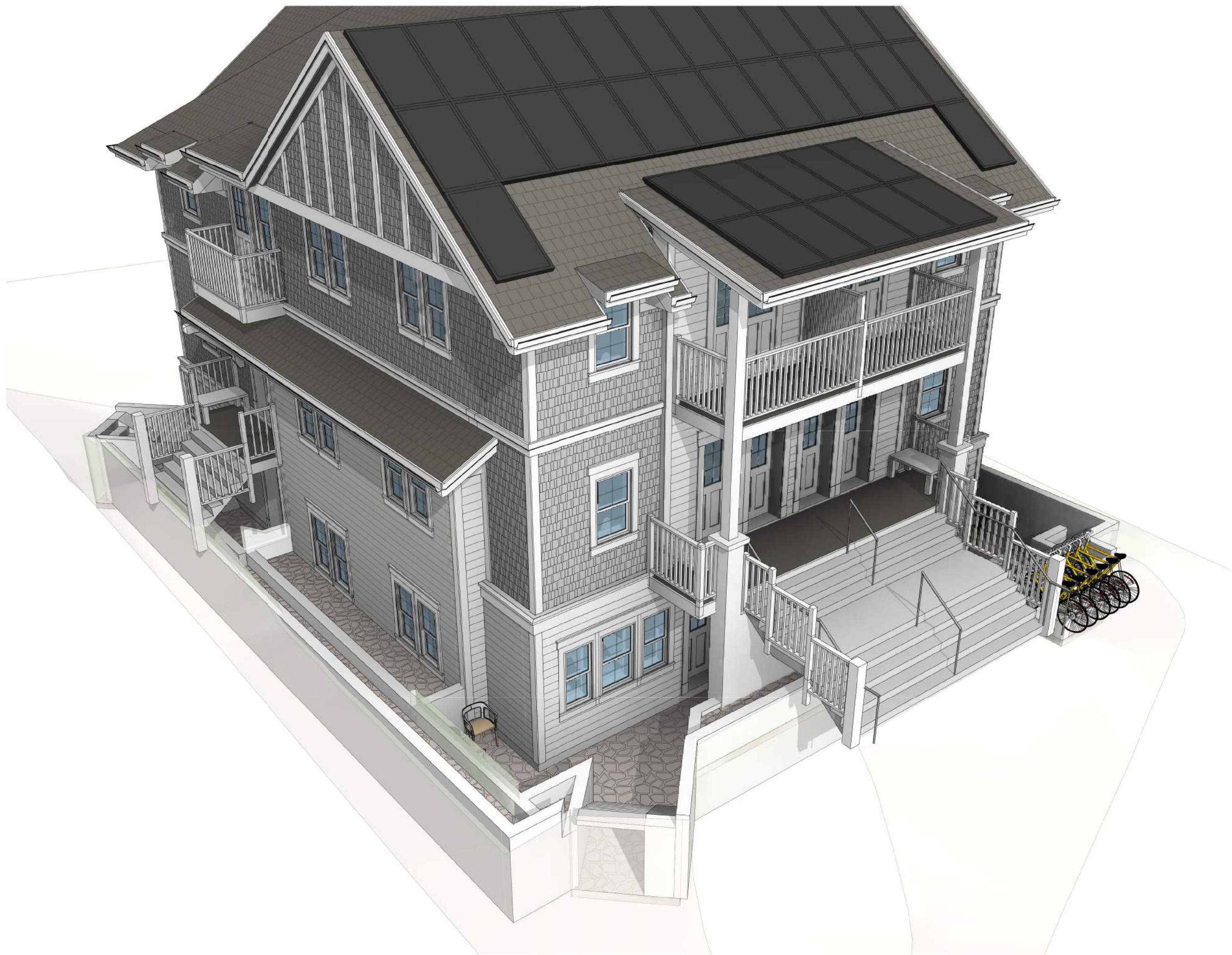
Victoria, BC

Floor Plans - Building B

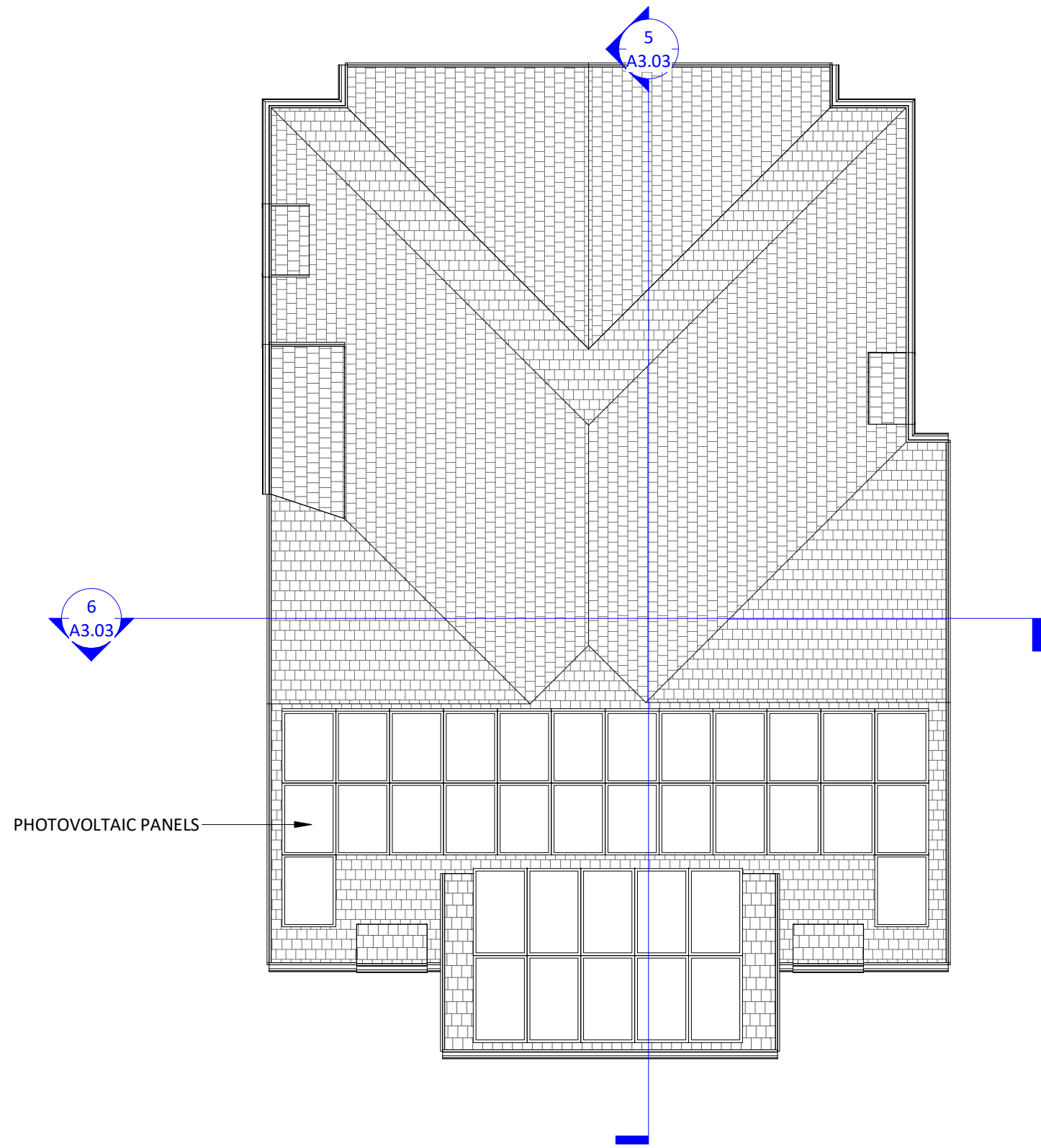
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Checked by	CL

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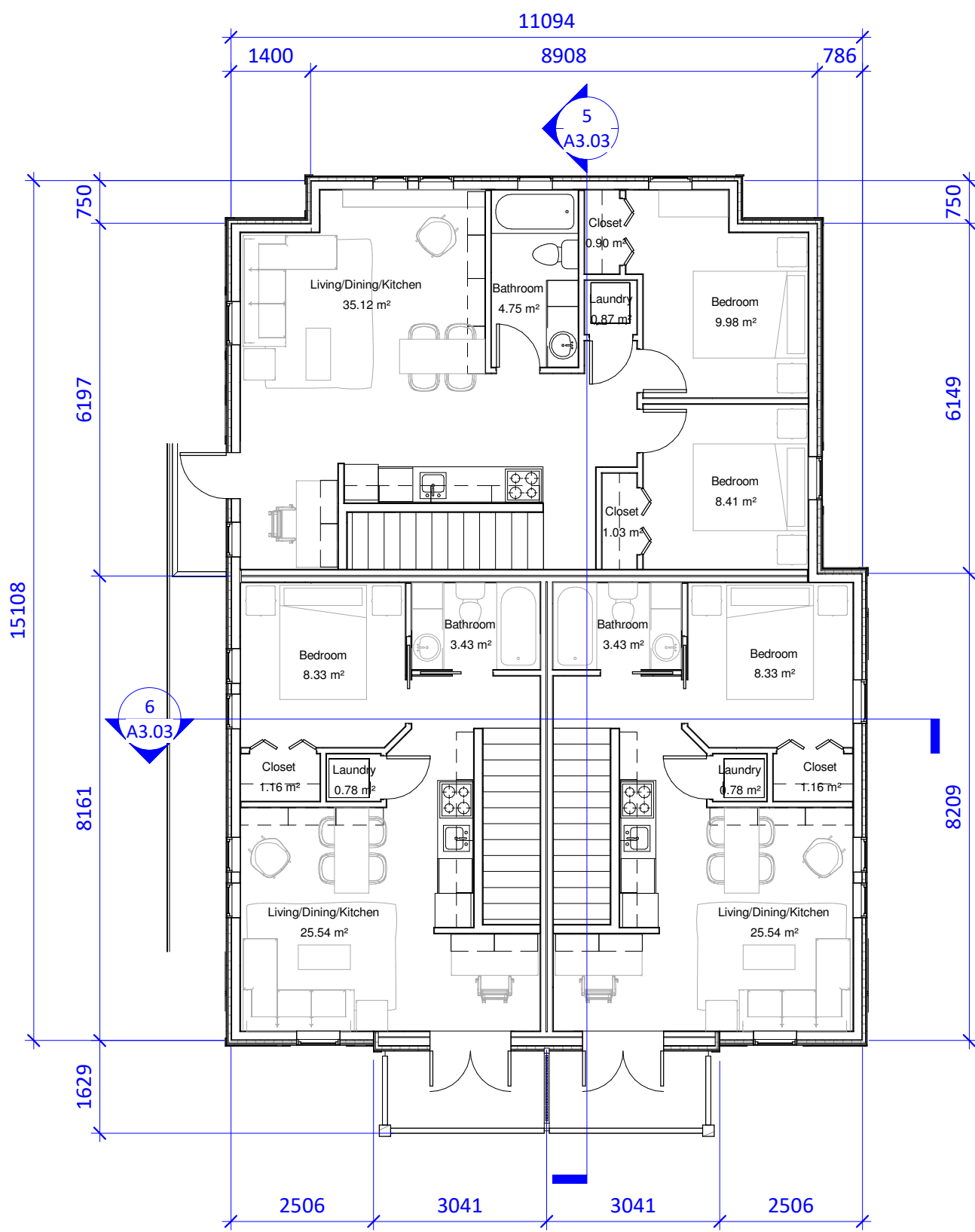
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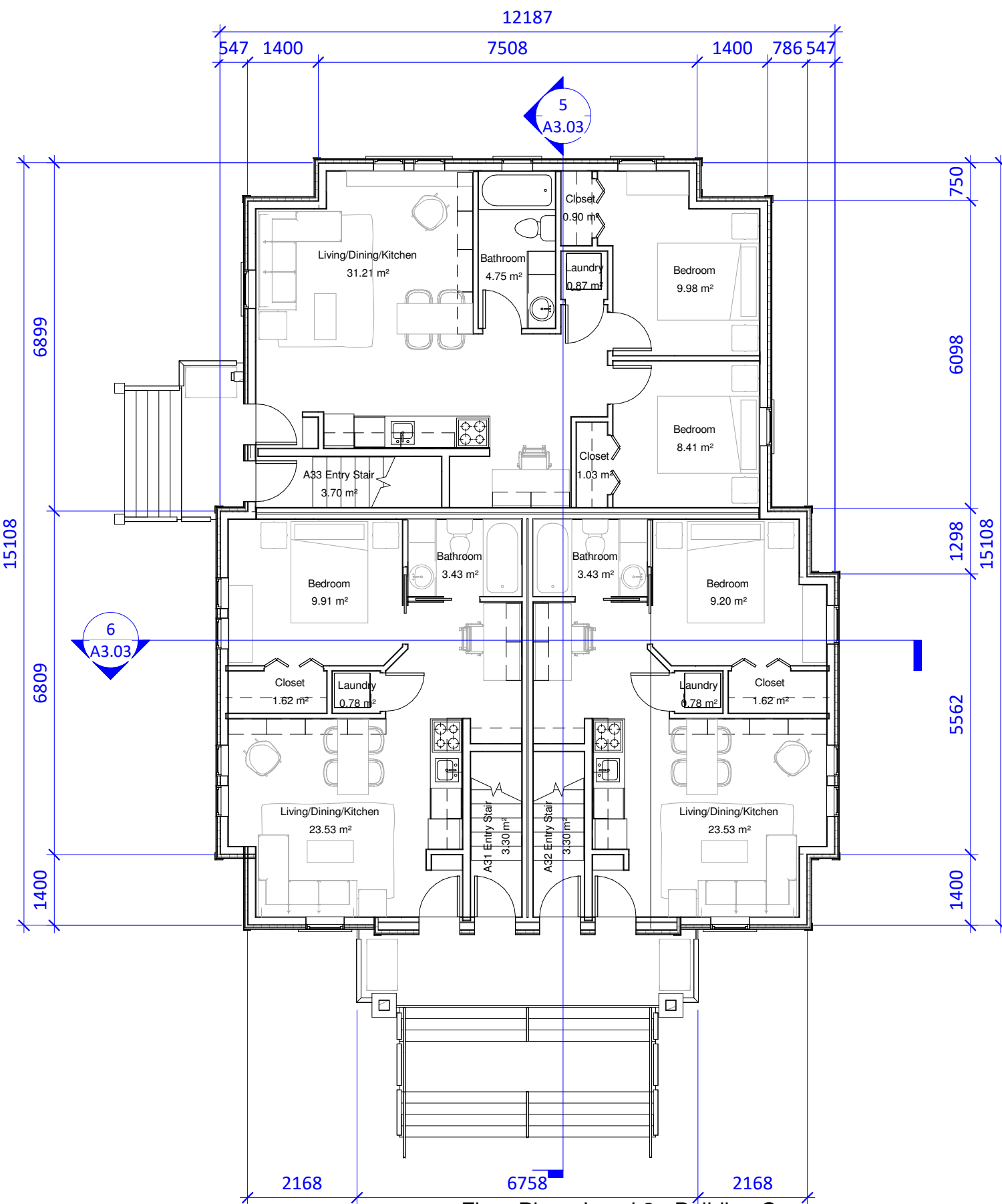
5 3D Overview of Building C



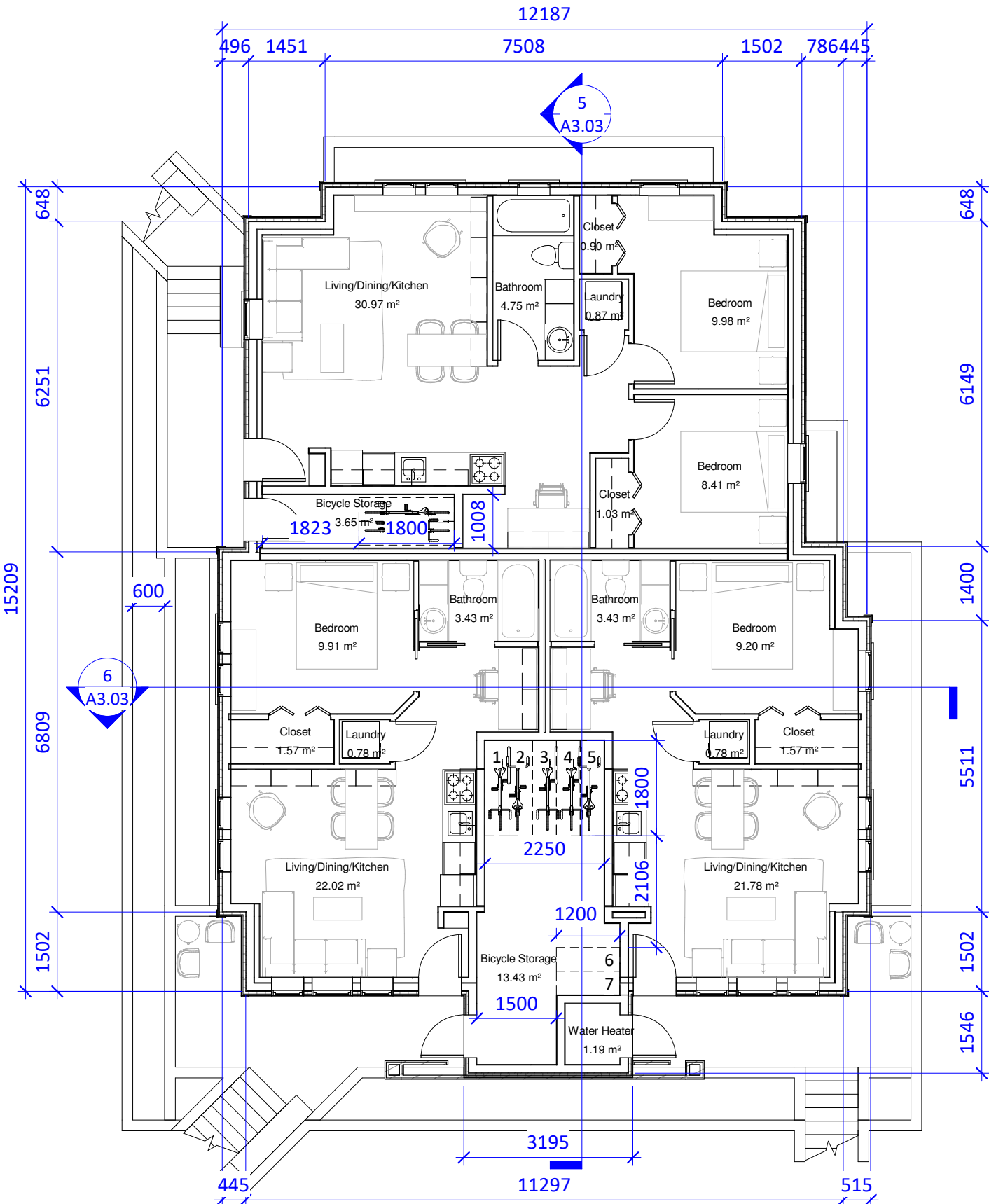
4 Roof Plan
1 : 100



3 Floor Plan - Level 3 - Building C
1 : 100

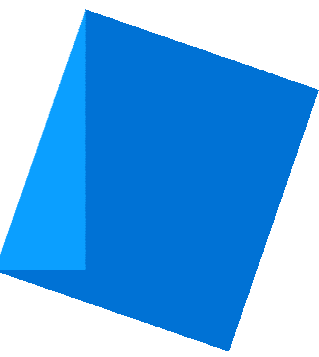


2 Floor Plan - Level 2 - Building C
1 : 100



1 Floor Plan - Level 1 - Building C
1 : 100

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Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date
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Floor Plans - Building C

Date	2019-05-01 10:12:34 AM
Drawn by	CC
Checked by	CL

A2.03

Scale	1 : 100
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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019

Revision No.	Description	Date
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Consultant

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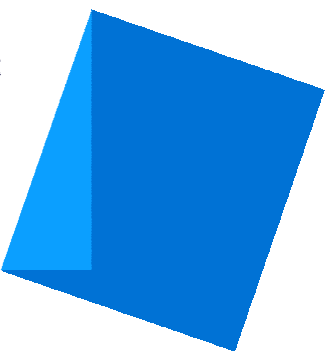
Victoria, BC

Elevations & Sections -
Building A

Date	2019-05-01 10:06:44 AM
Drawn by	CC
Checked by	CL

A3.01

Scale	1 : 100
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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019

Revision No.	Description	Date
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Consultant

ASH Richardson

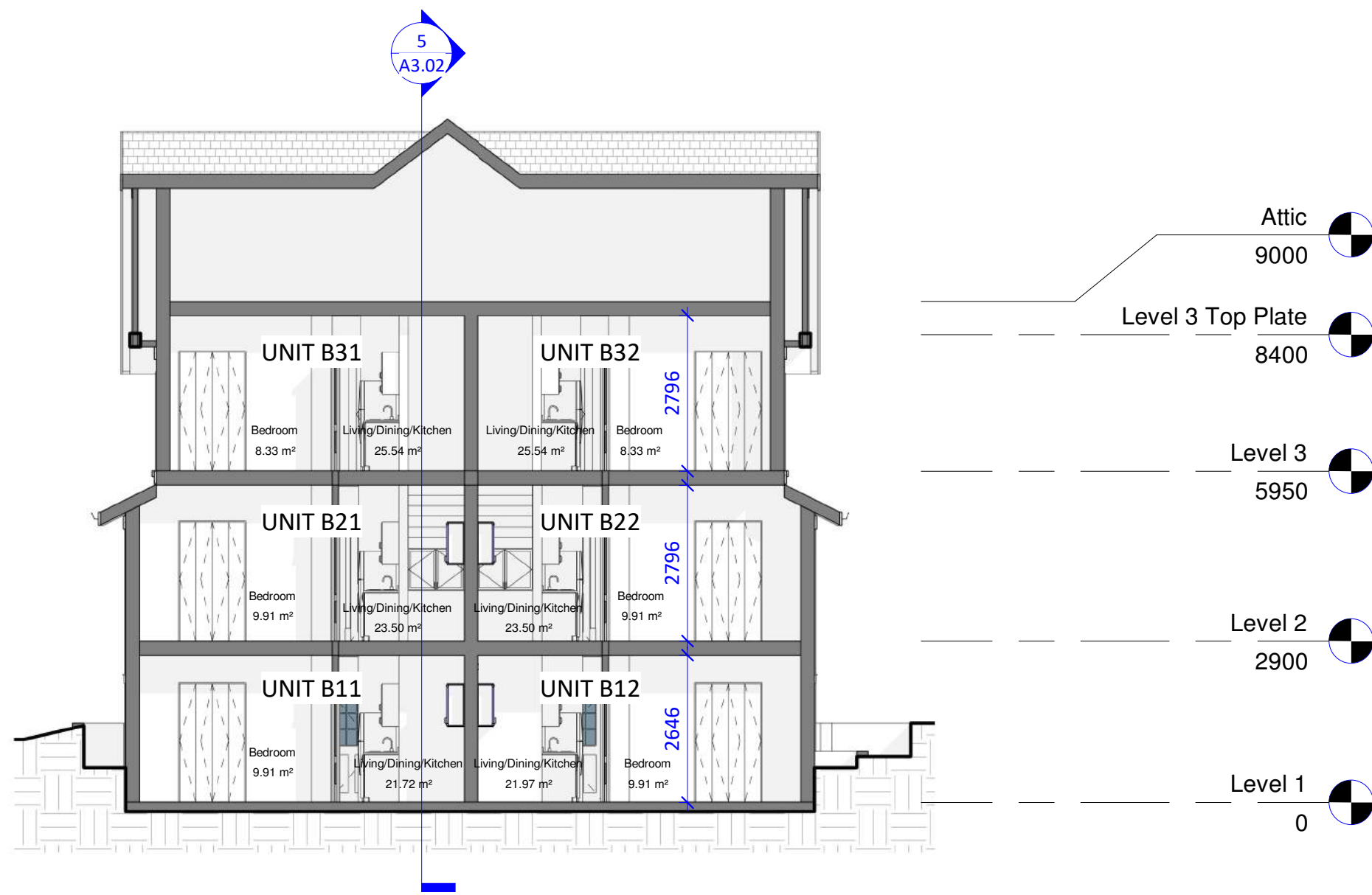
Victoria, BC

Elevations & Sections -
Building B

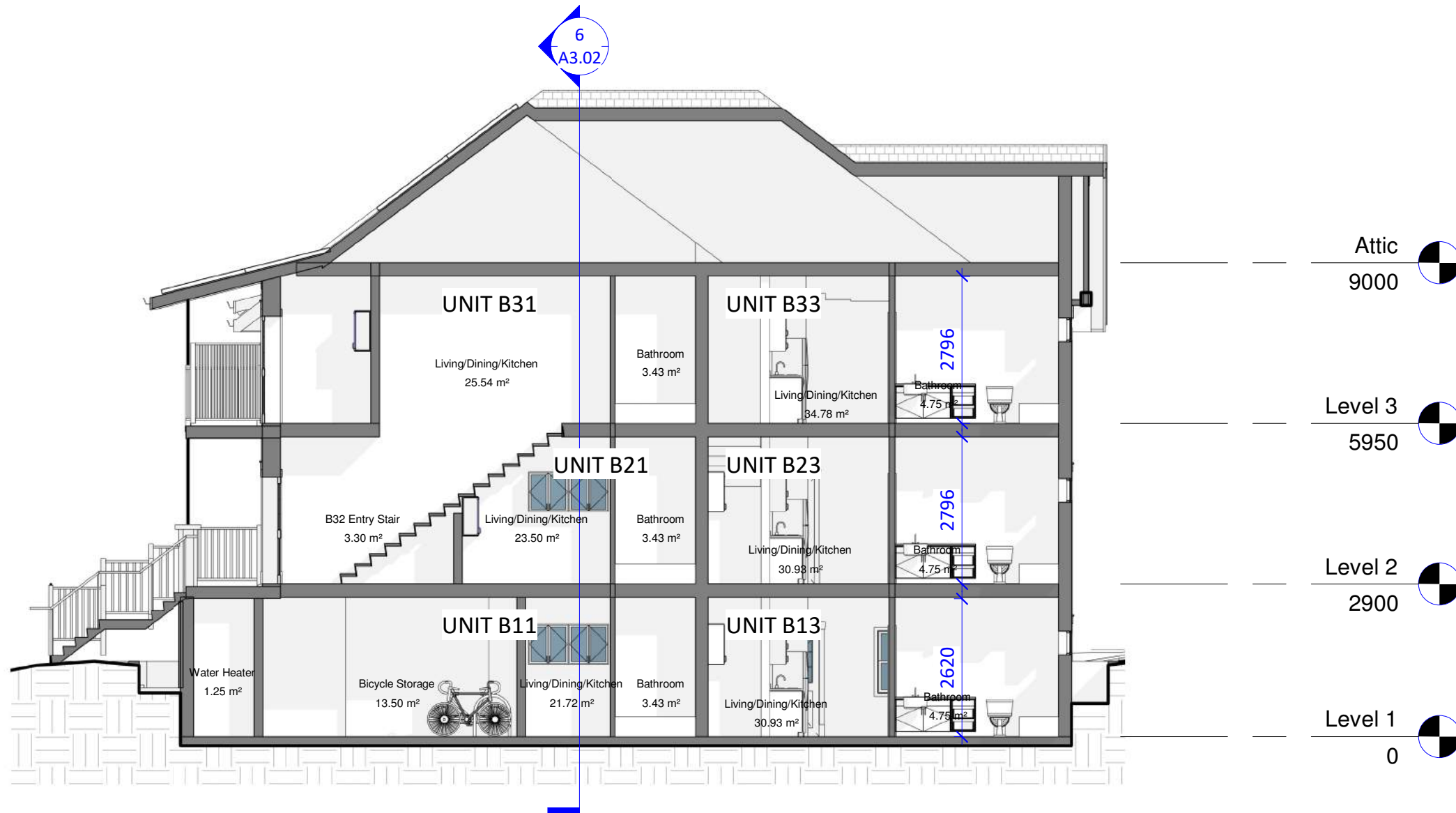
Date	2019-05-01 9:48:15 AM
Drawn by	CC
Checked by	CL

A3.02

Scale	1 : 100
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6 Section B-B - Building B
1 : 100



5 Section A-A - Building B
1 : 100



4 West Elevation - Building B
1 : 100



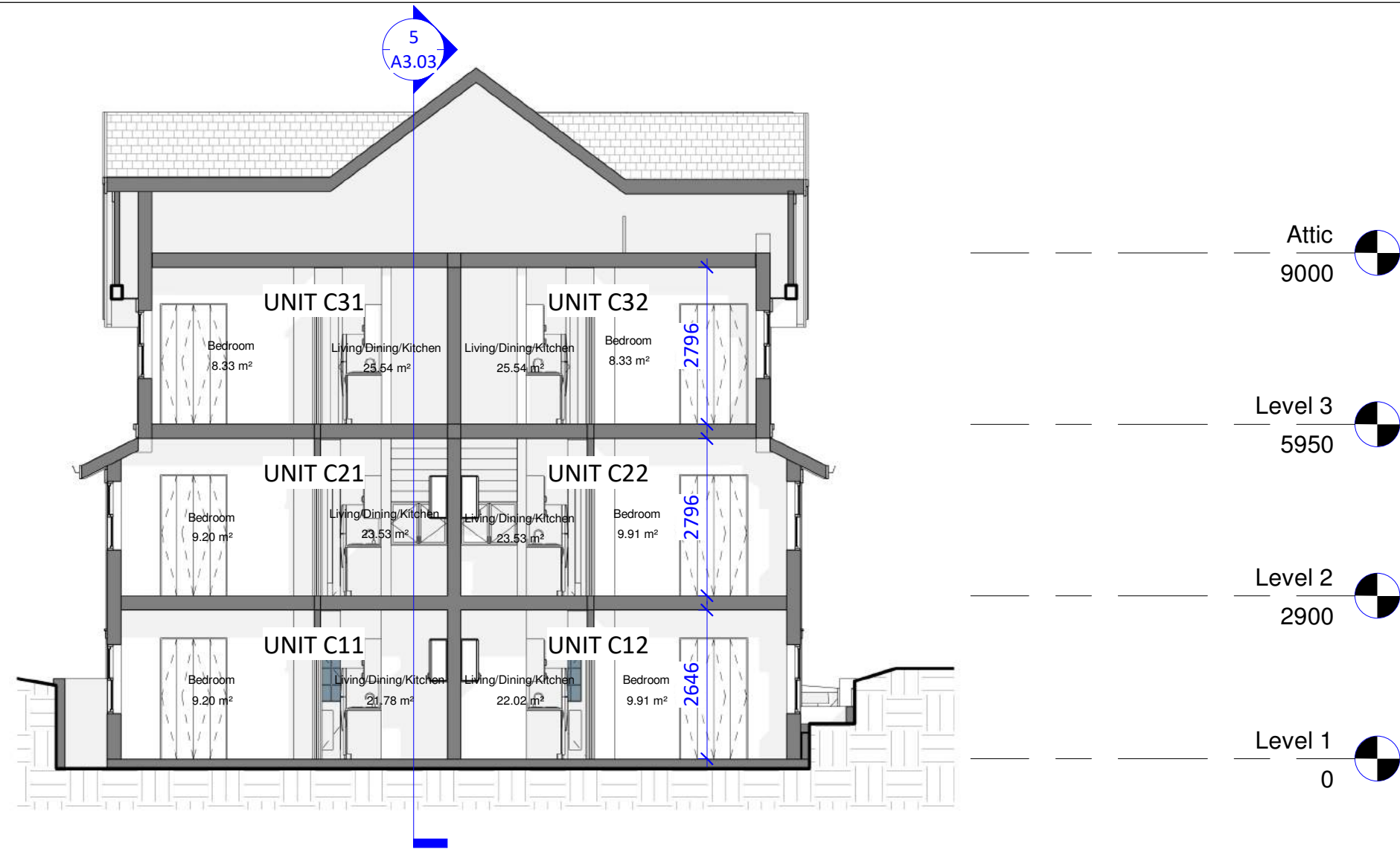
3 South Elevation - Building B
1 : 100



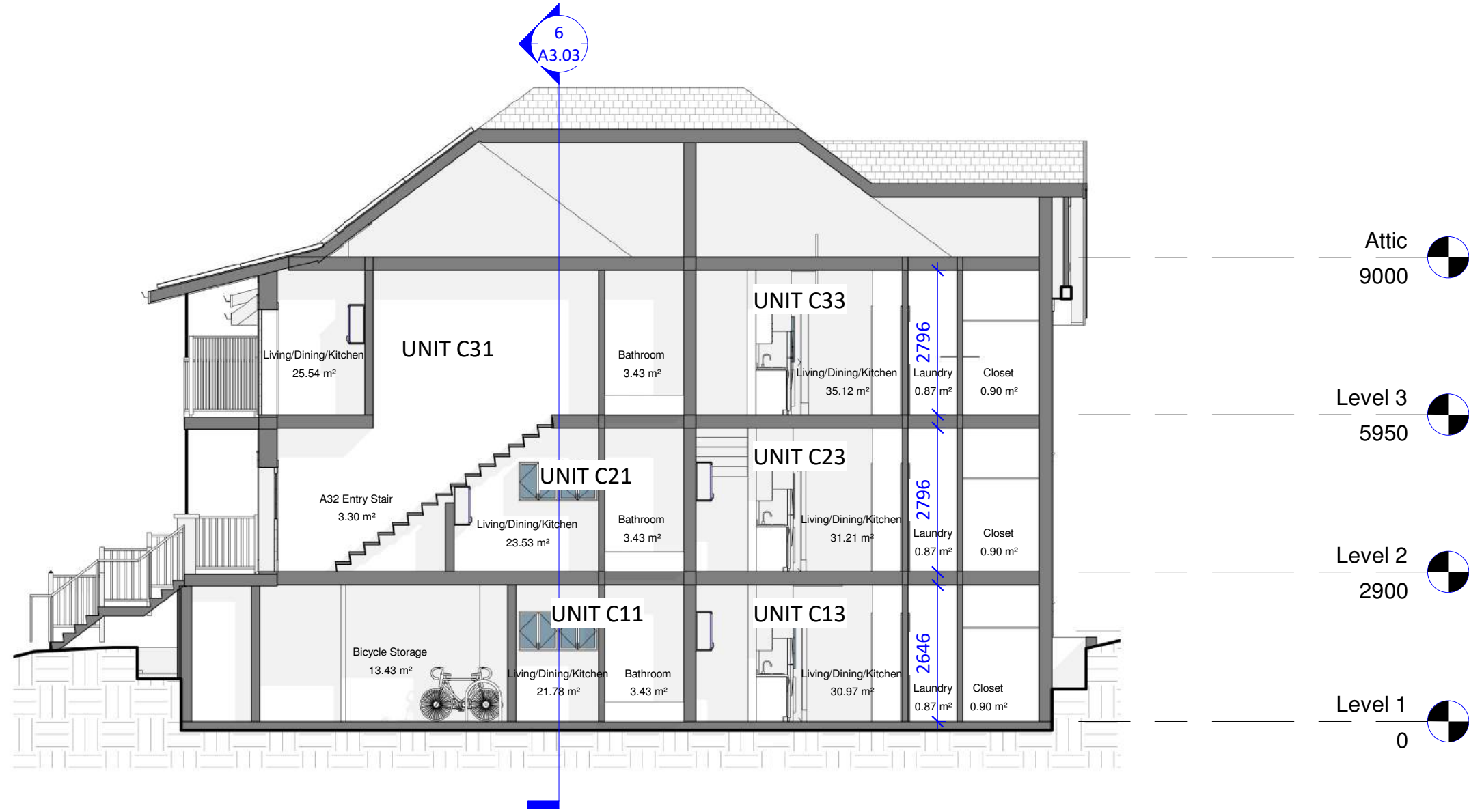
2 North Elevation - Building B
1 : 100



1 East Elevation - Building B
1 : 100



6 Section B-B - Building C
1 : 100



5 Section A-A - Building C
1 : 100



4 West Elevation - Building C
1 : 100



2 South Elevation - Building C
1 : 100

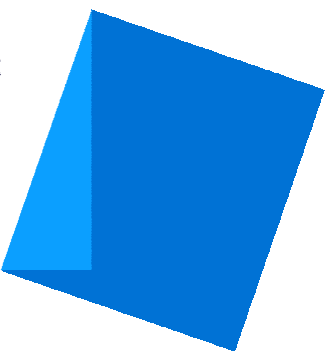


1 North Elevation - Building C
1 : 100



3 East Elevation - Building C
1 : 100

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Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date

Consultant

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Elevations & Sections - Building C
Date2019-05-01 10:12:49 AM Drawn byCC Checked byCL
A3.03
Scale1 : 100

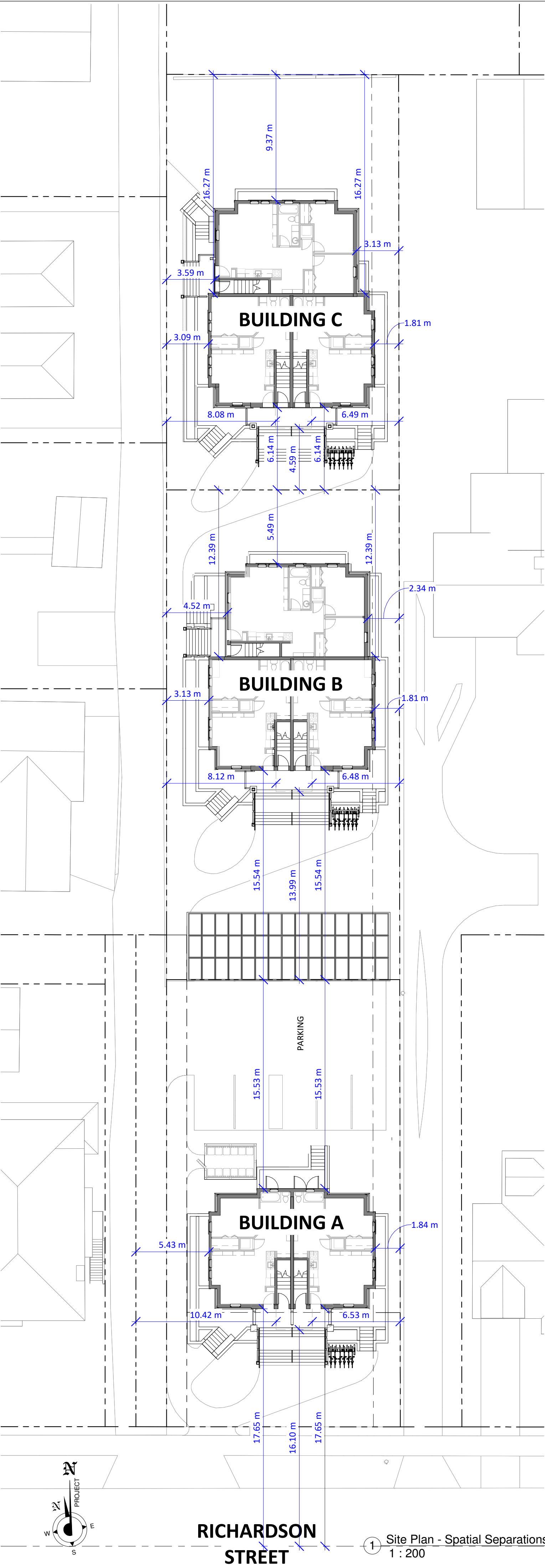
Limiting Distance & Spatial Separations Analysis

BCBC 9.10.14.4.A									
BUILDING FACE OR FIRE COMPARTMENT	LIMITING DISTANCE (m)	WALL AREA (m ²)	GLAZING AREA (m ²)	UNPROTECTED OPENINGS (%)		WALL F.R.R. ¹ (hr)	NON-COMBUSTIBLE REQUIREMENTS		
				MAXIMUM	PROPOSED		WALL	CLADDING	
BUILDING A									
EAST BIKE STOR.	6.53	4.38	1.64	90	37	3/4			
EAST LEVEL 1-A	1.84	17.87	2.07	11	12	1			■
EAST LEVEL 2-A	1.84	23.50	2.07	11	9	1			■
EAST LEVEL 3-A	1.84	22.69	2.07	11	9	1			■
NORTH LEVEL 1-A	15.53	8.49	0.46	100	6	3/4			
NORTH LEVEL 1-B	15.53	8.55	0.46	100	6	3/4			
NORTH LEVEL 2-A	15.53	17.57	0.46	100	3	3/4			
NORTH LEVEL 2-B	15.53	17.57	0.46	100	3	3/4			
NORTH LEVEL 3-A	15.53	15.64	0.46	100	3	3/4			
NORTH LEVEL 3-B	15.53	15.59	0.46	100	3	3/4			
WEST LEVEL 1-A	5.43	18.15	2.07	74	11	3/4			
WEST BIKE STOR.	10.42	4.38	1.64	100	37	3/4			
WEST LEVEL 2-A	5.43	24.78	2.07	74	8	3/4			
WEST LEVEL 3-A	5.43	23.82	2.07	74	9	3/4			
SOUTH LEVEL 1-A	17.65	13.65	1.26	100	9	3/4			
SOUTH BIKE STOR.	16.10	6.29	0	100	0	3/4			
SOUTH LEVEL 1-B	17.65	13.65	1.26	100	9	3/4			
SOUTH LEVEL 2-A	17.65	14.18	2.45	100	17	3/4			
SOUTH LEVEL 2-B	17.65	14.18	2.45	100	17	3/4			
SOUTH LEVEL 3-A	17.65	19.29	5.34	100	28	3/4			
SOUTH LEVEL 3-B	17.65	19.29	5.34	100	28	3/4			

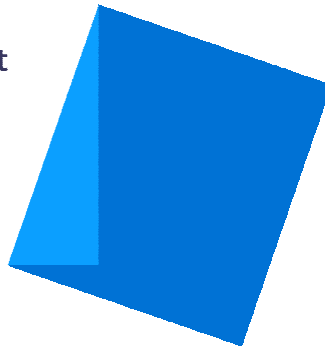
BCRC 9.10.14.4.A									
BUILDING FACE OR FIRE COMPARTMENT	LIMITING DISTANCE (m)	WALL AREA (m ²)	GLAZING AREA (m ²)	UNPROTECTED OPENINGS (%)		WALL F.R.R. ¹ (hr)	NON-COMBUSTIBLE REQUIREMENTS		
				MAXIMUM	PROPOSED		WALL	CLADDING	
BUILDING B									
EAST BIKE STOR.	6.48	4.12	1.64	88	39	3/4			
EAST LEVEL 1-A	1.81	22.53	2.07	11	9	1			
EAST LEVEL 1-B	2.19	13.90	0.81	15	6	1			
EAST LEVEL 2-A	1.81	23.52	2.07	11	9	1			
EAST LEVEL 2-B	2.19	19.29	0.81	15	4	1			
EAST LEVEL 3-A	1.81	22.76	2.07	11	9	1			
EAST LEVEL 3-B	2.19	19.48	0.81	15	4	1			
NORTH LEVEL 1-A	12.39	0.71	0	100	0	3/4			
NORTH LEVEL 1-B	5.49	19.98	2.32	76	12	3/4			
NORTH LEVEL 1-C	12.39	1.60	0	100	0	3/4			
NORTH LEVEL 2-A	12.39	1.76	0	100	0	3/4			
NORTH LEVEL 2-B	5.49	29.25	2.32	76	8	3/4			
NORTH LEVEL 2-C	12.39	4.08	0	100	0	3/4			
NORTH LEVEL 3-A	5.49	28.65	2.32	76	8	3/4			
NORTH LEVEL 3-B	12.39	2.09	0	100	0	3/4			
WEST LEVEL 1-A	4.67	14.14	3.71	51	26	3/4			
WEST LEVEL 1-B	4.67	2.78	0 ¹	51	0	3/4			
WEST LEVEL 1-C	3.13	22.53	2.53	26	11	3/4			
WEST BIKE STOR.	8.12	4.12	1.64	100	40	3/4			
WEST LEVEL 2-A	4.67	16.34	2.45	51	15	3/4			
WEST LEVEL 2-B	3.13	23.51	2.53	26	11	3/4			
WEST LEVEL 3-A	4.67	22.49	4.09	51	18	3/4			
WEST LEVEL 3-B	3.13	22.95	2.53	26	11	3/4			
SOUTH LEVEL 1-A	15.54	13.75	2.07	100	15	3/4			
SOUTH BIKE STOR.	13.99	6.08	0	100	0	3/4			
SOUTH LEVEL 1-B	15.54	13.75	2.07	100	15	3/4			
SOUTH LEVEL 2-A	15.54	14.18	2.45	100	17	3/4			
SOUTH LEVEL 2-B	15.54	14.19	2.45	100	17	3/4			
SOUTH LEVEL 3-A	15.54	19.32	5.34	100	28	3/4			
SOUTH LEVEL 3-B	15.54	19.32	5.34	100	28	3/4			

BCBC 9.10.14.4.A									
BUILDING FACE OR FIRE COMPARTMENT	LIMITING DISTANCE (m)	WALL AREA (m ²)	GLAZING AREA (m ²)	UNPROTECTED OPENINGS (%)		WALL F.R.R. ¹ (hr)	NON-COMBUSTIBLE REQUIREMENTS		
				MAXIMUM	PROPOSED		WALL	CLADDING	
BUILDING C									
EAST BIKE STOR.	6.49	4.26	1.64	88	39	3/4			
EAST LEVEL 1-A	1.81	22.48	2.07	11	9	1			
EAST LEVEL 1-B	2.98	10.40	0.81	25	8	1			
EAST LEVEL 2-A	1.81	23.47	2.07	11	9	1			
EAST LEVEL 2-B	2.98	19.38	0.81	25	4	1			
EAST LEVEL 3-A	1.81	22.63	2.07	11	9	1			
EAST LEVEL 3-B	2.98	17.97	0.81	25	4	1			
NORTH LEVEL 1-A	16.27	1.69	0	100	0	3/4			
NORTH LEVEL 1-B	9.37	19.80	2.32	100	12	3/4			
NORTH LEVEL 1-C	16.27	0.77	0	100	0	3/4			
NORTH LEVEL 2-A	16.27	4.10	0	100	0	3/4			
NORTH LEVEL 2-B	9.37	29.10	2.32	100	8	3/4			
NORTH LEVEL 2-C	16.27	1.90	0	100	0	3/4			
NORTH LEVEL 3-A	9.37	29.36	2.32	100	8	3/4			
WEST LEVEL 1-A	3.74	13.62	2.45	35	18	1			
WEST LEVEL 1-B	3.74	2.73	0 ¹	35	0	1			
WEST LEVEL 1-C	3.09	22.39	2.53	25	11	1			
WEST BIKE STOR.	8.08	4.26	1.64	100	39	3/4			
WEST LEVEL 2-A	3.74	16.30	2.45	35	15	1			
WEST LEVEL 2-B	3.09	23.52	2.53	25	11	1			
WEST LEVEL 3-A	3.74	21.03	2.45	35	12	1			
WEST LEVEL 3-B	3.09	22.62	2.53	25	11	1			
SOUTH LEVEL 1-A	6.14	13.65	2.07	90	15	3/4			
SOUTH BIKE STOR.	4.59	6.29	0	52	0	3/4			
SOUTH LEVEL 1-B	6.14	13.65	2.07	90	15	3/4			
SOUTH LEVEL 2-A	6.14	14.21	2.45	90	17	3/4			
SOUTH LEVEL 2-B	6.14	14.21	2.45	90	17	3/4			
SOUTH LEVEL 3-A	6.14	19.44	5.34	90	27	3/4			
SOUTH LEVEL 3-B	6.14	19.44	5.34	90	27	3/4			

¹ 3/4HR FIRE RATED, THERMALLY BROKEN DOOR REQUIRED



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Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date
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Consultant

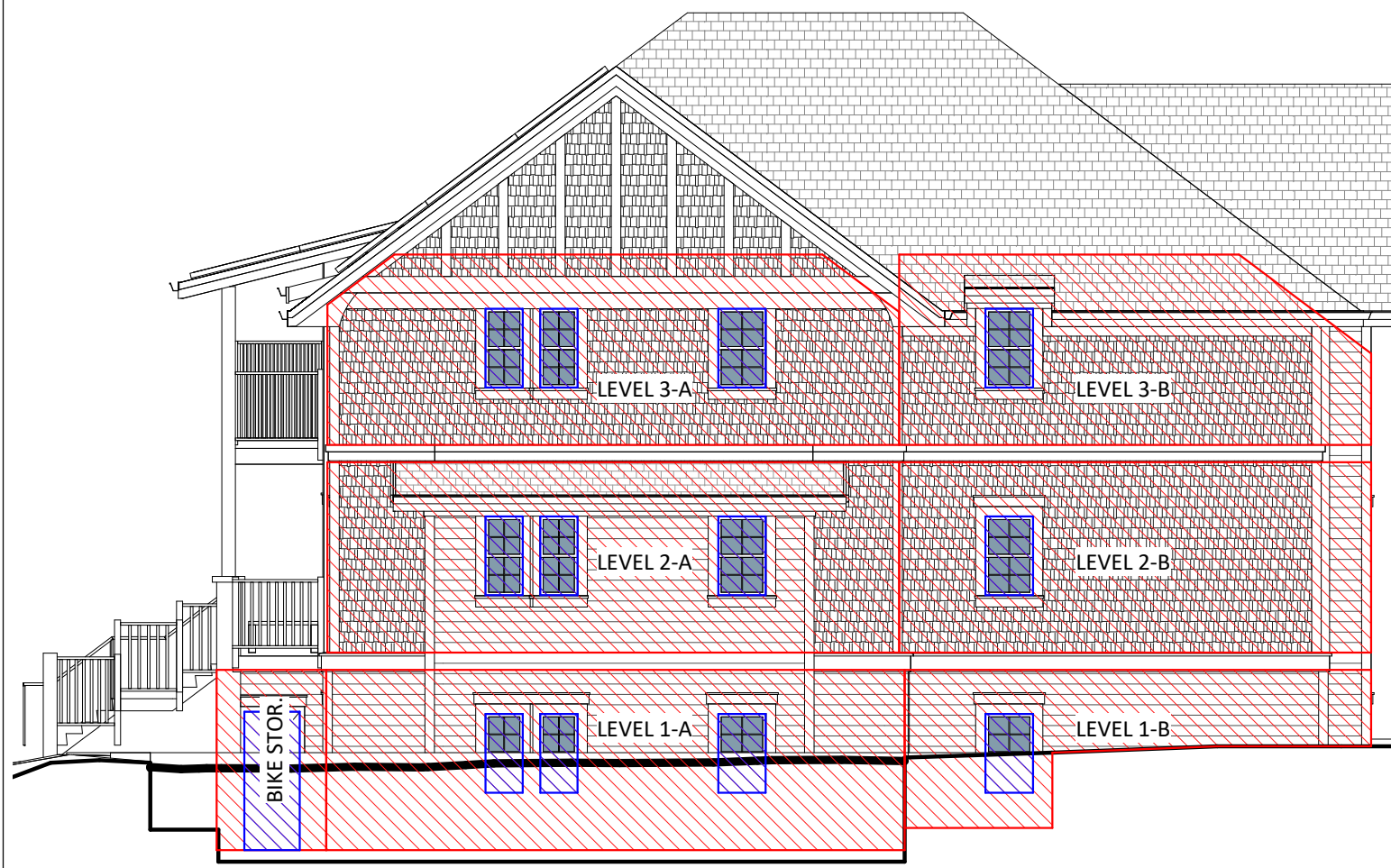
1224 Richardson
- ASH Concept
Victoria, BC

Spatial Separations

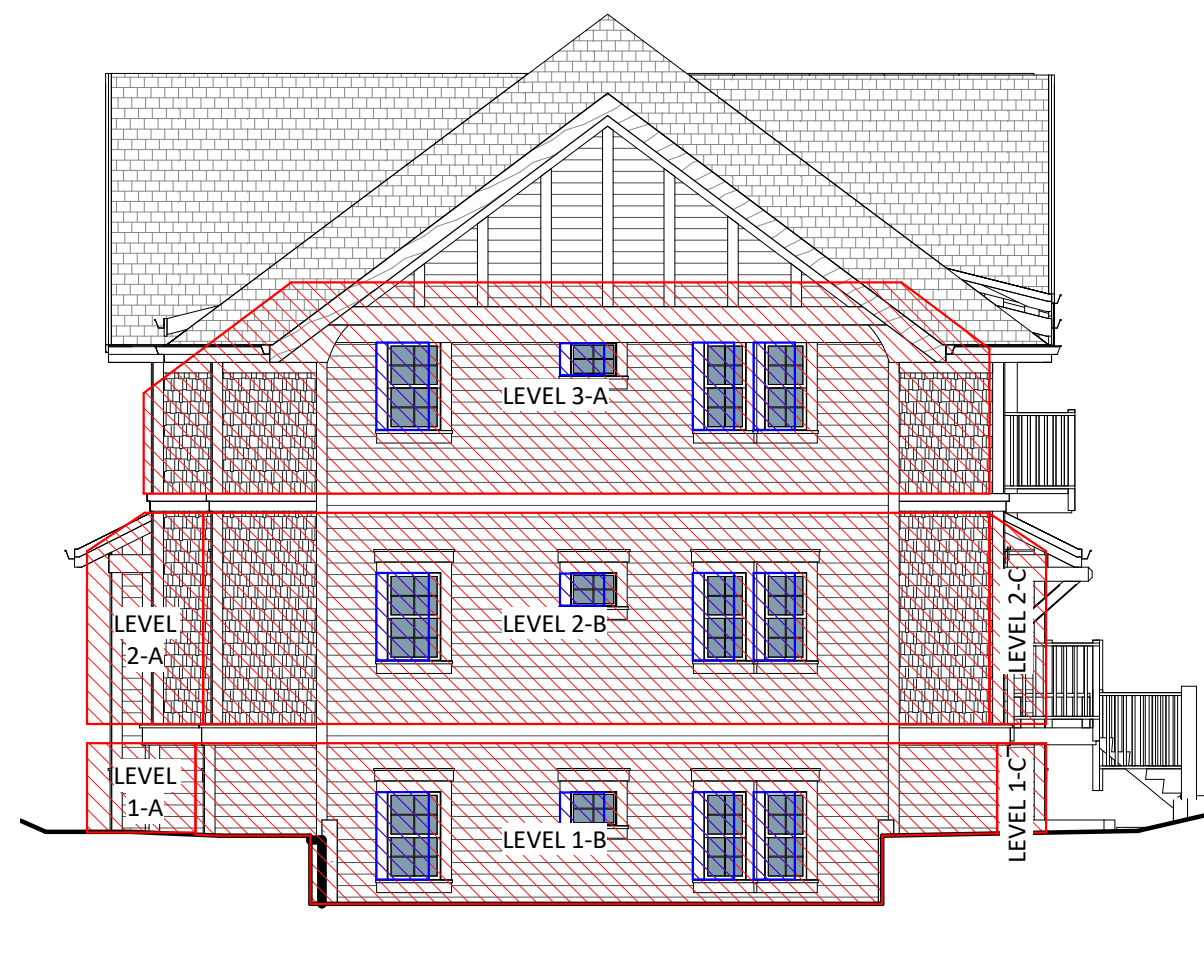
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A3.11

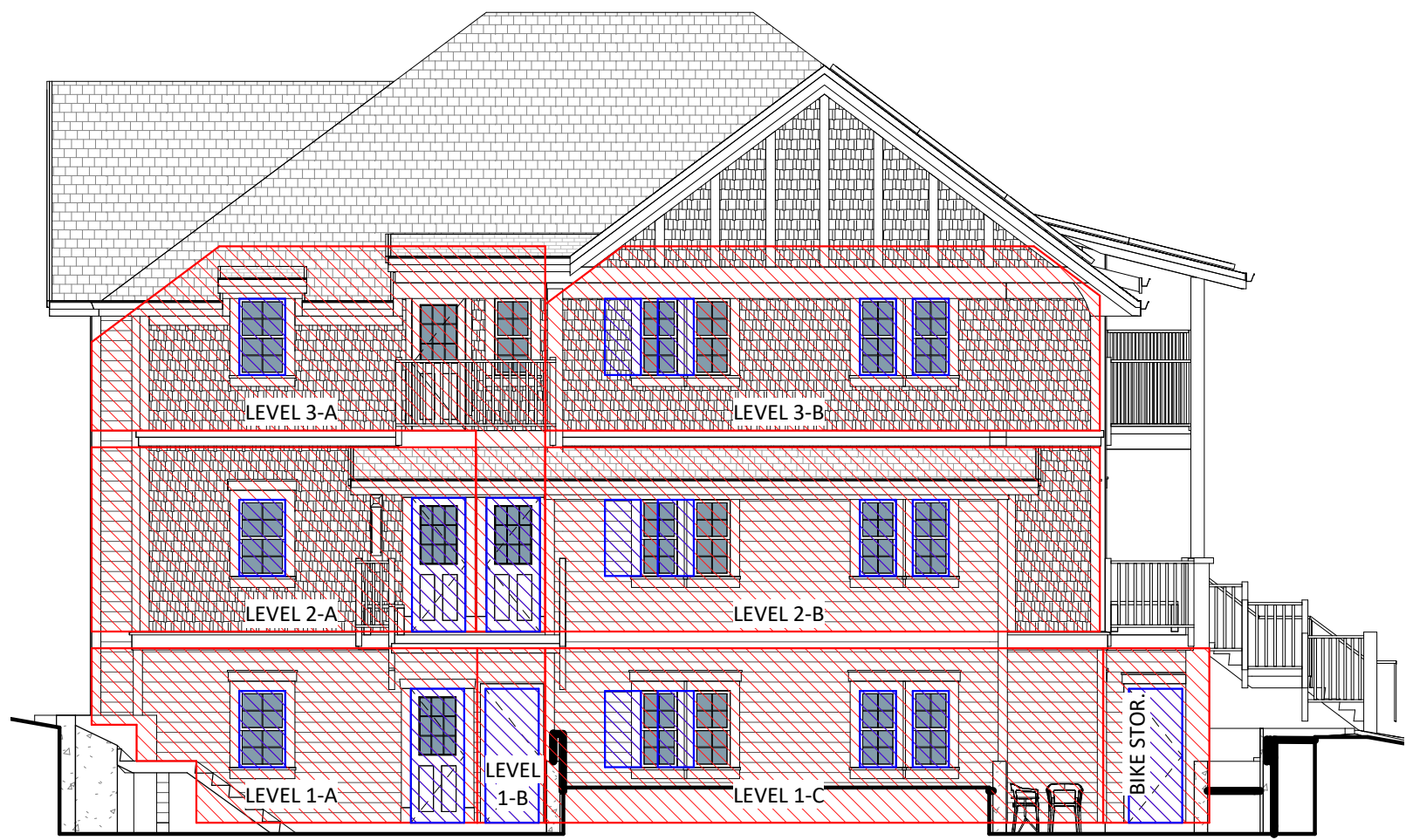
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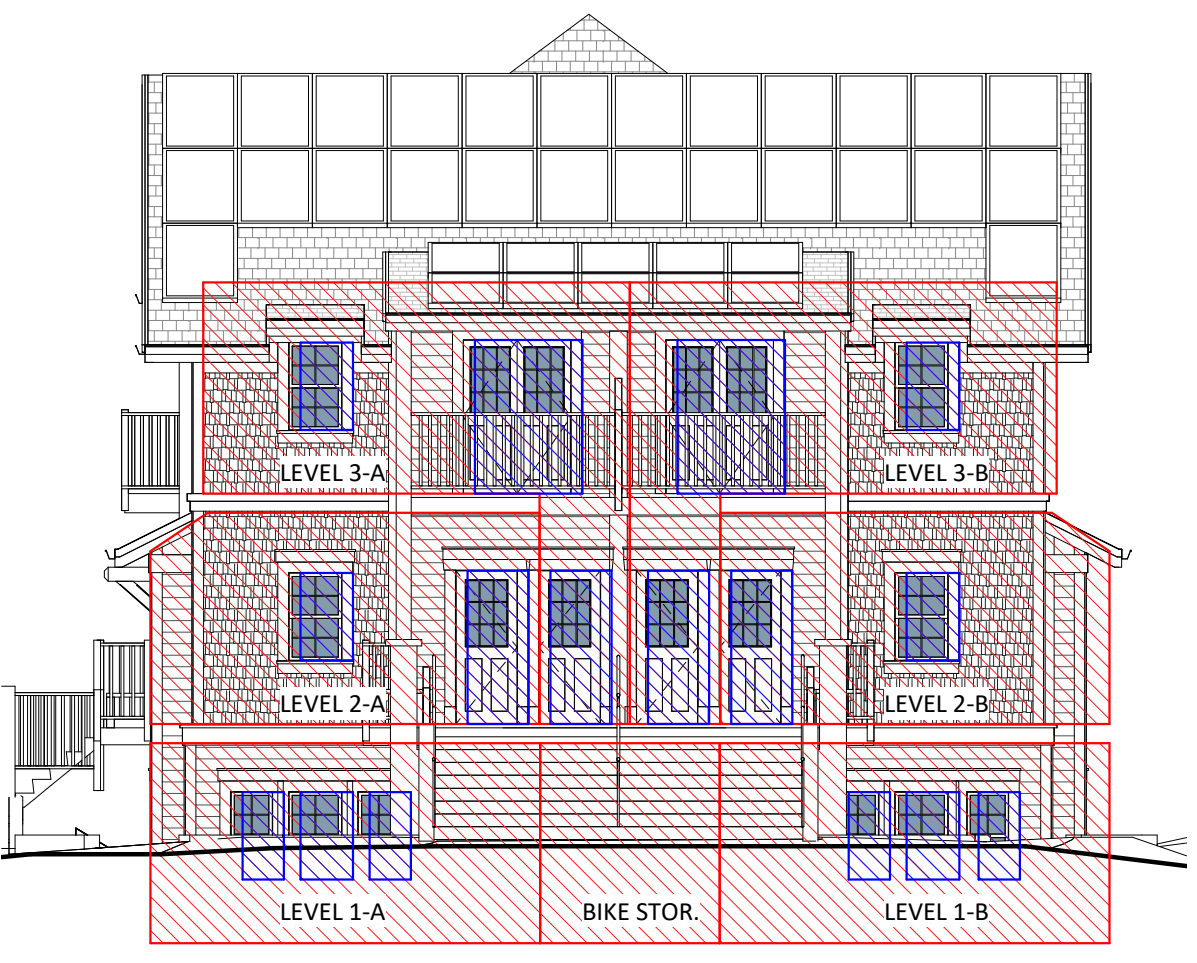
12 Separations - Building C - East
1 : 100



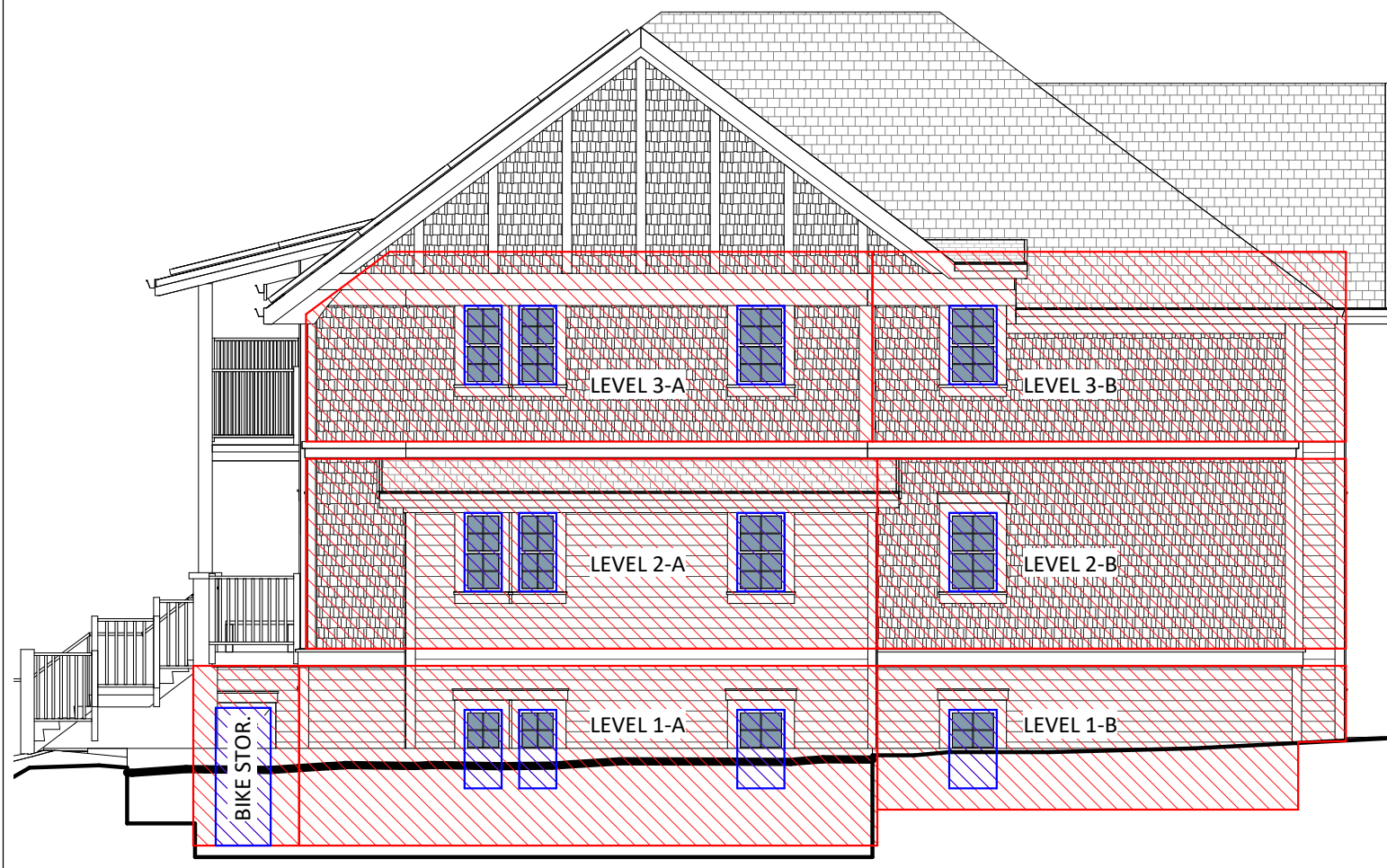
9 Separations - Building C - North
1 : 100



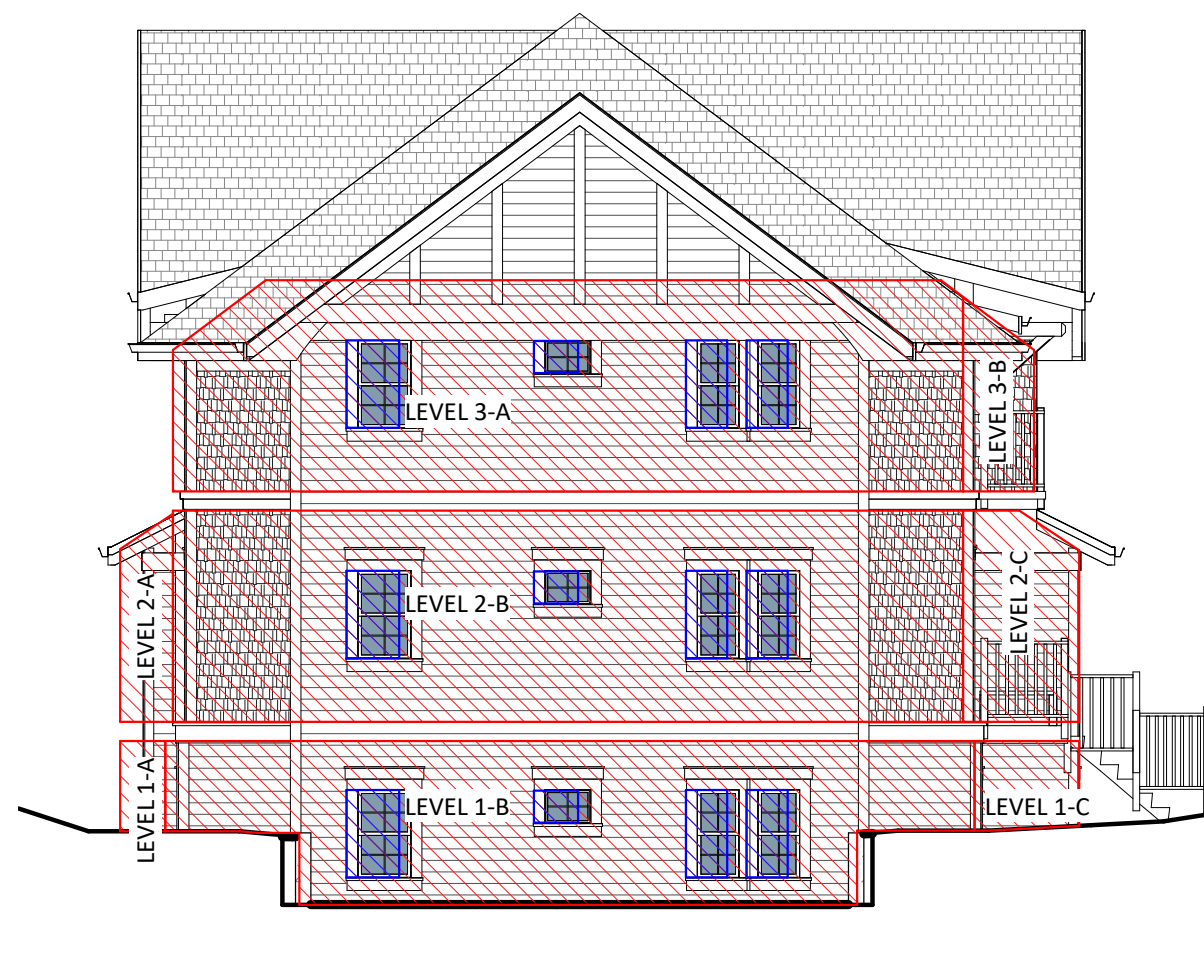
11 Separations - Building C - West
1 : 100



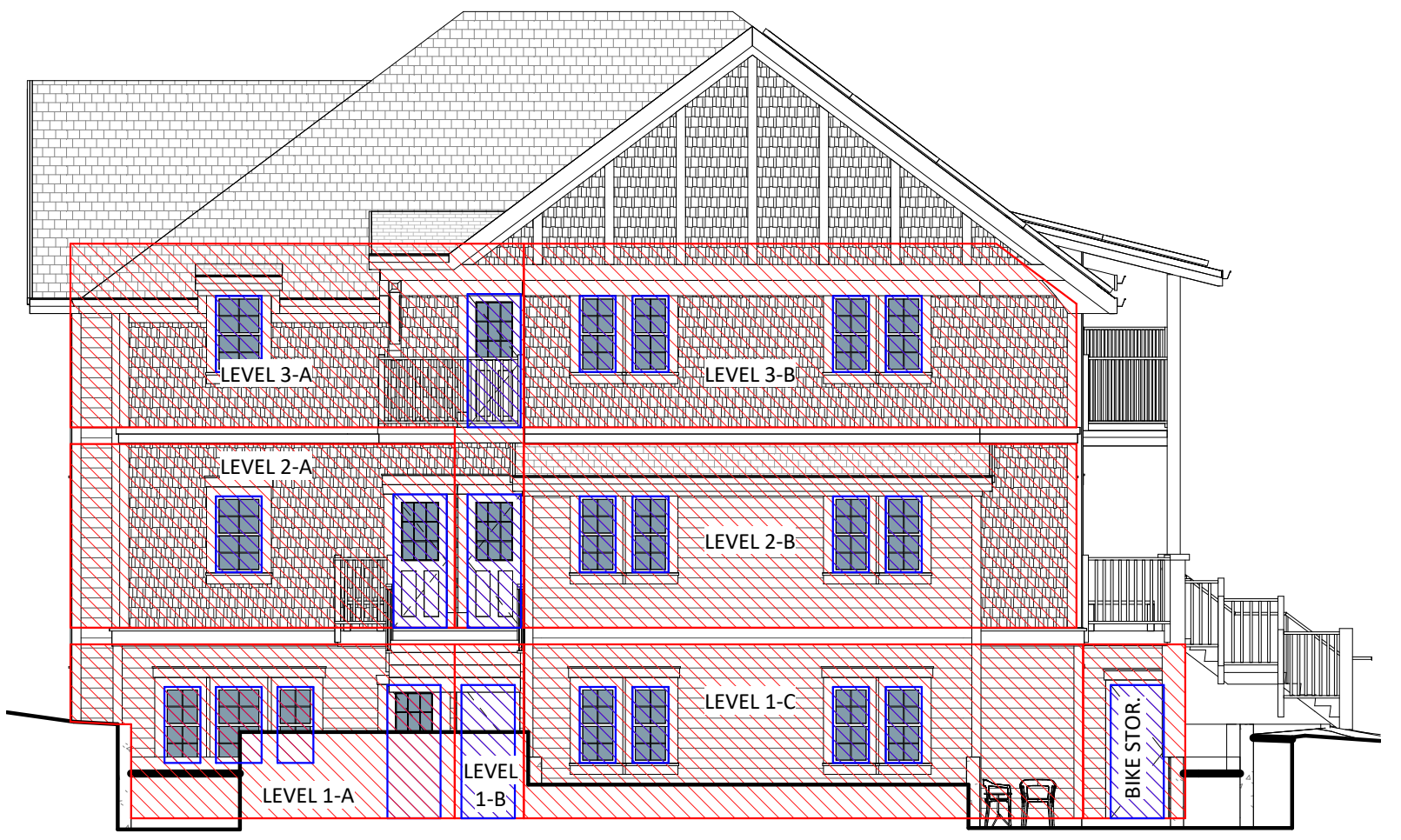
10 Separations - Building C - South
1 : 100



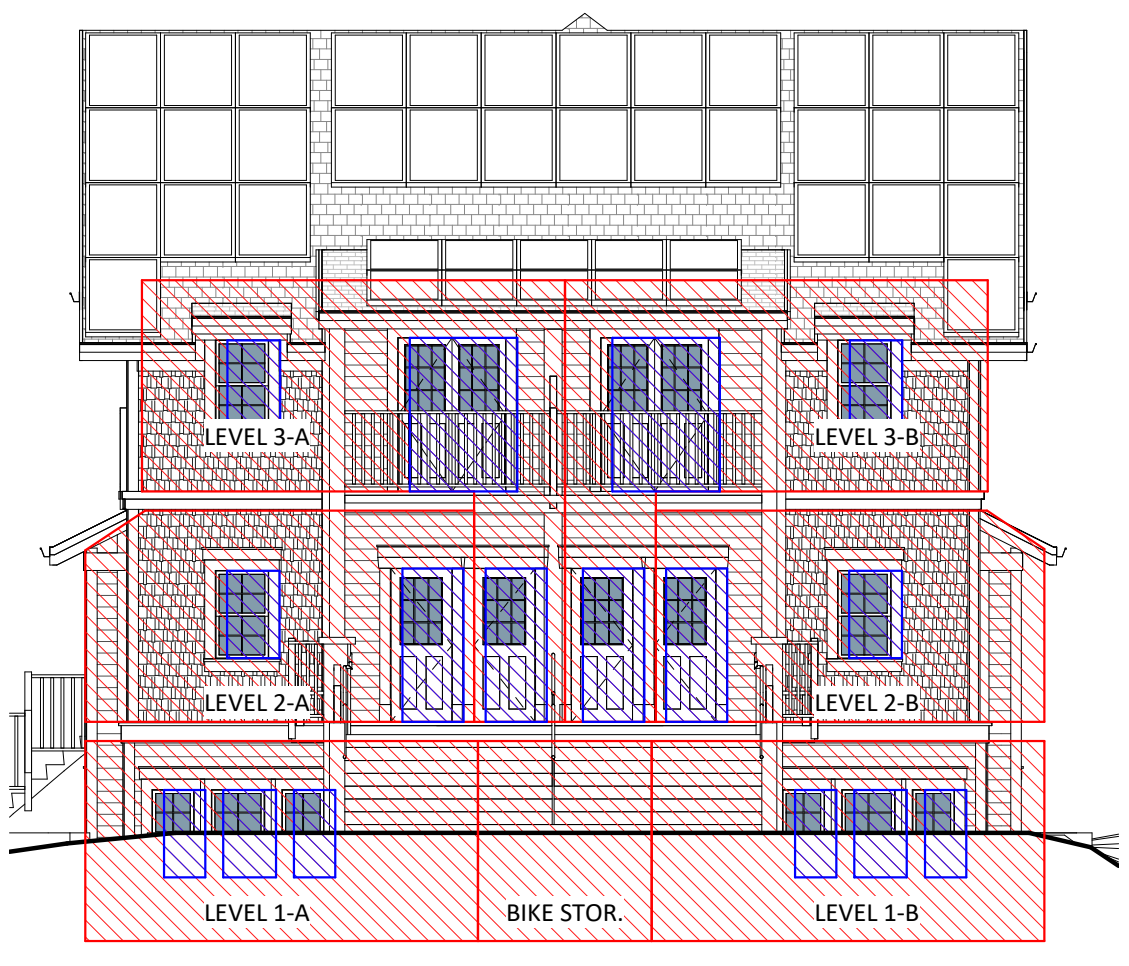
8 Separations - Building B - East
1 : 100



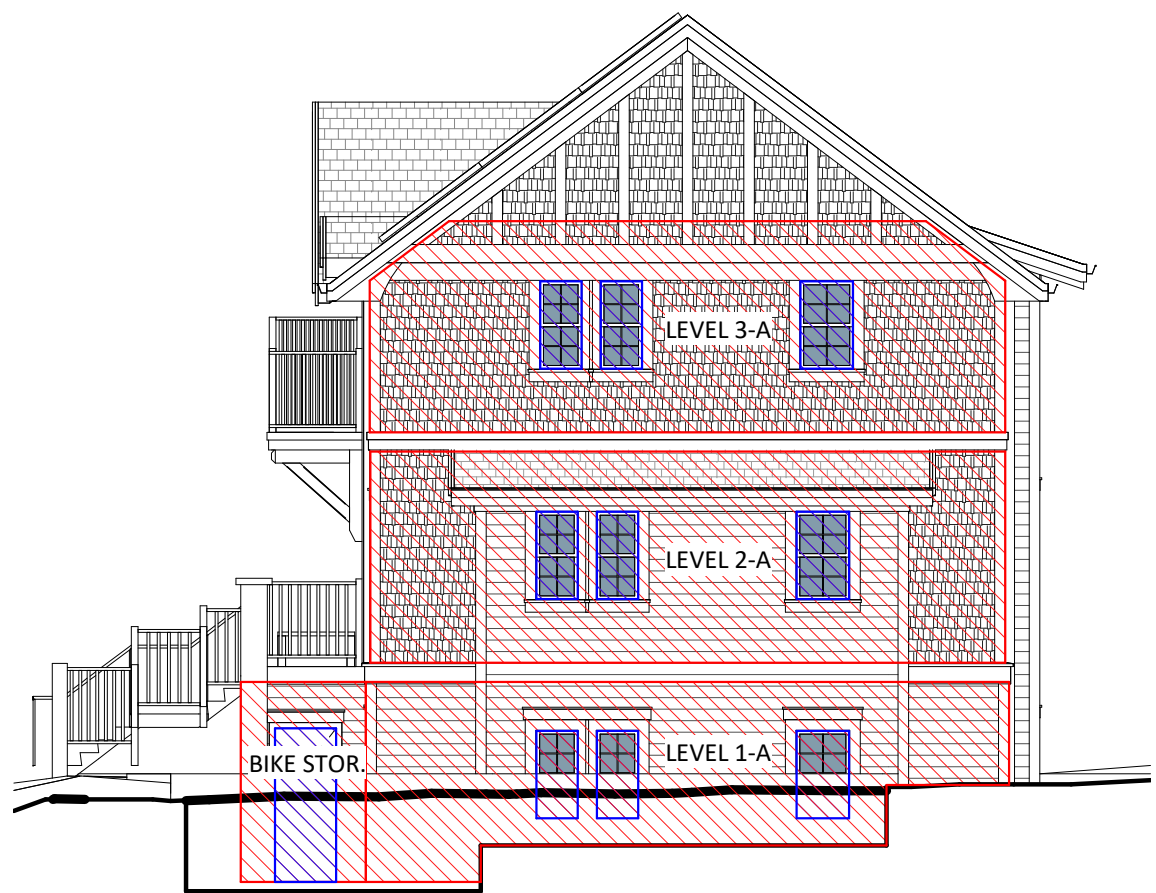
5 Separations - Building B - North
1 : 100



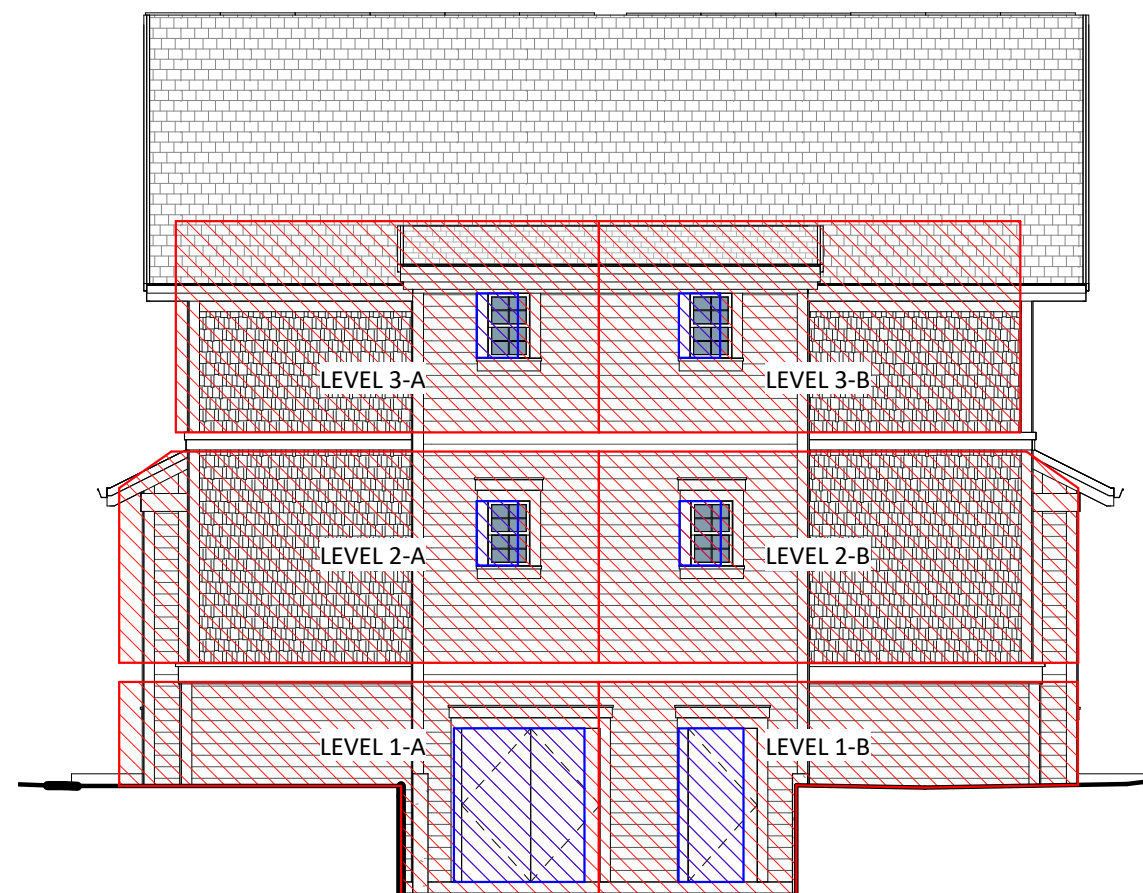
7 Separations - Building B - West
1 : 100



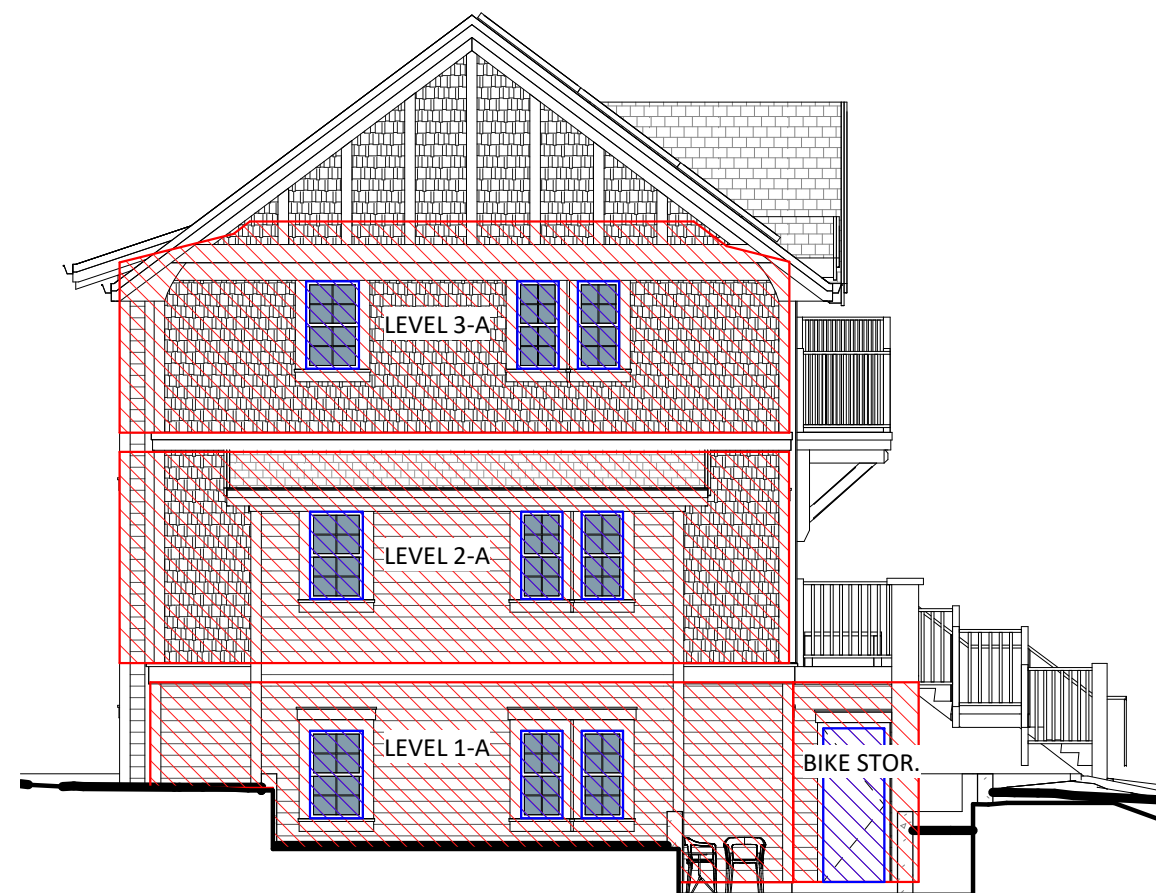
6 Separations - Building B - South
1 : 100



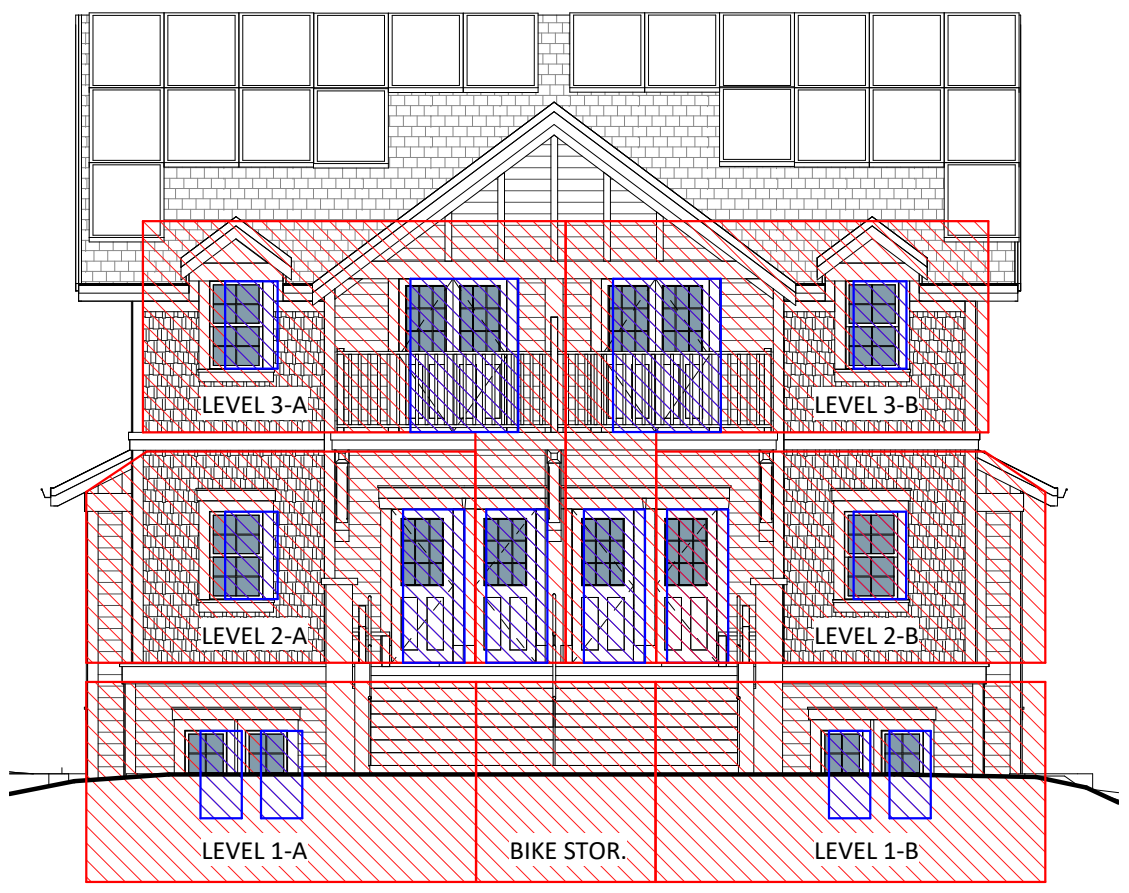
4 Separations - Building A - East
1 : 100



1 Separations - Building A - North
1 : 100

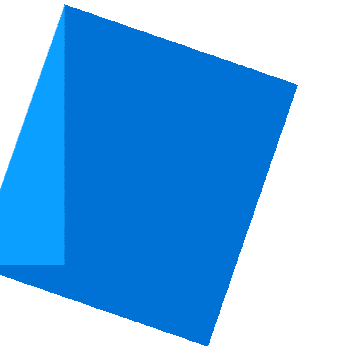


3 Separations - Building A - West
1 : 100



2 Separations - Building A - South
1 : 100

Christine Lintott
Architects



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date
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Consultant

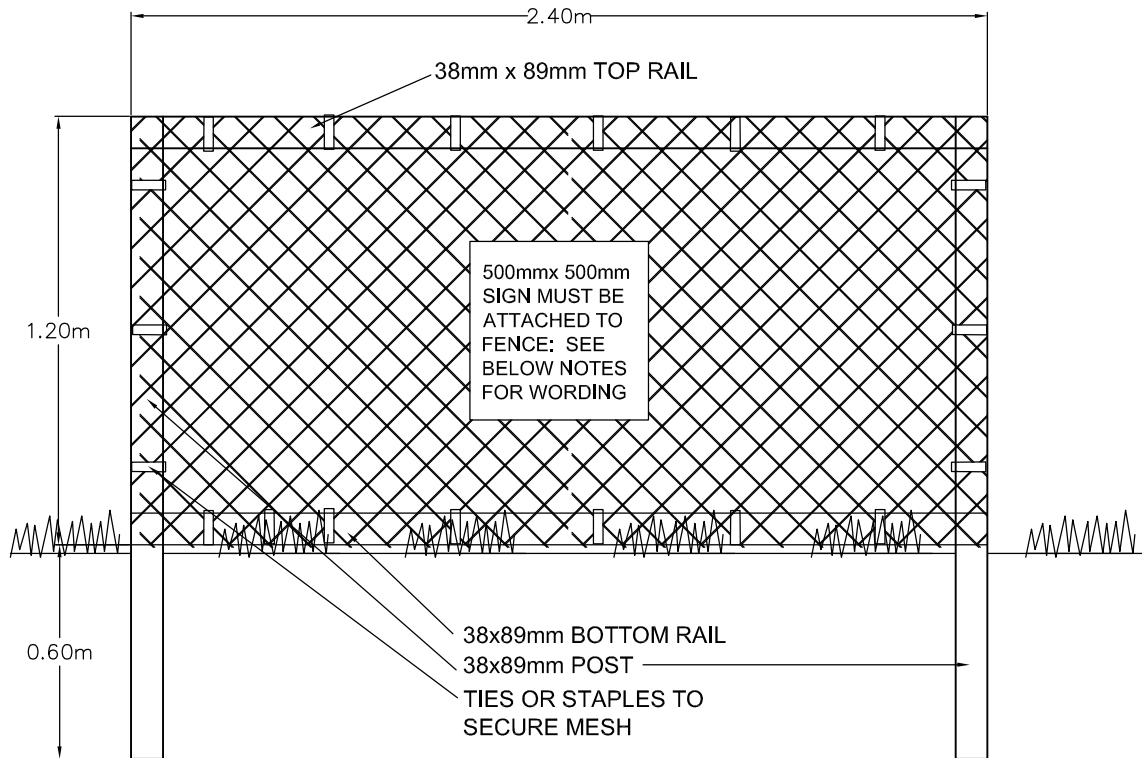
1224 Richardson
- ASH Concept
Victoria, BC

Spatial Separations

Date	2019-05-01 3:00:23 PM
Drawn by	Author
Checked by	Checker

A3.12

Scale	1 : 100
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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

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 not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

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.

* Measured over ivy

~ 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

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

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:

- 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

5.3 Development Permit Application No. 000558 for 1224 Richardson Street

The City is considering a Development Permit application to construct multiple dwellings.

Applicant meeting attendees:

CHRISTINE LINTOTT
OLIVIA LYNN
TIM STEMPE

CHRISTINE LINTOTT ARCHITECTS INC
CHRISTINE LINTOTT ARCHITECTS INC
APPLICANT

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

- transition with adjacent properties
- any other aspects of the proposal on which the ADP choose to comment.

Christine Lintott provided the Panel with a detailed presentation of the site and context of the proposal and Olivia Lynn provided the Panel with details of the proposed landscape plan.

Pamela Madoff left meeting at 3:00pm.

The Panel asked the following questions of clarification:

- there is already a public lane along Rockland Avenue, does this mean that eventually private lane owners will not be able to utilize their back lane?
 - Alec Johnston clarified that the portion that would provide access to the proposed parking area on the subject property is public. The rest of the lane going north is privately owned by the properties that front onto Linden Avenue. Currently, there is informal use of this private lane by the public.
- where would moving vans park?
 - this would be challenging, and they may block driveways
- was the public right of way used as a pedestrian route?
 - yes, for pedestrians and vehicles.
- is a private easement agreement on title?
 - yes, drafted in 1902
- has this lane issue been discussed with the fire department?
 - yes, they are okay with it because there are fire hydrants in close proximity
- where are the rain gardens on the plan?
 - they run across and down the private lane on the west side
- are the windows in wells on the lowest level of each building? And are there concerns for stormwater with this aspect?
 - there is a rendering issue affecting the site grading
 - stormwater will be directed throughout the site. Where the buildings come together, the grading will meet at a gentle slope
- is the rain collected from the private walkway?
 - yes
- what is the walkability of this development to retail amenities?
 - it is very high; Cook Street Village is approximately a 5-7 minute walk
- will the parking be assigned and titled?
 - yes, there will be two spaces that will be visitor stalls and 1 car share stall.

Panel members discussed:

- lack of green space on the sidewalk adjacent to the lane
- concern for the extensive hard surfaces
- concern for the fire pit location
- need to revise the institutional appearance of the front entrance stairs
- acknowledgment of the density on the site
- concern for the building's relationship to the public lane
- lack of parking for the scale of the development
- the building's large footprint
- the site's lack of accessibility from the street, and lack of accessibility within each unit
- opportunity to examine other building options, such as a house and two guest houses.

Motion:

It was moved by Stefan Schulson, seconded by Marilyn Palmer, that Advisory Design Panel recommend to Council that Development Permit Application No. 000558 for 1224 Richardson Street be declined until further consideration of the following items:

- clarification of pedestrian use of the lane
- clarification of public and private site access
- adjustments to the character of units B and C to better fit the property
- accessibility of the units and accessibility within the site
- clarification of site functionality, including loading.

Carried Unanimously

6. ADJOURNMENT

The Advisory Design Panel meeting of November 27, 2019 was adjourned at 3:20 pm.

Stefan Schulson, Chair

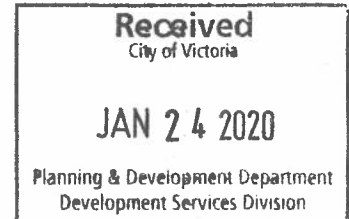
1224 Richardson Property Corp
1153 Burdett Ave
Victoria, BC V8V 3H3
250.384.1969

1224 Richardson Street

Rezoning & Development Permit (REZ-00705 & DP-00558)
Advisory Design Panel Motion Response & Additional Neighbour Consultation

January 24, 2020

Response to the Advisory Design Panel Motion of Nov 27, 2019 & Additional Neighbour Consultation



Attention: Alec Johnston, Area Planner, Development Services Division, City of Victoria

Dear Mr. Johnston,

This letter is in response to the Advisory Design Panel Motion of November 27, 2019 regarding the proposed rezoning & development permit for 1224 Richardson Street. It also provides some updates on minor revisions to development plans to accommodate changes made to address the panel's concerns and/or requests from surrounding neighbours.

The Advisory Design Panel's motion was to recommend that Council decline the application **until** further consideration of the following items:

1. Clarification of pedestrian use of the lane
2. Clarification of public and private site access
3. Adjustments to the character of units B and C to better fit the property
4. Accessibility of the units and accessibility within the site
5. Clarification of site functionality, including loading.

Due to the format of the meeting where the panel discusses and debates the application after the proponent has presented and responded to some limited preliminary questions, we were not able to respond or provide this clarification at the time of the meeting. Most of the concerns identified above were not directly raised as questions to our team, but rather developed during the debate amongst panel members during the later half of the meeting which we were not permitted to respond to. This is unfortunate as, had we been given the opportunity to respond to questions or provide clarifications during the panel's debate we believe we could have resolved any concerns or confusion they had and that the motion would have been more positive.

As such we have provided additional information, clarification and responses below to address the panel's concerns.

1. *Clarification of pedestrian use of the lane.* The Current lane is approx. 4.6 m in width and runs from Richardson Road at the south end to Rockland Ave at the north end. The southern most 120 feet of the lane is a public laneway owned by the City of Victoria. The remainder of the lane north to Rockland Ave is privately owned by the properties on the east side of the 700 and 800 Block of Linden.

The lane is open at both ends and used by the public at large along its entire length for vehicle, bicycle and pedestrian traffic between Richardson and Rockland. The lane is also used by City garbage crews servicing the 700 and 800 block of Linden Ave, 1224, 1230, & 1232 Richardson as well as the carriage house at 1232 Richardson.

During the City's initial review of our proposed development, Engineering staff indicated that the most appropriate driveway access to our proposed parking lot was off of the public portion of the lane as the current driveway for 1224 Richardson was too close to the intersection of Richardson and the Lane to meet the City's requirements and standards of practice. They also indicated that the lane did not meet the City's design requirements for two way traffic, i.e., a 6 m lane width, and so requested a 1.4m Statutory Right Of

Way along the West side of our property for the length of the public lane way. We are prepared to grant that SROW. In so doing, this will improve the safety of the lane for all users of the public lane and also permit more effective access to our property.

We also planned to provide a sidewalk along the west side of our property from Richardson to the rear of the northern most proposed building which would have been open to the public to improve pedestrian safety along the public and private lane section that abuts our property. Unfortunately, a number owners in the 700 block of Linden who own the private section of the lane have insisted that we install a fence along our west property line where it abuts the private portion of the lane to prevent any residents in the proposed development from using the lane for pick up or drop of purposes. As such the sidewalk along the west side of our property, north of the public section of the lane will be fully enclosed within the fenced section of our property and not accessible to the public.

As noted above, the private portion of the lane is owned by the properties on the east side of the 700 and 800 block of Linden. The control and access for public pedestrian use of that portion of the lane is entirely in the control of those owners and we have no ability to influence or alter that control. If they choose to close off that access or leave it open, that is entirely up to them. Having said all of this, our development has been designed to ensure that the residents do not have direct access from our property to the private section of the lane as requested by some of the owners of that portion of the lane. Our proposed pedestrian access as described below under items 2 & 4 is entirely from Richardson and/or the City-owned, public portion of the lane.

2. *Clarification of public and private site access.* As noted above public pedestrian access to the site would be via the sidewalk on Richardson Road and/or a new public sidewalk along the east side of the public section of lane. Public vehicle traffic would access the site via the city owned section of the lane into the private parking lot on the subject site. As we have previously indicated we intend to work with City Traffic Engineering staff to design signage that directs vehicles leaving our property to turn south into the public section of the lane and curbing on our property that prevents vehicles from turning north into the private section of lane. This curbing will prevent vehicles from turning north out of our parking lot but will not impact north bound public or private vehicle access from Richardson to ensure we do not impact what is currently accessible.
3. *Adjustments to the character of units B and C to better fit the property.* Based on our notes of the panel's discussion of this point we believe this request is to address two issues the panel raised. The first was a desire among some of the panel members to have the buildings face the lane due to the confusion regarding ownership and access to the lane. As noted above in item 1 the lane to the west of building B and C is not a public lane, it is private property.

The City of Victoria Design Guidelines for: Multi Unit Residential, Commercial and industrial states:

2.3.1 - Buildings should be oriented towards public streets, walkways and amenities (parks, harbour and coastline, etc).

Turning the building to face the lane would be directly contrary to this section of the City's guidelines. This is precisely why our design has all three buildings facing the "public street," not the lane.

The second issue of adjustment discussed by the panel was the large wide front stairs that one member commented looked too wide and institutional. Modifications have been made to "de-institutionalize" the stair while also acknowledging the Building Code requirements associated with exposure protection of the exits from each dwelling unit. The lower lift of stairs are narrowed to ease the overall width and address the comments, while also meeting the intent of the requirements for exposure protection.

4. *Accessibility of the units and accessibility within the site.* The Edwardian/Craftsman Character and style of the buildings have been chosen to fit in with the existing streetscape, massing and context of the neighbourhood. This type of structure, along with the City's design guidelines that encourage separate individual front doors (ground orientated units), and the desire to deliver 24 affordable home ownership opportunities makes it very difficult to also make these units accessible to those with physical disabilities. We looked at using ramp

systems to allow some of the lower or mid floor units to be accessible, but the length of ramp required was not feasible given the height of the buildings in relationship to the average exterior grade. We also looked at raising the buildings to decrease the length of ramp required to make lower units accessible, but this would have raised the overall height of the buildings beyond its surrounding neighbours and would likely create significant concern from the community. We also looked at providing an elevator but the design is ground orientated to give each unit its own front door which does not allow for the use of an elevator. As such we are not able to offer any accessible units in this development but believe that providing 24 affordable for sale units in this highly desirable neighbourhood is of sufficient value to offset this concern.

5. *Clarification of site functionality, including loading.* This concern appears to be related to how the development would accommodate service vehicles or people moving in and out without blocking sections of the private lane. Service vehicles (repair men, parcel delivery etc) would enter the site via the public lane off Richardson and park in the reserved visitors spot in the parking lot. Small moving vans would utilise the same visitor spot with no disruption to the development residents or surrounding neighbours. Where larger moving vans are used this would be pre booked with the strata manager to allow temporary closing of some of the stalls on the North or South side of the parking lot to accommodate a larger moving truck. This is the same process that is used at many apartment or condo projects for move ins or for cleaning and sealing parking surfaces, or repairing piping, lighting etc. in underground parkades. Vehicles would be discouraged from parking in the private lane to unload as the fence between the lane and the subject site cuts off access to the buildings on the subject development site.

In addition to the issues raised by the ADP one of the neighbours on Linden has expressed concern over the proposed fence along the west side of the site separating it from the private lane. As you know this fence was requested by some, but not all of the neighbours along Linden. We therefore agreed to install a continuous 4-foot solid fence along this property line from the north end of the property south to the point where the public lane begins. Ms. Tamsin McIntosh of 721 Linden expressed concern that this fence was not tall enough to ensure that delivery vans did not park in the private lane and pass items over the fence. While this is highly unlikely as there would be no way for delivery drivers to notify the residents they were parked there, we have made attempts to meet with Ms McIntosh over the last couple of weeks but have not received a response from her. We also spoke with one of the residents of 727/29 Linden who agreed with our concern that a taller solid board fence would create a graffiti target like the fence on this side of the lane to the north of the subject property and that it was counter active to eyes on the alley way for safety & security purposes. This resident also agreed that a taller open lattice type fence would sufficiently discourage delivery drivers from stopping in the lane to pass packages over the fence while enhancing the eyes on the lane as well as allowing for views of the site landscaping from the lane which she believed would be a positive addition. We have therefore revised the fence along the West property line from a 4-foot solid board fence to a 5-foot open lattice fence as shown on the revised landscape plan as well as the updated building renderings.

We trust this adequately responds to the clarification requirements outlined in the ADP's motion and will allow you to finalize your report and present our proposal to Committee of The Whole as soon as possible. Please do not hesitate to contact the undersigned if you have any questions or further concerns.

Best Regards,



Tim Stemp
1224 Richardson Property Corp



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Tenant Assistance Plan

This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.

SUMMARY: Instructions and steps for Developers and Property Owners

STEP 1	BACKGROUND: Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies.
STEP 2	POLICY APPLICATION: Complete tenant impact assessment to determine the requirements of your application.
STEP 3	Complete application requirement, including: <ul style="list-style-type: none"> a. Current Site Information b. Tenant Assistance Plan c. Tenant Communication Plan d. Appendix A - Current Occupant Information and Rent Rolls (For office use only) e. Appendix B - Correspondence with Tenants Communication (For office use only)
STEP 4	SUBMIT: Complete form and submit to: <ul style="list-style-type: none"> a. Email digital copy of plan to housing@victoria.ca (include appendices)
STEP 5	REVISE: Applicant to update and return application requirements with staff input.
STEP 6	FINALIZE: City staff to finalize the review and signs off application requirements and used as attachment for the Committee of the Whole report.

BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#).

Please refer to the City of Victoria's [website](#) for more information regarding the City of Victoria's rental housing policies. Supporting documents include:

- Tenant Assistance Instructions and Checklist
- Tenant Assistance Policy
- Frequently Asked Questions
- Sample Letter to Tenants
- Request for Tenant Assistance Form and Privacy Guidelines
- Final Tenant Assistance Report

POLICY APPLICATION: Tenant Impact Assessment to Determine the Requirements of your Application

Answer the questions below to determine whether a plan is required with your application:

Tenant Impact	Indicate:		Application Requirement
Are you redeveloping or demolishing a building that will result in loss of existing residential units?	Yes	No	If yes, complete the next question.
Does your work require the permanent relocation of tenant(s) out of the building?	Yes	No	If yes, complete and submit a tenant assistance plan.
Do you have tenant(s) who have been residing in the building for more than one year?	Yes	No	If yes, tenants are eligible under the tenant assistance plan

If any are selected no, then a tenant assistance plan is not required as part of your application.

TENANT ASSISTANCE PLAN

A. Current Site Information

Site Address:	
Owner Name:	
Company Name:	
Tenant Relocation Coordinator (Name, Position, Organization):	

EXISTING RENTAL UNITS

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor		
1 BR		
2 BR		
3 BR		
3 BR+		
Total		

B. Tenant Assistance Plan

For any renovation or redevelopment that requires relocation of existing tenants, the property owner must create a Tenant Assistance Plan that addresses the following issues:

- Early communication with the tenants
- Appropriate compensation
- Relocation assistance
- Moving costs and assistance
- Right of first refusal

The City has developed a Tenant Assistance Plan template that is available for applicant use. The template includes the required FOIPPA section 27(2) privacy notification which should be identified for tenants.

Please refer to the Tenant Assistance Policy with Tenant Assistance Plan guidelines for Market Rental and Non-Market Rental Housing Development.

Required under the Residential Tenancy Act

Notice to End Tenancies

A landlord may issue a Notice to End Tenancy only after all necessary permits have been issued by the City. In addition, landlords must give four months' notice to end tenancies for renovation, demolition, and conversions. Tenants have 30 days to dispute the notice.

For more information, please refer to the [Landlord Notice to End Tenancy](#).

Renovations and Repairs

Renovations and repairs must be so extensive that they require the unit to be empty in order for them to take place, and the only way to achieve the necessary emptiness or vacancy is by terminating a tenancy. The RTA and associated guidelines provide specific guidance pertaining to whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit.

For more information, please refer to [Ending a Tenancy for Landlord's use of Property](#).

Right of First Refusal

In instances of renovations or repairs requiring vacancy, the RTA requires tenants be offered the right of first refusal to enter into a new tenancy agreement at a rent determined by the landlord. This right of first refusal applies only to a rental unit in a residential property containing 5 or more units, and there are financial penalties for non-compliance.

For more information, please refer to [Tenant Notice: Exercising Right of First Refusal](#).

For full details, please check the Government of British Columbia [website](#).

Tenant Assistance Plan Components	APPLICANT		CITY STAFF
	Tenant Assistance Plan		Did the Applicant meet policy?
	Date:	dd/mm/yyyy	dd/mm/yyyy
Compensation Please indicate how you will be compensating the tenant(s).			Yes No
Moving Expenses Please indicate how the tenant(s) will receive moving expenses and assistance.			Yes No
Relocation Assistance Please indicate how the tenant(s) will receive relocation assistance.			Yes No
Right of First Refusal Please indicate whether the applicant is offering right of first refusal to the tenant(s). Please indicate your reasoning.			Yes No
Tenants Requiring Additional Assistance Please indicate whether there are tenants requiring additional assistance. If so, please indicate how the applicant plans to provide additional support.			Yes No
Other Comments			<div>89</div>

Tenant Communication Plan Components	APPLICANT	
	Tenant Communication Plan	
	Date:	dd/mm/yyyy
How and when did you inform tenants of the rezoning or development application?		
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?		
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's website for a list of resources)		
Have tenant(s) confirmed with you whether they request assistance? If so, please indicate the staff responsible or whether a third-party service is requested.		
Other communications notes:		

FINAL TAP Review - [For City Staff to complete]

Application received by _____ (City Staff) on _____ (Date)

Did the applicant meet TAP policy? Yes No

Staff Comments on
final plan:

Monica Dhawan

From: Patricia Manly <[REDACTED]>
Sent: Sunday, June 16, 2019 9:43 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 1224 Richardson proposed development

Dear Mayor and Council:

I regret that I will be out of town on Wednesday, June 19 and will thus be unable to attend the community information meeting regarding this development proposal.

I have been informed by neighbours who live closer to Richardson that the proposal is to develop the lot from its current duplex to a 24 strata units with 10 parking stalls.

Personally, I support increasing density in Victoria in order to mitigate our housing shortage, provided that this can be done wisely. I do not object to increasing the density at 1224 Richardson to provide additional housing in the neighbourhood. In particular, I support efforts to make our neighbourhood more affordable for families with young children.

I do have some concerns:

- The scale of this development seems excessive. I would be much more agreeable to a proposal half this size.
- The site is close to the intersection of Harbinger and Richardson. The potential of additional traffic along Harbinger is a concern that could affect our quality of life and property values. Traffic calming strategies may be helpful and should be considered.
- The lane that runs between Richardson and Rockland to the west of the property is actually a family friendly resource that needs to be protected, in my view. The lane currently has next to no traffic, which makes it an ideal place for children to learn to ride bicycles, skateboards, etc. without danger. Although I do not have children myself, I would hate to see the loss of a bike friendly space that is currently suitable for young children to develop their skills.
- Preserving and enhancing Victoria's green space should always be a priority, and I would hope that this has been taken into consideration in this proposal.

Thank you for your consideration of these concerns. I am hopeful that development can proceed on this site at a scale that will add to Victoria's housing supply while preserving Fairfield and Rockland's quiet, leafy atmosphere.

Sincerely,

Patricia Manly, Ph.D.
 608 Harbinger Avenue
 Victoria, BC V8V 4J1

Heather McIntyre

From: Raphael Beck [REDACTED]
Sent: Monday, June 17, 2019 4:25 PM
To: Victoria Mayor and Council; [REDACTED]
Subject: Fwd: Development at 1224 Richardson

As we are unable to attend the June 19 meeting, we would like to voice our concerns regarding the proposed development on Richardson:

1. The size of the development is out of proportion to the surrounding neighborhood. It will turn a quiet residential area into a busy urban environment.
2. Privacy of residents west of the lane could be compromised as tenants from the development seek to shortcut through to Linden avenue.
3. Parking: it is unrealistic to assume that 24 “families” will own 10 cars. More likely, most of them will. That means that they will seek parking in adjacent streets, resulting in residents of these streets having trouble finding a parking place.
4. Lane traffic: our big concern is that the narrow private lane will be transformed into a high-traffic area. This will compromise the safety of young children living along the lane, as well as pedestrians and bikers who often use the lane now.
5. Is paying \$850 per square foot considered “affordable housing”?

The development should be scaled down to fit the neighbourhood.

Raphael and Dahlia Beck
3-727 Linden Ave

630 Linden Ave.,
Victoria, B.C.
V8V 4G5.

June 20, 2019.

Mayor and Council
Victoria, B.C.

re: Proposed Development
1224 Richardson (Jim Stemp)

I am not opposed to development. I have a place to live and only feel that it is right if other people also have a place.

The issue is Parking. There is no parking on the north side of Richardson. Ten spots on the property is severely inadequate for 24 units, even if there was only 1 occupant per unit. If they all ride bicycles, they'll need groceries delivered and there needs to be space for taxis and visitors.

The number of service people that are on our street daily is amazing. Neighbours have groceries and water delivered. There are couriers several days a week. Plenty of lawn-care people. Neighbours are vigilant in maintaining their homes and yard as a result, there are painters, electricians, plumbers, carpenters, bricklayers, arborists. Myself, I had the help of a caregiver for $4\frac{1}{2}$ years. Also, I have family who visit from out of town. I always request them as much as possible to park in front of our lot. I know they grandfathered some of the older homes that have been converted into suites not requiring as much on-site parking as was necessary but with new construction, I think the problem of parking should be addressed before it is built.

Thank you,

Sandra Greenwood



Lucas De Amaral

From: Melanie and Morgan Finley [REDACTED]
Sent: September 5, 2019 5:41 PM
To: Victoria Mayor and Council
Subject: Proposed Development 1224 Richardson Street

Hi,

We are opposed to the proposed development at 1224 Richardson Street changing from single family to 24 strata units.

We live within close proximity to 1224 Richardson Street and have received a notice about the proposed development to change the zoning from R1-B (single family house) to 24 strata units. This does not align with other neighbourhood developments to date. It changes the family residential feel of our neighbourhood. It does not meet proposed or active community development plans. We also have grave concerns about lack of parking that will be provided and the increased traffic on a laneway that is on an elementary school walking route.

While we appreciate the desire to densify our residential neighbourhoods this proposal is not suitable for our area. Please consider changing this high density proposal to one that suits the neighbourhood. Other lots close by have been subdivided into single family houses or large 2 story houses on large lots have been strata converted into 3 or 4 units.

Thank you,

Heather McIntyre

From: Development Services email inquiries
Sent: September 6, 2019 11:03 AM
To: Victoria Mayor and Council
Subject: FW: 1224/1226 Richardson St- Proposed redevelopment

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

Subject: 1224/1226 Richardson St- Proposed redevelopment
Date: 2019-09-05 19:32
From: ANGELE MUNRO [REDACTED]
[REDACTED]
[REDACTED]

To Whom it may concern,

I live at 3-602 Trutch St and am in favour of the proposed site specific development of this property with the following suggestions.

I drive along Richardson St 6 days a week past that location on my way to Oak Bay Recreation. It is a very busy street even early in the morning (usually 6:45 am). It is a bicycle route and there are lots of vehicles parked along the street as well as vehicular traffic.

.

To address these concern, I would suggest that the Developer provide enough on-site parking for residents and visitors also bicycle storage.

This location would be great for residents who wish to cycle or walk to work Downtown which would benefit the traffic and parking in the city.

Also, it should be considered that this building has no Heritage value.

A new building would provide a safe and healthy environment for its residents and be an asset to Fairfield. Some older buildings in the area have been a safety issue. There have been fires in the neighbourhood in the last couple of years as well as lead and asbestos issues.

I appreciate having the opportunity to voice my opinion.

Thank you

--

ANGELE MUNRO,BA
Realtor
Pemberton Holmes Ltd
[REDACTED]
[REDACTED]

...Tell ANGELE

Heather McIntyre

From: Loretta Blasco [REDACTED]
Sent: September 18, 2019 10:07 AM
To: Victoria Mayor and Council
Subject: Proposed development of 1224 Richardson

Good morning,

I wasn't able to attend last night's meeting, but I thought it was important to share with you what I see as going in the wrong direction with development. What I mean by that is, for example, 1201 Fort Street and the Black and White developments that are currently being constructed.

What Victoria DOES NOT NEED are more condo developments in our neighbourhoods.

What Victoria DOES NEED is affordable rental/co-op housing stock. And by affordable, I don't mean subsidized units, nor do I mean, 300 sq. ft. units for \$1400 per month. We need housing where people can get on with their lives and build community. I do understand that all levels of government need to be involved, but it's time to say no to over development in our neighbourhoods. It's time to think differently about housing, other than condo units, and the time is now to make it happen.

Please pay attention to the set backs on these developments that are coming to you for approval. There is no need, except greed, to have buildings encroaching on sidewalks, and neighbours. As well, greed drives the need to increase the height of these buildings. A two story building on Richardson fits in better with the neighbourhood, not 3 stories. And for goodness sake, if you going to allow this development, please make sure the city receives some amenities for the privilege of building in a neighbourhood, for example, money for better roads, or maybe green space. Stop giving our valuable land away for nothing, for free.

I hope you, the Mayor, and city council will carefully consider the legacy you are trying to leave for Victorians living and working here. I'm sure, you would rather have a legacy with a different headline, Instead of the headline saying that Victoria is one of the worst places in Canada to be a renter now. Wouldn't it be exciting to change that statement around to something more community based, affordable and inclusive?

Please think carefully as you consider the proposed development of 1224 Richardson.

Thank you.

Loretta Blasco
301-1025 Linden Avenue
Victoria BC

Sent from my iPad

CALUC COMMUNITY MEETING FEEDBACK FORM

This form was developed by the RNA Land Use Committee to help consolidate neighbor's feedback to Rezoning Proposals. It is not meant to be a complete compilation of all issues. When a development proposal requires rezoning the applicant is advised to have consulted with the immediate neighbors at a community meeting so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement and signing to indicate you have been informed about this development proposal. You are encouraged to provide comments: however, your ultimate position need not be declared until the Public Hearing before City Council.

☒ I have had an opportunity to review the required plans and proposal for 1224/26 Richardson.

☒ Both the existing zoning and the requested proposed rezoning criteria have been explained.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustrations (to scale) of buildings in relation to flanking buildings.

☐ Proposals for blasting or tree removal have been explained.
OR

☒ I have been informed there will be no blasting or tree removal.

planting new trees, great news.

☒ The proposed landscaping for our common property line is acceptable to me.

☒ The proponent's explanation adequately addressed my questions and concerns about the proposal.

☒ I understand that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

not the "ASH"

Component which is a distraction

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

☐ I support the concept as proposed.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s):

Address:

Comment:

Annette Ruitenberg Date: *Sept 18, 2019*
3, 1200, Richardson Street
The "affordable sustainable housing" concept is a red herring. The developers explained their plan in more detail at this second meeting. I now understand that ASH is not (over) →

Thank you for this. It is your neighborhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

an official program but ~~rather~~ rather, Gene Miller's invention. Once the original buyers sell, there will be no further "affordable" elements that are enforceable.

Yet the neighbourhood will still have a significantly over-populated, under-served lot.

- 24 units is too many
- inadequate parking by any measure
- bus service in the area is minimal & projected to remain low tho somewhat improved

- densely populated houses in rear of property → how will they be served by service vehicles, movers, emergency vehicles etc? via the alley? It's a private alley. Via the parking lot? It will probably be full because it is too small for the number of units proposed.

My new understanding from this ^{meeting} second is that ASH ("affordable sustainable housing") is a red herring.

This is simply a development proposal, with too many units for the level of services available. Parking is a real issue. It is unfair to expect the culture to change from car-culture to other, simply because there isn't parking available. 99

Heather McIntyre

From: PW [REDACTED]
Sent: October 14, 2019 10:40 AM
To: Victoria Mayor and Council
Cc: Development Services email inquiries
Subject: 1224 Richardson development.

Hello

Hope you all had a wonderful weekend.

Concerns over the 24 unit proposed development at 1224 Richardson. Developer is using affordable housing to propose rezoning reduced set backs over height and to many units on a lot that in the past had one house with access only and required off Richardson.

We have had two resident meetings the residents concerns are not a development, just the kind of development.

We would appreciate your attention to our Concerns. The lane adjacent to the development (Richardson to Rockland) is owned by the residents on Linden we allow the public to use the back lane..it's nice to share a quiet walk on the lane. We have a problem regarding the lane. The development is proposing they use the lane (small portion off Richardson owned by city) to access the development off the lane. This is nothing but trouble. It is a lane not a road, it is narrow and does not meet code and will create unsafe traffic problems, all traffic from the development will use the private lane. There is a proposal for a curb to direct vehicle traffic into the development. The lane needs to be left alone. The driveway clearly needs to be separate and off Richardson. The lane should not be used as an allowance for variance to the proposed development. The owners of the lane pay taxes every year on the lane and at this point would like to keep the lane open for the public. The owners of the lane have not been offered compensation from the developer or the city might consider the purchase or reducing the property tax bill. The planning department needs to keep this in mind. Time and money should not be spent on re-engineering the lane.

The Development for that site is wrong it is our opinion the site zoning must be attached to the building plans. Plans of 6-8 family units. Reasons ..the condo market is flooding and prices reasonable we need the next step up for family homes. This area is suitable.

Parking is a big issue with this development.

The developer seems to have heart please encourage them to build family units, less density with no use or allowances with the "Lane"

Regards,
Peter Willis
Victoria

Sent from cell

Heather McIntyre

From: ron [REDACTED]
Sent: February 14, 2020 12:58 PM
To: Victoria Mayor and Council
Subject: 1224 Richardson development

Good day,

As we live at 1232 Richardson, next door to this proposed development, we would like to raise our concerns.

This has already been turned down by the Advisory Design Group. This proposal will now be presented to you without addressing any of the concerns. That is, over height, over dense, minimal parking.

We would have no problem with half that many units in smaller buildings but as it stands now we will be subject to a wall of three story windows the full length of our property. There is no solution presented for the protected tree on the 1232 lot which over stands the proposed building "C". Both 1224 and 1232 lots are only 55 feet wide so this development on 1224 would totally devalue any resale options for 1232 as the present code calls for a 60 foot lot for a panhandle development.

Regards,

Maureen and Ron Pugh

1232 Richardson Street

Lucas De Amaral

From: Tamsin McIntosh [REDACTED]
Sent: March 5, 2020 12:17 PM
To: Lisa Helps (Mayor)
Subject: 1224 Richardson

>
> To Mayor Lisa Helps and Council
>
> I have several concerns about the proposed development at 1224 Richardson Avenue.

> The developers are not working with the neighbors, and are going ahead after being turned down by your Advisory Design Group. It seems that by calling the development "affordable", they believe this development will pass council, even though this is a huge jump in density for profit. I am totally supportive of affordable housing, but this proposed development does not meet the community's needs. We are just a few blocks from an elementary school and a Community Centre. We have more affordable small units already on the market. We really need some family housing.

>
>
> This is essentially a panhandle development, with the two back buildings having no street access. I am told by City planners that it is not a panhandle because it is not wide enough to qualify. With a lane way house, or panhandle lot there are extra restrictions, designed to protect neighbors from a big building looking into and shading our back yards. This development dwarfs my neighbors properties to the East. The developers drawings are shown from an angle that makes them appear to fit in. Please hold them to the set backs and height restrictions in R1A, as other properties that actually have street access are held to this zoning.

> The back two buildings have no street access and the building at the back has no vehicle access for fire, ambulance or deliveries.

> The lane at the back is a PRIVATE DRIVE owned by the houses to the south. I own 721 Linden, and I own the lane at the back of my property.

> 1224 Richardson has always had it's own driveway, but that is not in the new plans. My neighbours have never minded the foot and bicycle traffic,

> but are tired of getting blocked, and have voted to put up PRIVATE LANE and NO PARKING signs.

The lane is not wide enough for cars to pass, and this development creates a number of dangerous situations such as having to back out onto Richardson, driving onto a pedestrian sidewalk and limited visibility at both ends. It will be even more dangerous for the proposed bike lane. Closing the lane to through traffic would solve some of the problems, but would also create some.

> I invite you to come out, and will happily walk the lane and show you our concerns. Please give me a call or email with the time you would like to come, and I will do my best to meet you or have a neighbor meet you.

>
> Tamsin McIntosh
> 721 Linden Ave
> Victoria B.C. V8V4G8
> [REDACTED]

Richard Elliott

From: Calum Ramsay [REDACTED]
Sent: June 23, 2020 12:34 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: 1224 Richardson St. Development - Letter of Support
Attachments: 1224 Richardson St. Letter of Support - City of Victoria.pdf

To the Mayor and Council,

My name is Calum Ramsay. I currently rent at 103-100 Saghalie Rd, and I'd like to own one of the new units proposed for 1224 Richardson St.

The addition of 24 affordable, walk-up single and double bedroom homes will greatly improve the local area, as well as boosting the supply of affordable housing in Victoria. The location – close to downtown, Cook St. village, bike lanes, and transit – will increase the density and vitality of the area, while maintaining its current form and character.

Personally, the most important factor is proposed prices – at \$420 000 for a 2-bedroom home, my partner and I will be able to afford our own place in Victoria. I've attached a copy of this letter in PDF form to this email.

Please support this new endeavor, and help us out by improving availability of affordable housing in Victoria,

Respectfully submitted,

Calum Ramsay

City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

ATTN: Mayor & Council

Also emailed to: mayorandcouncil@victoria.ca, ajohnston@victoria.ca

Re: Development Proposal for 1224 Richardson St.

To the Mayor and Council,

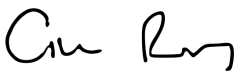
My name is Calum Ramsay. I currently rent at 103-100 Saghalie Rd, and I'd like to own one of the new units proposed for 1224 Richardson St.

The addition of 24 affordable, walk-up single and double bedroom homes will greatly improve the local area, as well as boosting the supply of affordable housing in Victoria. The location – close to downtown, Cook St. Village, bike lanes, and transit – will increase the density and vitality of the area, while maintaining its current form and character.

Personally, the most important factor is proposed prices – at \$420 000 for a 2-bedroom home, my partner and I will be able to afford our own place in Victoria.

Please support this new endeavor, and help us out by improving availability of affordable housing in Victoria,

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Calum Ramsay'.

Calum Ramsay

Richard Elliott

From: staft [REDACTED]
Sent: June 23, 2020 11:03 AM
To: Victoria Mayor and Council; Alec Johnston
Subject: Development Proposal for 1224 Richardson St.
Attachments: Letter.Vic.Council.pdf

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

Attention: Mayor & Council

Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

As a senior and current home owner in Fairfield (1355 Carnsew Street) , I am intrigued and optimistic about the addition of a more affordable option for seniors in our neighborhood. I currently use Car Share, do not own a car, and ride cycles (and motorcycles) in part to support a green lifestyle.

This development looks to be both affordable and functional for a senior such as myself wishing to downsize. I would gladly move into a 450sq ft living space, without the added headache of yard upkeep and possibly to add a more social living environment.

While I guess I would prefer a more acoustically isolated structure than the currently proposed wood structure walk ups [concrete floors and walls assure better privacy and noise isolation], I might still be amenable to one of these units if I could be assured of peace and privacy. That said, I firmly believe well designed tiny living spaces are the way to go for both the young and old alike. The area is ideally suited to walk anywhere vital in Victoria in under half an hour.

Please support this development and increase the stock of affordable to buy homes in Victoria.

Sincerely,

John Stauff (M.B.A. B.A.Sc . Retired)

Richard Elliott

From: Ryan Jabs [REDACTED]
Sent: June 23, 2020 2:22 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Support for housing proposal at 1224 Richardson

Dear Mayor and Council:

My name is Ryan Jabs. I live at 1560 Oakland Ave. and am a small developer that focuses on proposing more missing middle housing in core Victoria.

I am supportive of the housing being proposed for 1224 Richardson, as it fits well within the fabric of the neighbourhood and will provide homes for people who want to work and live in the city.

In my view, this proposal aligns with city values as it offers gentle density in a neighbourhood that needs more homes, as well as relatively affordable home ownership in a neighbourhood that has become unaffordable to many. It will also cater – and, in fact, encourage – people who don't need or don't want to own or use a car to live a car free lifestyle by being in a walkable neighbourhood, with great bicycle amenities and with a car share vehicle on site.

There are relatively few of these types of missing middle projects being proposed in the city, as they often take more time and effort to be approved – and cost more per home to develop – compared to some of the large-scale developments that are proposed for the city.

However, these types of homes are more likely to foster strong community and family values compared to much larger multi-family buildings, as people within these buildings are more likely to recognize and get to know and support each other and their neighbours (regular eye contact is key!).

I am looking forward to the outcome of this proposal, as I consider how I can also provide more of this type of housing in the city.

Thank you for taking the time to read this letter.

Sincerely,

Ryan Jabs | President, Community Builder
Lapis Homes | [REDACTED] www.lapishomes.com
[REDACTED]



Richard Elliott

From: Julian West [REDACTED]
Sent: June 24, 2020 7:16 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

My name is Julian West. I am a small-scale developer and the Founder of Urban Thrive. I believe projects like the one proposed for 1224 Richardson Street are exactly what we need to become a thriving, sustainable city and I strongly urge you to endorse this project.

First, it's important to realize that housing policy is also climate policy. Every new home in the City of Victoria reduces the demand new suburbs in the Westshore and beyond – preserving forested lands, reducing car-dependency, commute times and transportation carbon emissions, to name just a few social benefits. There may be 13 municipalities in the region, but we are strongly interconnected and share one atmosphere.

Low-rise, wood-frame buildings like 1224 Richardson also have a dramatically lower carbon footprint (in construction and operation) compared to energy-intensive concrete & steel high-rises and sprawled single-detached suburban dwellings. This is by far the best type of housing we can build to reduce carbon emissions.

1224 Richardson welcomes households to the City of Victoria who would otherwise struggle to find realistic options, because of its affordability and unique neighbourhood-scale form. After all, there are a lot of people who don't want to live in a downtown high-rise and can't afford a single-family home.

Despite what some people may say, this type of housing also enhances neighbourhood fabric. Diverse housing types brings diverse people. Car-lite/car-free households are much more likely to shop locally and support local businesses. The additional tax revenue enables better maintenance of public infrastructure and amenities. Better, more-frequent transit service becomes more economically viable. The list goes on.

If Victoria is to achieve its housing and climate goals, we need to share our neighbourhoods and offer housing in all shapes and sizes. 1224 Richardson is exactly the type of development we need to achieve these goals and I sincerely hope you support this project.

Gratefully,

Julian West | [REDACTED]
www.UrbanThrive.ca

Richard Elliott

From: Colin Jerome [REDACTED]
Sent: June 29, 2020 9:06 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: Proposed development at 1224 Richardson St

Dear Mayor and Council,

We are writing in support of the proposed development at 1224 Richardson Street. We live in Ladysmith, BC but are considering moving to Victoria if we can afford to purchase a home. We would like to buy one of the units at 1224 Richardson Street.

The proposed development of 3 Dockland-Style homes divided into 24 affordable, walk-up, 1 and 2 bedroom units enhances the neighbourhood and improves the stock of affordable housing available to purchase in Victoria.

With easy access to downtown and Cook St Village, bicycle and bus routes, this is an ideal location to gently increase the density and vitality of the neighbourhood, while respecting its current form and character.

Most importantly, at the proposed prices: \$330,000 for 1 bedroom units and \$420,000 for a 2 bedroom unit, we will be able to buy a home in Victoria.

Please support this development and increase the stock of affordable homes in Victoria.

Sincerely,
Colin and Marie Jerome

Richard Elliott

From: christine knussmann <cknussmann@gmail.com>
Sent: June 29, 2020 3:08 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

I currently live at Linden Ave. and I would like to live in one of the units proposed for 1224 Richardson St. The proposed development, of 3 Rockland-style homes divided up into 24 affordable, walk-up, 1 and 2 bedroom units, enhances the neighborhood and improves the stock of affordable housing available to purchase in Victoria.

With easy access to downtown and Cook Street Village, bicycle and bus routes, this is an ideal location to gently increase the density and vitality of the neighbourhood, while respecting its current form and character.

I have been living in this neighborhood for over 15 years and would like to purchase my own place in the near future. At the proposed prices: \$330,000 for a 1 bedroom unit this would be the ONLY place, amongst the new developments in this neighborhood, I could afford.

Please support this development and increase the stock of affordable homes to buy in Victoria and help me to have a chance to stay in my beloved neighborhood.

Yours sincerely,

Christine

Richard Elliott

From: Douglas Curran [REDACTED]
Sent: June 29, 2020 10:52 PM
To: Victoria Mayor and Council
Subject: RE: ASH Proposal for 124 Richardson Street / July 2 Council Meeting
Attachments: RE-1224 Richardson ASH proposal.docx

Please see attached letter, regarding the development proposal for 1224 Richardson.

cheers, Douglas Curran

Douglas Curran
1161 Burdett Avenue
Victoria, BC Canada V8V 3H3

[REDACTED]

dougcurran.photography
[REDACTED]

Douglas Curran – Photographer
1161 Burdett Avenue, Victoria BC, Canada V8V 3H3

June 27, 2020

Mayor and Council
City of Victoria
City Hall
1 Centennial Square
V8W 1P6

RE: 124 Richardson ASH proposal

Mayor and council,

I am writing in support of the development of 1224 Richardso St. as a development of 3 houseplex structures for this location.

As a Fairfield community resident, I was engaged in the In-fill housing process for Fairfield, looking for viable responses to housing needs in this near downtown section of the city.

As has been long recognized, residents of this community are looking for workable designs that offer an expanded choice in housing forms, beyond the traditional single-family homes, while still preserving the scale and design elements of that traditional form.

The ASH concept (affordable, sustainable housing) is a lower cost concept that addresses many of the concerns we explored through our community working group and also through the Cook Street pop-up information centre. More directly, in the immediate neighbourhood of Rockland and Burdett Avenues, the ASH concept houseplexes of this scale were widely supported as a preferred choice to accommodate the budgets of first-time buyers, while reinforcing the scale and form most representative of this traditional part of Fairfield.

I urge Council to look carefully at the core aspects of this project and recognize the multiple ways in which this project answers Council's own ambitions for expanded housing within an affordable and innovative cost structure for infill housing in the traditional neighbourhood.

Regards, Douglas Curran

1161 Burdett Avenue



Richard Elliott

From: Denton Pendergast [REDACTED]
Sent: June 29, 2020 12:51 PM
To: Victoria Mayor and Council
Subject: In support of Richardson project
Attachments: Richardson support letter.docx

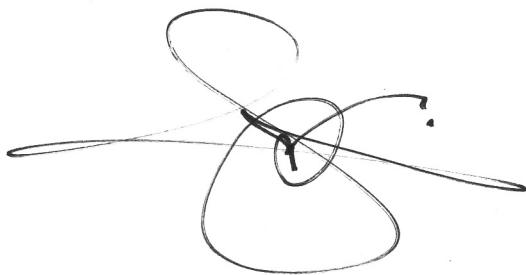
28 June, 2020

Mayor and Council,

I've been following the development and rezoning of 1224 Richardson with a great deal of interest. It would seem to me that the project is a perfect use, not only for the land configuration but for providing what seems to be reasonably priced home ownership for a number of families and individuals.

I hope the Mayor and council grasp this opportunity to move such meretricious project forward, both in and within itself, and as a new housing option for our forward thinking city.

Respectfully

A handwritten signature in black ink, featuring a large, stylized 'D' and 'P' that are interconnected. The signature is fluid and cursive, with a horizontal line extending to the left and another to the right, both ending in small loops.

Denton Pendergast
406, 890 Academy Close
Victoria, V8V 2Y1

Lisa Helps (Mayor)

From: Joel Bryan [REDACTED]
Sent: June 29, 2020 3:57 PM
To: Lisa Helps (Mayor)
Cc: Harry Newton
Subject: 1224 Richardson development support

Good Day,

I am writing today to voice my support for the proposed development at 1224 Richardson.

My family and I live on nearby Cornwall Street and commute to work and school by bike, foot and car almost daily past the proposed site.

The development seems to meet city plans for both density and affordable housing and would be a welcome addition to the neighbourhood where additional affordable units are very much needed.

Cheers,
Joel Bryan
631 Cornwall St,
Victoria, BC

Richard Elliott

From: Michael Richardson [REDACTED]
Sent: June 29, 2020 7:37 PM
To: Victoria Mayor and Council
Subject: 1224 Richardson

Mayor and Council,

I am writing in support of the rezoning and building of the multi-unit housing development at 1224 Richardson.

It shows imaginative use of this oddly shaped piece of land in Fairfield. The proposed units fit within the surrounding streetscape and would be a welcome addition to the neighbourhood. The fact that it meets an affordability level is enough to 'seal the deal'.

M. Richardson
150 Wellington Avenue
Victoria, BC.

Sent from my iPad

Richard Elliott

From: Rosa Harris [REDACTED]
Sent: June 29, 2020 8:52 AM
To: Victoria Mayor and Council; Gene Miller
Subject: In support of 1224 richardson proposal

To Mayor Helps and Victoria City Council

As a longstanding resident of the city, I want to put my full support behind the proposed development project at 1224 Richardson and the rezoning required to realize it.

A denser city is a more vibrant and functional city – provided such density is undertaken with respect. I believe that's the case in this instance. The prospective buildings are clearly designed to maintain the character of the neighbourhood. Just as important, erecting them would increase the stock of much-needed affordable housing in the city.

This well-thought-out enterprise, which makes clever and appropriate use of land, could serve as a template for future such undertakings in other neighbourhoods. Victoria needs to execute fresh ideas like this one.

Sincerely,

Rosa Harris
206-649 Bay Street
Victoria
V8T 5H8

Richard Elliott

From: Steve Woolrich [REDACTED]
Sent: June 29, 2020 4:35 PM
To: Victoria Mayor and Council
Subject: LETTER OF SUPPORT | DEVELOPMENT PROPOSAL | 1224 RICHARDSON STREET
Attachments: Letter of Support 1224 Richardson.pdf

Importance: High

Good Day,

Please find my Letter of Support for this exciting project attached.

Sincerely,

Steve



Steve Woolrich | Principal
People • Place • Connection



@RethinkUrban | rethinkurban.com

The world we shape is the world we touch - with our words, our actions, our dreams.” - Ken Nerburn



June 29, 2020

To Mayor and Council,

I'm writing to strongly support the proposed development and rezoning at 1224 Richardson Street.

As neighbourhoods throughout Victoria continue to explore new developments that will support affordable housing and well thought out designs that bridge the many concerns around density, this project meets the needs of the Rockfield/Fairfield area.

For over two decades I've been directly involved in reviewing land use applications, bylaws and designs, as they relate to community safety and wellbeing. This particular housing concept provides our city with a viable alternative worth considering. I feel it's imperative that people live in neighbourhoods that are healthy and safe, and don't compromise the character of their surroundings. This project is compelling, and strikes a great balance.

Sincerely,

Steve Woolrich



Richard Elliott

From: Lucas De Amaral
Sent: June 30, 2020 9:26 AM
To: Richard Elliott
Subject: Fw: 1224 Richardson St letter of support

From: Erin Fisher [REDACTED]
Sent: June 29, 2020 5:46 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: 1224 Richardson St letter of support

Hello Mayor Lisa Helps and city council,

I'm a supporter of what you've done for lower income housing rentals and condo developments in the city, as well as the bike lanes and help for the homeless population throughout the pandemic.

I've been a music instructor at the Victoria Conservatory of Music for the last sixteen years, and during that time have found renting or buying in the city increasingly difficult.

Harry Newton is currently my landlord, and the buildings he's developed on Pemberton rd have stood out from everywhere else in terms of quality. I've been living in 1016 Pemberton for the last 8 years, and would very much like to see 1224 Richardson and developments like it go forward.

Thank you for your time,

Erin Fisher

--

Erin Fisher
Victoria, BC, Canada

[REDACTED]

Richard Elliott

From: Gene Miller [REDACTED]
Sent: June 30, 2020 8:07 AM
To: Victoria Mayor and Council
Subject: 1224 Richardson
Attachments: Street View[1].jpg; Building B - North[1].jpg; Aerial[1].jpg; Building B[1].jpg; Building A[1].jpg

Dear Lisa,

Your Committee of the Whole agenda this Thursday (tomorrow) includes a land use item regarding 1224 Richardson Street: a proposal requiring rezoning.

The planner's report recommends that the proposal advance to public hearing, and in support of that outcome I want to bring a few of the project features to your attention.

The proposal is to develop a 55x360ft. lot as three new multi-suite 'houseplexes' with a total of 24 one- and two-bedroom apartment homes and surface parking, a Modo share-car, and secure bike parking. Each unit will have its own front door, meaning a stronger sense of home and no space (or cost) wasted in lobbies or corridors.

At the developer's initiative, in support of the case for housing affordability, these units will be offered for sale at a significant 10% below average comparable market prices. To avoid speculation, a buyer who sells in less than three years will be obliged to return half of any profits to the City of Victoria's housing affordability fund.

The buildings have been designed to fit—not fight—with the existing homes in the immediate area, and the property will be heavily landscaped. Vehicular access has been designed to utilize the 120 ft. of public lane beside the property (off Richardson), and not the balance of the lane which is privately and cooperatively owned.

We believe this proposal will offer affordable home ownership largely to move-up homebuyers (liberating rental units), and will provide the city with an innovative and significant study model for increasing density in neighbourhoods without damaging character. (See attached images.)

We hope this proposal merits your support.

Best,

Gene Miller











Richard Elliott

From: Norma Butterfield [REDACTED]
Sent: June 29, 2020 9:00 PM
To: Victoria Mayor and Council
Subject: Rezoning of 1224 Richardson
Attachments: Mayor and Council Richardson 1.pdf

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson (There is a signed copy of my letter in the attachment below).

I want to voice my support of the proposed development and rezoning at 1224 Richardson.

I like the design and the idea of having 24 affordable homes, each with their own front door, while respecting and enhancing the character of the Rockland/Fairfield neighbourhood. This type of housing is needed in this area and other parts of our city.

It is a sensible and considerate way to add to the density of this beautiful area. I also like the proposed covenant regarding the sale of the homes prior to the first three years.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

Richard Elliott

From: Norma Butterfield [REDACTED]
Sent: June 29, 2020 9:08 PM
To: Victoria Mayor and Council
Subject: Rezoning proposal for 1224 Richardson
Attachments: Mayor and Council Richardson 2.pdf

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson (There is a signed copy of my letter in the attachment below).

I sent this email to you a few moments ago but the attachment I sent was blank. Here is the correct attachment.

I want to voice my support of the proposed development and rezoning at 1224 Richardson.

I like the design and the idea of having 24 affordable homes, each with their own front door, while respecting and enhancing the character of the Rockland/Fairfield neighbourhood. This type of housing is needed in this area and other parts of our city.

It is a sensible and considerate way to add to the density of this beautiful area. I also like the proposed covenant regarding the sale of the homes prior to the first three years.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

Norma

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

June 29, 2020

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson

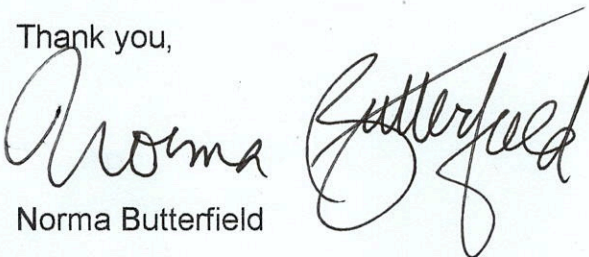
I want to voice my support of the proposed development and rezoning at 1224 Richardson.

I like the design and the idea of having 24 affordable homes, each with their own front door, while respecting and enhancing the character of the Rockland/Fairfield neighbourhood.

It is a sensible and considerate way to add to the density of this beautiful area. I also like the proposed covenant regarding the sale of the homes prior to the first three years.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

A handwritten signature in black ink that reads "Norma Butterfield". The signature is written in a cursive, flowing style. The first name "Norma" is on the left, and the last name "Butterfield" is on the right, with a large, stylized loop at the end of the "d".

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

Richard Elliott

From: E Davies [REDACTED]
Sent: June 25, 2020 12:39 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Support for proposal development at 1224 Richardson St.
Attachments: City of Victoria.pdf

Good afternoon,

I am writing to you today in support of the proposed development at 1224 Richardson Street, Victoria. Please see the attached letter of support.

Thank you,

Eleri Davies

--

Eleri A. Davies
778.873.6958
[REDACTED]

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

June 25, 2020

Re: Support for proposed development at 1224 Richardson St.

Dear Mayor and Council,

I live at 100 Saghalie Road, Victoria. I am writing you today to support the proposed development at 1224 Richardson Street.

As someone who works in the sustainability sector and is looking to enter the housing marketing for the first time in Victoria, this is precisely the type of Gentle Density development we need.

This is an exciting project, as it will enhance the community well-being by encouraging a diverse group of socio-economic homeowners to enter a market. Ultimately, this will develop an inclusive community where young people from the area can stay in the neighbourhood they grew up in, retirees can downsize in the area they have called home, and renters can become homeowners without having to move to the suburbs.

Having reviewed the project proposal, I see several links to the City of Victoria's Community Plan to increase affordable home ownership without negatively affecting the existing neighbourhood. In addition, the proposed sustainability features of the project align with the provincial government's CleanBC plan, Active Transportation Plan and the city's Go Victoria strategy.

It is clear that the project team has provided thoughtful integration of the City of Victoria's transportation, affordable housing, climate solutions, and community well-being strategies while designing to fit with the current neighbourhood aesthetic.

For these reasons, I urge you to approve this development.

Sincerely,

A handwritten signature in black ink that reads "Eleri A. Davies". The signature is written in a cursive, flowing style.

Eleri A. Davies

Richard Elliott

From: Mary Ann Espedido [REDACTED]
Sent: June 26, 2020 11:46 PM
To: Alec Johnston
Cc: Victoria Mayor and Council
Subject: 1224 Richardson Street

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

Attention: Mayor & Council

Dear Mayor & Council,

I am a Victoria resident. I am writing you today to support the proposed development at 1224 Richardson Street.

This is precisely the type of Gentle Density development we need in Victoria. It will provide desperately needed affordable housing without negatively impacting the existing neighbourhood. This project will allow young people from the area to stay in the neighbourhood they grew up in, retirees to down size in the area they have called home and renters to become home owners without having to move to the suburbs.

I urge you to approve this development.

Sincerely,

Mary Ann Espedido

Richard Elliott

From: trevor rowe [REDACTED]
Sent: June 26, 2020 11:58 PM
To: ajohnston@victoria.bc
Cc: Victoria Mayor and Council
Subject: 1224 Richardson Street

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

Attention: Mayor & Council

Dear Mayor & Council,

I am a Victoria resident. I am writing you today to support the proposed development at 1224 Richardson Street.

This is exactly the type of Gentle Density development we need in Victoria. It will provide affordable housing without negatively impacting the existing neighbourhood. This project will allow young people, such as my young adult children, to stay in the neighbourhood they grew up in, retirees to down size in the area they have called home and renters to become home owners without having to move to the suburbs.

Please support affordable living.

Trevor Rowe

Richard Elliott

From: ryley rohan [REDACTED]
Sent: June 27, 2020 7:58 PM
To: Victoria Mayor and Council
Subject: 1224 Richardson development

Dear Mayor & Council.

My name is Ryley Rohan and I am inquiring about the development at 1224 Richardson. I am interested in this development due it's location. I do not have a vehicle and I work construction mostly in the downtown area where I commute by bike and have had a hard time finding housing in the near by areas for long term periods. I was wondering when this project was scheduled to be completed and if it still needed approval because I would be interested ,

Thank you for your time

Ryley

Richard Elliott

From: Bill Weaver [REDACTED]
Sent: June 28, 2020 1:46 PM
To: Victoria Mayor and Council
Subject: re: Development and Rezoning at 1224 Richardson.

To Mayor and Council:

We're delighted and excited to support the proposed development and rezoning at 1224 Richardson. We already know Fairfield residents who would love a development like this.

For several years, I've been hearing about the Affordable Sustainable Housing concept, and have been hoping to see it brought to life. In my opinion, it's the perfect answer to Victoria's affordable housing needs, while maintaining the character our neighbourhood of Fairfield is known for.

Victoria has another chance to innovate. We need to breathe life into more ideas like this. Please greenlight this project.

Many thanks

Bill Weaver and Siobhan Robinsong
1316 Point St, Victoria, BC V8S 1A5

.

--

Bill Weaver
Across Borders Media
www.natureofmedia.org

Richard Elliott

From: [REDACTED]
Sent: June 28, 2020 3:32 PM
To: Victoria Mayor and Council
Subject: Support for development at 1224 Richardson St.

To Mayor Lisa Helps and Victoria City Council

Dear Mayor and Council,

I'd like to show my support for an exciting and timely new multi-family housing development and rezoning proposed for 1224 Richardson St. in Fairfield.

I've lived in Fairfield/Rockland and James Bay for the last 30 years and welcome this approach to re-development and densification of our residential neighbourhoods. The proposed units are affordable enough to ensure diversity in the community while reflecting the architectural character of the adjacent homes and streets.

I currently rent a character home which, with its 3 adjacent houses, is scheduled for demolition in the next year for another multi-family development. I would welcome seeing an ASH project as an alternative to wiping out the character of my neighbourhood.

I hope you will approve the Richardson St. project which will provide a path to follow for other land owners in Victoria.

Sincerely,

Geoff Gosson
415 Parry St.
Victoria, BC
[REDACTED]

“That Council authorize the issuance of Development Permit with Variances Application No. 00135 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, in accordance with:

1. Plans date stamped May 22, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of residential parking spaces from 141 to 106
 - ii. reduce the required number of visitor parking spaces from 15 to 7 parking spaces
 - iii. reduce the rear yard setback from 6m to 2.93m.
3. The applicant provide the details of the proposed public art to be installed on the brick facade on the west elevation drawing to the satisfaction of the Director of Community Planning and Sustainable Development.
4. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

F.3 1224 Richardson Street - Rezoning Application No. 00705 and Development Permit with Variances Application No. 00149 (Rockland)

Committee received a report dated June 18, 2020 from the Director of Sustainable Planning and Community Development regarding the rezoning and development permit with variance for the property located at 1224 Richardson Street. The rezoning proposal would allow for a new site-specific zone in order to increase the density and allow for multiple dwellings and the development permit with variances application would allow for varied parking, height and number of storeys and allow for a roof deck.

Committee discussed:

- *The reasoning for the applicant adding a covenant to the property without being prompted by the City.*

Moved By Mayor Helps

Seconded By Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;

- b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share vehicle
 - ii. one car share parking spot
 - iii. one care share membership per dwelling unit
 - iv. one hundred dollars in car share usage credits per membership
 - v. two oversized bicycle parking stalls
 - vi. one bicycle repair station;
- c. to secure a 1.43 metre statutory right-of-way adjacent to the lane;
- d. to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and
- e. to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.

Amendment:

Moved By Mayor Helps

Seconded By Councillor Alto

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share vehicle
 - ii. one car share parking spot
 - iii. one care share membership per dwelling unit
 - iv. one hundred dollars in car share usage credits per membership
 - v. two oversized bicycle parking stalls
 - vi. one bicycle repair station;
 - c. to secure a 1.43 metre statutory right-of-way adjacent to the lane;

- d. to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and
- e. to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.
- f. **That Council direct staff to work with the applicant to establish an administrative way to implement affordable home ownership including mechanisms to measure income of prospective buyers and report to Council at first and second reading of the bylaws for this proposal.**

Amendment to the amendment:

Moved By Councillor Alto

Seconded By Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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:

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 - i. one car share vehicle
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 - iii. one care share membership per dwelling unit
 - iv. one hundred dollars in car share usage credits per membership
 - v. two oversized bicycle parking stalls
 - vi. one bicycle repair station;
 - c. to secure a 1.43 metre statutory right-of-way adjacent to the lane;
 - d. to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and
 - e. to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.
 - f. **That Council direct staff to work with the applicant to establish an administrative way to implement affordable home ownership**

~~including mechanisms to measure income of prospective buyers and report to Council at first and second reading of the bylaws for this proposal.~~

CARRIED UNANIMOUSLY

On the main motion as amended:

FOR (3): Mayor Helps, Councillor Alto, and Councillor Potts
OPPOSED (2): Councillor Thornton-Joe, and Councillor Young
CARRIED (3 to 2)

Moved By Mayor Helps
Seconded By Councillor Potts

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. 00705, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00149 for 1224 Richardson Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 23 stalls to 10 stalls;
 - ii. increase the height from 7.6 metres to 10.08 metres;
 - iii. increase the number of storeys from 2.5 to 3;
 - iv. allow for roof decks.
3. The Development Permit lapsing two years from the date of this resolution.”

FOR (3): Mayor Helps, Councillor Alto, and Councillor Potts
OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (3 to 2)

Committee recessed at 12:12 p.m. and returned at 12:45 p.m.

F.4 146 Kingston Street - Application for a Change to Hours for Coast Victoria Harbourside Hotel, Liquor Primary License (James Bay)

Committee received a report dated June 18, 2020 from the Director of Sustainable Planning and Community Development regarding a proposal to

E.1.a.d1224 Richardson Street - Rezoning Application No. 00705 and Development Permit with Variances Application No. 00149 (Rockland)

Moved By Councillor Alto

Seconded By Councillor Potts

Rezoning Application No. 00705

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share vehicle
 - ii. one car share parking spot
 - iii. one care share membership per dwelling unit
 - iv. one hundred dollars in car share usage credits per membership
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 - vi. one bicycle repair station;
 - c. to secure a 1.43 metre statutory right-of-way adjacent to the lane;
 - d. to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and
 - e. to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.
2. That Council direct staff to work with the applicant to establish an administrative way to implement affordable home ownership and report to Council at first and second reading of the bylaws for this proposal.

Development Permit with Variances Application No. 00149

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. 00705, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00149 for 1224 Richardson Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 23 stalls to 10 stalls;
 - ii. increase the height from 7.6 metres to 10.08 metres;
 - iii. increase the number of storeys from 2.5 to 3;
 - iv. allow for roof decks.
3. The Development Permit lapsing two years from the date of this resolution.”

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 23 PAGES

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Cook Roberts LLP

Barristers and Solicitors

7th Floor, 1175 Douglas Street

Victoria

BC V8W 2E1

Telephone: (250) 385-1411

File No.: 114760/JVC/dh

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

009-343-211

**PARCEL C (DD 38188I) OF SECTION 26, FAIRFIELD FARM ESTATE,
 VICTORIA CITY, PLAN 13**

STC? YES ☐

3. NATURE OF INTEREST

SEE SCHEDULE

CHARGE NO.

ADDITIONAL INFORMATION

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

1224 RICHARDSON PROPERTY CORP. (INC. NO. BC1192230)**COASTAL COMMUNITY CREDIT UNION (INC. NO. FI 114)**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

CAPITAL REGIONAL DISTRICT

625 FISGARD STREET

VICTORIA

V8W 1R7

BRITISH COLUMBIA

CANADA

Incorporation No

0

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

JOHN VAN CUYLENBORG
 Solicitor

7th Floor, 1175 Douglas Street
 Victoria, B.C. V8W 2E1

Phone: 250-385-1411 Fax 250-413-3300

E-mail: johnvc@cookroberts.bc.ca

Execution Date

Y	M	D
20	09	22

Transferor(s) Signature(s)

1224 RICHARDSON PROPERTY
 CORP. by its Authorized Signatory
 (ies):

Tim Stemp

Gene Miller

OFFICER CERTIFICATION:

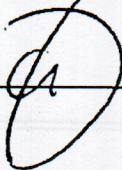
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

PAGE 2 of 23 PAGES

Officer Signature(s)



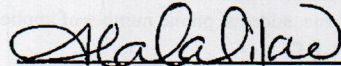
CHARLES BLANARU
Barrister & Solicitor
#200 - 1808 Bowen Road
Nanaimo, B.C. V9S 5W4
Ph. (250) 753 2202 Fax: (250) 753 3949

Execution Date

Y	M	D
20	09	25

Transferor / Borrower / Party Signature(s)

COASTAL COMMUNITY CREDIT
UNION by its Authorized Signatory(ies):


Print Name: **Alana Haisaku, FCUC, BBA**
Senior Business Relationship Manager
Nanaimo Business Centre

Print Name: **DAVE BOEHM**

CAPITAL REGIONAL DISTRICT by its
Authorized Signatory(ies):

Print Name:

Print Name: **Colin Plant**
CRD Board Chair

STEVEN N.D. CAREY
Barrister + Solicitor
CAPITAL REGIONAL DISTRICT
625 FISGARD STREET
VICTORIA, BC CANADA V8W 1R7

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM E**
SCHEDULE

PAGE 3 OF 23 PAGES

NATURE OF INTEREST
CHARGE NO.
ADDITIONAL INFORMATION

Covenant

Section 219 page 8 Paragraph 2.1

NATURE OF INTEREST
CHARGE NO.
ADDITIONAL INFORMATION

Rent Charge

Page 12 Paragraph 2.4

NATURE OF INTEREST
CHARGE NO.
ADDITIONAL INFORMATION

Option to Purchase

Page 14 Paragraph 3.1

**NATURE OF INTEREST
Priority Agreement**
CHARGE NO.
ADDITIONAL INFORMATION

Granting the Section 219 Covenant with 3 registration numbers less than this priority agreement priority over Mortgage CA7295489 and Assignment of Rents CA7295490 Page 19

**NATURE OF INTEREST
Priority Agreement**
CHARGE NO.
ADDITIONAL INFORMATION

Granting the Rent Charge with 3 registration numbers less than this priority agreement priority over Mortgage CA7295489 and Assignment of Rents CA7295490 Page 19

**NATURE OF INTEREST
Priority Agreement**
CHARGE NO.
ADDITIONAL INFORMATION

Granting the Option to Purchase with 3 registration numbers less than this priority agreement priority over Mortgage CA7295489 and Assignment of Rents CA7295490 Page 19

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT AND HOUSING AGREEMENT

WHEREAS:

- A. 1224 Richardson Property Corp. (the "**Developer**") is the registered owner of the Lands described in Item 2 of General Instrument – Part 1 and the Developer intends to complete a multi-unit residential development on the Lands (the "**Strata Development**") and shall designate four (4) affordable in perpetuity units, comprising three (3) one-bedroom and one (1) two-bedroom units, of the strata lots to be created by the strata plan for the Strata Development as the Affordable Units to which strata lots this Agreement will apply.
- B. The Developer intends to build the Affordable Units to ensure the availability of affordable housing in Victoria, British Columbia.
- C. To ensure that each Affordable Unit continues to be available as affordable housing, the Developer has agreed to grant the Capital Regional District ("**CRD**"):
 - (a) a covenant under Section 219 of the *Land Title Act* (the "**Covenant**") and a housing agreement under Section 483 of the *Local Government Act* setting out, amongst other things, the procedure to be followed in connection with any sale of an Affordable Unit as well as restrictions on the sale price on use and rental of an Affordable Unit;
 - (b) an option to purchase an Affordable Unit if it is sold, rented or used in breach of the Covenant; and
- D. For clarity, the Owner acknowledges and agrees that:
 - (a) this Agreement constitutes both a covenant under Section 219 of the *Land Title Act* and a housing agreement entered into under Section 483 of the *Local Government Act*;
 - (b) the CRD is required to file a notice of housing agreement in the Land Title Office against title to the Land; and
 - (c) once such notice is filed, this Agreement binds all persons who acquire an interest in the Land as a housing agreement under Section 483 of the *Local Government Act*.

NOW THEREFORE in consideration of the mutual covenants set out below and other good and valuable consideration (the receipt and sufficiency of which are acknowledged by each of the parties), the parties agree as follows:

SECTION 1. INTERPRETATION

1.1 **Definitions.** In this Agreement:

- 1.1.1 "Affordable Unit" or "Affordable Units" shall mean the four (4) strata lots to be designated by the Developer within the Strata Development as the strata lots to which this Agreement shall apply, and shall be comprised of three (3) one-bedroom and one (1) two-bedroom units;
- 1.1.2 "Affordable Rate" means a rate determined from time-to-time by the NPO in its sole discretion with reference to BC Government guidelines, if any;
- 1.1.3 "Agreement" means Parts 1 and 2 of this General Instrument;
- 1.1.4 "Appraisal" has the meaning stated in Section 2.2;
- 1.1.5 "Appraisal Review Period" has the meaning stated in Section 2.2.4.1;
- 1.1.6 "Appraiser" means an appraiser accredited by the Appraisal Institute of Canada and duly qualified to appraise an Affordable Unit and on an approved list maintained by the NPO, if any;
- 1.1.7 "Approved Lender" means an "approved lender" (as defined in the *National Housing Act*, R.S.C. 1985, c. N-11) which holds an Insured Mortgage of an Affordable Unit;
- 1.1.8 "Below Market Value" means 90% of the Fair Market Value of the Affordable Unit from time to time;
- 1.1.9 "Business Day" means any day other than Saturday, Sunday or a statutory holiday in the Province of British Columbia;
- 1.1.10 "Closing Date" means the 30th day after the Notice Date, or the first Business Day thereafter that the LTO is open for business to the public;
- 1.1.11 "CMHC" means Canada Mortgage and Housing Corporation or any successor thereto;
- 1.1.12 "Covenant" has the meaning stated in Recital C and is the covenant set out in Section 2.1;
- 1.1.13 "CRD" has the meaning stated in Recital C;
- 1.1.14 "Developer" has the meaning stated in Recital A;
- 1.1.15 "Environmental Law" means any applicable federal, provincial or municipal laws pertaining to the presence, handling, release or removal of Hazardous Substances;

1.1.16 "Fair Market Value" of an Affordable Unit means the purchase price from time to time which a willing purchaser would pay to a willing vendor, dealing at arm's length from each other, for an Affordable Unit, unencumbered with the exception of Permitted Encumbrances and without the benefit of a parking stall or other parking entitlement;

1.1.17 "General Instrument - Part 1" means the General Instrument - Part 1 to which this Terms of Instrument - Part 2 is attached;

1.1.18 "Hazardous Substances" collectively means contaminants, pollutants or other substances which are hazardous or dangerous to the health of humans, animals or plants or to the environment and includes substances defined as hazardous substances or special waste under any law, regulation or order of a Statutory Authority;

1.1.19 "Immediate Family" means grandparent, parent, sibling, spouse, common-law partner, son or daughter;

1.1.20 "Insured Mortgage" means a mortgage insured pursuant to the *National Housing Act*, R.S.C. 1985, c. N-11;

1.1.21 "LTO" means the Land Title Office for the jurisdiction in which an Affordable Unit is located;

1.1.22 "Notice" means any written notice which CRD may deliver to the Owner under Section 3.3, exercising the Option;

1.1.23 "Notice Date" means the day on which the Owner is deemed by Section 6.2 to have received the Notice;

1.1.24 "NPO" means the Capital Region Housing Corporation or other non-profit housing organization or Person retained by CRD from time to time to administer the sale of the Affordable Units and to manage the rental of the Affordable Units;

1.1.25 "NPO Appraisal" has the meaning stated in Section 2.2.4.1;

1.1.26 "Offer" has the meaning stated in Section 2.2;

1.1.27 "Option" means the option to purchase granted by the Developer and the Owner to CRD under Section 3.1;

1.1.28 "Option Purchase Price" means:

- (1) 95% of the Below Market Value; or
- (2) if the Owner has granted a bona fide arm's length mortgage or mortgages of the Affordable Unit to an Approved Lender which, as at the Closing Date, secures in aggregate an amount which exceeds 95% of the Below Market Value, the amount owing under and required to discharge the mortgage or mortgages to the Approved Lender as at the Closing Date;

- 1.1.29 "Owner" means the registered owner of an Affordable Unit from time to time and includes the Developer in its capacity as developer of the Affordable Units until the first conveyance to a Qualified Buyer, and their respective heirs, legal representatives, successors and assigns;
- 1.1.30 "Permitted Encumbrances" means those charges or encumbrances stated in Schedule "A" and any other encumbrances approved as required by the City of Victoria or Developer from time to time to complete the Strata Development or as in writing by CRD but shall not include any mortgage or other financial encumbrance and shall not include this Agreement;
- 1.1.31 "Person" means any individual, society, corporation, partnership, trustee, administrator, legal representative, Statutory Authority or other legal entity;
- 1.1.32 "Personal Property" means all lighting fixtures, appliances, equipment, cabinetry, affixed carpeting, drapes and blinds located within an Affordable Unit (except to the extent otherwise agreed in writing by CRD) but does not include an Owner's personal effects;
- 1.1.33 "Proceeding" has the meaning stated in Section 2.3.1;
- 1.1.34 "Project" means the Strata Development of which the Affordable Units will be a part and comprises all of the Lands referred to in Item 2 of the General Instrument - Part 1;
- 1.1.35 "Property" means the Affordable Unit and all Personal Property within the Affordable Unit;
- 1.1.36 "Qualified Buyer" means an individual who meets the criteria stated in Schedule "B";
- 1.1.37 "Statutory Authority" means any federal, provincial or municipal governmental authority which has jurisdiction over any matter referred to in this Agreement;
- 1.1.38 "Term" means the period commencing on the date of registration of this Agreement in the LTO and ending on the earlier of (a) the date which is ninety- nine (99) years thereafter, and (b) the date of any destruction or statutorily deemed destruction of the Project;
- 1.1.39 "Transaction" means the transfer of an Affordable Unit from the Owner to CRD;
- 1.1.40 "Transfer" means an instrument in a statutorily prescribed form by which the Owner transfers title to the Affordable Unit to CRD.
- 1.2 **Time.** Time will be of the essence of this Agreement. If any party expressly or impliedly waives this requirement, that party may reinstate it by delivering notice to the other party. If a time is specified in this Agreement for observing or performing any obligation, such time will be local time in Victoria, British Columbia.

- 1.3 **Governing Law.** This Agreement will be governed by and construed and enforced in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia.
- 1.4 **References.** In this Agreement, words importing the singular include the plural and vice versa, and words importing gender include all genders.
- 1.5 **Construction.** The division of this Agreement into sections and the use of headings are for convenience of reference only and are not intended to govern, limit or aid in the interpretation of this Agreement. The wording of this Agreement will be construed simply, according to its fair meaning, and not strictly for or against any party.
- 1.6 **Validity of Provisions.** If a Court of competent jurisdiction finds that any provision contained in this Agreement is invalid, illegal or unenforceable, such invalidity, illegality or unenforceability will not affect any other provision of this Agreement which will be construed as if such invalid, illegal or unenforceable provision had never existed and such other provisions will be enforceable to the fullest extent permitted at law.
- 1.7 **No Waiver.** Failure by either party to exercise any of its rights, powers or remedies hereunder or its delay to do so, will not be interpreted as a waiver of those rights, powers or remedies except in the case of a written waiver. No waiver of a particular right will be deemed to be a waiver of that right in any other instance or a waiver of any other right.
- 1.8 **Statutes.** Any reference to a statute and to any regulations under that statute means the statute and regulations as amended or replaced from time to time.
- 1.9 **Remedies.** Any party to this Agreement, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies including specific performance, injunction and/or declaratory relief, to enforce its rights under this Agreement. No reference to or exercise of any specific right or remedy under this Agreement or at law or in equity by any party will prejudice or preclude that party from exercising any other such right or remedy. No such right or remedy will be exclusive or dependent upon any other such right or remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.
- 1.10 **Schedules.** The following Schedules are attached to and form integral parts of this Agreement:

Schedule "A" Permitted Encumbrances

Schedule "B" Qualified Buyer Criteria

SECTION 2. SECTION 219 COVENANT

- 2.1 **Covenant.** The Owner hereby covenants with CRD that:
 - (a) the Affordable Unit will not be sold, assigned or otherwise transferred otherwise than:

- (i) to a Qualified Buyer;
 - (ii) for a selling price not greater than the Below Market Value;
 - (iii) subject to the Covenant and the Option; and
 - (iv) in a way which complies with Section 2.2, or to CRD under Section 3;
- (b) the Affordable Unit will not at any time be subject to a conventional high ratio mortgage or mortgages which, in total, secure an amount which exceeds 95% of the Below Market Value; and
- (c) the Owner shall not permit (whether by renting or otherwise) any person other than the Owner and members of the owner's Immediate Family to occupy the Affordable Unit, and shall not use or permit the premises to be used solely for conducting a business or profession,

and the Owner and CRD agree that, subject to Section 2.3 the covenant set out above will be registered as a charge against the Affordable Unit and run with the Affordable Unit for the Term.

2.2 Procedure for Sale of Affordable Unit.

2.2.1 Owner Notifies NPO of Intention to Sell.

If at any time after the first conveyance of an Affordable Unit by the Developer, the Owner wishes to sell, assign or otherwise transfer the Affordable Unit, the Owner will do so in accordance with a bona fide arm's length agreement of purchase and sale (or as a court may order in a proceeding to enforce a mortgage of the Affordable Unit) and the Owner will, prior to:

- (a) listing or offering the Affordable Unit for sale; or
- (b) accepting an offer to purchase the Affordable Unit,

deliver to the NPO written notice of their intention to sell an Affordable Unit, such notice to be in the form required by the NPO.

2.2.2 Owner Retains Appraiser.

Within 7 days after the Owner notifies the NPO of their intention to sell an Affordable Unit, the Owner will select an Appraiser to be retained by the Owner to undertake an appraisal (the "Owner Appraisal") of the Fair Market Value of the Affordable Unit. The Owner will deliver a copy of the Owner Appraisal to the NPO within 7 days after the Owner receives the Owner Appraisal.

2.2.3 Owner and NPO Agree on Maximum Selling Price.

If the Owner and the NPO agree within 7 days after the Owner Appraisal is delivered to the NPO that the Fair Market Value of the Affordable Unit is as stated in the Owner Appraisal, the Fair Market Value stated in the Owner Appraisal, less 10%, will be the maximum price at which the Owner will be permitted to sell the Affordable Unit during a period of 6 months commencing on the effective date of the Owner Appraisal.

2.2.4 Owner and NPO Do Not Agree on Maximum Selling Price.

2.2.4.1 If the Owner and the NPO do not agree within 7 days (the "Appraisal Review Period") after the Owner Appraisal is delivered to the NPO that the Fair Market Value of the Affordable Unit is as stated in the Owner Appraisal, the NPO will retain its own Appraiser to undertake an appraisal (the "NPO Appraisal") of the Fair Market Value of the Affordable Unit in which case the average of the Fair Market Value stated in the Owner Appraisal and the NPO Appraisal, less 10%, will be the maximum price at which the Owner will be permitted to sell the Affordable Unit during a period of 6 months commencing on the effective date of the NPO Appraisal.

2.2.4.2 The NPO will deliver a copy of the NPO Appraisal to the Owner within 7 days after the NPO receives the NPO Appraisal.

2.2.4.3 If the NPO Appraisal is not delivered to the Owner within 30 days after the end of the Appraisal Review Period, the Fair Market Value stated in the Owner Appraisal, less 10%, will be the maximum price at which the Owner will be permitted to sell the Affordable Unit during a period of 6 months commencing on the effective date of the Owner Appraisal.

2.2.5 Owner Responsible for Appraisal Costs.

The Owner will be responsible for the cost of both the Owner Appraisal and the NPO Appraisal. If the cost of the NPO Appraisal is initially paid by the NPO, the Owner will reimburse the NPO for the cost of the NPO Appraisal within 30 days after demand by the NPO. If any amount owed by the Owner to the NPO with respect to the NPO Appraisal is not paid prior to the completion of the sale of the Affordable Unit by the Owner, a portion of the sale proceeds equal to the amount owing to the NPO will be deemed to have been irrevocably assigned by the Owner to the NPO.

2.2.6 NPO Notifies Owner of Maximum Selling Price.

Within 7 days after the Fair Market Value of the Affordable Unit has been determined under Section 2.2.3 or 2.2.4, the NPO will notify the Owner of the maximum price, determined under Section 2.2.3 or 2.2.4, at which time the Owner will be permitted to offer to sell the Affordable Unit, which price shall be deemed to be its Below Market Value.

2.2.7 Owner to Deliver True Copy of Sale Contract to NPO.

The Owner will immediately deliver a true copy of any contract of purchase and sale which the Owner may enter into with respect to the sale of the Affordable Unit or any interest therein (the "Sale Contract"). The Owner will deliver to the NPO with the Sale Contract, or upon the request of the NPO, such information with respect to the buyer named in the Sale Contract as the NPO may reasonably require to determine whether the buyer is a Qualified Buyer.

2.2.8 Terms to be Included in Sale Contract.

The Sale Contract will be in writing and will:

- (a) be for a selling price not greater than the Below Market Value of the Affordable Unit;
- (b) be subject to the NPO determining and notifying the Owner in writing (within a period of 10 Business Days after the NPO receives a true copy of the Sale Contract) that (1) the Owner has complied with the requirements of this Section 2.2, and (2) the buyer is a Qualified Buyer, failing which the Sale Contract will be null and void; and
- (c) include a statement that the buyer agrees to purchase the Affordable Unit subject to the Covenant, the Option and all other terms of this Agreement.

2.2.9 No Sale after 6 Months Without New Appraisal.

The NPO will not be obligated to review or make any determination with respect to a Sale Contract as stated in subsection 2.2.8(b) above if the date of receipt by the NPO of a true copy of the Sale Contract and any other information required by the NPO under Section 2.2.7 is after the expiry of the 6 month period during which the Owner is permitted to sell the Affordable Unit. If the 6 month period has expired, the process under Section 2.2 will begin again, with the Owner giving fresh notice to the NPO of their intention to sell the Affordable Unit.

2.2.10 CRD Will Notify Owner of Change in NPO.

CRD will notify the Owner in writing of any appointment or replacement of an NPO and of the address to which notices to the NPO will be sent.

2.2.11 Fee to NPO

The NPO will be entitled to payment of a fee equal to 0.5% of the gross selling price of an Affordable Unit, such fee to be paid on closing of the sale of such Affordable Unit by the Owner and a portion of the sale proceeds equal to the amount owing to the NPO will be deemed to have been irrevocably assigned by the Owner to the NPO.

2.3 Procedure for Foreclosure.

2.3.1 CRD Right to Market and Sell.

If the Approved Lender or CMHC commences a foreclosure proceeding (the "Proceeding") under an Insured Mortgage of the Affordable Unit the Owner covenants and agrees with CRD that:

- (a) the Owner shall notify CRD of the Proceeding;
- (b) at the time which is the midpoint of any redemption period (the "Redemption Period") ordered in the Proceeding, CRD shall have the right and may apply for an order in the Proceeding, unopposed by the Owner, to market and sell the Affordable Unit in accordance with Section 2.1(a)(i), (ii), (iii) and (iv);
- (c) on receipt of the order in the Proceeding under Section 2.3.1(b) CRD shall have the right to enter into an agreement with a licensed realtor to market and sell the Affordable Unit at the prevailing commission or fee; and
- (d) the Owner shall provide reasonable access to the Affordable Unit by CRD, the licensed realtor and any prospective purchaser of the Affordable Unit for the purpose of repairing, cleaning, appraising, marketing and selling the Affordable Unit.

2.3.2 CMHC Notice to CRD.

In the event that CRD does not sell the Affordable Unit pursuant to Section 2.3.1, CMHC or the Approved Lender may, 120 days after expiry of the Redemption Period ordered in the Proceeding, issue a 30 day notice (the "Notice Period") to CRD to redeem the Insured Mortgage. In the event that CRD does not redeem the Insured Mortgage within the Notice Period, CRD shall cause this Agreement to be discharged from title to the Affordable Unit at the LTO within 7 days of expiry of the Notice Period.

2.3.3 CMHC Sale.

In the event that the Affordable Unit is sold by the Approved Lender or CMHC after discharge of this Agreement from title to the Affordable Unit and such sale generates funds in excess of the balance owing under the Insured Mortgage and related costs, including charges, taxes, commissions and utilities regarding the Affordable Unit, such excess funds shall forthwith be paid to CRD, for its own use absolutely. This Section 2.3.3 shall bind the Owner, the Approved Lender, CMHC (where CMHC has a mortgage loan insurance policy in force for the Affordable Unit) and CRD both before and after discharge of this Agreement from title to the Affordable Unit.

2.4 Procedure for Rental and Recovery of Rent Charges.

2.4.1 Rental Prohibited.

2.4.1.1 All rentals of the Affordable Units are prohibited, except:

- (a) In the case of hardship, as decided by the NPO in its sole discretion, and on making an application to the NPO in the form provided by the

NPO, if any, an Affordable Unit may be rented at an Affordable Rate for a period no shorter than six months; or

- (b) If a qualified buyer cannot be located, as decided by the NPO in its sole discretion, and on making an application to the NPO in the form provided by the NPO, if any, an Affordable Unit may be rented at an Affordable Rate for a period no shorter than six months.

2.4.1.2 The maximum term of any rental shall be two years, at which point the Affordable Unit must be listed for sale in accordance with section 2.2. Rental may continue at an Affordable Rate at the discretion of the NPO. If hardship continues or a qualified buyer cannot be located after this listing, additional sales listings may be required at any time at intervals decided by the NPO at its discretion.

2.4.1.3 Any tenancy shall be governed by an agreement under the *Residential Tenancy Act* (BC) which shall include the following provisions:

- (a) permitting the Owner to terminate the tenancy agreement in accordance with the *Residential Tenancy Act* if the tenant uses or occupies, or allows use or occupation of, the Affordable Unit in breach of the use or occupancy restrictions contained in this Agreement;
- (b) explicitly prohibiting the assignability, sub-letting, and use of the Affordable Unit for short term vacation rentals;
- (c) explicitly specifying that only persons named in the tenancy agreement may occupy the Affordable Unit;
- (d) providing that the Owner will have the right, at its option, to terminate the tenancy agreement should the tenant remain absent from the Affordable Unit for three consecutive months or longer, notwithstanding the timely payment of rent;
- (e) prohibiting guests residing in the Affordable Unit for more than 30 days, whether or not consecutive, in any 12 month period without the prior written consent of the Owner; and
- (f) prohibiting use of the Affordable Unit for non-residential rentals, assignments, sub-lets, licenses and uses, such as vacation rentals, including such services as AirBNB or Vacation Rental By Owner, short term licenses, or short-stay use of any kind, and business-only premises.

2.4.1.4 The Owner will terminate the tenancy if the tenant uses or occupies, or allows use or occupancy in breach of the use and occupancy restrictions in this Agreement.

2.4.2 Rent Charge and Acknowledgement.

2.4.2.1 The Owner acknowledges that the CRD requires affordable housing to ensure prosperity and economic growth for the residents of the Capital Region. The Owner acknowledges the purpose of the Affordable Unit is to provide affordable housing to residents of the Capital Region, and it is not to be used for a short term vacation rental or left as a vacant home. The Owner therefore agrees that for each day an Affordable Unit is occupied in breach of this Agreement, the Owner will pay to the CRD \$150 for each day on which the breach has occurred and continues to occur, as liquidated damages and not as a penalty, due and payable at the offices of the CRD on the last day of the calendar month in which the breach occurred. The \$150 per day amount will increase on January 1 of each year by the amount calculated by multiplying the amount per day payable on the previous January 1 by the percentage increase between that previous January 1 and the immediately preceding December 31 in the CPI.

2.4.2.2 The Owner hereby grants to the CRD a rent charge under s. 219 of the *Land Title Act* (British Columbia), and at common law, securing payment by the Owner to the CRD of the amount payable by the Owner pursuant to section 2.4.2 of this Agreement. The Owner agrees that the CRD, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the CRD in law or in equity.

SECTION 3. OPTION TO PURCHASE

- 3.1 **Option to Purchase.** The Owner hereby grants CRD an exclusive and irrevocable option to purchase the Affordable Unit during the Term at the Option Purchase Price in accordance with Sections 3 and 4.
- 3.2 **Exercise of Option.** CRD may exercise the Option only if the Owner:
- (a) defaults in its obligations under Sections 2.1 or 2.2; or
 - (b) acquired the Affordable Unit from a previous Owner for a price which was, as of the date of closing of that transaction, greater than the Below Market Value or if the Owner was not, as of that date, a Qualified Buyer; or
 - (c) defaults in its obligations under any mortgage of the Affordable Unit.
- 3.3 **Method of Exercise of Option.** CRD may exercise the Option by delivering Notice of exercise of the Option to the Owner.
- 3.4 **Effect of Exercise of Option.** From and after the Notice Date, this Agreement and the Notice will together constitute a binding and enforceable contract between the Owner and CRD for the purchase and sale of the Affordable Unit in accordance with the terms and conditions of Section 4.

SECTION 4. PURCHASE AND SALE

- 4.1 **Purchase and Sale.** Subject to the terms and conditions of this Section 4 and relying on the warranties and representations herein set out, the Owner agrees to sell and CRD agrees to purchase the Affordable Unit on the Closing Date for the Option Purchase Price, and the Owner agrees that, at the request of CRD, it will transfer registered title to the Affordable Unit to CRD or such other Person as CRD may designate.
- 4.2 **Option Purchase Price.** CRD will pay the Option Purchase Price, subject to adjustment pursuant to Section 4.10, to the Owner on the Closing Date.
- 4.3 **Repair and Maintenance.** From and after the Notice Date to the Closing Date, the Owner will take good care of the Property, will carry out all necessary repairs, maintenance, and replacements, will take reasonable care to protect and safeguard the Property and will in all other respects deal with the Property so that the warranties and representations of the Owner set out in this Agreement remain true and correct.
- 4.4 **Insurance.** From and after the Notice Date to the Closing Date, the Owner will ensure that all policies of insurance with respect to the Property remain in full force and effect.
- 4.5 **Risk.** The Property will be at the risk of the Owner up to the time the Transfer is submitted for registration at the LTO on the Closing Date and will be at the risk of CRD after the time the Transfer is submitted for registration at the LTO on the Closing Date.
- 4.6 **Damage.** If, prior to the time the Transfer is submitted for registration at the LTO, any damage occurs to the Property or any of the assets comprising the Property, CRD, by notice to the Owner, may elect to postpone the Closing Date for a period of not more than 30 days and may also elect:
- (a) not to acquire the Affordable Unit, in which case neither party will have any further obligation to the other under this Section 4 pertaining to that particular Notice; or
 - (b) that the Owner assign to CRD the Owner's right to receive any and all insurance proceeds payable with respect to the damage, subject to any bona fide loss payee designation, in which case the Owner will execute and deliver to CRD an assignment satisfactory to CRD.
- 4.7 **Construction Warranties.** From and after the Closing Date, the Owner will assign to CRD all the Owner's rights under all warranties, guarantees or contractual obligations against any contractor or supplier who was engaged in the construction, renovation, or repair of all or any part of the Affordable Unit or any improvement to the Affordable Unit. CRD's acceptance of this assignment will not represent a waiver by CRD of the Owner's covenants, agreements, representations and warranties set out in this Agreement.
- 4.8 **Owner's Covenants.** The Owner will:
- (a) take all proper actions and proceedings on its part to enable the Owner to transfer a

good and marketable title to the Affordable Unit to CRD or such Person as CRD may designate, free and clear of all encumbrances other than Permitted Encumbrances;

- (b) deliver vacant possession of the Property to CRD or such Person as CRD may designate on the Closing Date, subject to prior receipt of the Option Purchase Price by the Owner;
 - (c) not, from and after the Notice Date to the Closing Date, sell, transfer, dispose of or remove from the Affordable Unit any Personal Property; and
 - (d) both before and after the Closing Date do such other things as CRD may reasonably require for transferring to and vesting in CRD or such Person as CRD may designate title to the Affordable Unit as contemplated by this Section 4.
- 4.9 **Documents.** CRD will prepare the documents necessary to complete the Transaction which will be in a form and substance reasonably satisfactory to CRD and its lawyers.
- 4.10 **Adjustments and Credits.** The Owner and CRD will adjust, as at the Closing Date, all usual adjustments for a property similar to the Property including taxes, utility rates and any moneys owing to the strata corporation formed in respect of the Project.
- 4.11 **Closing.** The Owner and CRD will complete the Transaction on the Closing Date at the offices of CRD or its lawyers.
- 4.12 **Owner's Closing Documents.** At the closing, the Owner will deliver to CRD the following duly executed documents:
- (a) the Transfer;
 - (b) a vendor's statement of adjustments;
 - (c) a bill of sale for the Personal Property and all other deeds, transfers, assignments, resolutions, consents, estoppels and other certificates and assurances as CRD may reasonably require;
 - (d) a certificate in confirmation that the sale of the Affordable Unit to CRD is exempt from taxes under the *Excise Tax Act* (the "GST") or, alternately, a certified cheque or bank draft payable to CRD in an amount equal to the GST payable by CRD on the Option Purchase Price; and
 - (e) unless waived in writing by CRD, a certified cheque or bank draft payable to CRD in the amount, if any, by which the moneys owing under and required to discharge any mortgage or mortgages of the Affordable Unit exceed the Option Purchase Price (calculated in accordance with Section 1.1.28(2)), as adjusted under Section 4.10.
- 4.13 **CRD's Closing Documents.** At the closing, CRD will deliver to the Owner:
- (a) a purchaser's statement of adjustments; and

(b) a cheque for the Option Purchase Price, as adjusted under Section 4.10.

- 4.14 **Tabling**. Except for the Transfer, all documents and cheques will be tabled at the closing. CRD will cause its lawyers, on the Closing Date, to conduct a pre-registration index search of the Affordable Unit at the LTO. If that search indicates that no liens, charges or encumbrances have been registered or filed in respect of the Affordable Unit except for Permitted Encumbrances and encumbrances which the lawyers for the Owner have undertaken to discharge, the lawyers for CRD or their agents shall submit the Transfer for registration and then conduct a post-filing registration index search. If that search indicates that no liens, charges or encumbrances have been registered or filed in respect of the Affordable Unit since the pre-filing registration index search, all documents and payments will be released to each of the Owner and CRD according to the entitlement of each of them.
- 4.15 **Reimbursement**. If CRD waives payment on the Closing Date of the amount referred to in Section 4.12(e), the Owner shall pay such amount to CRD, on demand, with interest thereon at the rate of eighteen percent (18%) per annum, compounded monthly, from the Closing Date to the date of payment.
- 4.16 **Survival**. All the representations, warranties, covenants and agreements of the Owner and CRD contained in this Agreement will survive the Closing Date, registration of documents, and the payment of the Option Purchase Price.

SECTION 5. RELEASE

- 5.1 **Release**. The Owner releases CRD and its officers, directors, employees and agents and their respective heirs, executors, administrators, personal representatives, successors and assigns absolutely and forever, from any claims the Owner may have against all or any of them for costs, expenses or damages the Owner may suffer, incur or be put to arising out of or in connection with this Agreement and from all claims arising out of advice or direction respecting the sale of the Affordable Unit or use of the Property given to the Owner by any of them or by the NPO.

SECTION 6. GENERAL PROVISIONS

- 6.1 **Discharge of Covenant and Option to Purchase on Strata Lots not designated as Affordable Units**. The parties agree that this Agreement is intended to only apply to the four (4) strata lots to be designated by the Developer as the Affordable Units upon the filing of the strata plan for the Strata Development and concurrently with filing of the strata plan for the Strata Development this Covenant, the Rent Charge and the Option to Purchase shall be discharged from title to all of the strata lots and the common property except for the Affordable Units designated by the Developer, and this Agreement will only charge the Affordable Units. The parties will execute all such documents as may be required to complete the foregoing discharges.
- 6.2 **Notices**. Unless otherwise specified, each notice to the Owner must be given in writing and delivered personally or by courier to the Owner at its address shown on title to the

Affordable Unit as registered in the LTO from time to time. Unless otherwise specified, each notice to CRD must be given in writing and delivered personally or by courier to CRD, Attention: Manager Real Estate Services, at the address shown on the General Instrument - Part 1 or to such other address or addresses or person or persons as CRD may designate. Notices will be deemed to have been received when delivered.

- 6.3 **Fees.** Each of the Owner and CRD will pay its own legal fees. CRD will pay all fees in connection with registration of the Transfer.
- 6.4 **Enuring Effect.** This Agreement will enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and permitted assigns as the case may be of the Owner and CRD, provided that the Owner shall not be liable for any breach of the covenant contained in Section 2.1 except as such liability relates to the period of ownership of an Affordable Unit by the Owner. If, by operation of statute or otherwise, the Option becomes or will within a period of three months become void or unenforceable as the result of the passage of time, the Owner or their heir, legal representative, successor or permitted assign, as the case may be, will, at the request of CRD, execute and deliver to CRD a replacement agreement substantially in the form of this Agreement.
- 6.5 **Registration.** This Agreement will be registered against title to the Lands initially and then shall be restricted to the titles to the Affordable Units upon filing of a strata plan of the Lands in the LTO subject only to Permitted Encumbrances.
- 6.6 **Discharge.** On expiry of the Term, the Owner may require that CRD execute and deliver to the Owner a release in registrable form of the Covenant and the Option.
- 6.7 **Amendment.** This Agreement may only be amended by written agreement of the parties.
- 6.8 **Counterparts.** This Agreement and any amendment, supplement, restatement or termination of any provision of this Agreement may be executed and delivered in any number of counterparts, each of which, when executed and delivered is an original, but all of which taken together constitute one and the same instrument.

IN WITNESS WHEREOF the parties have duly executed this Agreement by signing the General Instrument - Part 1.

CONSENT AND PRIORITY AGREEMENT

GIVEN THAT Coastal Community Credit Union (the "Chargeholder") is the holder of a mortgage and assignment of rents registered against the land legally described (the "Land") in the s. 219 covenant to which this Agreement is attached (the "Covenant"), which mortgage and assignment of rents are registered in the Victoria land title office under instrument numbers CA7295489 and CA7295490 respectively (the "Charge"),

This Consent and Priority Agreement is evidence that in consideration of payment to it of \$1.00 by the transferee described in item 6 of Part 1 of the Form C to which this Agreement is attached (the "Transferee"), the Chargeholder agrees with the Transferee as follows:

1. The Chargeholder consents to the granting and registration of the Covenant, Rent Charge, and Option to Purchase, and the Chargeholder agrees that the Covenant, Rent Charge and Option to Purchase bind its interest in and to the Land.
2. The Chargeholder grants to the Transferee priority for the Covenant, Rent Charge, and Option to Purchase over the Chargeholder's right, title and interest in and to the Land and the Chargeholder postpones the Charge, and all of its right, title and interest thereunder, to the Covenant, Rent Charge and Option to Purchase as if the Covenant, Rent Charge, and Option to Purchase had been executed, delivered and registered prior to the execution, delivery and registration of the Charge.

As evidence of its agreement with the Transferee to be bound by this Consent and Priority Agreement, as a contract and as a deed executed and delivered under seal, the Chargeholder has executed and delivered this Agreement by executing Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

SCHEDULE "A"
PERMITTED ENCUMBRANCES

Legal Notations:

Easement EC1406 over Part of Lot 1, Plan 47964

Charges, Liens and Interests:

Undersurface Rights (M76301) – Her Majesty the Queen in Right of the Province of British Columbia,
Inter Alia, A.F.B. 3.257.3685, Section 172(3), DD636 OS

SCHEDULE "B"
QUALIFIED BUYER CRITERIA

1. Sale of an Affordable Unit by the Developer:

In the case of the sale of an Affordable Unit by the Developer, a Qualified Buyer means:

- (a) a first time home buyer, being a buyer who has not owned a principal residence for at least 5 years immediately prior to the date of purchase of an Affordable Unit;
- (b) a resident of the Capital Regional District from time to time, for at least one year immediately prior to the date of purchase of an Affordable Unit;
- (c) A person who provides Proof of Income that annual gross Income is, for a one-bedroom unit, \$84,999 at time of sale, and for a two-bedroom unit, \$94,999 at time of sale, for at least one year immediately prior to the date of purchase of an Affordable Unit; and
- (d) a person who intends to immediately use and occupy the Affordable Unit as their principal residence and not rent or lease the Affordable Unit to any other person, nor leave the unit vacant, use it solely for a business or profession, or use it as a short-term vacation rental property of any kind.

it being understood and agreed that preferential consideration may be given to a person who meets all of the above criteria and all or some of the following criteria:

- (a) a person who does not own a vehicle; and
- (b) a person who satisfies such other criteria as may be applied by the NPO and CRD from time to time.

2. Sale of an Affordable Unit by an Owner other than the Developer:

In the case of the sale of an Affordable Unit by an Owner other than the Developer, a Qualified Buyer means:

- (a) a first time home buyer, being a buyer who has not owned a principal residence for at least 5 years immediately prior to the date of purchase of an Affordable Unit;
- (b) a resident of the Capital Regional District from time to time, for at least one year immediately prior to the date of purchase of an Affordable Unit;
- (c) a person who provides Proof of Income that annual gross Income is between the range set from time-to-time by the NPO in its sole discretion (which shall not be appealed) for at least one year immediately prior to the date of purchase of an Affordable Unit, it being understood and agreed that the NPO may, from time to time, grant an exemption from or vary such requirement if, in the opinion of the NPO and having regard to prevailing market conditions, such exemption or variation is

consistent with the continued use and availability of the Affordable Unit as affordable housing; and

- (d) a person who intends to immediately use and occupy the Affordable Unit as their principal residence and not rent or lease the Affordable Unit to any other person, nor leave the unit vacant, use it solely for a business or profession, or use it as a short-term vacation rental property of any kind.

For the purpose of Schedule B:

"Income" means the total income before income tax from all sources of all persons intending to live in an Affordable Unit including, without limitation:

- (a) all income from earnings, including commissions and tips;
- (b) all income from all public and private pension plans, old age security and guaranteed income supplement;
- (c) all income received under the *Employment and Assistance Act* and the *Employment and Assistance for Persons with Disabilities Act*;
- (d) disabled veteran's allowance;
- (e) alimony;
- (f) child support;
- (g) workers' compensation benefits;
- (h) employment insurance; and
- (i) Income from Assets,

but excluding the following:

- (a) child tax benefit;
- (b) capital gains, such as insurance settlement, inheritances, disability awards and sale of effects in the year they are received;
- (c) the earnings of a person aged 18 and under;
- (d) student loans, student loan equalization payments and student grants but excluding non-repayable training allowances, research fellowships or similar grants;
- (e) shelter aid for elderly renters (SAFER) or rental assistance program (RAP) payments received prior to purchasing an Affordable Unit;
- (f) GST rebates;

- (g) taxable benefits received through employment;
- (h) government provided daycare allowance; and
- (i) payments for foster children, or child in home of relative (CIHR) income under the *Employment and Assistance Act*.

"Income from Assets" means computing income from assets of all persons intending to live in an Affordable Unit at a percentage per annum as determined by CRD, excluding the first \$62,051.00 in assets of such persons, based on November 1, 2018 dollars, indexed over time by reference to changes from time to time in the consumer price index (all items, British Columbia) or if such consumer price index is no longer published, such substitute and comparable index as the NPO may designate.

"Proof of Income" means a tax return filed with Canada Revenue Agency or a notice of assessment from Canada Revenue Agency under the *Income Tax Act*.

- (g) taxable benefits received through employment;
- (h) government provided day care allowance; and
- (i) payments for foster children, or child in home of relative (CIHR) income under the Employment and Assistance Act.

"income from Assets" means computing income from assets of all persons relating to five in an Alternative Unit at a percentage per annum as determined by CRD, excluding the first \$52,051.00 in assets of such persons, based on November 1, 2016 dollars, indexed over time by reference to changes from time to time in the consumer price index (all items, British Columbia) or if such consumer price index is no longer published, such substitute and comparable index as the NFO may designate.

"Proof of income" means a tax return filed with Canada Revenue Agency or a notice of assessment from Canada Revenue Agency under the Income Tax Act.

E.1.a.d1224 Richardson Street - Rezoning Application No. 00705 and Development Permit with Variances Application No. 00149 (Rockland)

Moved By Councillor Alto

Seconded By Councillor Potts

Rezoning Application No. 00705

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share vehicle
 - ii. one car share parking spot
 - iii. one care share membership per dwelling unit
 - iv. one hundred dollars in car share usage credits per membership
 - v. two oversized bicycle parking stalls
 - vi. one bicycle repair station;
 - c. to secure a 1.43 metre statutory right-of-way adjacent to the lane;
 - d. to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and
 - e. to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.
2. That Council direct staff to work with the applicant to establish an administrative way to implement affordable home ownership and report to Council at first and second reading of the bylaws for this proposal.

Development Permit with Variances Application No. 00149

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. 00705, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00149 for 1224 Richardson Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 23 stalls to 10 stalls;
 - ii. increase the height from 7.6 metres to 10.08 metres;
 - iii. increase the number of storeys from 2.5 to 3;
 - iv. allow for roof decks.
3. The Development Permit lapsing two years from the date of this resolution.”

FOR (7): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Dubow

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

F.3 1224 Richardson Street - Rezoning Application No. 00705 and Development Permit with Variances Application No. 00149 (Rockland)

Committee received a report dated June 18, 2020 from the Director of Sustainable Planning and Community Development regarding the rezoning and development permit with variance for the property located at 1224 Richardson Street. The rezoning proposal would allow for a new site-specific zone in order to increase the density and allow for multiple dwellings and the development permit with variances application would allow for varied parking, height and number of storeys and allow for a roof deck.

Committee discussed:

- *The reasoning for the applicant adding a covenant to the property without being prompted by the City.*

Moved By Mayor Helps
Seconded By Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share vehicle
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 - iii. one care share membership per dwelling unit
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 - vi. one bicycle repair station;
 - c. to secure a 1.43 metre statutory right-of-way adjacent to the lane;
 - d. to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and
 - e. to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.

Amendment:

Moved By Mayor Helps

Seconded By Councillor Alto

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
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 - c. to secure a 1.43 metre statutory right-of-way adjacent to the lane;
 - d. to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and
 - e. to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.
 - f. **That Council direct staff to work with the applicant to establish an administrative way to implement affordable home ownership including mechanisms to measure income of prospective buyers and report to Council at first and second reading of the bylaws for this proposal.**

Amendment to the amendment:

Moved By Councillor Alto

Seconded By Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
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 - d. to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and
 - e. to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.
 - f. **That Council direct staff to work with the applicant to establish an administrative way to implement affordable home ownership including mechanisms to measure income of prospective buyers and report to Council at first and second reading of the bylaws for this proposal.**

CARRIED UNANIMOUSLY

On the main motion as amended:

FOR (3): Mayor Helps, Councillor Alto, and Councillor Potts
OPPOSED (2): Councillor Thornton-Joe, and Councillor Young
CARRIED (3 to 2)

Moved By Mayor Helps
Seconded By Councillor Potts

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. 00705, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00149 for 1224 Richardson Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 23 stalls to 10 stalls;
 - ii. increase the height from 7.6 metres to 10.08 metres;
 - iii. increase the number of storeys from 2.5 to 3;
 - iv. allow for roof decks.
3. The Development Permit lapsing two years from the date of this resolution.”

FOR (3): Mayor Helps, Councillor Alto, and Councillor Potts

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (3 to 2)

Committee recessed at 12:12 p.m. and returned at 12:45 p.m.



Committee of the Whole Report

For the Meeting of July 2, 2020

To: Committee of the Whole **Date:** June 18, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00705 for 1224 Richardson Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share vehicle
 - ii. one car share parking spot
 - iii. one care share membership per dwelling unit
 - iv. one hundred dollars in car share usage credits per membership
 - v. two oversized bicycle parking stalls
 - vi. one bicycle repair station;
 - c. to secure a 1.43 metre Statutory Right-of-Way adjacent to the lane.

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 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 1224 Richardson Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to increase the density to 0.67:1 floor space ratio (FSR) and allow for multiple dwellings at this location. A concurrent development permit with variances application would vary the parking, height and number of storeys and allow for a roof deck.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Official Community Plan* (OCP, 2012) Traditional Residential Urban Place Designation in terms of use, density, built form and place character
- the proposal would create new homeownership options and advance the OCP's objectives with regards to providing a diversity of housing types in each neighbourhood
- the proposal is inconsistent with the *Rockland Neighbourhood Plan* (1987), which encourages consideration of duplex or small-scale townhouses as an appropriate form of infill in the R1-B Zoned areas of the neighbourhood
- the proposal meets the Tenant Assistance Policy.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for three ground-oriented residential buildings, with approximately 24 dwelling units, at an overall density of 0.67:1 floor space ratio (FSR). Although similar in width to adjacent properties, the subject site is a relatively deep lot with a total site area of approximately 1738m². The new zone would allow for houseplexes as a form of ground-oriented multiple dwelling, as well as increased height and reduced setbacks in comparison to the R1-B Zone, Single Family Dwelling District.

Variances related to parking, number of storeys, height and roof decks are also associated with this proposal and reviewed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing

The applicant proposes the demolition of two dwellings and creation of 24 new one- and two-bedroom units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units.

The subject site is designated as Traditional Residential in the *Official Community Plan* (OCP, 2012) and is therefore not subject to the Inclusionary Housing and Community Amenity Policy. Nevertheless, as a voluntary measure, the applicant is offering to secure the initial sale of the units at an average of \$330,000 for one-bedroom units and \$480,000 for two-bedroom units. An

additional covenant on the dwellings would require an owner to pay fifty percent of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.

In order to meet the definition of affordable homeownership, as outlined in the *Victoria Housing Strategy Phase Two*, an applicant must partner with a government agency or establish non-profit housing organization to administer the unit sales, income test potential buyers, and to monitor and enforce the affordable housing program. This is typically done through agencies such as BC Housing or the Capital Regional District which, unlike the City, are resourced to run these programs and staff have recommended that the applicant pursue such a partnership. However, the applicant has chosen not to do so, and has not provided an alternate way of administering the program or ensuring that affordability is passed on to future owners. Further, the proposed below-market rates for the initial sale have not been verified by an independent third-party, nor have maximum income criteria for potential buyers been established.

Therefore, although these voluntary covenants could potentially help in limiting housing prices and curbing speculation, in the absence of appropriate administrative measures in place it is uncertain as to what extent the application would provide a contribution to affordable housing in Victoria. However, an alternate motion is provided should Council decide to direct staff to work with the applicant on executing these covenants.

Tenant Assistance Policy

The proposal is to demolish an existing building which would result in a loss of two existing residential rental units. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Sustainability

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

Active Transportation

The application proposes short and long term bicycle parking, including two spaces for over-sized bicycles, which supports active transportation.

Public Realm

No public realm improvements, beyond City standard requirements, are proposed in association with this Rezoning Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by single family dwellings, duplexes and house conversions to multiple dwellings. Several of the properties to the west, along Linden Avenue, are either heritage-registered or designated properties.

Existing Site Development and Development Potential

The site is presently developed as a single family dwelling that has been converted to a duplex.

Under the current R1-B Zone, the property could be developed as a single family dwelling with either a secondary suite or a garden suite. Alternatively, subject to Council approval of a development permit for panhandle subdivision, the property could be subdivided into three lots and each lot could have a single family dwelling with either a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the existing 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.

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Site area (m ²) – minimum	1738.22	460	-
Number of units – maximum	24	2	-
Density (Floor Space Ratio) – maximum	0.67:1	-	1:1
Total floor area (m ²) – maximum	1156.15 *	420	-
Lot width (m) – minimum	17.36	15	
Height (m) – maximum	9.4 * (Building A) 10.08 * (Building B) 9.95 * (Building C)	7.6	-
Storeys – maximum	3*	2	Up to 2-3
Site coverage (%) – maximum	31	40	-
Open site space (%) – minimum	56	-	-
Separation space between buildings (within the site) (m) – minimum	27.05 (Buildings A and B) 7.61 (Buildings B and C)	-	-
Roof deck	Yes * (Buildings B and C)	No	-
Setbacks (m) – minimum			

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Building A			
Front	7.09 * (building) 4.80 * (stairs)	7.5 (building) 5.0 (stairs)	-
Side (east)	1.84	1.74 (10% of lot width)	-
Side (west)	3.14 (building)	1.74 (10% of lot width)	-
Combined side yards	4.98	4.5	-
Building B			
Side (east)	1.81 (building)	1.74 (10% of lot width)	-
Side (west)	3.13 (building) 1.47 * (stairs)	1.74 (10% of lot width)	-
Combined side yards	3.28 *	4.5	-
Building C			
Side (east)	1.81 (building)	1.74 (10% of lot width)	-
Side (west)	3.09 (building) 1.29 * (stairs)	1.74 (10% of lot width)	-
Rear	9.35 *	25.25 (25% of lot depth)	-
Combined side yards	3.10 *	4.5	-
Parking – minimum	10 *	23	-
Visitor parking included in the overall units – minimum	3	2	-
Bicycle parking – minimum			
Long Term	26	26	-
Short Term	18	18	-

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Rockland CALUC at a Community Meeting held on July 16, 2019. A second CALUC meeting was held on

September 17, 2019 due to the potential for an Official Community Plan amendment. All property owners and residents within 200m of the subject site were notified of the second meeting, whereas only those within 100m were notified of the first meeting. Meeting summaries are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject property is Traditional Residential, which supports ground-oriented residential uses. The OCP states that new development may have a density of generally up to 1:1 floor space ratio (FSR) and up to two storeys in height and approximately three storeys along arterial and secondary arterial roads. The OCP also notes that within each designation there will be a range of built forms and that decisions about the appropriate scale for a particular site will be based on an evaluation of the context in addition to consistency with OCP policies, other relevant City policies and local area plans.

The subject site is located on a collector road, not an arterial road, however the immediate context includes several older character houses that are similar in scale to the proposed buildings. While the proposed development is technically three storeys in height due to the ceiling height of the basement relative to average grade, the buildings present as two storeys with a raised basement. This form of development fits with the existing context and is considered consistent with the spirit of the Traditional Residential Urban Place Designation.

Some of the adjacent houses remain as single family dwellings while many have been converted to multiple dwellings – a common form of infill development in both the Rockland neighbourhood and Fairfield to the south of Richardson Street. The proposed houseplexes, which are buildings of three or more units that appear as large single family dwellings, and density of 0.67:1 FSR, are considered a compatible form of infill development that is consistent with the use, density and place character envisioned in the OCP for Traditional Residential areas. Furthermore, the proposed mix of one- and two-bedroom condominiums would help advance the OCP housing objectives, which encourage a diversity of housing types to create more home ownership options in each neighbourhood.

Rockland Neighbourhood Plan

The *Rockland Neighbourhood Plan* (1987) supports consideration of duplexes or small-scale townhouses as an appropriate form of infill in areas currently zoned R1-B. The plan does not contemplate houseplexes as a potential housing typology in the neighbourhood. Although the proposed development is not consistent with the envisioned use, it is aligned with the policies that support new buildings that compliment the larger estate houses of Rockland, and would add to the neighbourhood's ground-oriented housing stock.

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 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 included in the attached

arborist report identifies five offsite trees that could be impacted by development activities: one bylaw-protected, three unprotected, and one City street tree. The following is a summary of tree-related considerations:

- a bylaw-protected European ash tree on the neighbouring property to the east is proposed for removal due to conflict with Building C (root loss from excavation and loss of canopy); therefore, two replacement trees will need to be planted at 1232 Richardson Street
- an unprotected black locust tree on 1232 Richardson Street is also proposed for removal due to negative impacts from the proposed building excavation
- two unprotected trees on neighbouring properties and a hawthorn tree on the City frontage are to be retained with mitigation measures such as tree protection fencing and arborist supervision
- thirty new trees have been proposed to be planted on the site.

Statutory Right-of-Way

The applicant is offering a 1.43m wide Statutory Right-of-Way to help achieve a wider right-of-way along the public portion of the lane.

Regulatory Considerations

Variances related to parking, number of storeys, height and roof decks are associated with this proposal and are reviewed with the concurrent Development Permit with Variances Application.

CONCLUSIONS

The proposal to rezone the site to construct three houseplexes on one lot is consistent with the use and density envisioned for this location in the OCP and would add to housing diversity in the Rockland neighbourhood. Therefore, staff recommend that Council consider advancing the application to a Public Hearing.

ALTERNATE MOTIONS

Option 1 (with Legal Agreement related to Housing Offer)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00705 for 1224 Richardson Street, 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 legal agreements for the following:
 - a. to ensure that a future strata cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development;
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share vehicle
 - ii. one car share parking spot

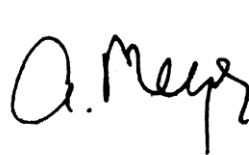
- iii. one care share membership per dwelling unit
- iv. one hundred dollars in car share usage credits per membership
- v. two oversized bicycle parking stalls
- vi. one bicycle repair station;
- c. to secure a 1.43 metre statutory right-of-way adjacent to the lane;
- d. **to secure the initial sale prices at a maximum average of \$330,000 for one bedroom units and \$480,000 for two bedroom units; and**
- e. **to ensure that an owner contribute 50% of the difference between their purchase price and the increased sale price to the City's Housing Reserve Fund if the unit is sold within three years of purchase.**

Option 2 (Decline)

That Council decline Rezoning Application No. 00705 for the property located at 1224 Richardson Street.

Respectfully submitted,


Alec Johnston
Senior Planner
Development Services




Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: June 23, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 8, 2020
- Attachment D: Letter from applicant to Mayor and Council dated May 20, 2020
- Attachment E: Community Association Land Use Committee Comments dated July 16, 2019, September 17, 2019 and October 10, 2019
- Attachment F: Arborist report dated May 13, 2019 updated August 19, 2019
- Attachment G: Advisory Design Panel minutes dated November 27, 2019
- Attachment H: Letter from applicant in response to Advisory Design Panel recommendation dated January 24, 2020
- Attachment I: Tenant Assistance Plan
- Attachment J: Correspondence.



Committee of the Whole Report For the Meeting of July 2, 2020

To: Committee of the Whole **Date:** June 18, 2020

From: Karen Hoesel, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00149 for 1224 Richardson Street

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. 00705, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00149 for 1224 Richardson Street, in accordance with:

1. Plans date stamped June 8, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking from 23 stalls to 10 stalls;
 - ii. increase the height from 7.6 metres to 10.08 metres;
 - iii. increase the number of storeys from 2.5 to 3;
 - iv. allow for roof decks.
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.

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 1224 Richardson Street. The proposal is to construct three buildings with multiple dwellings on one lot. The variances are related to reduced parking, increased height and number of storeys, and to allow for roof decks.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Design Guidelines for Development Permit Area 16: General Form and Character, which seeks to integrate new development in a manner that compliments and enhances established place character
- the proposal is generally consistent with the *Rockland Neighbourhood Plan*, 1987, which encourages new development that is compatible with the traditional architectural character of the area
- the parking variance is considered supportable as the applicant is proposing Transportation Demand Management (TDM) measures to mitigate the potential impacts from this variance which would be secured by legal agreement in conjunction with the concurrent Rezoning Application.
- the variances related to height and number of storeys are considered supportable because the proposed building is similar in scale and character to adjacent buildings
- the variance to permit roof decks is considered supportable as the decks present as upper storey balconies and would have minimal impact on adjacent properties in terms of overlook.

BACKGROUND

Description of Proposal

The proposal is to construct three multiple dwellings (houseplexes) with approximately 24 dwelling units. The proposal includes the following major design components:

- traditional architectural form and character that takes design cues from adjacent buildings
- 24 dwelling units in three buildings (Building A: 6 units, Building B: 9 units and Building C: 9 units)
- individual at-grade entrances for each unit
- clustered surface parking for ten vehicles located behind the street fronting building (Building A) accessed via the public portion of the laneway
- bike parking rooms within each building
- shared exterior garbage and recycling enclosure adjacent to Building A.

Exterior building materials include:

- fiber cement shingles (light tan, light grey and dark grey colour)
- fiber cement horizontal siding (dark tan, slate and cream colour)
- wood trim (white colour)
- fiberglass roof shingles (charcoal colour)
- wood stairs, guards and exterior doors (white colour).

Landscape elements include:

- vegetated swale for on-site storm water management
- private outdoor space for the majority of units in the form of a balcony or patio
- shared gardening area with raised planters and fruit trees
- common outdoor amenity space with outdoor fireplace, pergola and seating
- metal grate boardwalk providing access to the buildings across the swale
- perimeter landscaping and fencing for privacy.

The proposed variances are related to:

- reducing the vehicle parking from 23 stalls to 10 stalls
- increasing the height from 7.6 metres to 10.08 metres
- increasing the number of storeys from 2.5 to 3
- allowing roof decks.

Sustainability

As indicated in the applicant's letter dated May 20, 2020 the following sustainability features are associated with this proposal:

- buildings would be designed and constructed to accommodate future solar panels and electric vehicle charging
- landscape design that incorporates storm water retention swales and infiltration areas, drought tolerant plants, permeable pavers and infiltration areas
- 30 new on-site trees
- relocation or recycling of the existing building.

Data Table

The following data table compares the proposal with the existing 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.

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Site area (m ²) – minimum	1738.22	460	-
Number of units – maximum	24	2	-
Density (Floor Space Ratio) – maximum	0.67:1	-	1:1

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Total floor area (m ²) – maximum	1156.15 *	420	-
Lot width (m) – minimum	17.36	15	
Height (m) – maximum	9.4 * (Building A) 10.08 * (Building B) 9.95 * (Building C)	7.6	-
Storeys – maximum	3*	2	Up to 2-3
Site coverage (%) – maximum	31	40	-
Open site space (%) – minimum	56	-	-
Separation space between buildings (within the site) (m) – minimum	27.05 (Buildings A and B) 7.61 (Buildings B and C)	-	-
Roof deck	Yes * (Buildings B and C)	No	-
Setbacks (m) – minimum			
Building A			
Front	7.09 * (building) 4.80 * (stairs)	7.5 (building) 5.0 (stairs)	-
Side (east)	1.84	1.74 (10% of lot width)	-
Side (west)	3.14 (building)	1.74 (10% of lot width)	-
Combined side yards	4.98	4.5	-
Building B			
Side (east)	1.81 (building)	1.74 (10% of lot width)	-
Slide (west)	3.13 (building) 1.47 * (stairs)	1.74 (10% of lot width)	-
Combined side yards	3.28 *	4.5	-
Building C			

Zoning Criteria	Proposal	Existing Zone	OCP Traditional Residential
Side (east)	1.81 (building)	1.74 (10% of lot width)	-
Side (west)	3.09 (building) 1.29 * (stairs)	1.74 (10% of lot width)	-
Rear	9.35 *	25.25 (25% of lot depth)	-
Combined side yards	3.10 *	4.5	-
Parking – minimum	10 *	23	-
Visitor parking included in the overall units – minimum	3	2	-
Bicycle parking – minimum			
Long Term	26	26	-
Short Term	18	18	-

ANALYSIS

Official Community Plan

The subject site is designated as Traditional Residential in the *Official Community Plan* (OCP, 2012), which supports ground-oriented residential buildings with front and rear yards, variable landscaping and units oriented to face the street.

Rockland Neighbourhood Plan

The *Rockland Neighbourhood Plan* (1987) encourages the preservation of larger lots, architecture that relates to the traditional form and character of existing buildings, and retention and enhancement of landscape and streetscape features that contribute to the neighbourhood's heritage character. The proposal is generally consistent with these policies.

Design Guidelines for Development Permit Area 16: General Form and Character

The OCP identifies the site within Development Permit Area 16: General Form and Character. The objectives of this DPA are to integrate new developments in a manner that compliments and enhances the established place character of an area through high quality architecture, landscape and urban design. Other objectives include providing sensitive transitions to adjacent properties with built form of three storeys or lower, and to achieve more liveable environments through considerations for human-scaled design, quality of open spaces, privacy impacts and safety and accessibility. Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines*

for *Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

The proposal complies with the guidelines as follows:

- the traditional building design and landscaping respects the character of the established area and incorporates exterior materials that are durable and will weather gracefully
- street-oriented entrances are prominent and include entry canopies and porches that provide a transition from the public realm of the street and sidewalk to the private realm of the proposed residences
- landscaped planting areas and communal outdoor spaces that foster community and contribute to the green character of the area
- pedestrian oriented site planning with clustered parking located behind the street fronting building and accessed via a shared driveway, which limits the visual impact of vehicle parking on the existing street character and reduces the amount of site area taken up by vehicle access and parking.

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on November 27, 2019. The ADP was asked to comment on the overall building and landscape design, with particular attention to the transition with adjacent properties.

The ADP meeting minutes are attached for reference, and the following motion was carried:

It was moved ... that Advisory Design Panel recommend to Council that Development Permit Application No. 000558 for 1224 Richardson Street be declined until further consideration of the following items:

- *clarification of pedestrian use of the lane*
- *clarification of public and private site access*
- *adjustments to the character of units B and C to better fit the property*
- *accessibility of the units and accessibility within the site*
- *clarification of site functionality, including loading.*

The applicant provided a letter of response dated January 24, 2020, as well as revised plans to address the ADP comments and issues identified in the motion.

Four of the five issues identified by the ADP appear to relate to the site planning and building orientation as it relates to the adjacent lane. However, only the two ends of the lane are public right-of-way; the majority of the lane is located on private property. While access to the lane is not currently controlled and the general public continues to use the lane for vehicle and pedestrian access, the subject site does not have legal access to the privately-owned portion of the lane. Further, as noted in the applicant's letter dated January 24, 2020, several owners of the lane raised concern with the proposed development having access via the lane and have requested a fence be installed to limit the potential for occupants of Buildings B and C to utilize the lane for dropoff and loading. Therefore, the proposed development has not been designed to utilize the private lane nor have the buildings been oriented to face the private lane. Instead, consistent with the Design Guidelines, the buildings are oriented towards Richardson Street and the vehicle access is off the public portion of the lane as shown on the site plan. To better fit the

property, the applicant has modified Buildings B and C to reduce the “institutional character” of the entrances, which was a concern noted by the Panel.

Regulatory Considerations

A number of variances related to height, setbacks, parking and roof decks are proposed as part of this application. This approach is recommended to ensure that reduced siting requirements are not entrenched in a new custom zone and that any future alternative development proposals would need to apply to Council to achieve these, or different variances.

Height and Number of Storeys

In terms of height, the OCP envisions buildings up to approximately two storeys in most areas designated as Traditional Residential, with taller buildings up to approximately three storeys along arterial or secondary arterial roads. Generally consistent with this policy direction, the new zone would establish a maximum height of 7.6m and 2.5 storeys. The proposed buildings appear as two-storey buildings with a raised basement; however, the *Zoning Regulation Bylaw* considers the lower basement level as the first storey due to the ceiling height relative to average grade. Therefore, the proposed buildings are technically three storeys in height. The average grade is lowered by the sunken patios for the basement units. Staff consider the increase in number of storeys from 2.5 storeys to three, and increase in building height from 7.6m to 10.08m, as supportable because the building appears as a 2.5 storey building and the sunken patios contribute to the livability of the lower units, consistent with the Design Guidelines.

Parking

A variance is requested to reduce the required number of parking stalls from a total of 23 to 10. To mitigate some of the potential impacts from this variance the applicant is proposing the following Transportation Demand Management (TDM) measures, which would be secured by legal agreement as a condition of the concurrent Rezoning Application:

- one car share vehicle
- one dedicated car share parking stall
- car share memberships for each unit
- \$100 car share credit per membership
- two over-sized bicycle parking stalls
- one bicycle repair station.

Given these measures, staff consider the parking variance as supportable.

Roof decks

Consistent with the existing R1-B Zone, , in order to limit the potential negative impacts on adjacent properties in terms of privacy in the event a different design was advanced in the future, the new zone would not permit roof decks as a right. The proposed upper storey balconies, which are a typical design feature of traditional buildings in the area, are technically roof decks as they are located above the second storey of the building. However, these balconies are small in size and are oriented to the south and not towards the rear yards of adjacent properties. Staff therefore consider these roof decks supportable as they are

consistent with the character of the area, provide private outdoor space for the upper units and would have minimal impact on adjacent properties.

CONCLUSIONS

The proposal to construct three houseplexes on one lot with 24 ground-oriented dwellings is considered consistent with the Design Guidelines for Development Permit Area 16: General Form and Character. The buildings and associated landscaping would integrate with the mix of single family dwellings, duplexes and house conversions and the associated variances have been mitigated through design and appropriate TDM measures. Therefore, staff recommend that Council consider approving the application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00149 for the property located at 1224 Richardson Street.

Respectfully submitted,


Alec Johnston
Senior Planner
Development Services Division


Karen Hoese, Director
Sustainable Planning and Community
Development Department

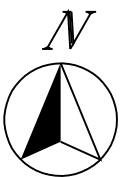
Report accepted and recommended by the City Manager:



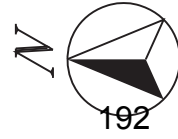
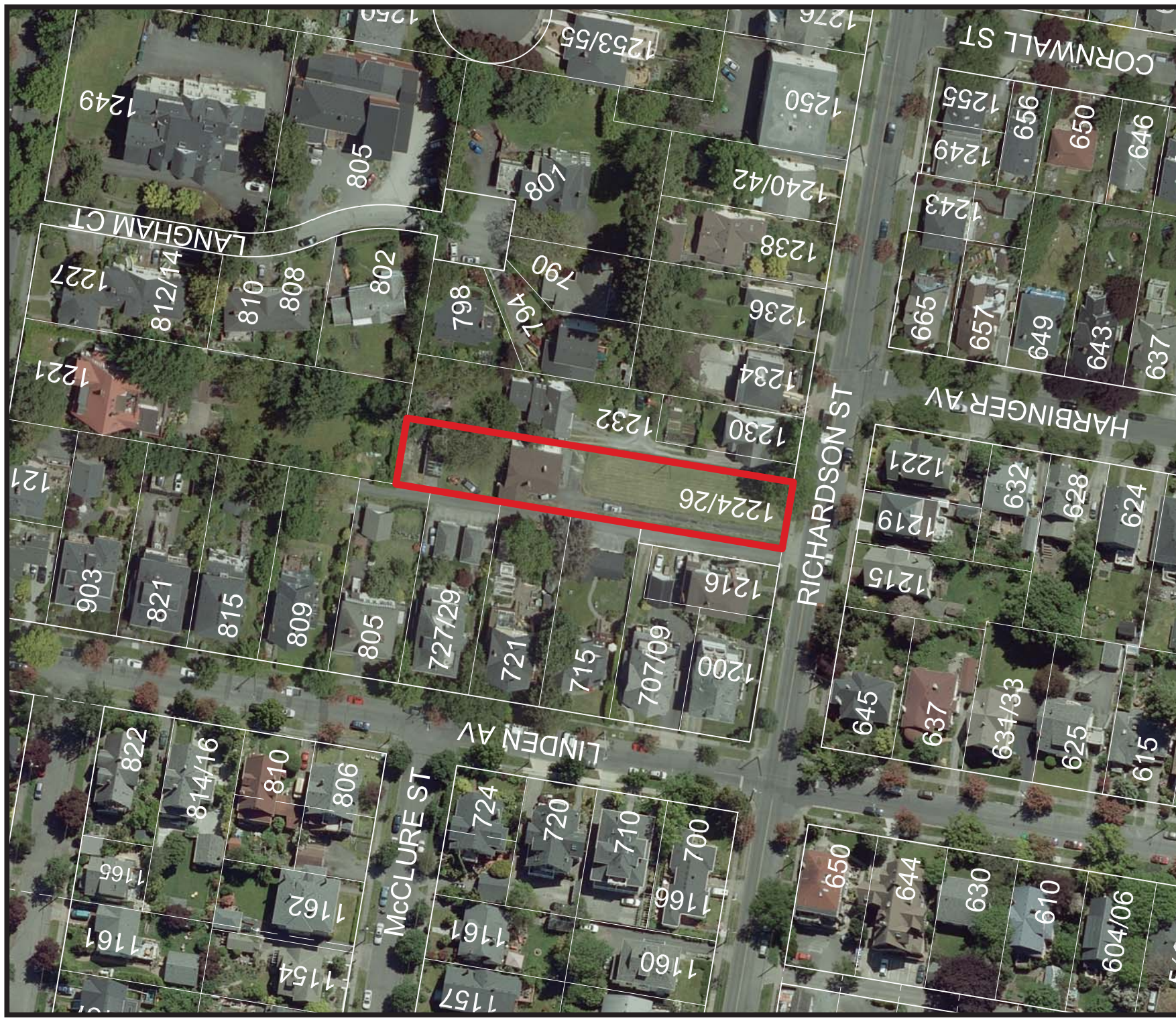
Date: June 23, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 8, 2020
- Attachment D: Letter from applicant to Mayor and Council dated May 20, 2020
- Attachment E: Community Association Land Use Committee Comments dated July 16, 2019, September 17, 2019 and October 10, 2019
- Attachment F: Arborist report dated May 13, 2019 updated August 19, 2019
- Attachment G: Advisory Design Panel minutes dated November 27, 2019
- Attachment H: Letter from applicant in response to Advisory Design Panel recommendation dated January 24, 2020
- Attachment I: Tenant Assistance Plan
- Attachment J: Correspondence.



1224 Richardson Street
Rezoning No.00705



1224 Richardson Street
Rezoning No.00705



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Issue	Date
For Rezoning/ Development Permit	Jun. 28, 2019
Resubmission Rezoning/ Development Permit	Jun 8, 2020



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
June 8, 2020

Revision	Description	Date
1	Car on parking added	2019-09-13
2	Building & Unit floor areas clarified	2019-09-13
3	Building heights revised. Avg height & highest story revised	2019-09-13
4	PC to carry removed from project scope	2019-09-13
5	Revisions updated to include in new fence, stair revisions, and to more closely match the Landscape Plan.	2020-01-24
6	Revised Unit Area Calculations	2020-06-08
7	Revised parking calculations	2020-06-08

ARCHITECT

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A0.00

As

Drawing List	
Item No.	Item Description
AJ 00	Project Data
AJ 01	Site Plan
AJ 02	Survey & Height Calculations
AJ 03	Foundation Details
AJ 04	Shadow Studies
AJ 05	Shadow Studies
AJ 06	Floor Plans - Building A
AJ 07	Floor Plans - Building B
AJ 08	Floor Plans - Building C
AJ 09	Elevations & Sections - Building A
AJ 10	Elevations & Sections - Building B
AJ 11	Elevations & Sections - Building C
AJ 12	Spatial Separations
AJ 13	Spatial Separations
AJ 14	Spatial Separations
AJ 15	Landscaping Concept Plan

[illegible]

Project Scope:

- Demolition of two (2) existing buildings and sitework
New construction of three (3) buildings at three stories each
Twenty-four (24) total Affordable Housing units: six (6) two-bedroom units, eighteen (18) one-bedroom units
New surface parking lot with ten (10) total stalls
New landscaping and paved entry sidewalks
Short-term and one-term parking provided: eighteen (18) short-term stalls, twenty-six (26) one-term stalls

Total Floor Area	
Building A	258.02 m ²
Building B	448.11 m ²
Building C	450.02 m ²
	1,156.15 m ²

NOTE: TOTAL FLOOR AREAS ARE MEASURED TO INTERIOR FACE OF INTERIOR WALLS AND ARE EXCLUSIVE OF BICYCLE PARKING IN COMPLIANCE WITH THE DEFINITION FOR "AREA" IN SCHEDULE A OF THE CALIFORNIA BUILDING REGULATION 8001.001.

Building A Floor Area - Units	
Name	Area
Electrical	1.62 m ²
Mechanical	1.38 m ²
Unit 1A	38.93 m ²
Unit 1B	32.65 m ²
Unit 2A	41.82 m ²
Unit 2B	41.82 m ²
Unit 3A	44.00 m ²
Unit 3B	43.96 m ²
	346.10 m ²

Building B Floor Area - Units		
Name	Area	
Mechanical	1.44 m ²	
Unit 1A	39.31 m ²	
Unit 1B	38.97 m ²	
Unit 1C	59.61 m ²	
Unit 2A	40.92 m ²	
Unit 2B	40.93 m ²	
Unit 2C	59.61 m ²	
Unit 3A	43.21 m ²	
Unit 3B	43.21 m ²	
Unit 3C	67.11 m ²	
	434.33 m ²	

Building Floor Area - Units	
Name	Area
Unit 1A	39.37 m ²
Unit 1B	38.33 m ²
Unit 1C	59.65 m ²
Unit 2A	40.98 m ²
Unit 2B	40.27 m ²
Unit 2C	59.89 m ²
Unit 3A	43.45 m ²
Unit 3B	43.45 m ²
Unit 3C	67.50 m ²
	432.90 m ²

NOTE:
UNIT AREAS ARE MEASURED TO INTERIOR FACE OF EXTERIOR WALLS, EXCLUSIVE OF DEMISING WALLS. THE AREA OF STAIRS AND CORRIDORS ARE ALLOCATED TO THE SUITE TO WHICH THEY PROVIDE ACCESS.

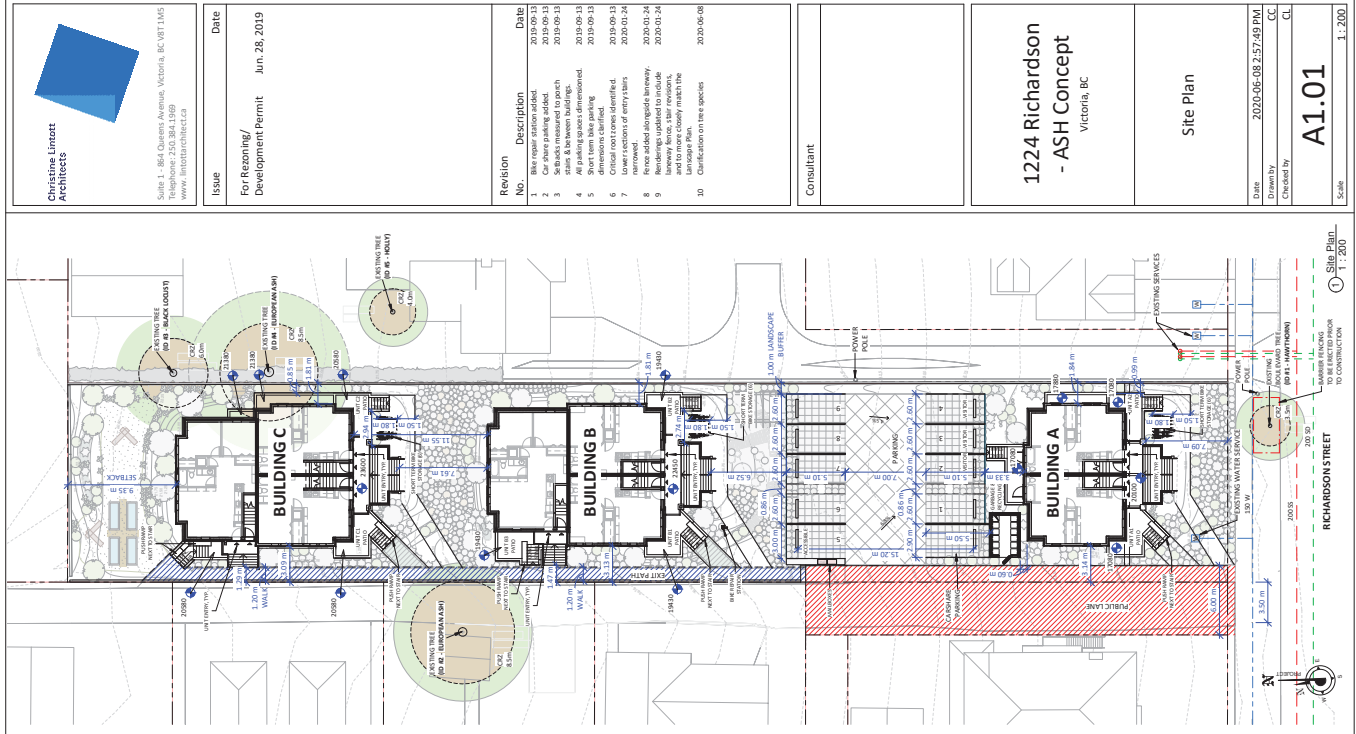




Southwest Aerial View



Richardson Street View





Issue	Date
For Rezoning/ Development Permit	Jun. 28, 2019
Resubmission Rezoning/ Development Permit	Jun 8, 2020

Revision No.	Description	Date
1	Grade calculation corrected to include stairs & porches.	2019-09-13

Consultant

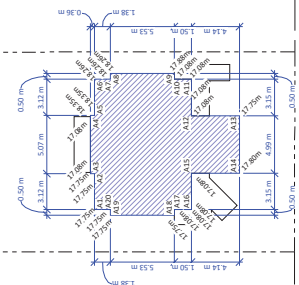
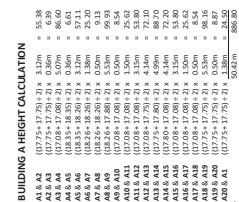
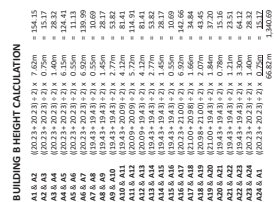
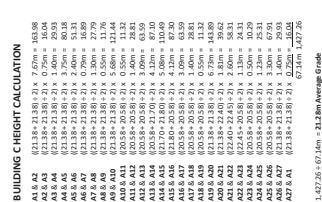
1224 Richardson
- ASH Concept
Victoria, BC

Survey & Height Calculations

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Drawn by	Author
Checked by	Checker

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Issue	Date
For Reasoning/ Development Permit	Jun. 28, 2019
Resubmission Reasoning/ Development Permit	Jun 8, 2020

Revision No.	Description	Date
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Consultant

1224 Richardson
- ASH Concept
Victoria, BC

Street Elevations

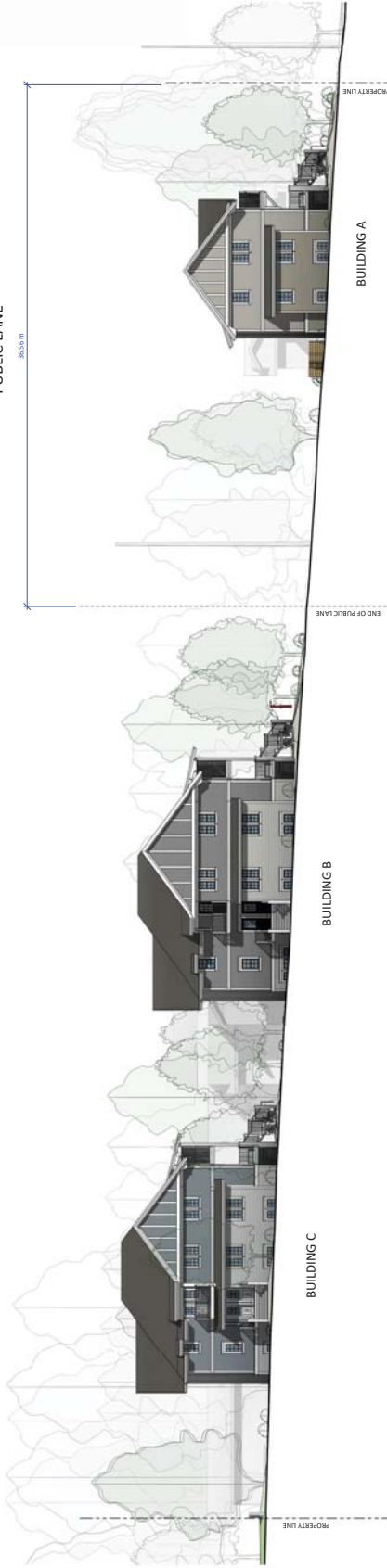
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PUBLIC LANE

36.55 m



BUILDING C

BUILDING B

BUILDING A

② Street Elevation - Public Lane
1 : 150



EXISTING BUILDING

EXISTING BUILDING

BUILDING A

EXISTING BUILDING

① Street Elevation - Richardson Street
1 : 150



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Issue	Date
For Reasoning/ Development Permit	Jun. 28, 2019
Resubmission Reasoning/ Development Permit	Jun 8, 2020

Revision No.	Description	Date
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Consultant

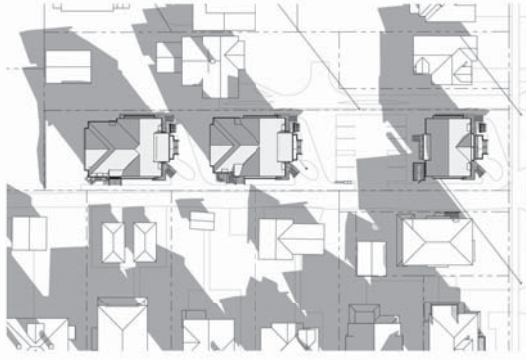
1224 Richardson
- ASH Concept
Victoria, BC

Shadow Studies

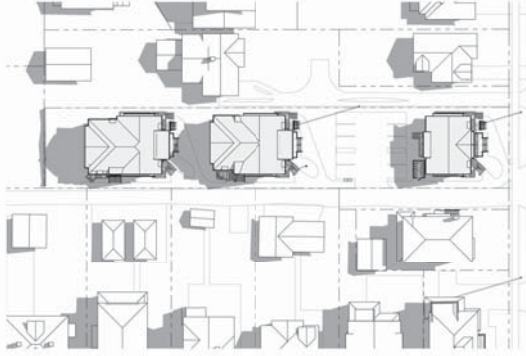
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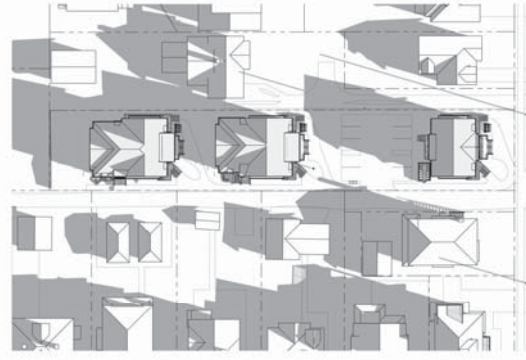
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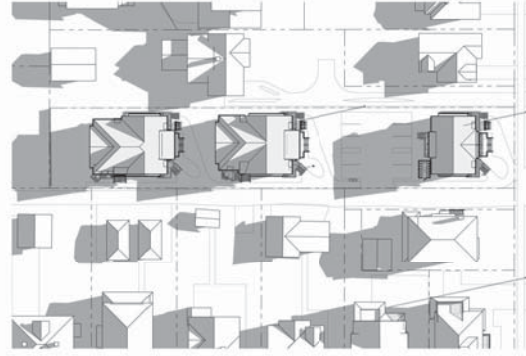
② Shadow Study - Equinox 12pm.
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① Shadow Study - Equinox 8am.
1 : 500



⑥ Shadow Study - Winter Solstice 2pm.
1 : 500



⑤ Shadow Study - Winter Solstice 12pm.
1 : 500



④ Shadow Study - Winter Solstice 10am.
1 : 500



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Issue	Date
For Reasoning/ Development Permit	Jun. 28, 2019
Resubmission Reasoning/ Development Permit	Jun 8, 2020

Revision		
No.	Description	Date
1	Window overlay elevations added to drawing set	2019-09-13

Consultant

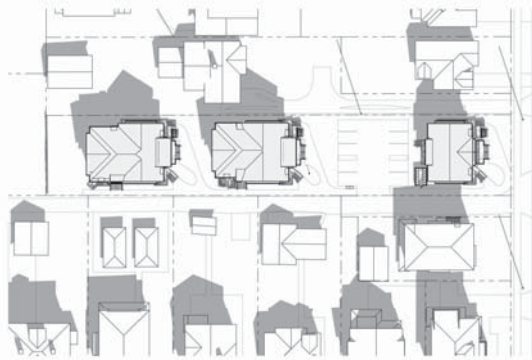
1224 Richardson
- ASH Concept
Victoria, BC

Shadow Studies

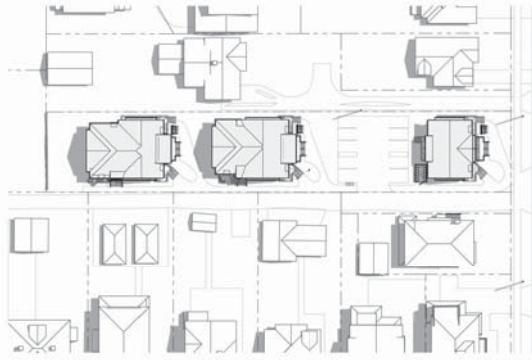
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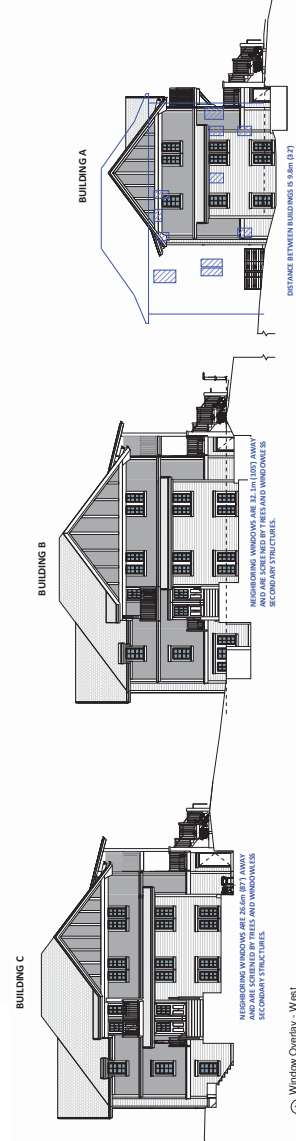
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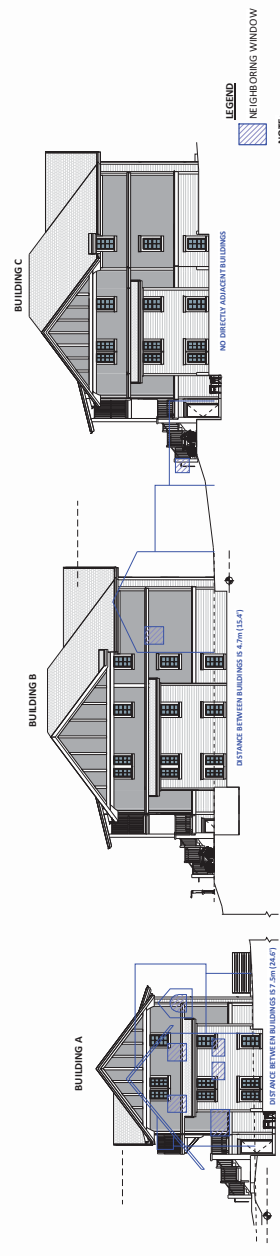
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③ Shadow Study - Summer Solstice 8am
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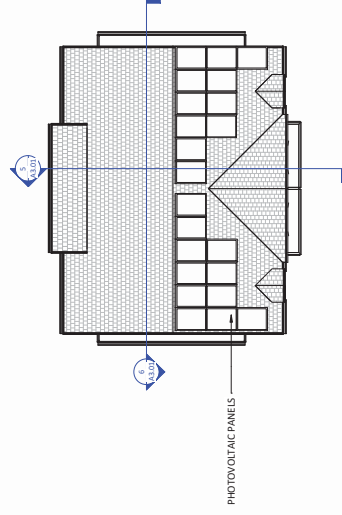
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⑤ Window Overlay - East
1:150

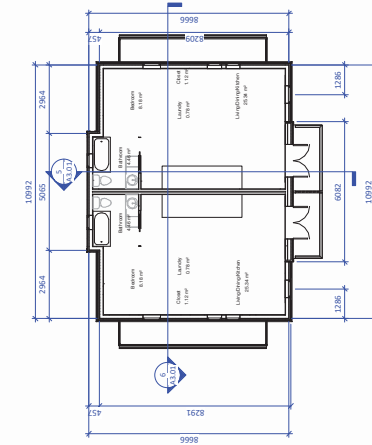
LEGEND
NEIGHBORING WINDOW
NOTE:
NEIGHBORING WINDOW SIZES &
LOCATIONS ARE ESTIMATED AND
NOT BASED ON SURVEYED DATA.

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECT. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECT AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECT. DO NOT SCALE THE DRAWINGS.

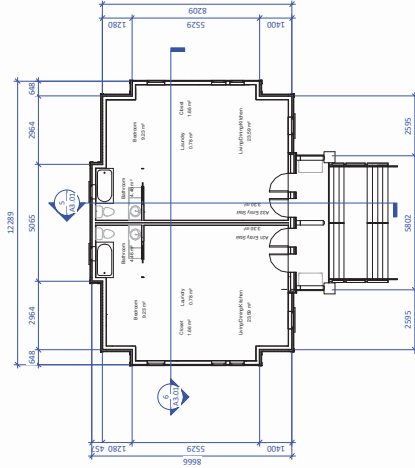


⑤ 3D Overview of Building A

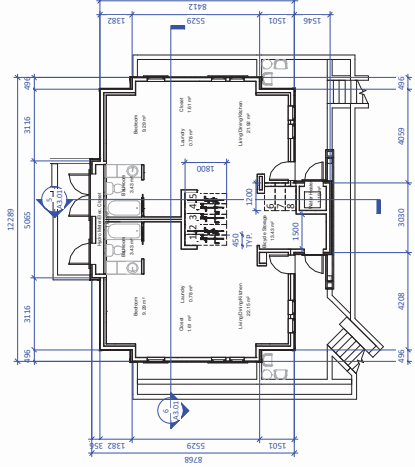
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③ Floor Plan - Level 3 - Building A
1:100



② Floor Plan - Level 2 - Building A
1:100



① Floor Plan - Level 1 - Building A
1:100

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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revising No.	Description	Date
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Consultant

ASH Richardson
Victoria, BC

Floor Plans - Building A

Date	2020-06-10 13:19 PM
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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
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Consultant

ASH Richardson

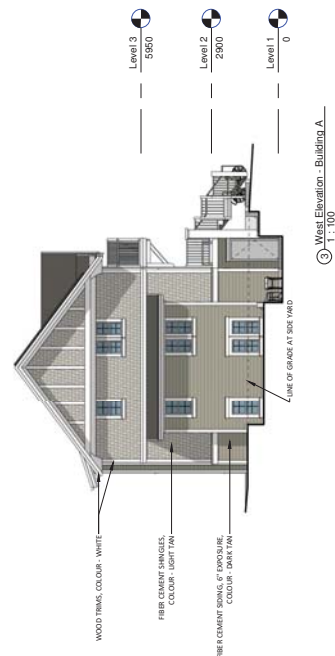
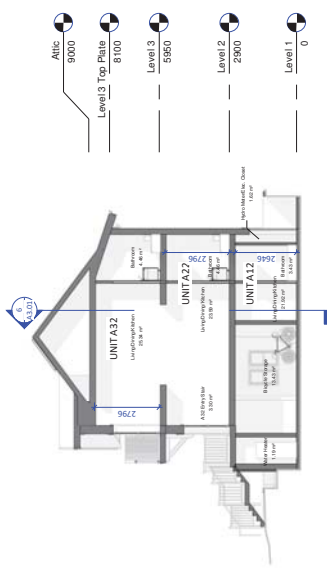
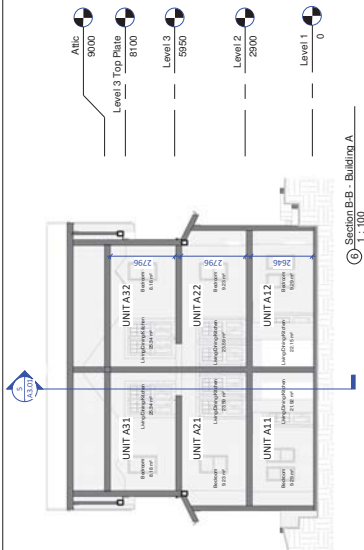
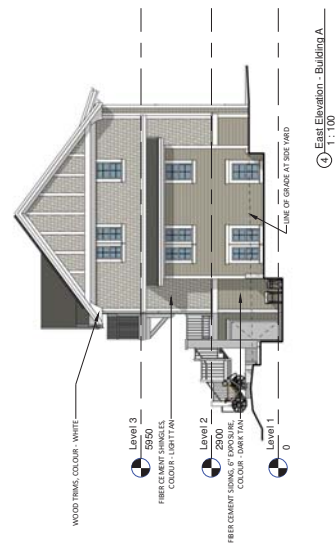
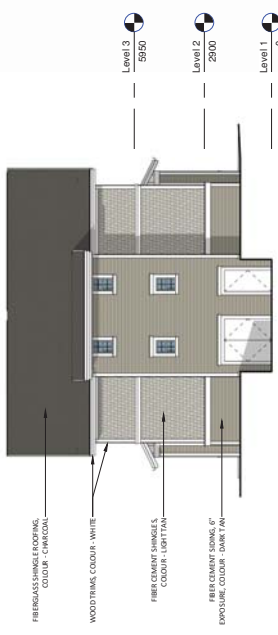
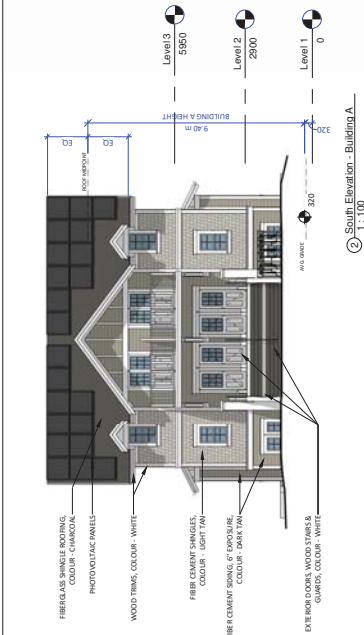
Victoria, BC

Elevations & Sections -
Building A

Date	2020-06-10 13:23 PM
Drawn by	CL
Checked by	CL

A3.01

Scale	1 : 100
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Architects
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Telephone: 250.363.1589
www.christinelintott.ca

Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revisions No.	Description	Date
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Consultant

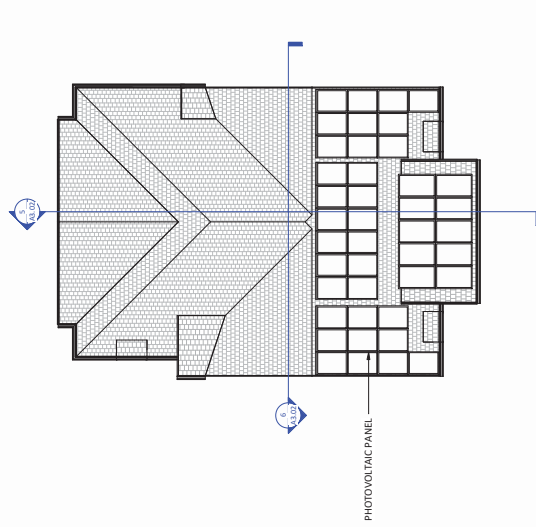
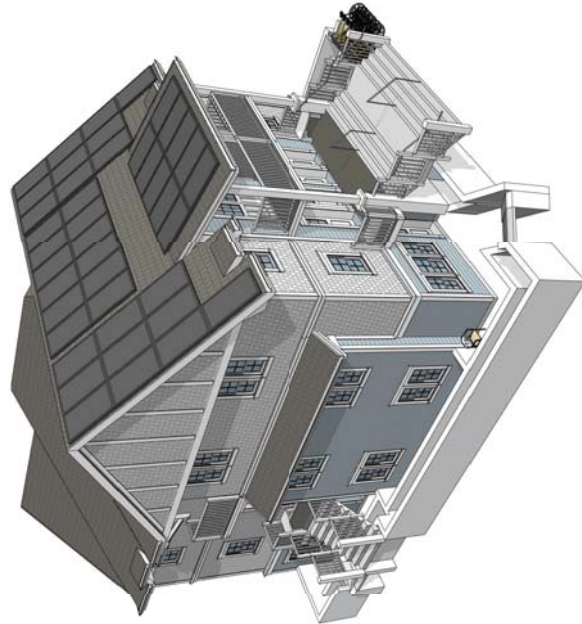
ASH Richardson
Victoria, BC

Floor Plans - Building B

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Drawn by	CL
Checked by	CL

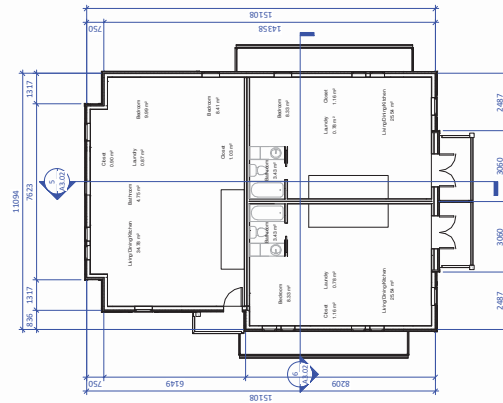
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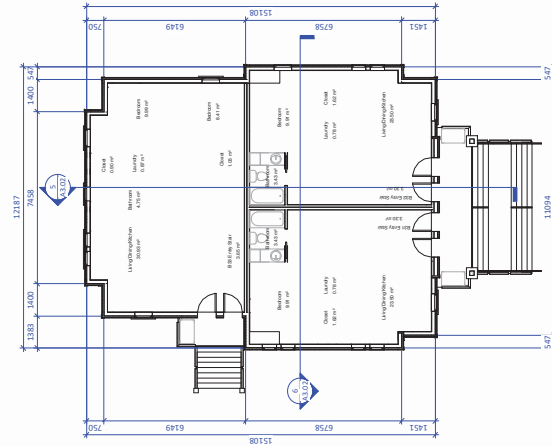


⑤ 3D Overview of Building B

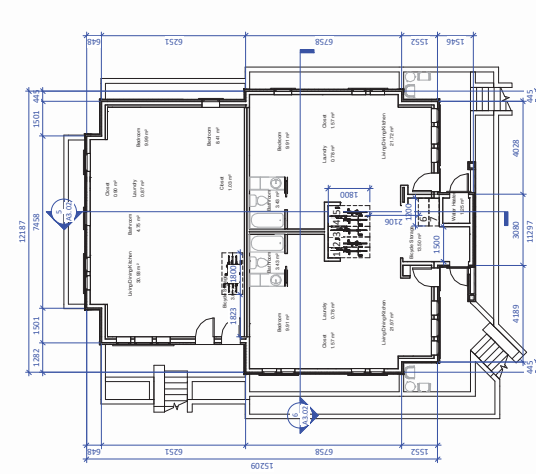
④ Roof Plan - Building B



③ Floor Plan - Level 3 - Building B



② Floor Plan - Level 2 - Building B



① Floor Plan - Level 1 - Building B



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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
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Consultant

ASH Richardson

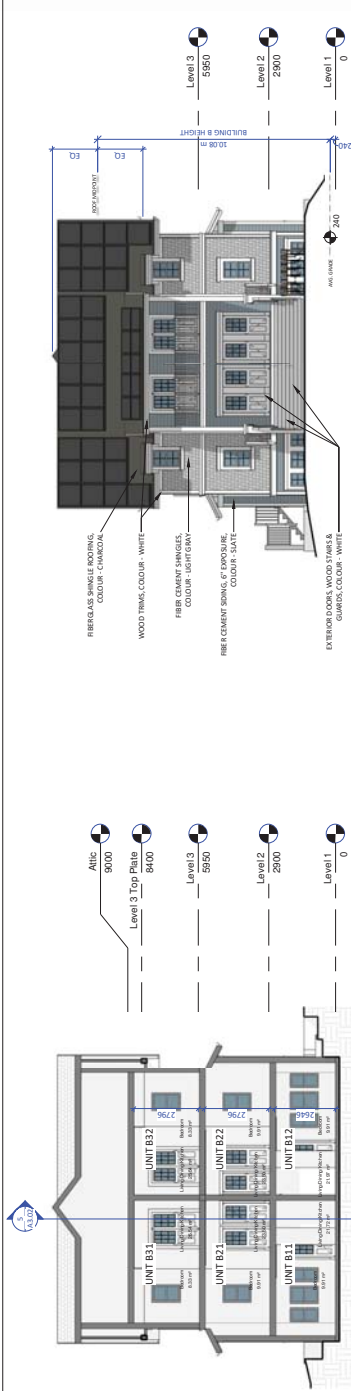
Victoria, BC

Elevations & Sections -
Building B

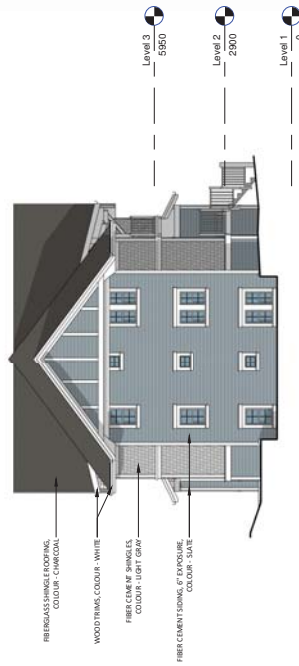
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Checked by	CL

A3.02

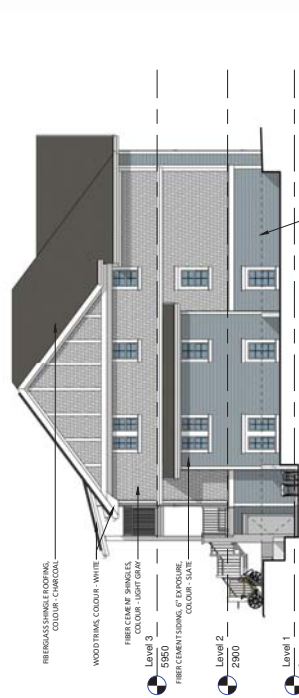
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③ South Elevation - Building B
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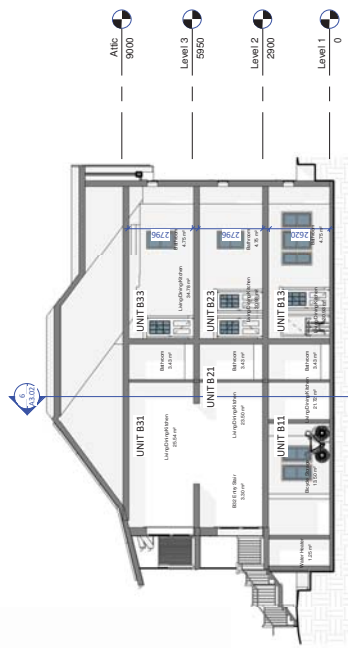


② North Elevation - Building B
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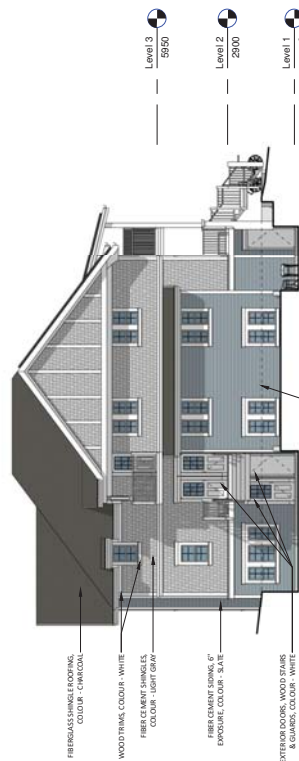


① East Elevation - Building B
1 : 100

⑥ Section B-B - Building B
1 : 100



⑤ Section A-A - Building B
1 : 100



④ West Elevation - Building B
1 : 100



Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
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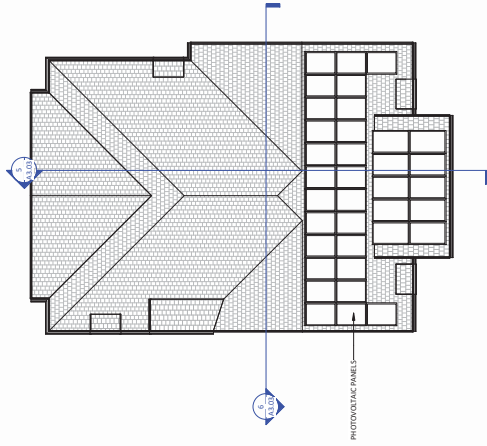
ASH Richardson

Floor Plans - Building C

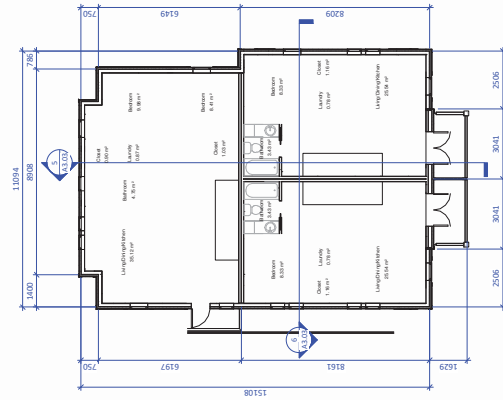
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A2.03

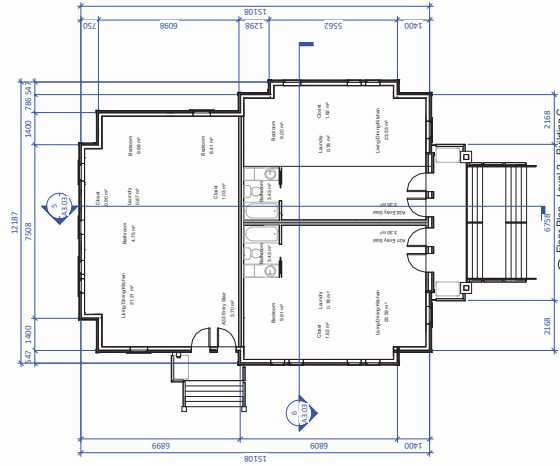
1:100



⑤ 3D Overview of Building C

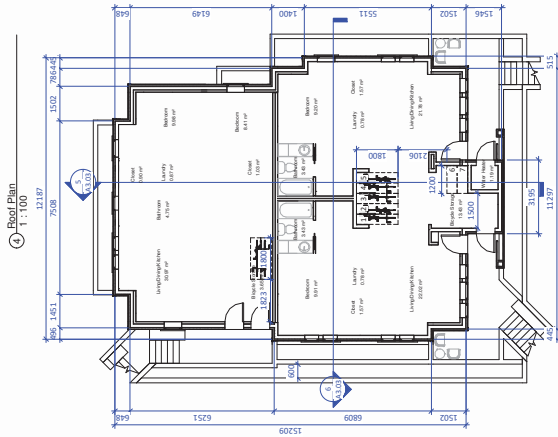


3 Floor Plan - Level 3 - Building C
1 : 100



6758

② Floor Plan
1 : 100



1 Floor Plan - Level 1 - Building C
1 : 100



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Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019
Resubmission Rezoning/ Development Permit	June 8, 2020

Revision No.	Description	Date
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Consultant

ASH Richardson

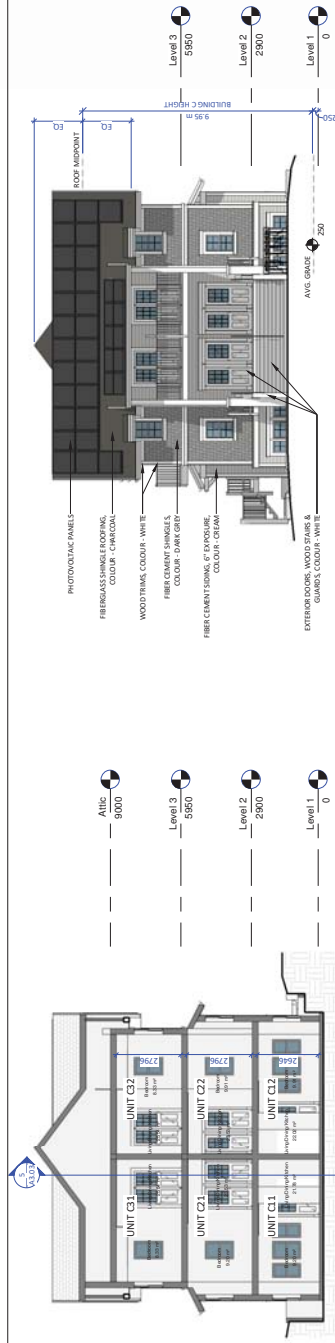
Victoria, BC

Elevations & Sections -
Building C

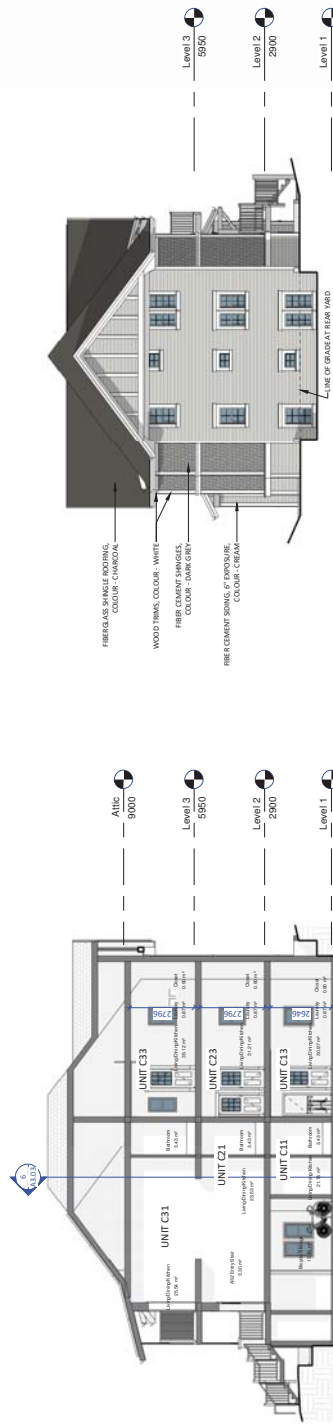
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Checked by	CL

A3.03

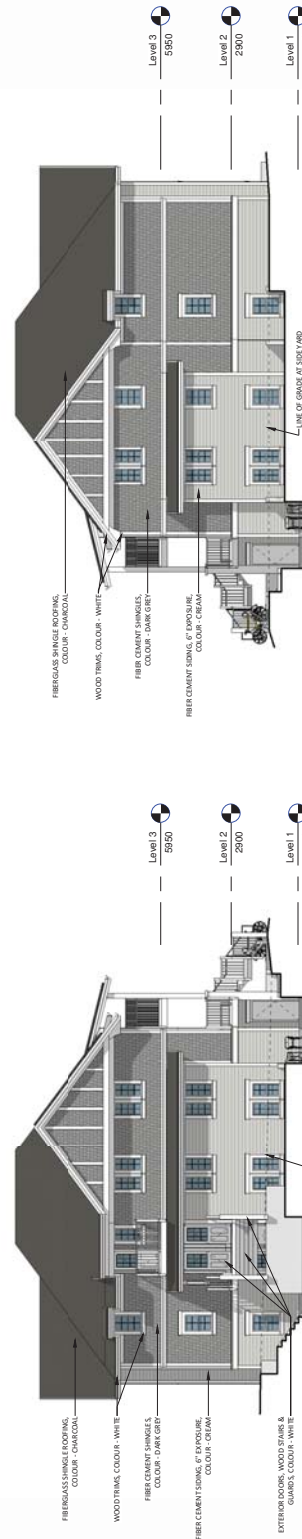
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② South Elevation - Building C
1 : 100

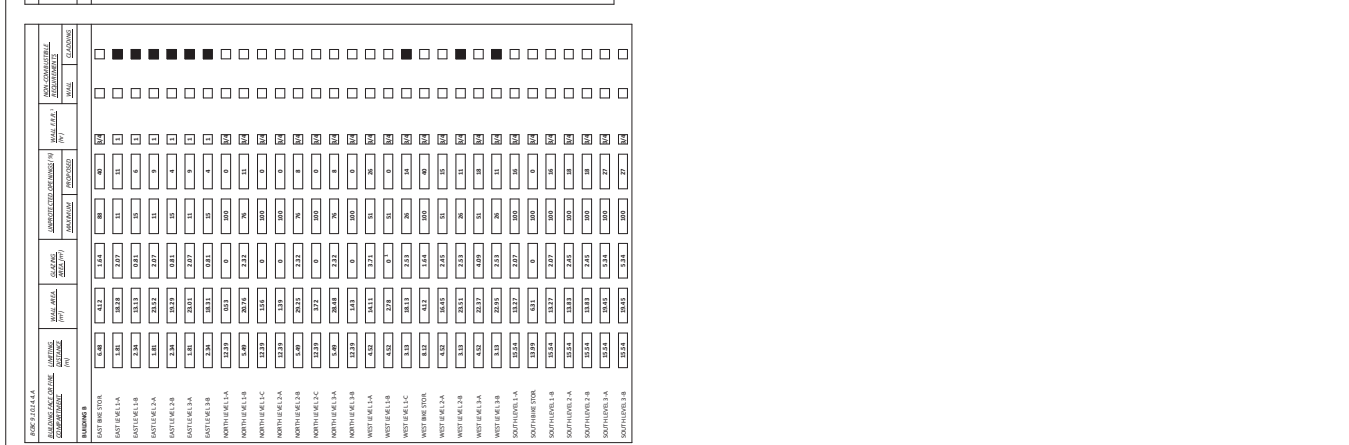


① North Elevation - Building C
1 : 100



③ East Elevation - Building C
1 : 100

④ West Elevation - Building C
1 : 100





DATE	DESCRIPTION
Jun. 28, 2019	For Rezoning/ Development Permit
Jun 8, 2020	Resubmission Rezoning/ Development Permit

REVISION	DESCRIPTION	DATE
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Consultant

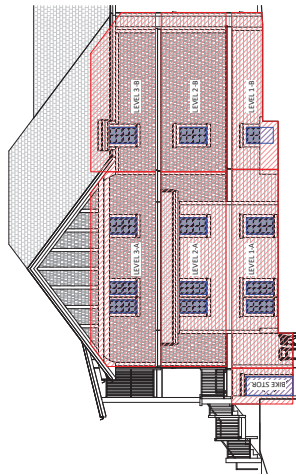
1224 Richardson
- ASH Concept
Victoria, BC

Spatial Separations

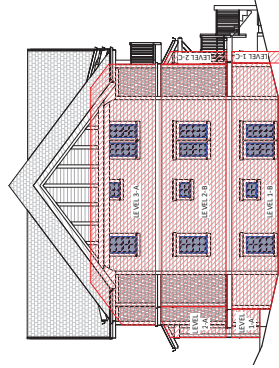
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Drawn By	Architect
Checked By	Checker

A3.12

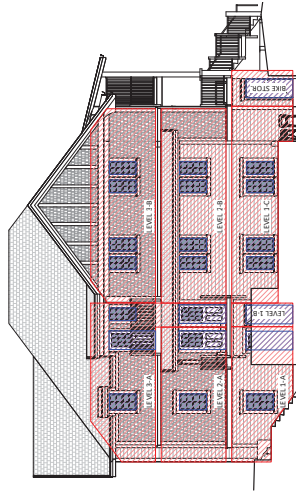
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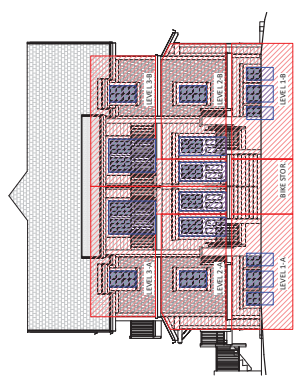
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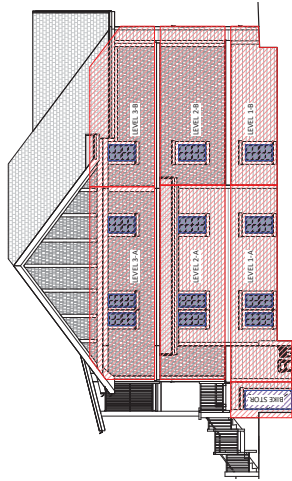
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1 : 100



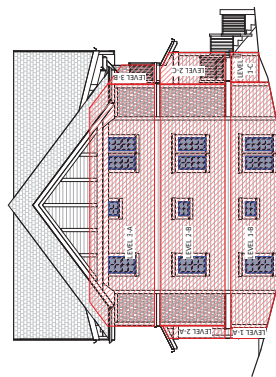
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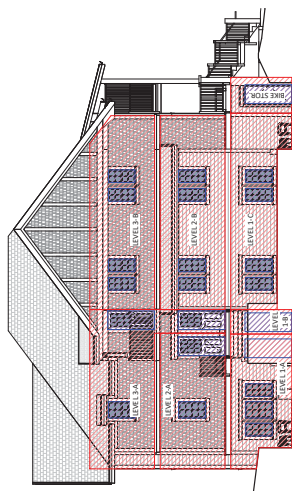
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1 : 100



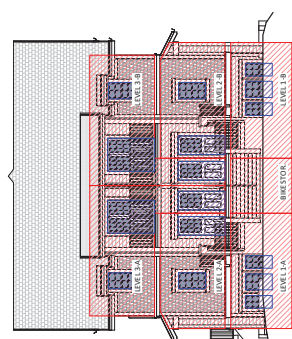
⑤ Separations - Building B - East
1 : 100



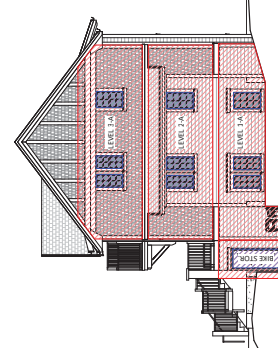
⑥ Separations - Building B - North
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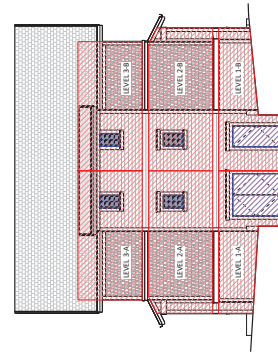
⑦ Separations - Building B - West
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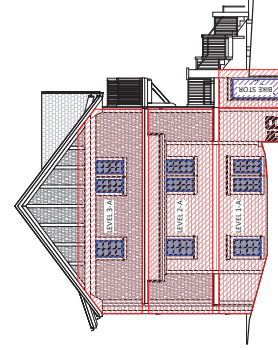
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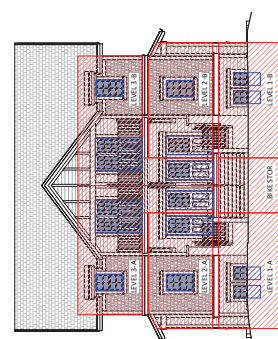
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1 : 100



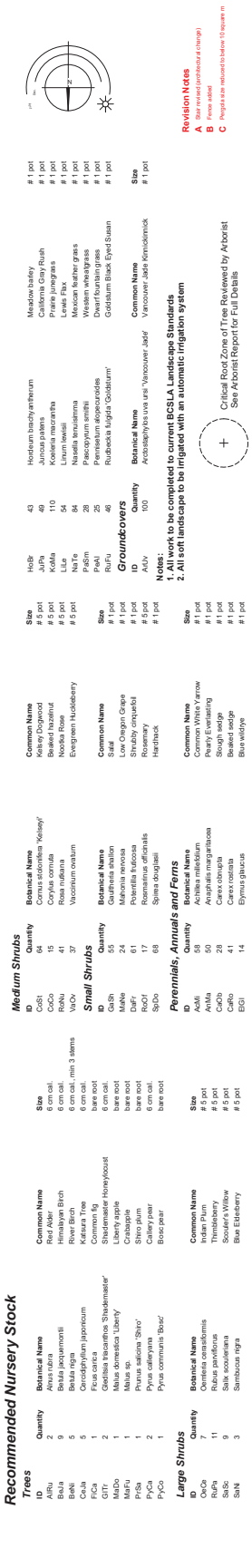
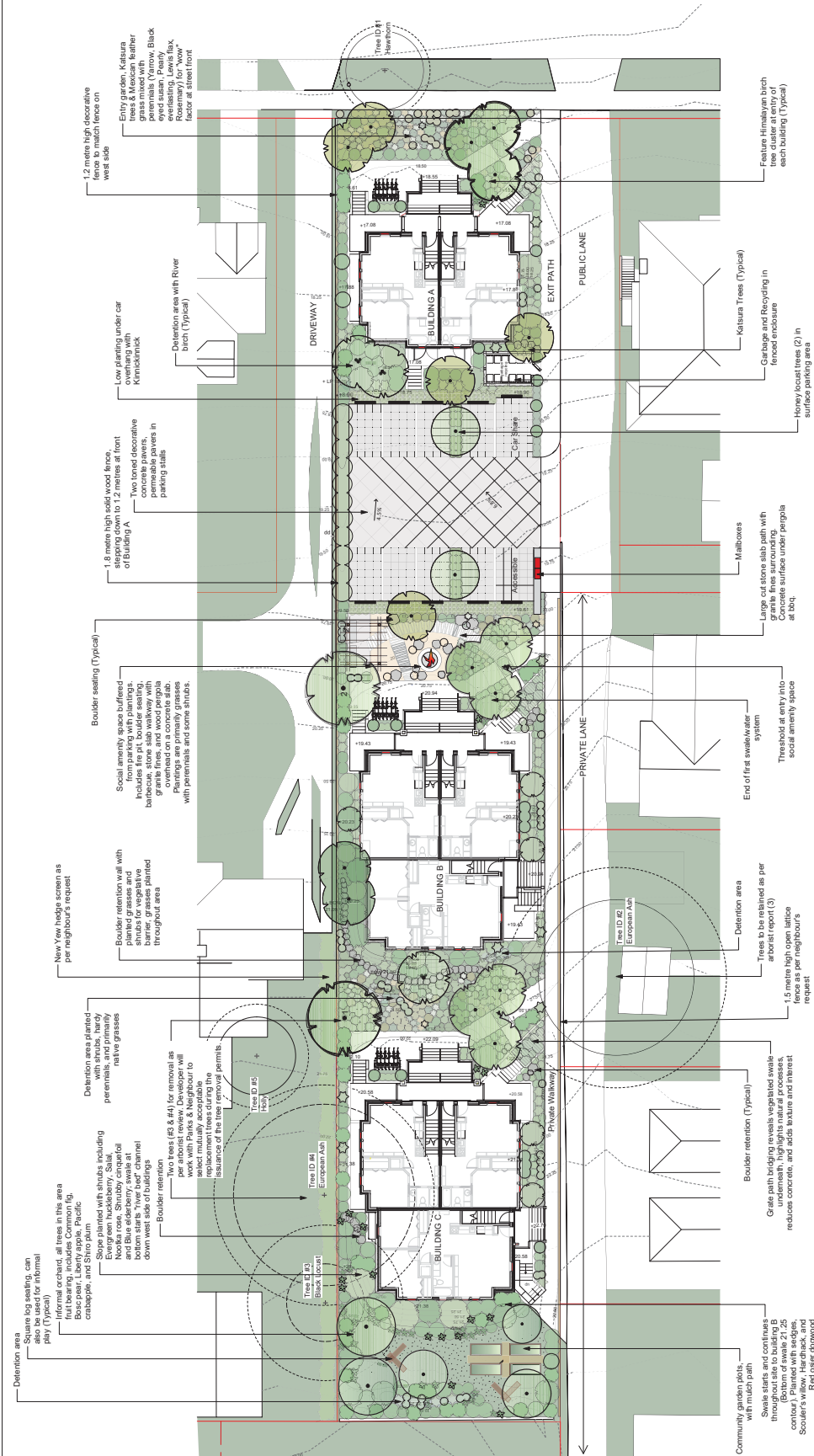
① Separations - Building A - North
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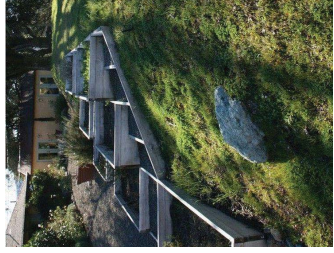
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1 : 100



② Separations - Building A - South
1 : 100



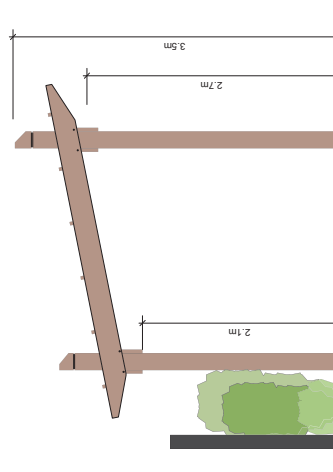
Landscape Concept Plan - 1224 Richardson



A photograph of a garden path. In the foreground, a black metal chair with a woven seat is positioned on a gravel path. To the left of the chair is a white, rectangular pedestal or planter. The path is bordered by lush greenery, including tall grasses and various flowering plants. In the background, a wooden fence and more dense foliage are visible. The overall scene is a well-maintained garden area.



Wood Pergola - Side Elevation
1:25



Alternative bridging over rain gardens and swales

E	June 8, '20	Pergola revision		
D	Jan 23, '20	Rezoning/DP resubmission		
C	Sept 16, '19	Rev. Planting Plan		
B	Sept 13, '19	Rev. Rezoning submission		
A	June 26, '19	Rezoning submission		
REVISIONS				



PROJECT
1224 Richardson Street
Victoria, BC

SCALE	DRAWN	SL
		CHECKED BW

DATE Sept 13, 2019 2 of 2 SHEET

Revised May 20, 2020

The City of Victoria
 Attention: Mayor and Council
 1 Centennial Square
 Victoria, BC V8W 1P6

RE: 1224 Richardson Street, Rezoning and Development Permit Application

Utilizing the principles and practices of gentle density, this proposal for 1224 Richardson Street envisions 24 affordable to buy, one- and two-bedroom strata units distributed in three traditionally designed house-like buildings. With the provision of modest car parking, car share services and extensive secure outdoor/indoor bike parking, this proposal also minimizes the need for and use of the automobile and better positions this neighbourhood for a sustainable future.

These units will be provided without subsidy and at densities conforming to the OCP and existing built form and character of the neighbourhood. At an average target price of \$330,000 for a new built one bedroom unit, and \$480,000 for a new built 2 bedroom unit, this pricing is substantially lower than the average one bedroom which is offered for \$482,703 and the average two bedroom unit that is offered for \$1,211,586 (see Schedule 1 attached, for MLS data, as of June 10, 2019). Further, all units in this project will meet BC Housing's definition of 'affordable housing' and 22 of 24 units will meet the City of Victoria's definition of 'affordable housing'.

The proponents guarantee that the current list price will be used upon completion, or adjusted no more than the Home Price Index through the Victoria Real Estate Board, based on the market change up or down as of June 2019 until the date the properties come to market.

In addition to the at market affordability, the proponents further propose to place a covenant in perpetuity on all units: that any buyer must hold their unit for a minimum of 3 years. Should they sell their unit prior to 3 years, they will pay 50% of the difference between their purchase price and the increased sales price to the City of Victoria housing fund.

In so doing, this proposal will significantly increase the supply of affordable housing for moderate income households, and encourage diversity of housing types within the Fairfield/Rockland neighbourhood now and in the future.

Description of Proposal

The proposal seeks to remove the existing duplex structure and replace it with 3 ground oriented house-plex buildings and a surface automobile parking lot. Each unit will have its own front door. All buildings are lobby and corridor-free, making the buildings reduced in scale and effectively 100% efficient. The front building will contain 6, 1 bedroom units and the two back buildings will each contain: 6-1 bedroom units and 3-2 bedroom units for a total of 24 affordable strata ownership units. The proposal will rezone the existing R1-B "Single Family" zoned site to a site specific zone to support the proposed uses. A concurrent Development Permit will also be required. The proposal will result in increased density but with a resulting FSR of .67 and lot coverage of 31%, the density will be well within the form and character of the neighbourhood. Two existing tenants will be displaced and will be accommodated as per the City's Tenant Assistance Policy.

Government Policies

As a gentle densification approach to increasing affordable and sustainable housing options in the City, that respects the form and character of its neighbourhood, the proposed rezoning and development of 1224 Richardson is consistent with a large number of the goals and objectives of the City of Victoria's Official Community Plan, specifically:

Land Management and Development

6 (A). Victoria has compact development patterns that use land efficiently.

6.1.5 Traditional Residential consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential

6.2 consider the form, place character, use and density guidelines provided in Figure 8, providing finer grained policy and regulatory guidance in response to local context and development opportunity.

Which for Traditional Residential Designated lands allows for an FSR up to 1.1:1

Place Making- Urban Design and Heritage

8 (d) That social vibrancy is fostered and strengthened through human scale design of buildings, streetscapes and public spaces.

8.43 Encourage high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City.

8.44 Support new infill and building additions that respond to context through sensitive and innovative design.

8.45 Encourage human scale in all building designs, including low, mid-rise and tall buildings, through consideration of form, proportion, pattern, detailing and texture, particularly at street level.

8.48 Integrate off-street vehicle parking in a way that does not dominate development or streetscapes

Environment

10.5 Enhance the adaptive capacity of ecosystems and the urban forest to withstand climate change impacts through increasing the use and diversity of native and climate change adapted species on both public and private lands

Infrastructure

11.20 Promote sustainable site design that reduces peak runoff volumes and rainwater contaminants through elements such as on-site retention, pervious surfaces, green space, and plantings.

Climate Change and Energy

12.4 Continue to promote the reduction of community greenhouse gas emissions, through:

12.4.1 Compact land use patterns such as walkable and complete centres and villages.

12.4.2 Transit-oriented development

12.17 Continue to support and enable the private development of green buildings, subject to development control and building regulation, with features that may include but are not limited to:

12.17.1 Alternative transportation facilities; 12.17.2 Sustainable landscaping; 12.17.5 Energy efficiency technology; 12.17.6 On-site renewable energy technology; and, 12.17.8 Efficient plumbing fixtures and systems.

Housing and Homelessness

13 (d) That a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community

13.9 Support 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 aging in place.

13.10 Encourage a mix of residents, including households with children, by increasing opportunities for innovative forms of ground-oriented multi-unit residential housing.

13.34 Promote a diversity of housing types to create more home ownership options such as multi-unit developments, the creation of small residential lots, street-oriented fee simple row-houses and other housing forms consistent with the guidelines in Figure 8.

Food Systems

17.11 Encourage the provision of gardens and other food production spaces for the use of residents in new multi-unit housing.

This lot is within the Rockland Neighbourhood and borders the Fairfield Neighbourhood. With respect to the Neighbourhood Directions for Rockland, Section 30 of the OCP, the proposal is consistent with the strategic directions which seek to “encourage a diversity of population and housing in consideration of the neighbourhood’s heritage and estate character” and “continue to conserve the historic architectural and landscape character of the neighbourhood”.

With respect to Fairfield, Section 21 of the OCP, the proposal is consistent with the strategic directions which seek to “maintain and enhance established character areas”, and “maintain neighbourhood population to ensure to support the viability of community and commercial services and schools.”

The addition of 24 residential units within the walkable Rockland/Fairfield community will also support the goals outlined in Figure 3 of the OCP, specifically, to accommodate an additional 2000 people in Victoria by 2041, in areas outside of the urban core, town centers and large urban villages.

As the project is situated in General Development Permit Area #16, the design incorporates the strategies in “Advisory Design Guidelines for Buildings, Signs and Awnings” (1981), “Design Guidelines for Attached Residential Development” (2018), and “Guidelines for Fences, Gates and Shutters” (2010), as outlined below:

- Units are oriented to the street [2018 1a) i, iv, 2]
- Units have adequate separation to support landscape and sensitive transitions to adjacent existing development and open spaces, to maximize daylight and to minimize shadowing and overlook on neighbouring properties [2018 1a) iv, 2]
- Vehicular access, circulation and parking are minimized to limit impact on fronting streets and neighbouring properties [2018 1a) vi]
- Building form, design and materials are of a high standard, enhancing the form and character of neighbouring properties and on a human scale [2018 3 1), 2)]
- Open space is enhanced to support the urban forest, provide privacy where needed, emphasize unit entrances and pedestrian accesses, reduce storm water runoff, and to ensure that front and rear yards are not dominated by parking. [2018 3 4)]

- Landscaping complements the building, is suited to local climate, and includes deciduous trees for light penetration in winter [2012, 5.1 & 5.6]
- Private open space in form of balconies provided wherever possible [2012, 5.8]
- Required parking located interior to the lot, with some paving of permeable materials [2012, 8.1.3 & 8.3]
- All proposed fencing is based on existing style to integrate into surroundings, and made of materials that will weather gracefully [2010]

Project Benefits and Amenities

The key benefits of the project – adding 24 affordable strata units, while minimizing the need for and use of the automobile– are interlinked and foundational to the proposal’s ability to sensitively integrate with the neighbourhood, while providing much needed housing and adding resiliency to the City of Victoria.

Need and Demand

The proposal responds directly to a current shortage of affordable market housing, where extremely high prices have locked out many Victoria residents from home ownership. While existing zoning permits only one detached residence, the proposed rezoning would permit a total of twenty-four (24) households on the property, so that more citizens can comfortably live, work and shop within blocks of downtown Victoria. This ‘gentle density’ form of development offers more housing without impacting the residential character of the neighbourhood.

Neighbourhood

The context is typical of transitional urban-residential zones, with a mix of renovated heritage homes, house conversions and multi-storey apartment buildings of various ages. Many of the adjacent and neighbouring properties are already in fact larger and more densely sited than this proposal. As noted above, this proposal will help enhance this character with gentle densification infill housing.

Impacts

The configuration of the development was designed specifically to avoid visually impacting the character, and massing of the Neighbourhood. The front building is smaller to more closely match other buildings fronting Richardson Street while the rear two buildings are slightly larger to match the more closely adjacent buildings on Linden located across the lane that runs up the west side of the subject property. While the result of the proposal will be more people living on the property, care has been taken to ensure all parking is discreetly incorporated within the property, such that the availability of street parking is unaffected. The change to apartment use should not have an adverse noise impact and is complementary to the surrounding uses and buildings.

Design and Development Permit Guidelines

As the site is located within General Development Permit Area #16, there are no specific design guidelines applicable in this instance, beyond those mentioned in the Government Policies section above.

Safety and Security

The proposal acknowledges and integrates key CPTED principles to maintain and enhance safety and security. Entrances have been located for maximum visibility and directness from the street, and proposed living spaces facing all directions provide and promote passive surveillance. Short term bicycle parking will be visible from the sidewalk, and/or internal sidewalks, thus discouraging opportunities for crime. Exterior lighting will be provided at exits for safety but will also make them more secure. Along the private alley to the west of the property, fencing will be lower and see through to encourage overlook into the alleyway and minimize opportunities for negative activity such as petty crime and graffiti. Along the street, the increased proximity of the front building to the street will increase street overlook and better communicate an image of maintenance and care, further enhancing apparent street safety and comfort.

Transportation

An explicit objective of the project design has been to encourage non-automobile transportation options, such as walking, bicycling, bus and car share options, both to enhance the affordability of the development and lower its ongoing environmental impact. Nevertheless, all required off-street automobile parking requirements are still met on site, so as to minimize parking impacts to the surrounding neighbourhood. The property has a walk score of 87, considered very walkable and is within 20 minutes' walk of downtown, several shopping areas, schools, parks and recreation facilities. Additionally, this proposal will provide bicycle storage facilities in accordance with the requirements of Schedule C, (in fact, larger than required to accommodate cargo bikes and with potential to charge electric bikes). Given the project fronts on Richardson St. (a future enhanced bike route) and is proximate to Vancouver Street, access to designate bike routes is superior. The site is also within blocks of major bus routes on Cook, Richardson, Fort and Fairfield Streets with connections to the entire CRD region. Finally, as part of this development the proponents will purchase a modo carshare vehicle and provide 24 car share memberships (attached to the units). A dedicated parking spot will also be provided on site for the car share vehicle. These transportation advantages will all serve to reduce the demand for single occupancy vehicle traffic and parking.

Heritage

The existing residence is not a designated or registered heritage building. While restoration and redevelopment were considered for the building, as part of this rezoning and development, its size and character do not allow for the efficient redevelopment of the site. All efforts will be made to move and reuse the building.

Green Building Features

While the project is not seeking a third-party green building certification, it is targeting Step 3, Energy Code standards and achieves several sustainable objectives intrinsic to infill housing, namely walkable density and opportunities for comfortable compact living. Further, the buildings will be structurally designed and solar pre-plumbed to accommodate solar PV and electric vehicle charging. All plumbing fixtures will be low flow and the landscape plan includes drought resistant design and species to reduce water usage. The landscape plan also accommodates stormwater retention swales, infiltration areas and permeable pavers in some of the hard surfaces required to meet the Schedule C parking requirements to limit peak storm water runoff. The landscape features will also maximize planting areas, include space for

vegetable gardens and increase the urban forest via the net addition of 28 new trees, including a significant number of fruit trees. No excess vehicular parking is proposed, and additional short-term bicycle parking can be readily added in future. The existing building will not be retained, as it does not allow for the efficient and sensitive redevelopment of the site. The building will be moved to a suitable site if possible. If not, the building will be deconstructed to reuse as much of the building materials as possible: structural old growth fir, copper wiring, metal plumbing fixtures, etc.

Infrastructure

There is adequate public infrastructure to support the proposal. In fact, given its gentle infill nature, we believe densification will only lightly increase the load on existing infrastructure while substantially enhancing the economic and social vitality of the neighbourhood and city.

Summary

The proposed rezoning and redevelopment of 1224 Richardson St. represents a sensitive and contextually appropriate project for the Rockland/Fairfield neighbourhood. Support of the proposal will serve to add 24 affordable market strata units without need for subsidy and provide a 'gentle density' form of housing infill, which shall help enhance and sustain the community at large.

Sincerely,

A handwritten signature in cursive script that reads "Tim Stemp".

Tim Stemp, Gene Miller, Dan Pringle & Harry Newton
Per,
1224 Richardson Property Corp.



Current Listings

Address	SCls	Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%	L/A%
Your Property										\$0			
815-1029 View St	Con	1	1	2019	388	388	\$325,000			33	\$838		
624-1029 View St	Con	1	1	2019	441		\$325,000			40	\$737		
508-1029 View St	Con	1	1	2019	388	388	\$325,000			41	\$838		
622-1029 View St	Con	1	1	2019	441		\$349,000			40	\$791		
409-777 Herald St	Con	1	1	2020	455	1	\$374,900	\$10,097,700		101	\$824		3.7
626-1029 View St	Con	1	1	2019	441		\$379,000			40	\$859		
314-1029 View St	Con	1	1	2019	435	435	\$425,000			24	\$977		
205-989 Johnson S	Con	1	1	2019	743	743	\$460,000			45	\$619		
501-613 Herald St	Con	1	1	2018	520	562	\$465,000	\$363,200		12	\$894		128.0
E-1204-989 Johnsc	Con	1	1	2019	611	611	\$480,000			45	\$786		
805-777 Herald St	Con	1	1	2020	606	1	\$485,900	\$10,097,700		101	\$802		4.8
418-1029 View St	Con	1	1	2019	624	624	\$499,000			66	\$800		
307-1628 Store St	Con	1	1	2021	562	562	\$500,000			76	\$890		
802-777 Herald St	Con	1	1	2020	556	1	\$519,900	\$10,097,700		101	\$935		5.1
531-1029 View St	Con	1	1	2019	669	669	\$594,500	\$500,000		25	\$889		118.9
305-530 Michigan S	Con	1	1	2021	698		\$699,900			96	\$1,003		
304-888 Governme	Con	1	2	2020	895	895	\$998,850	\$22,641,000		89	\$1,116		4.4
Count 17	Average	1.0	1.1	2019	557	452	\$482,703	\$8,966,217		57	\$859		44.2
	Median	1.0	1.0	2019	556	562	\$465,000	\$10,097,700		45	\$838		5.0
	Minimum	1.0	1.0	2018	388	1	\$325,000	\$363,200		12	\$619		3.7
	Maximum	1.0	2.0	2021	895	895	\$998,850	\$22,641,000		101	\$1,116		128.0

Overall Summary

		Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%
Your Property										\$0		
Count 17	Average	1.0	1.1	2019	557	452	\$482,703		\$8,966,217	57	\$859	
	Median	1.0	1.0	2019	556	562	\$465,000		\$10,097,700	45	\$838	
	Minimum	1.0	1.0	2018	388	1	\$325,000		\$363,200	12	\$619	
	Maximum	1.0	2.0	2021	895	895	\$998,850		\$22,641,000	101	\$1,116	

Explanation of Terms

Current Listings - listings on the market now; Pending Sales - listings where sales have been agreed but not completed; Recent Sales - listings where sales have completed; Listings That Did Not Sell - listings that did not sell and are no longer on the market

SCls - Listing Sub-Class; Bd - total bedrooms; Bth - total bathrooms; Built - year built; FinSF - finished square footage; Lot SF - lot area in sqft; List\$ - last list price; Sell\$ - selling price; Assess\$ - BCA assessed value; DoM - Days on Market (for Current listings, the number of days the listing contract has been in force; for others listings, the number of days the listing contract was in force before going off-market); \$/FinSF - price per finished square foot (selling price for pending and recent sales, list price for others); S/L% - selling price divided by last list price, expressed as a percentage; L/A% - last list price divided by assessed value, expressed as a percentage; S/A% - selling price divided by assessed value, expressed as a percentage

Listing Sub-Class Abbreviations: SFD - Single Family Detached; SDp - Strata Duplex Unit; Con - Condo Apartment; Tw - Townhouse; Rv2 - Revenue Duplex; Rv3 - Revenue Triplex; Rv4 - Revenue 4-Plex; MDw - Manu Double-Wide; MSw - Manu Single-Wide; Rec - Recreational; Other - Other

Count - the number of listings in the group/overall; Average - sum of the values in the column above divided by the number of values; Median - the middle value when the values in the column above are sorted; Minimum - the lowest value in the column above; Maximum - the highest value in the column above (listings with no data are excluded from Average, Median, Minimum and Maximum calculations)

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Current Listings

Address	SC	Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%	L/A%
Your Property										\$0			
825-1628 Store St	Con	2	2	2021	1,118	1,118	\$1,025,000			79	\$917		
2104-777 Herald St	Con	2	2	2020	1,085	1	\$1,039,900	\$10,097,700		101	\$958		10.3
303-550 Michigan St	Con	2	2	2021	1,123	1	\$1,139,900			96	\$1,015		
2102-777 Herald St	Con	2	2	2020	1,121	1	\$1,153,200	\$10,097,700		101	\$1,029		11.4
205-1201 Fort St	Con	2	2	2021	1,268	1,483	\$1,200,000		\$1,111	51	\$946		
1902-848 Yates St	Con	2	3	2020	1,385		\$1,459,900			25	\$1,054		
412-888 Governme	Con	2	3	2020	1,373	1,307	\$1,499,000			19	\$1,092		
PH8-1018 Pentrele	Con	2	3	2021	1,575	2,113	\$1,900,000		\$1,111	50	\$1,206		
311-888 Governme	Con	2	3	2020	1,710	1,710	\$2,899,900			134	\$1,696		
207-888 Governme	Con	2	3	2020	2,160	2,262	\$3,499,900			134	\$1,620		
306-888 Governme	Con	2	3	2020	2,029	2,234	\$3,599,900			134	\$1,774		
1008-777 Herald St	Con	2	1	2020	783	1	\$627,900	\$10,097,700		101	\$802		6.2
905-960 Yates St	Con	2	2	2018	860	860	\$655,000		\$476,000	26	\$762		137.6
S216-1105 Pandor	Con	2	2	2019	819	819	\$659,000			19	\$805		
W-802-989 Johnso	Con	2	2	2019	879	879	\$690,000			45	\$785		
E-706-989 Johnso	Con	2	2	2019	837	837	\$695,000			45	\$830		
203-1201 Fort St	Con	2	2	2021	795	881	\$735,000		\$1,111	54	\$925		
N413-1105 Pandor	Con	2	2	2019	894	894	\$739,000			36	\$827		
1603-848 Yates St	Con	2	2	2020	883	883	\$739,900			13	\$838		
701-777 Herald St	Con	2	2	2020	890	1	\$746,300	\$10,097,700		101	\$839		7.4
2103-777 Herald St	Con	2	2	2020	854	1	\$755,900	\$10,097,700		101	\$885		7.5
1003-777 Herald St	Con	2	2	2020	929	1	\$756,900	\$10,097,700		101	\$815		7.5
402-848 Yates St	Con	2	2	2020	1,097		\$779,900			147	\$711		
213-530 Michigan St	Con	2	2	2021	812	1	\$789,900	\$11,619,000		96	\$973		6.8
602-989 Johnson St	Con	2	2	2019	1,024	1,024	\$825,000			45	\$806		
311-1201 Fort St	Con	2	2	2021	896	1,057	\$899,900		\$1,111	56	\$1,004		
308-1628 Store St	Con	2	2	2021	1,143	1,143	\$985,000			74	\$862		
207-530 Michigan St	Oth	2	2	2021	1,183	1	\$1,149,900	\$11,619,000		96	\$972		9.9
104-560 Michigan St	RTw	2	3	2021	1,451	1	\$1,489,900	\$11,619,000		96	\$1,027		12.8
Count 29	Average	2.0	2.2	2020	1,137	797	\$1,211,586	\$6,851,689		75	\$992		21.7
	Median	2.0	2.0	2020	1,085	879	\$899,900	\$10,097,700		79	\$925		8.7
	Minimum	2.0	1.0	2018	783	1	\$627,900	\$1,111		13	\$711		6.2
	Maximum	2.0	3.0	2021	2,160	2,262	\$3,599,900	\$11,619,000		147	\$1,774		137.6



Overall Summary

		Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%
Your Property									\$0			
Count	29	Average	2.0	2.2	2020	1,137	797	\$1,211,586	\$6,851,689	75	\$992	
		Median	2.0	2.0	2020	1,085	879	\$899,900	\$10,097,700	79	\$925	
		Minimum	2.0	1.0	2018	783	1	\$627,900	\$1,111	13	\$711	
		Maximum	2.0	3.0	2021	2,160	2,262	\$3,599,900	\$11,619,000	147	\$1,774	

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SENT VIA EMAIL

July 16, 2019

Mayor and Council
City of Victoria

Re: 1224 Richardson Street Rezoning Application

Dear Mayor and Council:

On Wednesday, June 19th the CALUC Community meeting for the above project was held, with a turnout of approximately 50 neighbors to consider and discuss the project.

While there was much support for the Affordable Sustainable Homes/Gentle Density concept behind the project, the general consensus was that there remained much further refinement required of the project to integrate well into the area. Of the 24 CALUC Community Meeting Feedback Forms returned, 19 opposed the development as proposed, and 5 supported it. In addition, 5 additional e-mails the Rockland Land Use committee received wrote in opposition to the project as proposed.

The greatest concern was expressed over the 8 + 2 visitor parking spaces proposed for 24 units. That concern was also stated in the majority of the Feedback Forms. It was widely expressed that it was unreasonable to think that most tenants would have no car, especially tenants with families. The neighbours expressed the concern that the streets of the neighbourhood were already oversubscribed for parking and there was no ability to absorb even more on street parking.

A corollary concern to the lack of parking was the potential impact of the increased density on the private lane siding much of the property. For many years this private lane has been used as a mixed use thru path for automobiles, bikes, and pedestrians but the Linden owners of that lane felt little was proposed to keep it safe for all. While the proponents discussed fencing, the concern was also on the impact of the addition 1224 owners using the lane as a driveway for vehicle access greatly increasing vehicle usage.

There was general support for the ASH concept but it was frequently voiced that the number of units was too great as there was not space for parking to adequately support the units. It was suggested that the number of units be reduced by including 3 bedroom units. This was viewed as a way to offset parking shortfalls as well as an important addition to the affordable housing stock available in the city.

Several suggested a more reasonable proposal would be to plan for 6 units per building complementing the existing conversions on Linden and in the general area. There was concern expressed over the size of the proposed buildings in overlook of the one storey homes immediately adjacent to the east along Richardson and it would be reasonable that the units maintain the height of the existing R1-B zoning.

At this time the RNA LUC would propose:

1. The size and mix of the units be reconsidered, in particular the addition of 3 bedroom units.
2. Additional analysis be done on all available parking resources on and off the property.
3. That further discussion take place to alleviate neighbor concerns about the private lane usage.

If you have any questions concerning the detail provided in this letter, please do not hesitate to contact our RNA LUC Chair, Bob June. Bob is copied here and will provide the detailed feedback referenced in this letter to you under separate cover.

Respectfully,
Marc Hunter
President
RNA

cc: Bob June, RNA LUC Chair
Geoff Young, City of Victoria Councillor
Gary Pemberton, City of Victoria and Rockland City Liaison



October 10, 2019

Mayor and Council:

Re: CALUC Community Meeting - 1224 Richardson Street, REZ00705

Dear Mayor and Council:

Approximately 45 attended the second CALUC Community Meeting September 17, 2019 on this proposal required by an increase in building heights. The issues raised mirrored the issue of the first meeting approximately 35 attendees.

A review of the notes accompanying shows the primary issues is the size of the project. Several voiced a concern that the buildings are too big. Several voiced concerns that there are too many units in the buildings.

There was additional concern that the units do not reflect the requirements of the community in that the units are either too small for families or that the bedroom mix does not address the need for three-bedroom housing in Victoria. There was also discussion as to whether the units provide enough value or a price point to be presented as "affordable housing."

Skepticism greeted the information that the buildings have adequate parking in their alignment with the current Schedule C Parking "Affordable" 0.20 requirements and a Modo car provision. It should be noted that the Schedule C Affordable minimum number requirement is; (affordable dwelling units secured in perpetuity through a legal agreement) Concern about available, or the unavailability, on-street parking remains high.

As the project is predicated in great part on its public transit/cycling/walkability credentials a question was raised about the future of bus service on Richardson

We have now been informed by Engineering & Public Works the Shared - All Ages & Abilities Cycling Infrastructure is being considered for this corridor and discussion is to take place on the impacts on Richardson traffic flow and on-street parking. This discussion may take place in the next several weeks and possibly provide the neighbors with good data on parking trends.

The owners of the private lane section that connects Richardson to Rockland remain concerned about safety in the lane with much higher traffic from the project anticipated.

It must be noted that there was support from some for the project as it stands and that all participants spoke in favor of seeing affordable housing. The issue is in execution, not in desirability.

Respectfully,

Marc Hunter
President, RNA

CALUC Meeting Notes for 1224 Richardson

September 17, 2019

Facilitator: Bob June

Note taker: Anthony Danda

Proponents: 1224 Richardson Property Corp, Tim Stemp

RE-200705

Proponent Presentation

Partners: Tim Stemp, Dan Pringle, Harry Newton, Gene Miller

Mr. Stemp explained that this second CALUC meeting was required to notify residents within a 200m radius as the first meeting only covered a 100 m radius.

Mr. Stemp reviewed the highlights of the presentation and the changes from the initial application.

Questions + Comments

Bill Edmonds, 715 Linden

QUESTION: How big are the suites? It's difficult to understand the value until the developer can provide a price / sq ft comparison with the market.

RESPONSE: 1 bed = 500 sq ft, 2 bed = 600 – 700 sq ft. They are comparable to what is being built today.

Bill Birney, 1215 Rockland

QUESTION: City council has backed off from anything without affordable housing. I think the development is commendable and unique. But when you negotiate with the city, do you have any intentions of converting to more expensive units?

RESPONSE: The proponents have no intention of changing the prices. They are proud to bring this needed development to the market.

Bill Edmonds, 715 Linden

QUESTION: What would be put in place to ensure no short-term rentals, e.g. Airbnb?

RESPONSE: The city regulates STRs. There is nothing we can do to limit these rentals within those regulations.

Nora McCoy, 1255 Richardson

Raised a concern about the bus route on Cook Street. The #1 comes five times a day and is on the watchlist to be cancelled, so the argument about lack of parking is weakened.

RESPONSE: There are sufficient bus routes at Cook and Fort.

Tamsen Macintosh and Peter Wells, 721 Linden

COMMENT: Expressed concerns about the height and density.

RESPONSE: There is only a very minor height variance. In fact the house on Richardson is shorter than ones around it. It is also placed over 100 ft from neighbouring buildings, which is more than Mr. Wells' property.

COMMENT: The structures could be smaller.

RESPONSE: But they wouldn't be affordable. The house is actually smaller than most on Linden.

COMMENT: The use of the alleyway for 24 units is concerning. Access should come off of Richardson.

RESPONSE: City staff prefer the access point in the alley.

COMMENT: Is that code?

RESPONSE: The city is treating it currently as intermodal. We have provided an additional 1.5m right of way to delineate the sidewalk from the road.

COMMENT: I don't want new housing overlooking an alley that the residents pay taxes on.

RESPONSE: Why don't you put up signs today restricting access?

Matt Drislane, 809 Linden

COMMENT: The developers are naïve to think that people won't have cars. Residents will put savings from the affordable housing into cars. Lack of parking is a very big concern.

QUESTION: Why didn't you just build 4 – 5 single family homes?

RESPONSE: We are meeting a demand in the city of Victoria for more housing.

Donna Meares, 715 Linden

QUESTION: Can you explain the affordability and how it works?

RESPONSE: ASH is a private concept where units are sold at affordable prices. If a buyer flips the property within three years, they must pay the city 10% of the profit. We are modifying our profit as an investment in affordability.

Peter Gardner, 526 Linden

QUESTION: Do you believe that less than 0.5 car / resident is reasonable?

RESPONSE: That is what the data in studies show.

QUESTION: Where will people park if it goes over the proposed amount?

Annette Ruitenbeck, 1200 Richardson

I have concerns that we must trust you to stick to affordability.

ASH is a red herring. The real concern is conversion to market housing.

Families don't fit into these tiny spaces.

RESPONSE: The intent is to sell to owners in perpetuity. It's not perfect but we're trying to balance affordability and free market. Owners should be able to take part in market uplifts.

We have said we would include a restrictive covenant that we will sell at the prices we are committing to.

Raphael Beck, 727 Linden

QUESTION: Is there a strategy to prevent people from flipping?

RESPONSE: The fact that the units are small and have no parking will always limit their value.

QUESTION: We do not want people walking down our lane. Any solutions to prevent increased vehicle / pedestrian traffic?

RESPONSE: We are configuring the driveway so drivers must turn left. You will need to manage the pedestrians in the alley.

Bruce Masterson, 707 Linden

I have 5 units with 9 cars, so the data you presented before does not match my experience.

Parking will overflow onto Linden which is already packed.

Catherine Shanker, 1255 Richardson

We can agree that there is a dearth of housing in Fairfield. There is also a dearth of 3+ bedrooms for families, for either rent or purchase.

QUESTION: At the proposed pricing, what is the profit compared to affordability?

RESPONSE: We acknowledge that we will make a profit. We are not asking for any subsidies. One just has to compare our prices to others. It's an expensive piece of land. Jukebox is significantly more expensive for comparable units. End of the day, one can't build 3 bedroom units without subsidies. And this model still allows owners to participate in the market so they may one day afford a 3 bedroom somewhere. There are even development proposals on smaller lots with more units.

Brian Kendrick, 538 Harbinger

QUESTION: Are the basement units included in the FSR?

RESPONSE: Yes

Jackie Bease, 1238 Richardson

QUESTION: Where does the proponent live?

RESPONSE: Burdett, Rockland and Fairfield

COMMENT: Construction could have an impact on small businesses.

RESPONSE: Construction should take 1 – 1.5 years

Lynn Walmsley, 815 / 821 Linden

COMMENT: I'm concerned about density. Why couldn't you have built 3 x 4 multiplexes providing affordable rents? 24 units on a lot on the lane is not feasible. I wish you could do it in 12 units. Why can't you redesign to have fewer units. I am against the density and parking.

RESPONSE: If we have less units, then the units would not be affordable. We are giving 1.5m to the city. 6m is more than enough for 2 cars to pass each other.

Kirk Bease, 1238 Richardson

Parking is already quite contentious on Richardson and this development will make it worse.

I would like to see more 2 bedrooms for 2 incomes, which fits the neighbourhood better.

Sean Leitenberg, 1618 Richardson

I support the proposal.

The proponents can't develop much less because of construction and property costs. They aren't getting rich.

This is not subsidized housing. Perhaps we need more subsidized housing.

I want to see more of this type of development. I don't want to see half the units for twice the price.

Nora McCoy, 1255 Richardson

QUESTION: Why don't you have more 2 bedroom units?

RESPONSE: 25% are 2 bedroom units. More would change the economics and hence the feasibility of the development.

Beth Barnes, 629 Harbinger

I oppose this development due to the parking, which is already a huge problem in the neighbourhood. Where will guests park? There should also be fewer units.

Bill Edmonds, 715 Linden

You should look into where people can rent parking in the neighbourhood.



Talbot Mackenzie & Associates

Consulting Arborists

1224 Richardson St, Victoria

Construction Impact Assessment &

Tree Preservation Plan

Prepared For: 1224 Richardson Property Corp
Attention: Tim Stemp
1224 Richardson St
Victoria, BC
V8V 3E1

Prepared By: Talbot, Mackenzie & Associates
Noah Borges – Consulting Arborist
ISA Certified # PN-8409A
TRAQ – Qualified

Date of Issuance: May 13, 2019
Updated August 19, 2019

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: 1224 Richardson Street, Saanich

Date of Site Visit: May 1, 2019

Site Conditions: Residential lot. No ongoing construction activity.

Summary: We anticipate Ash tree #4 (81cm DBH), located on a neighbour's property to the east, will be significantly impacted by excavation to construct building C's foundation and surrounding retaining wall. A significant portion of its crown (~50%) would also conflict with the new building. We recommend this tree be removed prior to construction. Roots from Ash #2 and Black Locust #3 (both also located on adjacent properties) are also likely to be encountered during excavation for construction of buildings B and C, respectively. We anticipate both can be retained and recommend an arborist supervise any excavation within their critical root zones and prune any severed roots back to sound tissue. Black Locust #3 will also require pruning to attain clearance from building C but we do not anticipate its health will be significantly impacted as a result.

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 demolish the existing building and construct three new buildings and a parking area
- 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. No trees were 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 by-law protected trees with their identification numbers were labelled on the attached Site Plan. The conclusions reached were based on the information provided within the attached plans from Christine Lintott Architects (dated March 2019).

Limitations: No exploratory excavations have been requested and thus the conclusions reached are based solely on critical root zone calculations 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.

An underground servicing plan was not available for comment.

Summary of Tree Resource: Five trees were inventoried, none of which are on the subject property. There is one Hawthorn tree on the municipal frontage (#1) and four on adjacent properties #2-5)



Municipal Hawthorn #1 (31cm DBH below union).



Ash #2 (~75cm DBH). We could not measure this tree's DBH as it is growing through the neighbour's fence.



Black Locust #3 (left, ~60cm DBH) and Ash #4 (right, 81cm DBH). These trees are both growing within 1m of the fence. We did not measure the DBH of #3 as it is located on the neighbour's property. The DBH of #4 was provided by City of Victoria Parks.



Black Locust #3 (left) had some dieback and large deadwood but is in fair health. The existing garage on the subject property is located within this tree's CRZ. Ash #4 has some dieback and is in fair health.



Holly #5 (~40cm DBH). We did not measure the DBH of this tree as it is located on the neighbour's property.

Trees to be Removed: We anticipate one tree, **Ash #4** (81cm DBH), will require removal as a result of the excavation to construct building C. The lower floor of the building, which will be constructed below the existing grade, and the surrounding retaining wall will likely require excavation to the east property line. The tree is approximately 0.5m from the fence. We anticipate large, structural roots will be encountered, resulting in significant health and structural impacts. In addition, about half of the tree's crown would have to be pruned for building clearance and would likely require entire limbs to be removed. Therefore, we recommend the tree be removed prior to construction. If the neighbour wishes to retain this tree, we anticipate the risk associated with whole tree failure will increase considerably. The neighbour should be notified of the proposed impacts to their tree. This tree is bylaw protected.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Ash #2** (~75cm DBH) is located across the driveway west of the subject property and is approximately 5.5m from the northwest corner of the retaining wall surrounding building B. Less than one-quarter of this tree's CRZ will be impacted and we do not anticipate its health will be impacted. We recommend the project arborist prune any roots encountered back to sound tissue at the edge of excavation. We were unable to measure this tree as there it is growing through a neighbour's fence and is conflicting with a garage roof. It may be by-law protected (80cm DBH or greater).
- **Black Locust #3** (~60cm DBH) is also located next to the east fence line but is approximately 3m from the northeast building corner. To minimize root loss, we recommend limiting the extent of excavation at the northwest corner of building C. If excavation occurs 1m outside the building footprint, we anticipate less than one-quarter of this tree's CRZ will be impacted. Large roots (>3cm in diameter) will likely be encountered, which may exacerbate this tree's already declining health condition. We recommend the project arborist supervise all excavation within this tree's CRZ and prune any roots encountered back to sound tissue at the edge of excavation.

Crown pruning will also be required to attain building clearance. This tree is growing asymmetrically away from the adjacent ash tree, which limits the number of conflicting limbs. There appear to be suitable laterals to prune back to, and we anticipate the largest branches that will have to be removed are about 4cm in diameter. It should be noted that this tree is already in fair to poor health condition. Depending on the number and size of roots encountered, the root loss and crown pruning may expedite this tree's decline. It may be prudent to remove this tree and plant young, well-structured replacement trees. The neighbour should be notified of the proposed impacts to their tree. This tree is not by-law protected.

- **Driveway:** We do not anticipate any trees will be impacted by construction of the proposed common driveway or parking area.
- **Underground Services:** An underground site servicing plan was not available for comment. Based on discussions with the applicant, the underground services will likely either be run down the west or east sides of the property. There is a sanitary sewer ROW on the west side

of the property. If underground services are run down the west side of the property, excavation will likely be required within the CRZ of Ash #2, potentially resulting in significant impacts if roots are damaged or severed. If they are aligned on the east side of the property, excavation may occur within the CRZ of municipal Hawthorn #1. Alternative excavation techniques (e.g. hydro-vac, air-spade, or a combination of machine and hand-digging) would likely be recommended in each case. We recommend the project arborist review the site servicing plan once it becomes available to evaluate the potential impacts to trees to be retained and recommend mitigation measures.

- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:
 - Excavation within the CRZs of Ash #2 and Black Locust #3 for construction of buildings B and C
 - Any excavation within the CRZ of trees to be retained for the installation of underground services
- **Barrier Fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. 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:
 - 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 medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
- **Demolition of the Existing Building:** The demolition of the existing house and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of

trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

- **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.
- **Scaffolding:** This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).
- **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,



Noah Borges
ISA Certified #PN-8409A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page site survey, 12-page site and building plans, 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

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 (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	By-Law Protected
1	Hawthorn	<i>Crataegus oxycantha</i>	31 below unions	6	3.5	Moderate	Poor	Fair/poor	Municipal tree (ID: 21386), significant dieback	N (Municipal)
2	European Ash	<i>Fraxinus excelsior</i>	~75	12	8.5	Moderate	Fair	Fair	Neighbour's tree, ~4m from property line, growing on far edge of laneway through fence, cracks in driveway, dieback, 2nd stem may have been pruned historically, large pruning wounds, overhangs to near property line (may be by-law protected)	N (Neighbour's)
3	Black Locust	<i>Robinia pseudoacacia</i>	~60	10	6.0	Good	Fair	Fair	Neighbour's tree, next to fence, asymmetric crown due to competition with ash, dieback, large deadwood, overhangs ~3.5m	N (Neighbour's)
4	European Ash	<i>Fraxinus excelsior</i>	81	14	8.5	Moderate	Fair	Fair	Neighbour's tree, 0.5m from fence, some dieback	N (Neighbour's)
5	Holly	<i>Ilex spp.</i>	~40	6	4.0	Good	Good	Fair	Neighbour's tree, >3m from property line	N (Neighbour's)

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1224 Richardson Street

Legal Parcel C (DD 38188I) of Section 26,
Fairfield Farm Estate, Victoria City, Plan 13

Parcel Identifier: 009-343-211
in the City of Victoria

Scale 1:250 Distances are in metres



The intended print size is 18" by 24"

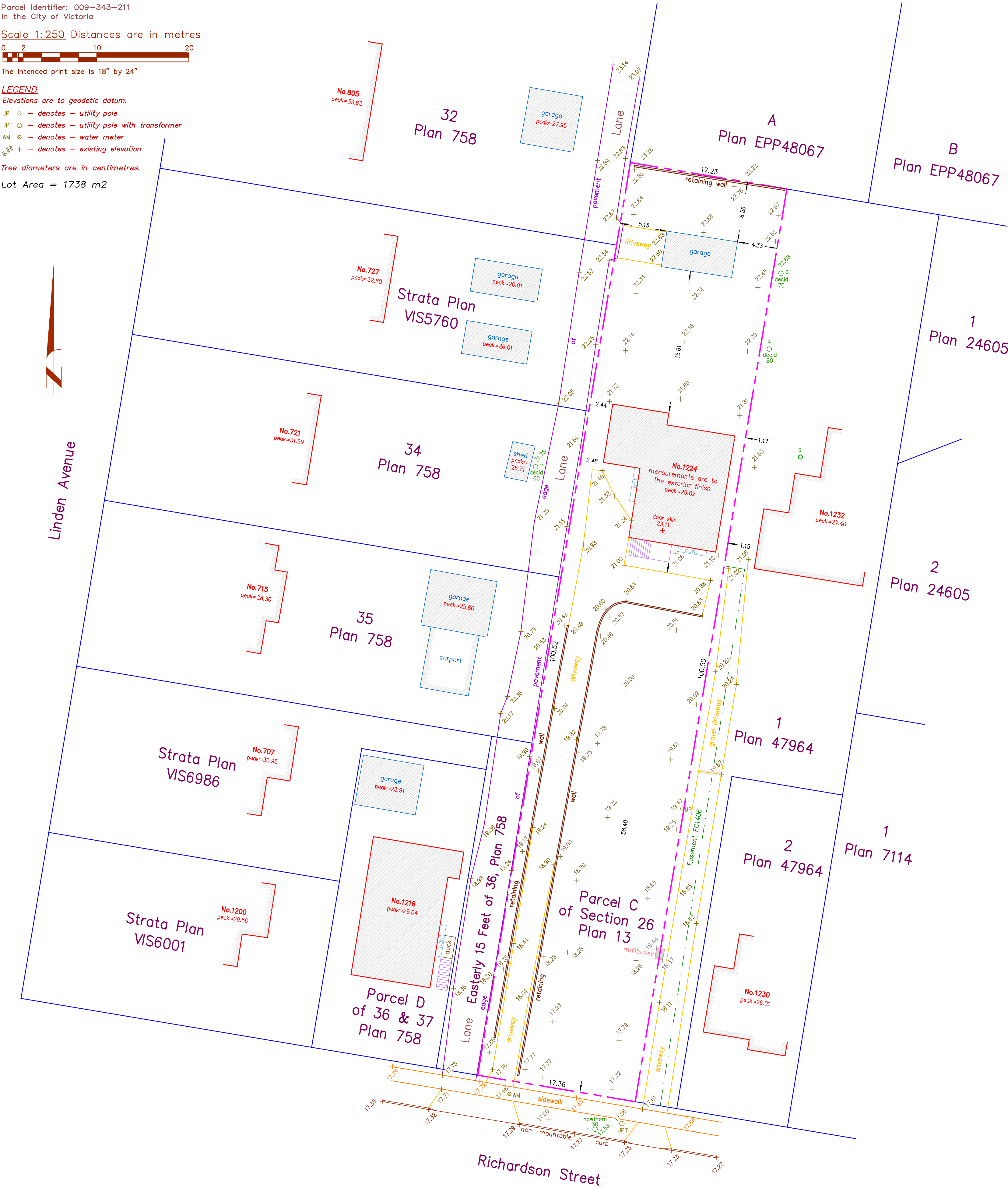
LEGEND

Elevations are to geodetic datum.

- UP ○ - denotes - utility pole
- UPT ○ - denotes - utility pole with transformer
- WM ● - denotes - water meter
- ###+ - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 1738 m2

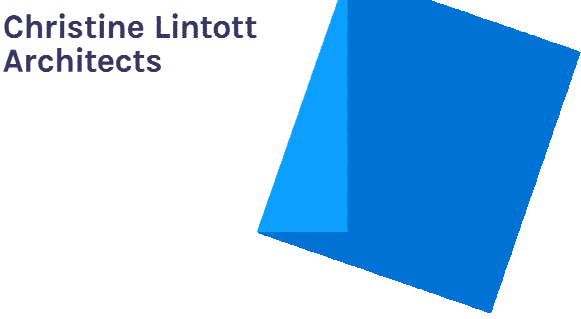


January 15, 2019

File : 12,917-9
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries. 236

1224 Richardson Street



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date
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Project Scope:

- Demolition of two (2) existing buildings and sitework
- New construction of three (3) buildings at three storeys each
- Twenty four (24) total Affordable Housing units: six (6) two-bedroom units, eighteen (18) one-bedroom units
- New surface parking lot with ten (10) total stalls and Photovoltaic (PV) canopy
- New landscaping and paved entry sidewalks
- Photovoltaic (PV) panels on building roofs and parking lot canopy
- Short-term and long-term bicycle parking provided: eighteen (18) short-term stalls, twenty-six (26) long-term stalls

APPLICANT

1224 RICHARDSON PROPERTY CORP

250-415-6240

CONTACT: TIM STEMPE
TimP993@hotmail.com

ARCHITECT

CHRISTINE LINTOTT ARCHITECTS
SUITE 1 - 864 QUEENS AVENUE
VICTORIA, BC V8T 1M5

250-384-1969

CONTACT: CHRISTINE LINTOTT
Christine@lintottarchitect.ca

LANDSCAPE ARCHITECT

LADR LANDSCAPE ARCHITECTS
3 - 864 QUEENS AVENUE
VICTORIA, BC V8T 1M5

250-598-0105

CONTACT: BEV WINDJACK
bwindjack@ladrla.ca

SURVEYOR

POWELL & ASSOCIATES
250 - 2950 DOUGLAS STREET
VICTORIA, BC V8T 4N4

250-382-8855

Project Area Tables:

Building A Floor Area - Zoning		
Name	Area	
Electrical	2 m ²	
Mechanical	1 m ²	
Unit 1A	40 m ²	
Unit 1B	40 m ²	
Unit 2A	42 m ²	
Unit 2B	42 m ²	
Unit 3A	45 m ²	
Unit 3B	45 m ²	
	258 m ²	

Building B Floor Area - Zoning		
Name	Area	
Mechanical	1 m ²	
Unit 1A	41 m ²	
Unit 1B	41 m ²	
Unit 1C	61 m ²	
Unit 2A	42 m ²	
Unit 2B	42 m ²	
Unit 2C	61 m ²	
Unit 3A	45 m ²	
Unit 3B	45 m ²	
Unit 3C	69 m ²	
	448 m ²	

Building C Floor Area - Zoning		
Name	Area	
Unit 1A	41 m ²	
Unit 1B	40 m ²	
Unit 1C	60 m ²	
Unit 2A	44 m ²	
Unit 2B	43 m ²	
Unit 2C	61 m ²	
Unit 3A	45 m ²	
Unit 3B	45 m ²	
Unit 3C	70 m ²	
	450 m ²	

Project Information Table			
Zone	Proposed		
Site Area	NEW ZONE		
Total Floor Area ¹	1,738.22 m ²		
Commercial Floor Area	1,157m ²		
Floor Space Ratio	N/A		
Site Coverage %	0.67:1		
Open Site Space %	31%		
Open Site Space %	56%		
Height of Buildings ²	Building A = 9.40m	Building B = 10.08m	Building C = 9.95m
Storeys #	3 storeys		
Parking Stalls #	0.2 per unit (<45m ²) x 18 => 3.6 0.5 per unit (>45m ² and <70m ²) x 6 => 3.0 Visitor = 0.1 per unit x 24 => 2.4 Total required: 9		10 spaces proposed
Bicycle Parking #	Long Term: 1 space per unit that is (<45m ²) => 18 1.25 spaces per dwelling unit that is (>45m ²) => 7.5 Short Term: 6 spaces per building x 3 buildings => 18		26 Long Term Spaces proposed 18 Short Term Spaces proposed
Building Setbacks			
Front Yard (South)	Proposed		
	7.09m		
Rear Yard (North)	9.35m		
Side Yard (East)	1.81m		
Side Yard (West)	3.09m		
Residential Use Details			
Total Number of Units	24		
Unit Type Breakdown	18 one-bedroom units, 6 two-bedroom units		
Ground Oriented Units	24 residential units		
Minimum Unit Floor Area	40m ²		
Total Residential Floor Area	1,153m ²		
¹ Long term bicycle parking not included in area calculation per zoning bylaw amendment 18-017.			
² Refer to elevation drawings for height calculations. See A1.02 for average grade calculations.			

Drawing List	
A0.00	Project Data
A1.01	Site Plan
A1.02	Survey & Height Calculations
A1.03	Street Elevations
A2.01	Floor Plans - Building A
A2.02	Floor Plans - Building B
A2.03	Floor Plans - Building C
A3.01	Elevations & Sections - Building A
A3.02	Elevations & Sections - Building B
A3.03	Elevations & Sections - Building C
A3.11	Spatial Separations
A3.12	Spatial Separations



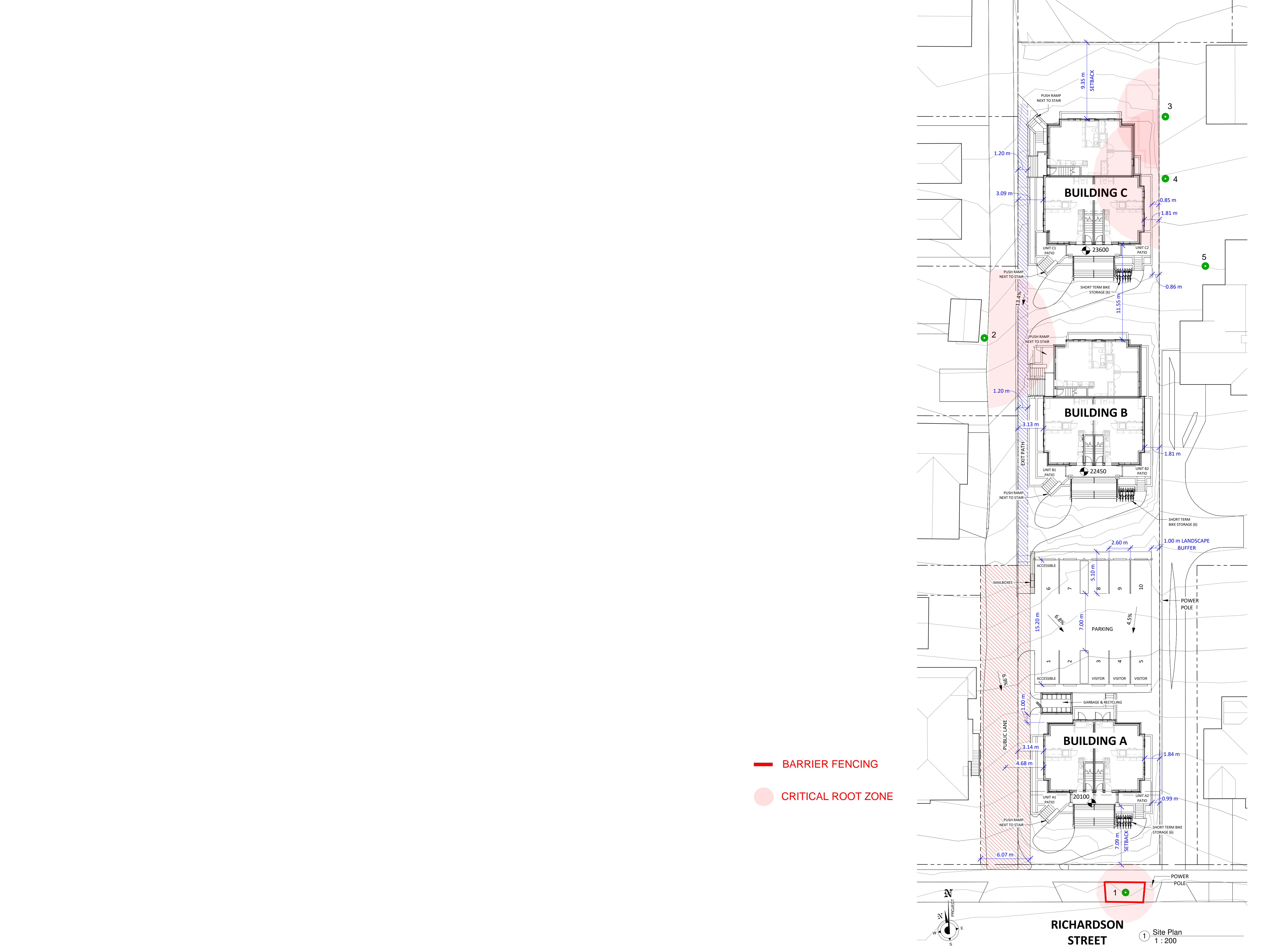
1224 Richardson
- ASH Concept
Victoria, BC

Project Data

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Drawn by	CC
Checked by	CL

A0.00

Scale	As indicated
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Christine Lintott Architects

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Telephone: 250.384.1969
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Issue	Date
For Rezoning/ Development Permit	March --, 2019

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Consultant

1224 Richardson - ASH Concept

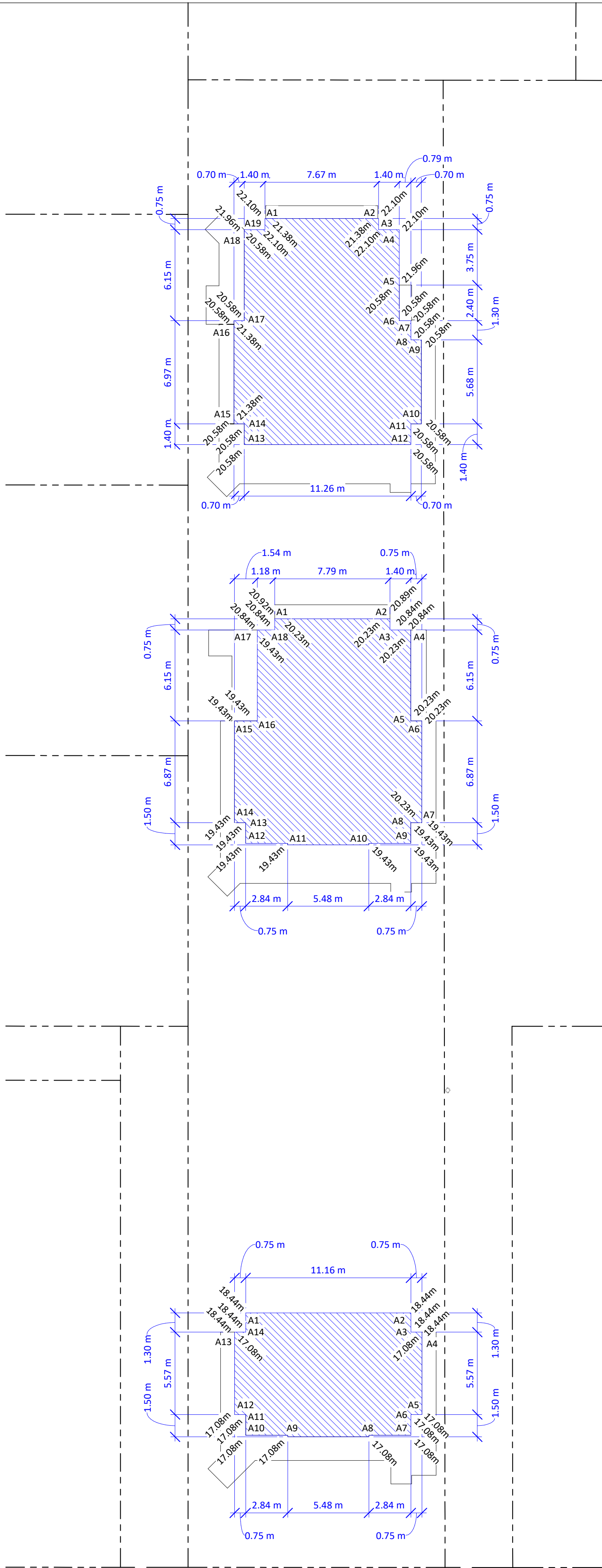
Victoria, BC

Site Plan

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Drawn by	CC
Checked by	CL

A1.01

Scale1 : 200



BUILDING C HEIGHT CALCULATION

A1 & A2	$((22.70 + 22.70) \div 2) \times 7.67m = 163.98$
A2 & A3	$((21.95 + 21.95) \div 2) \times 0.75m = 16.58$
A3 & A4	$((22.70 + 22.70) \div 2) \times 1.40m = 30.94$
A4 & A5	$((22.70 + 21.95) \div 2) \times 3.75m = 82.61$
A5 & A6	$((21.95 + 21.95) \div 2) \times 2.40m = 49.39$
A6 & A7	$((22.67 + 22.67) \div 2) \times 0.79m = 16.26$
A7 & A8	$((22.67 + 22.49) \div 2) \times 1.30m = 26.75$
A8 & A9	$((22.49 + 22.49) \div 2) \times 0.70m = 14.41$
A9 & A10	$((22.49 + 22.29) \div 2) \times 5.68m = 116.89$
A10 & A11	$((22.29 + 22.29) \div 2) \times 0.70m = 14.41$
A11 & A12	$((22.29 + 22.26) \div 2) \times 1.40m = 28.81$
A12 & A13	$((22.26 + 22.41) \div 2) \times 11.26m = 231.73$
A13 & A14	$((22.29 + 22.26) \div 2) \times 1.40m = 28.81$
A14 & A15	$((22.29 + 22.26) \div 2) \times 0.70m = 14.41$
A15 & A16	$((22.29 + 22.26) \div 2) \times 6.97m = 149.02$
A16 & A17	$((22.29 + 22.26) \div 2) \times 0.70m = 14.41$
A17 & A18	$((22.29 + 22.26) \div 2) \times 6.15m = 126.57$
A18 & A19	$((22.29 + 22.26) \div 2) \times 1.40m = 30.84$
A19 & A1	$((22.41 + 22.70) \div 2) \times 0.75m = 16.58$
	55.87m 1173.39

1173.39 ÷ 55.87m = 21.00m Average Grade

BUILDING B HEIGHT CALCULATION

A1 & A2	$((20.23 + 20.23) \div 2) \times 7.79m = 95.57$
A2 & A3	$((20.89 + 20.84) \div 2) \times 0.75m = 53.56$
A3 & A4	$((20.84 + 20.84) \div 2) \times 1.40m = 95.57$
A4 & A5	$((20.23 + 20.23) \div 2) \times 6.15m = 71.22$
A5 & A6	$((20.23 + 20.23) \div 2) \times 0.75m = 101.85$
A6 & A7	$((20.23 + 20.23) \div 2) \times 6.87m = 47.15$
A7 & A8	$((19.43 + 19.43) \div 2) \times 0.75m = 63.90$
A8 & A9	$((19.43 + 19.43) \div 2) \times 1.50m = 21.36$
A9 & A10	$((19.43 + 19.43) \div 2) \times 2.84m = 96.05$
A10 & A11	$((19.43 + 19.43) \div 2) \times 5.48m = 21.17$
A11 & A12	$((19.43 + 19.43) \div 2) \times 2.84m = 63.04$
A12 & A13	$((19.43 + 19.43) \div 2) \times 1.50m = 150.09$
A13 & A14	$((19.43 + 19.43) \div 2) \times 0.75m = 150.09$
A14 & A15	$((19.43 + 19.43) \div 2) \times 6.87m = 150.09$
A15 & A16	$((19.43 + 19.43) \div 2) \times 1.54m = 150.09$
A16 & A17	$((19.43 + 19.43) \div 2) \times 6.15m = 150.09$
A17 & A18	$((20.84 + 20.84) \div 2) \times 1.18m = 150.09$
A18 & A1	$((20.84 + 20.92) \div 2) \times 0.75m = 71.95$
	55.86m1108.41

1108.41 ÷ 55.86m = 19.84m Average Grade

BUILDING A HEIGHT CALCULATION

A1 & A2	$((18.44 + 18.44) \div 2) \times 11.16m = 205.79$
A2 & A3	$((18.44 + 18.44) \div 2) \times 1.30m = 23.97$
A3 & A4	$((18.44 + 18.44) \div 2) \times 0.75m = 13.83$
A4 & A5	$((17.08 + 17.08) \div 2) \times 5.57m = 95.14$
A5 & A6	$((17.08 + 17.08) \div 2) \times 0.75m = 12.81$
A6 & A7	$((17.08 + 17.08) \div 2) \times 1.50m = 25.62$
A7 & A8	$((17.08 + 17.08) \div 2) \times 2.84m = 48.51$
A8 & A9	$((17.08 + 17.08) \div 2) \times 5.48m = 93.60$
A9 & A10	$((17.08 + 17.08) \div 2) \times 2.84m = 48.51$
A10 & A11	$((17.08 + 17.08) \div 2) \times 1.50m = 25.62$
A11 & A12	$((17.08 + 17.08) \div 2) \times 0.75m = 12.81$
A12 & A13	$((17.08 + 17.08) \div 2) \times 5.57m = 95.14$
A13 & A14	$((18.44 + 18.44) \div 2) \times 0.75m = 13.83$
A14 & A1	$((18.44 + 18.44) \div 2) \times 1.30m = 23.97$
	42.06m 739.14

739.14 ÷ 42.06m = 17.57m Average Grade

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1224 Richardson Street

Legal Parcel C (DD 381881) of Section 26,
Fairfield Farm Estate, Victoria City, Plan 13

Parcel Identifier: 009-343-211
In the City of Victoria

Scale 1:250 Distances are in metres



The intended print size is 18" by 24"

LEGEND

Elevations are to geodetic datum.

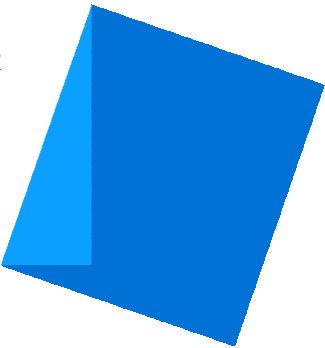
UP ○ - denotes - utility pole
UPT ○ - denotes - utility pole with transformer
WM ● - denotes - water meter
--- - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 1738 m2



Christine Lintott
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Issue	Date
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Revision No.	Description	Date
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**1224 Richardson
- ASH Concept**
Victoria, BC

**Survey & Height
Calculations**

Date	2019-05-01 2:59:02 PM
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Checked by	Checker

A1.02
Scale 1 : 200

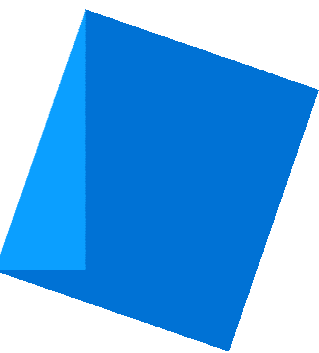


② Street Elevation - Public Lane
1 : 150



① Street Elevation - Richardson Street
1 : 150

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Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date
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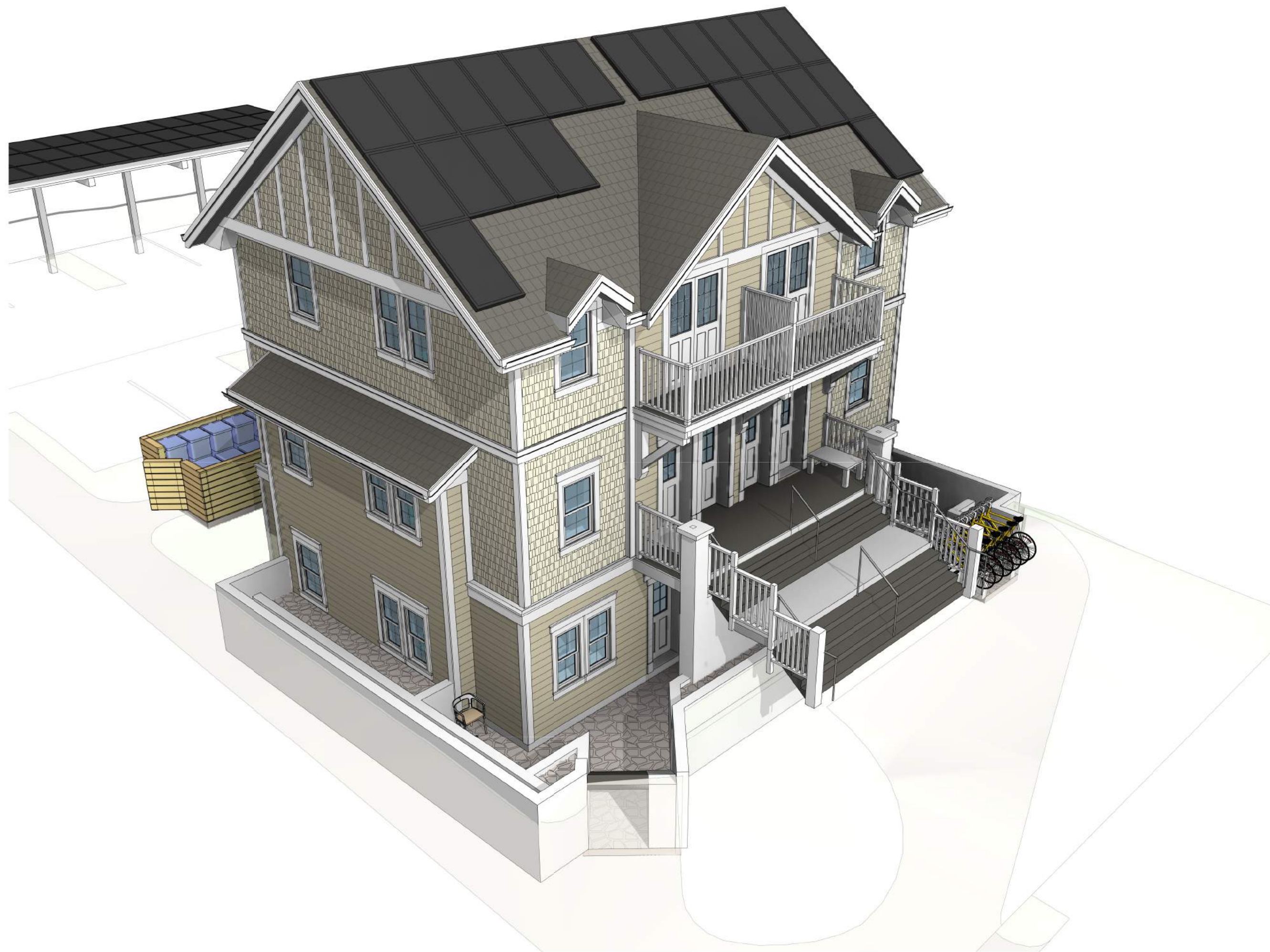
1224 Richardson
- ASH Concept
Victoria, BC

Street Elevations

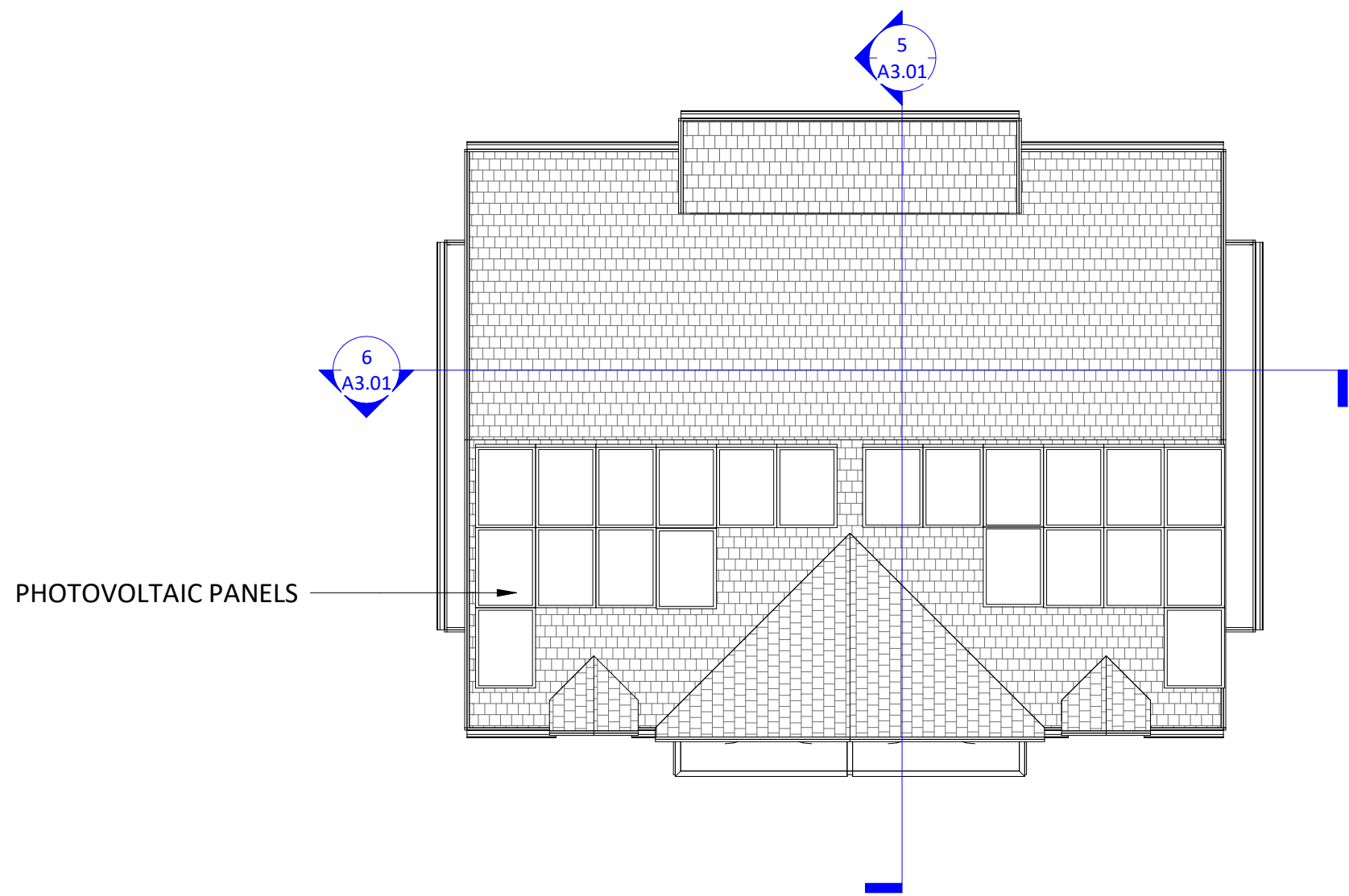
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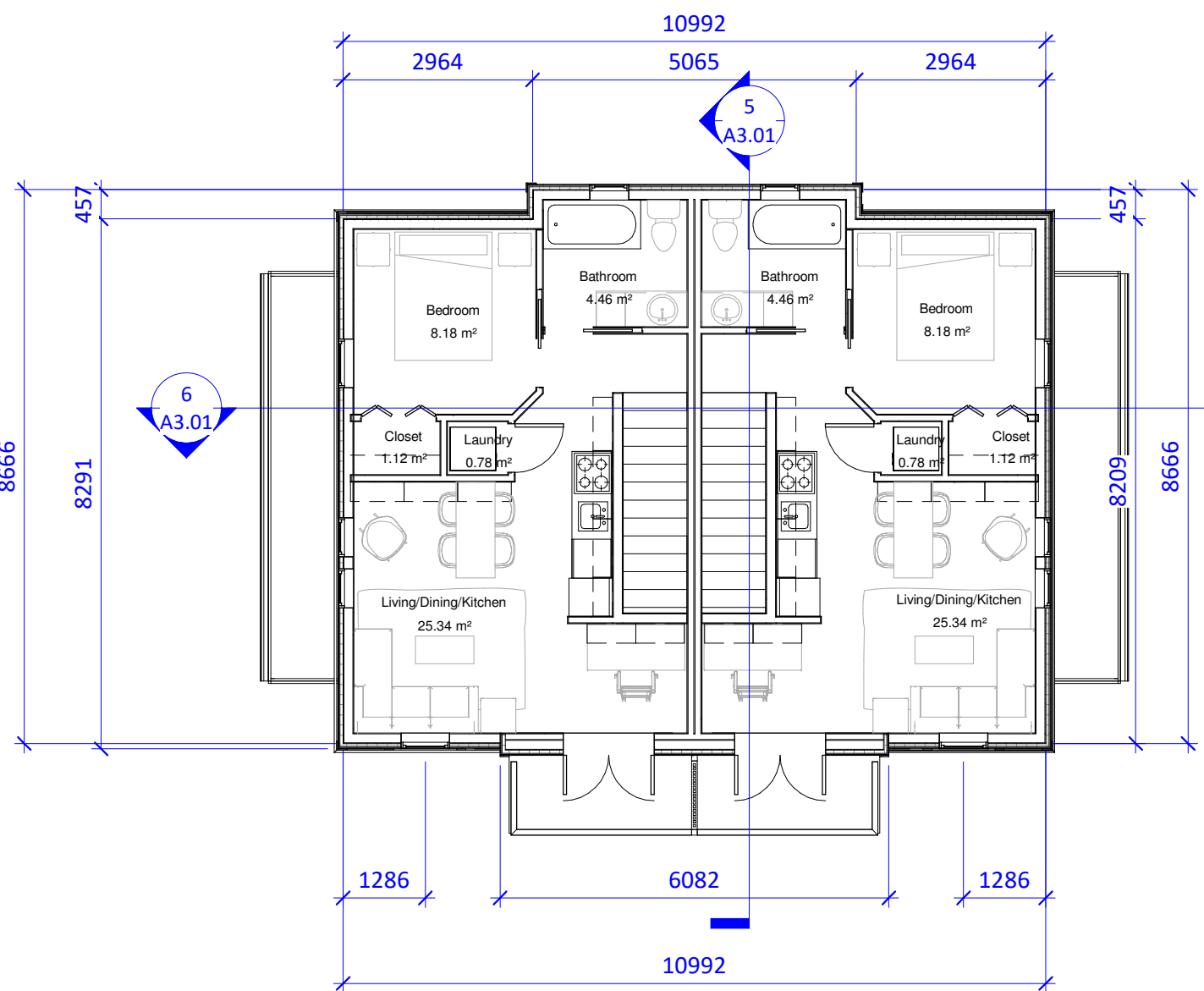
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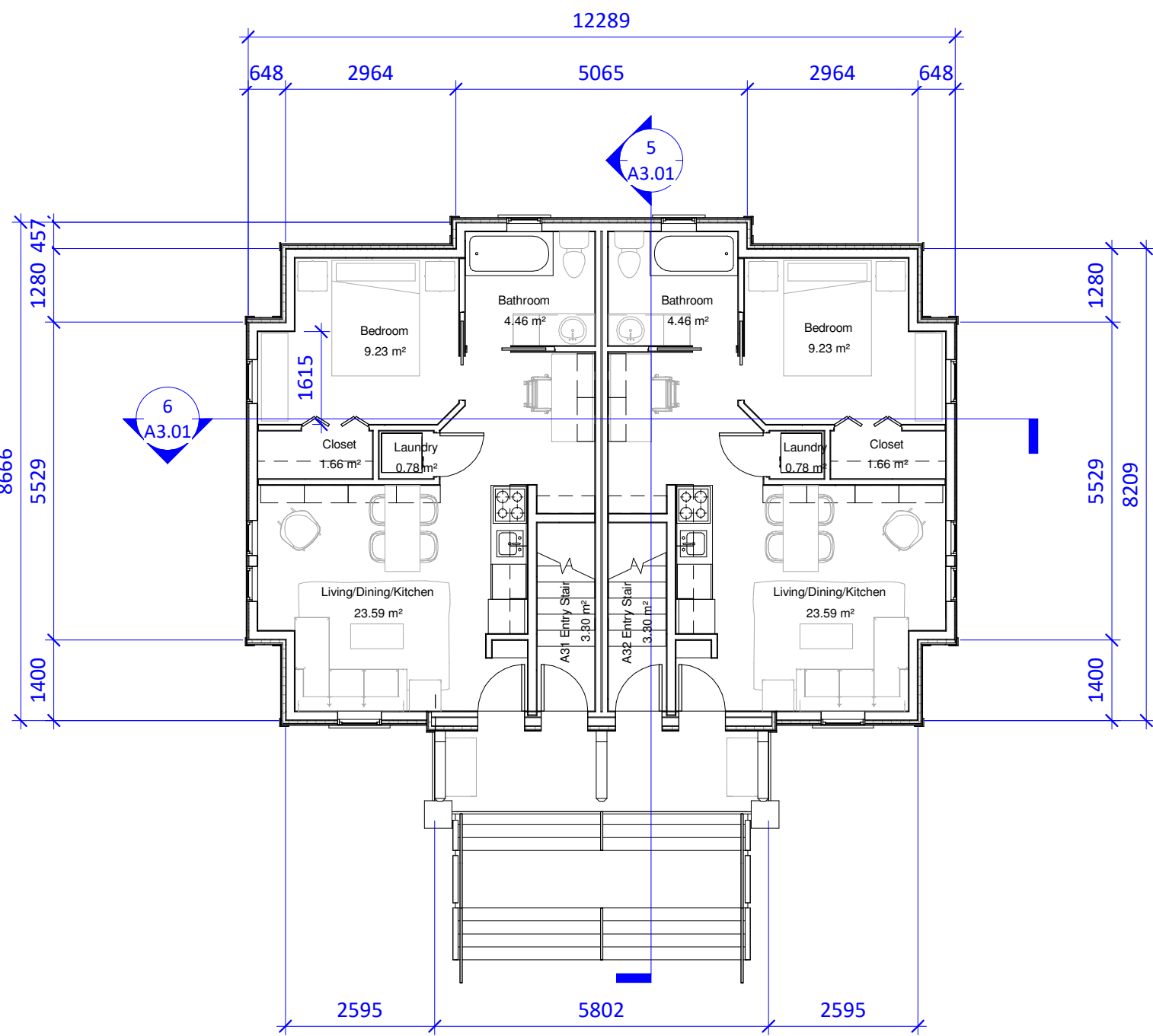
6 3D Overview of Building A



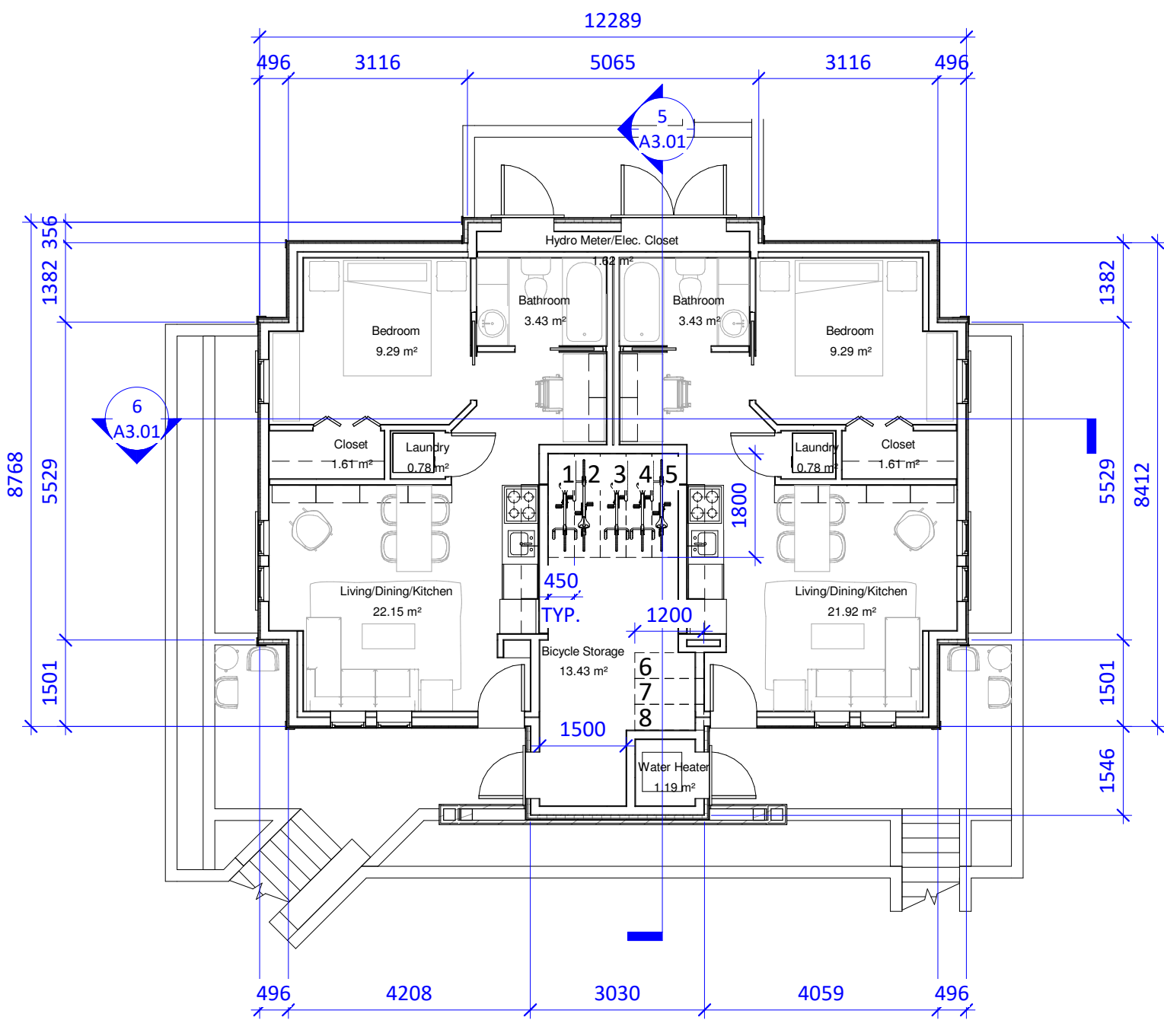
4 Roof Plan - Building A
1 : 100



3 Floor Plan - Level 3 - Building A
1 : 100

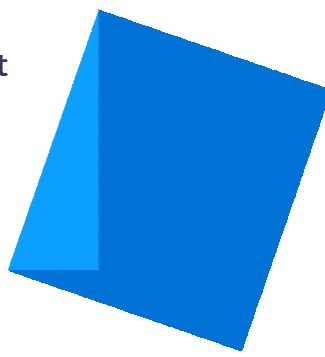


2 Floor Plan - Level 2 - Building A
1 : 100



1 Floor Plan - Level 1 - Building A
1 : 100

Christine Lintott
Architects



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www.lintottarchitect.ca

Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019

Revision No.	Description	Date
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Consultant

ASH Richardson

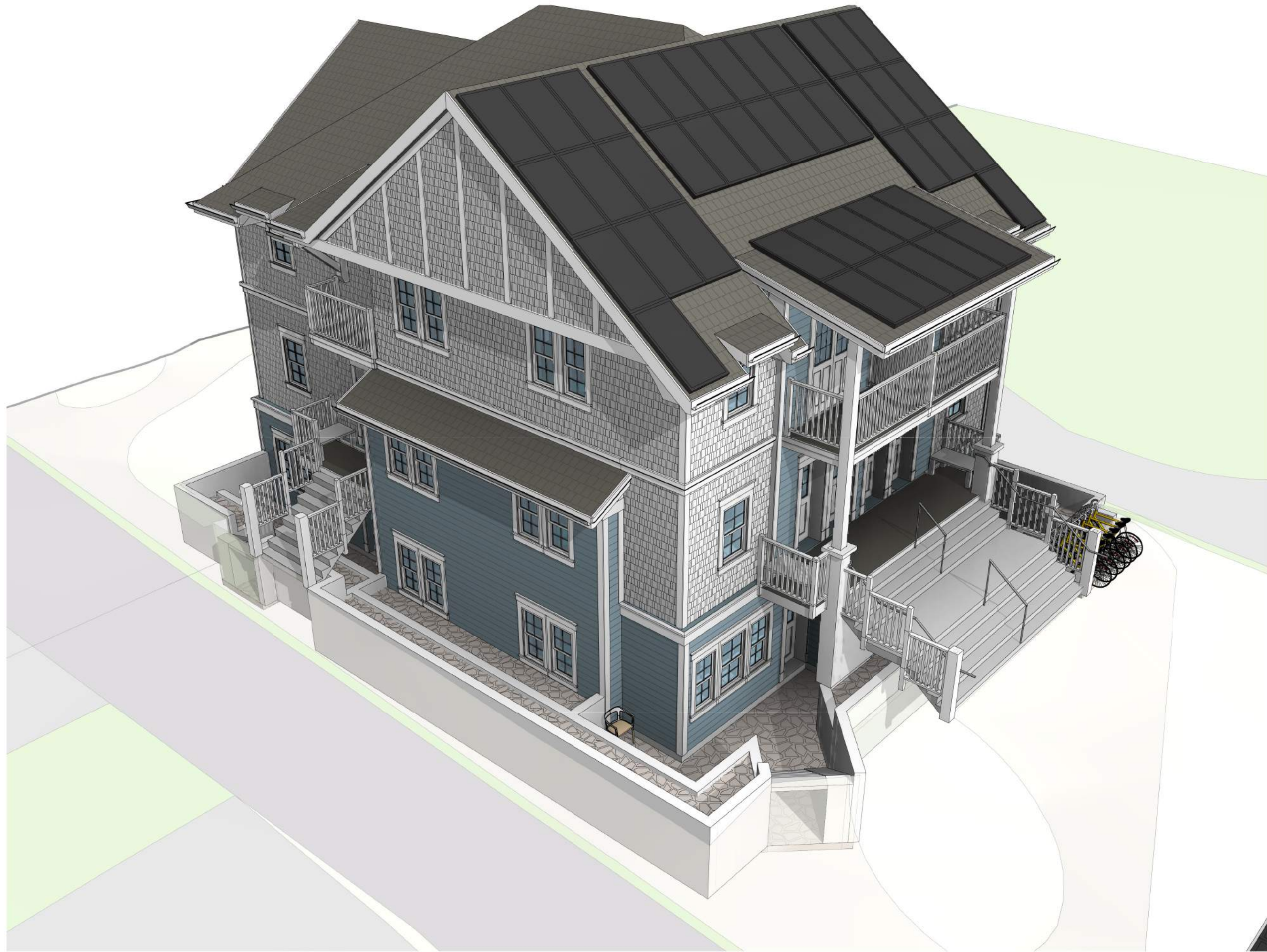
Victoria, BC

Floor Plans - Building A

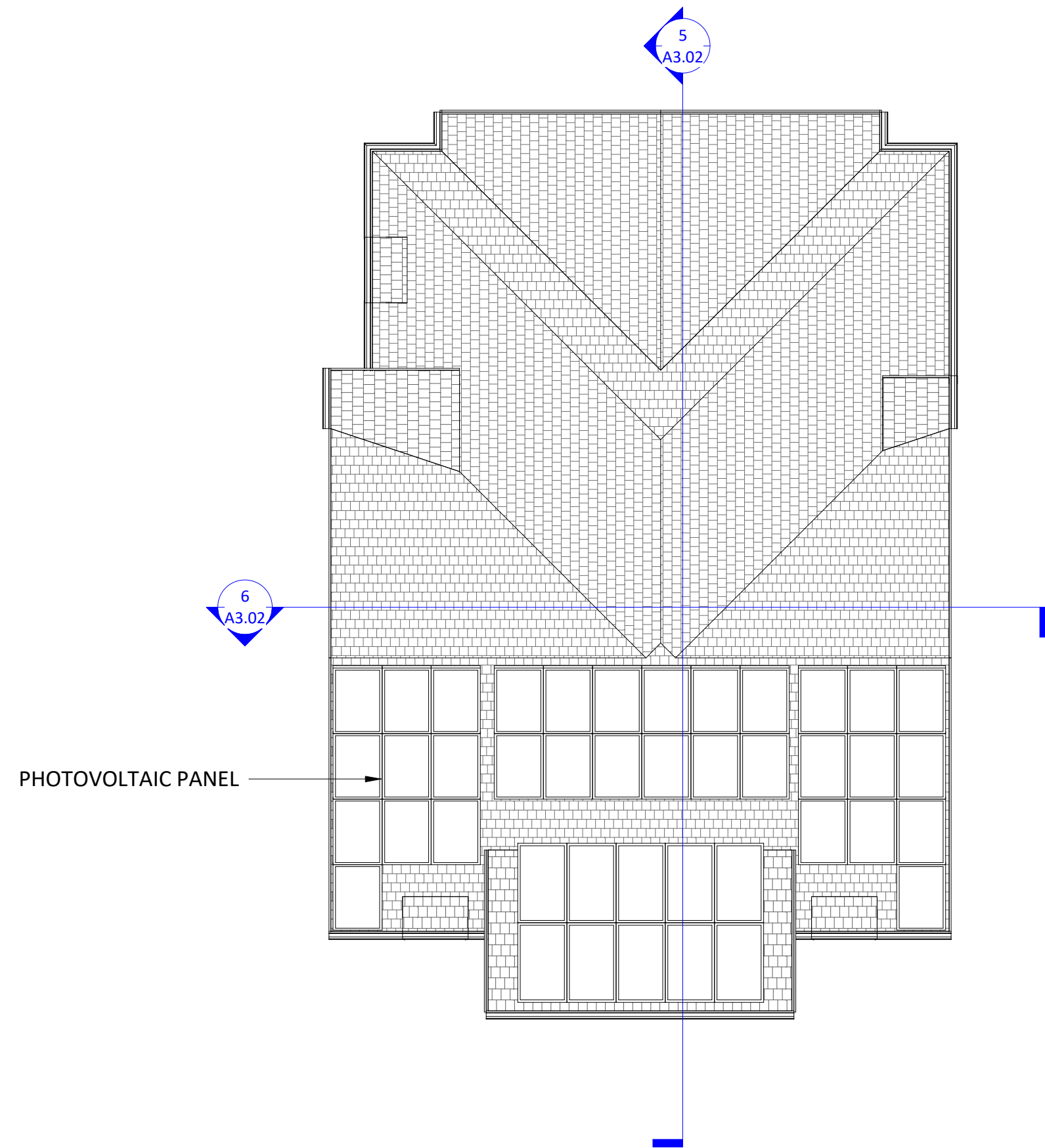
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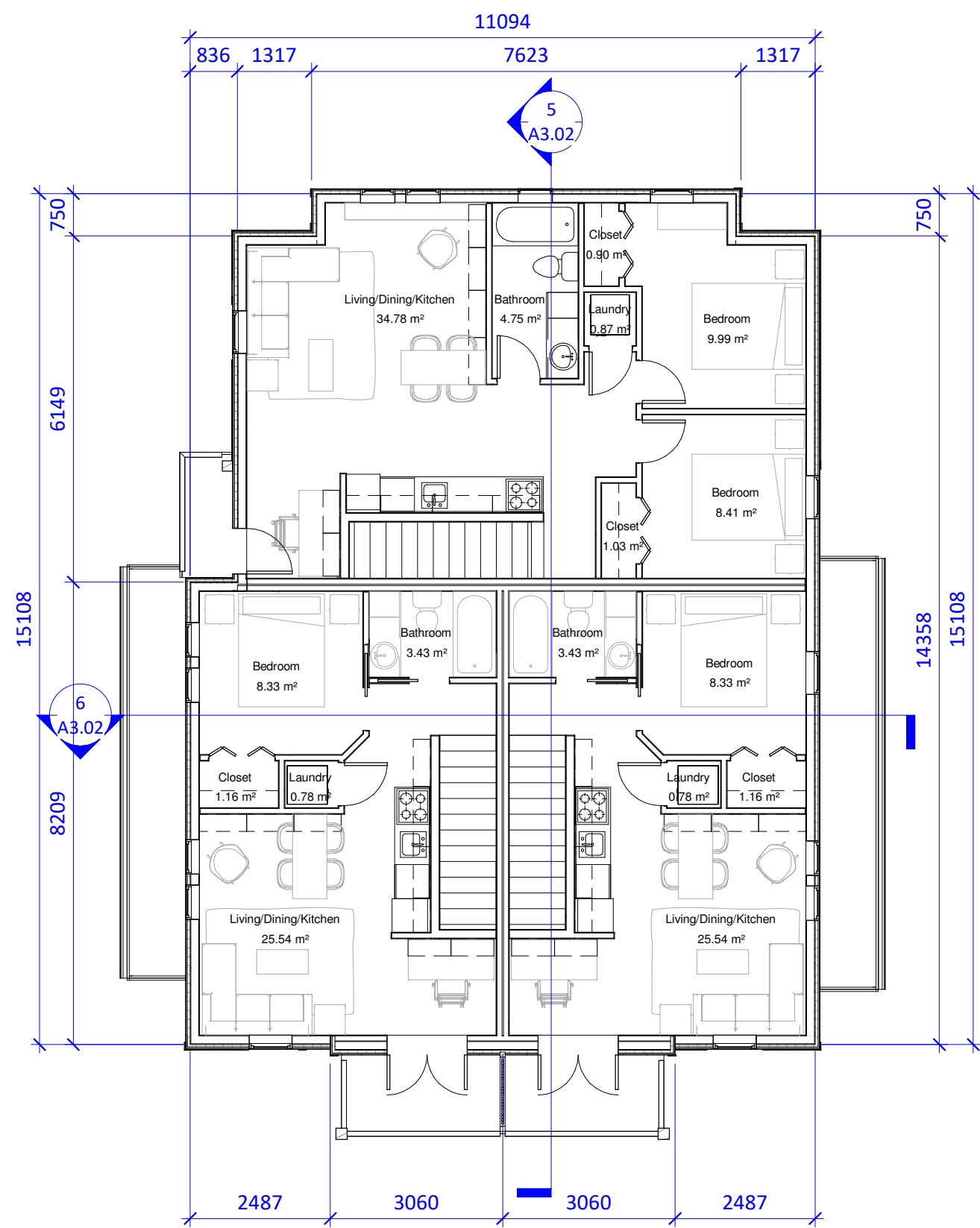
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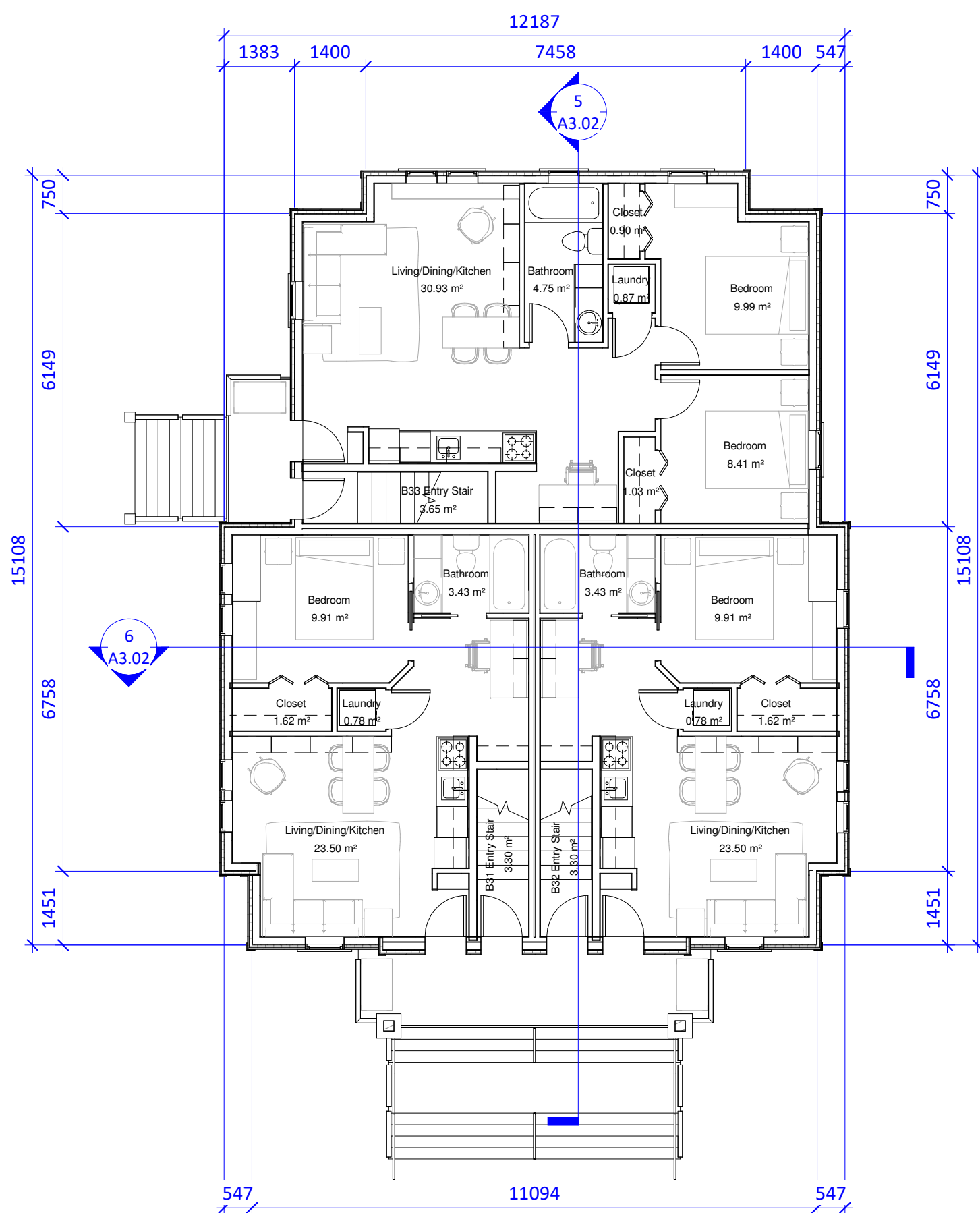
⑤ 3D Overview of Building B



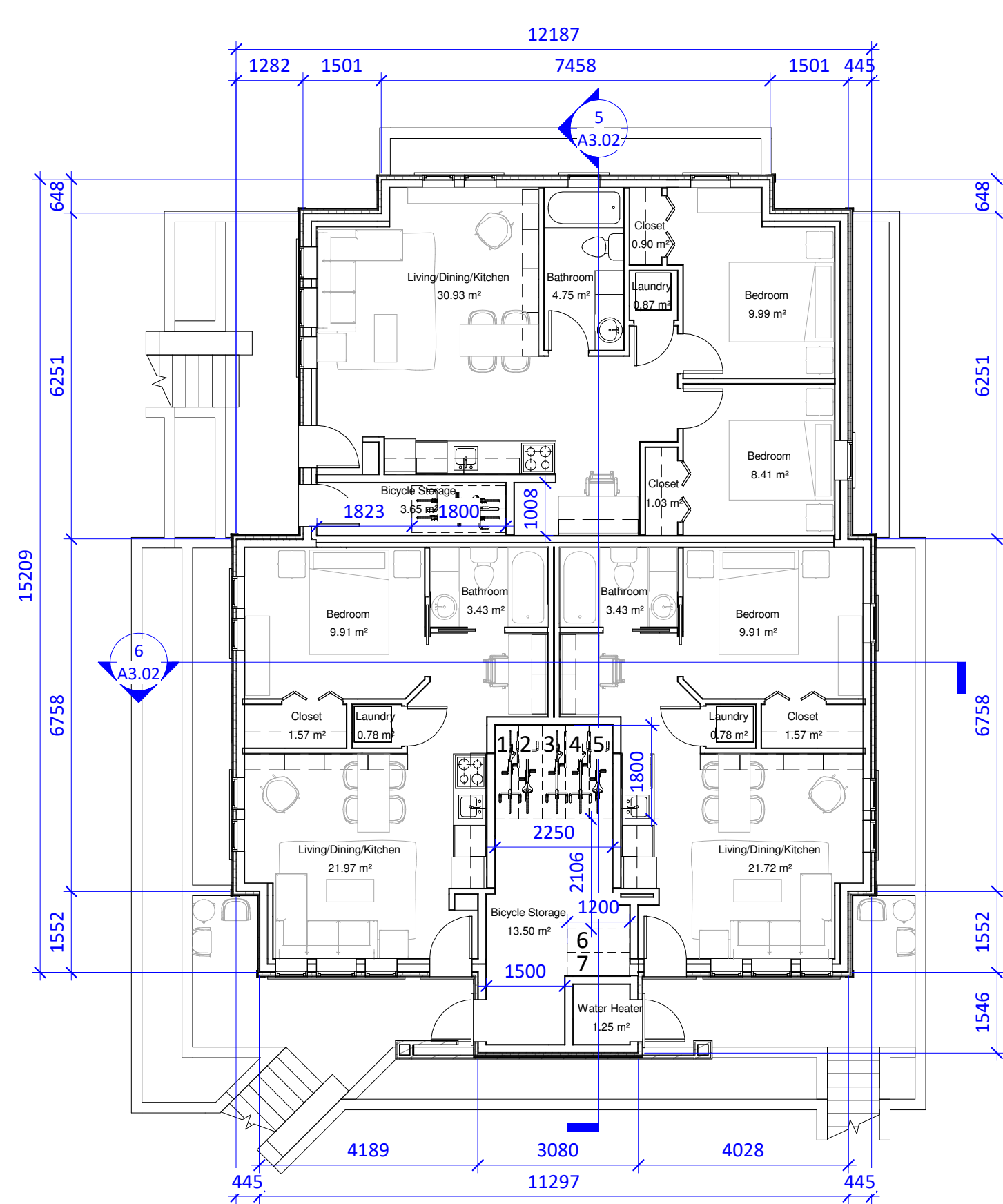
④ Roof Plan - Building B
1 : 100



③ Floor Plan - Level 3 - Building B
1 : 100

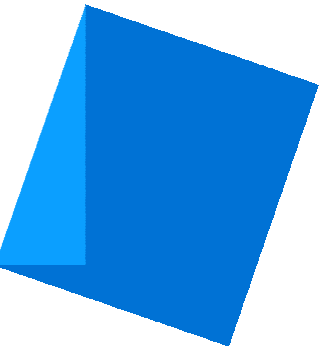


② Floor Plan - Level 2 - Building B
1 : 100



① Floor Plan - Level 1 - Building B
1 : 100

Christine Lintott
Architects



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Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019

Revision No.	Description	Date
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Consultant

ASH Richardson

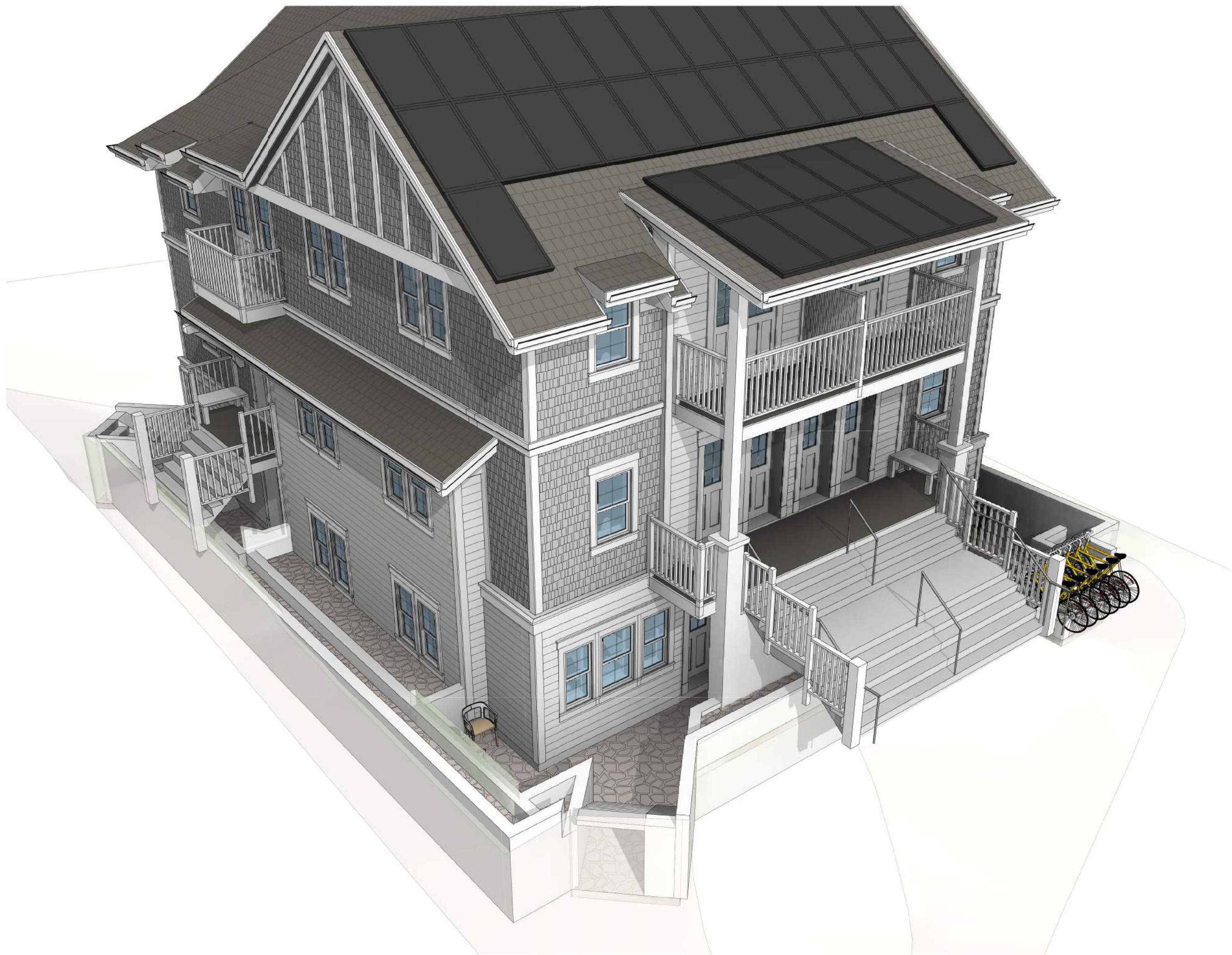
Victoria, BC

Floor Plans - Building B

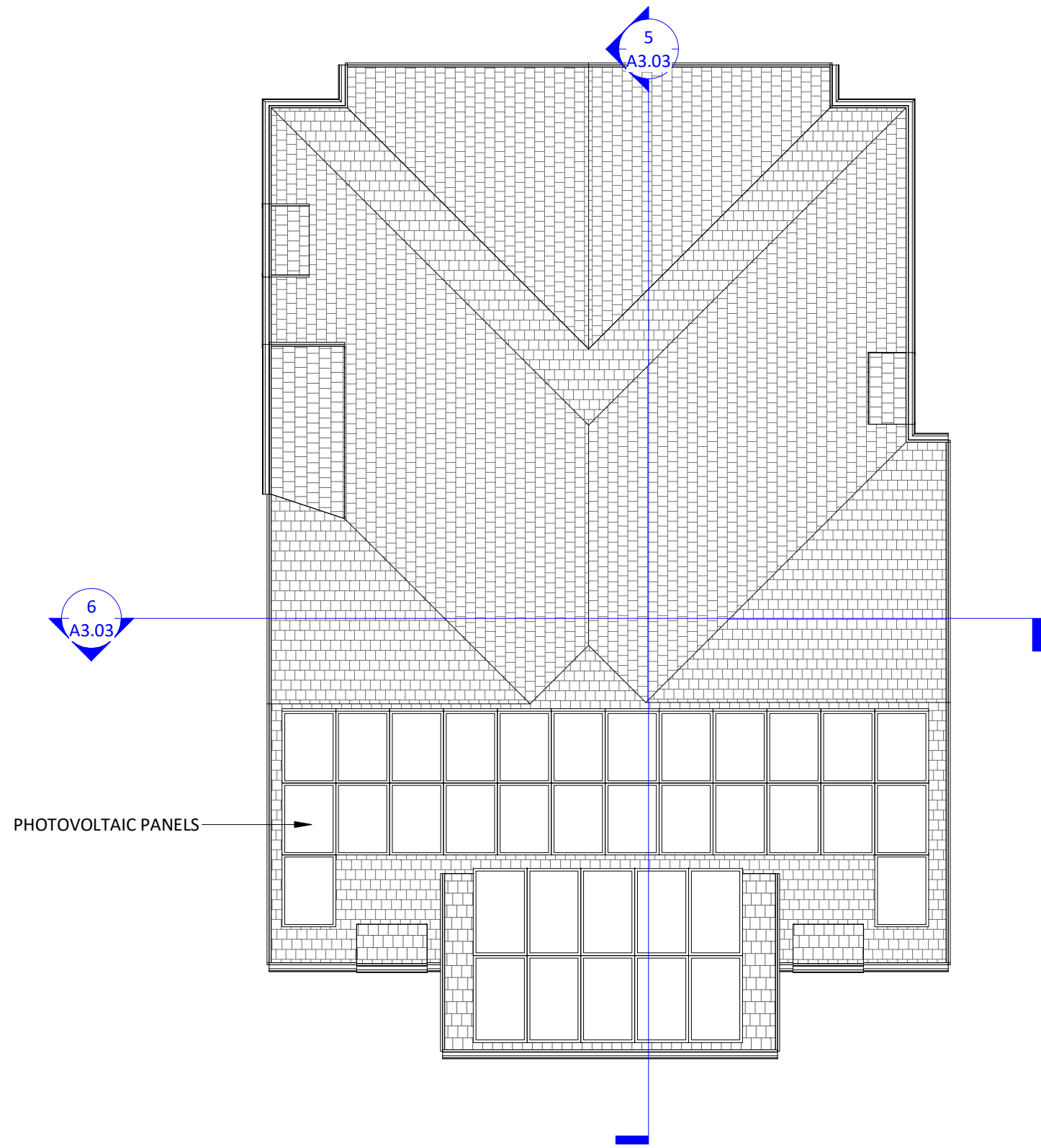
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Checked by	CL

A2.02

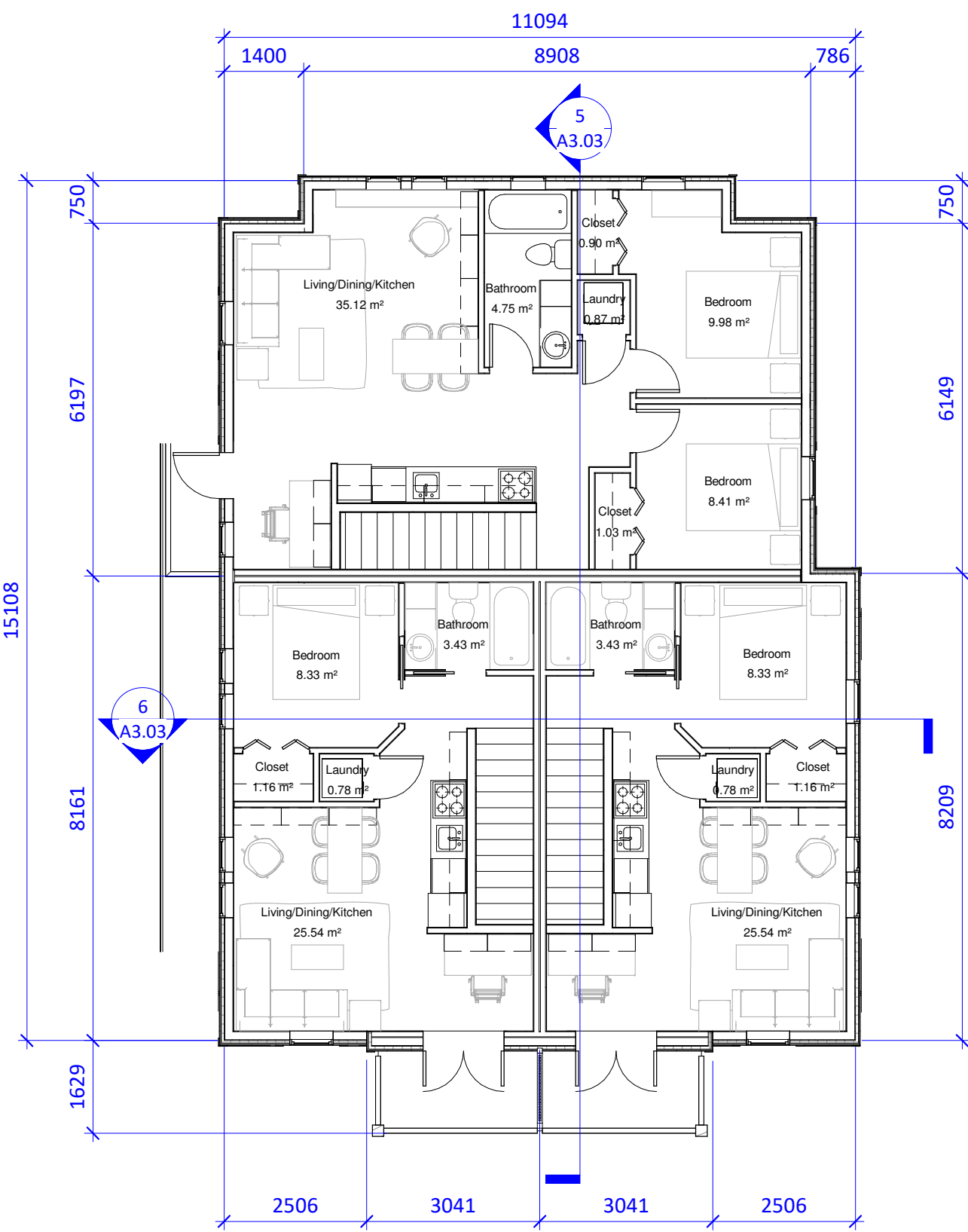
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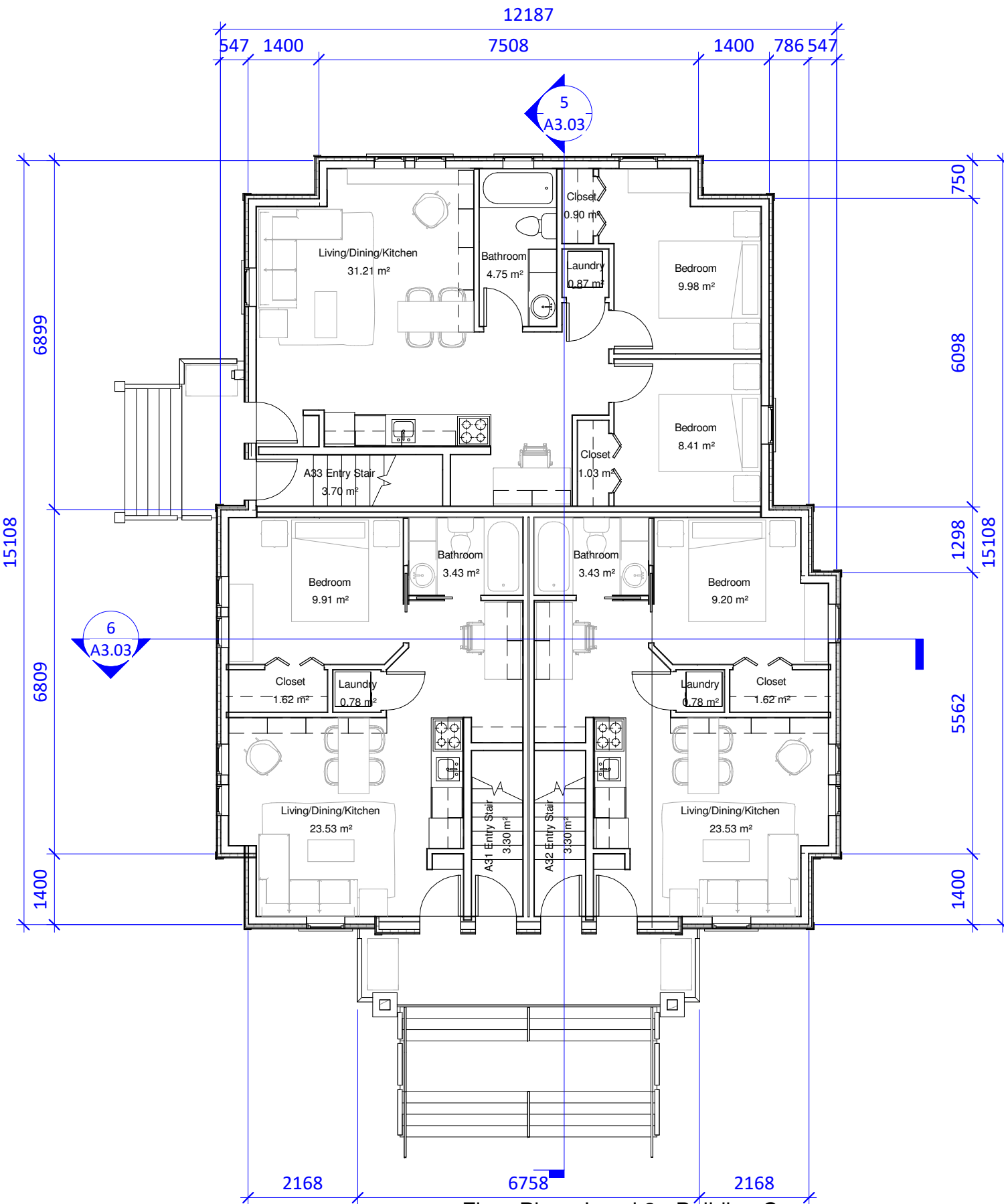
5 3D Overview of Building C



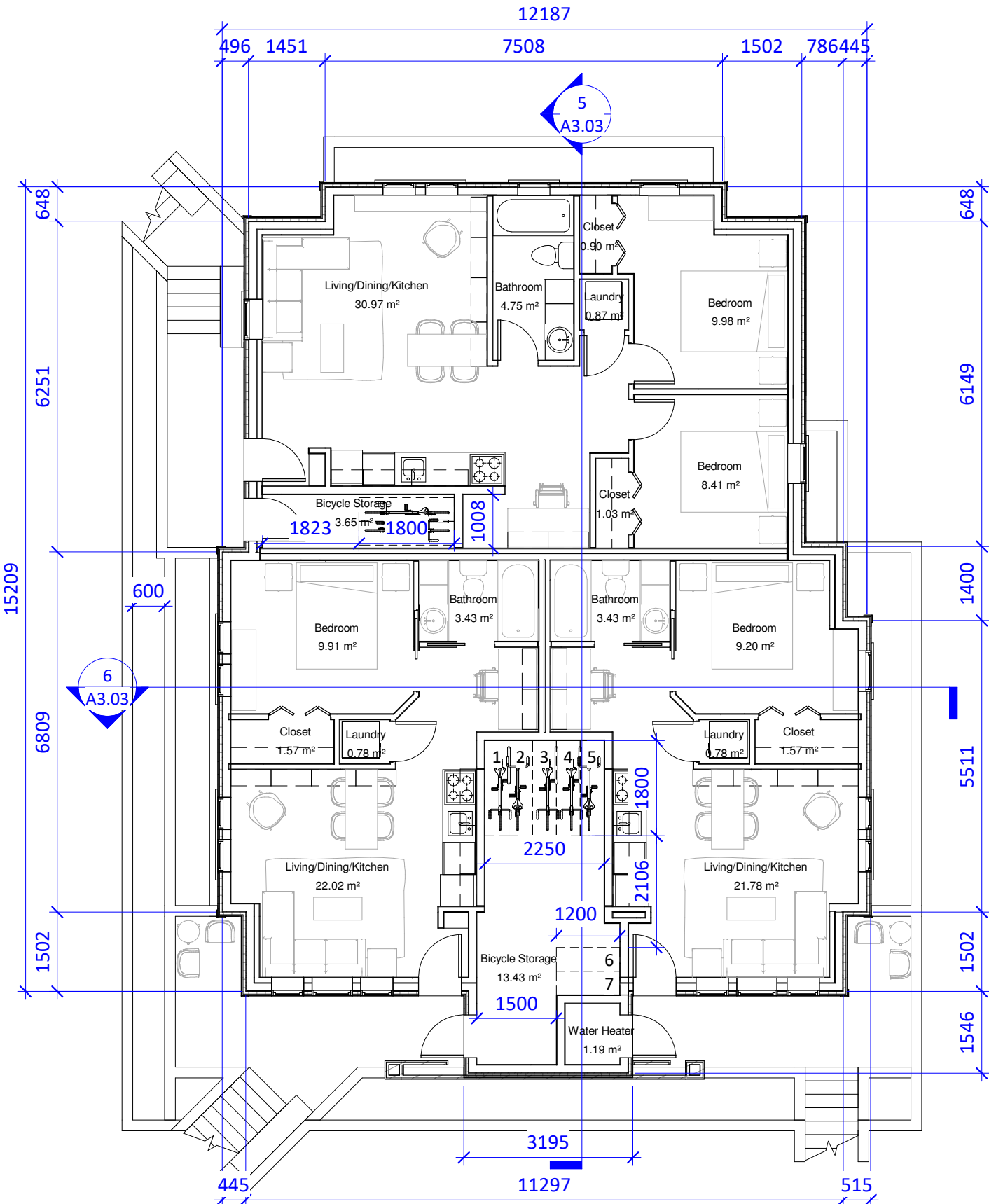
4 Roof Plan
1 : 100



3 Floor Plan - Level 3 - Building C
1 : 100

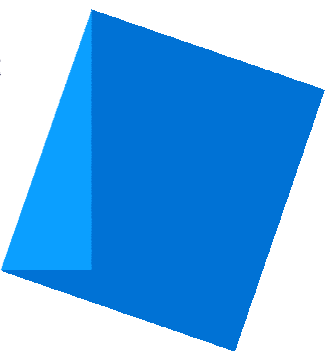


2 Floor Plan - Level 2 - Building C
1 : 100



1 Floor Plan - Level 1 - Building C
1 : 100

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Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date
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Consultant

ASH Richardson

Victoria, BC

Floor Plans - Building C

Date	2019-05-01 10:12:34 AM
Drawn by	CC
Checked by	CL

A2.03

Scale	1 : 100
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Issue	Date
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Revision No.	Description	Date
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Consultant

ASH Richardson

Victoria, BC

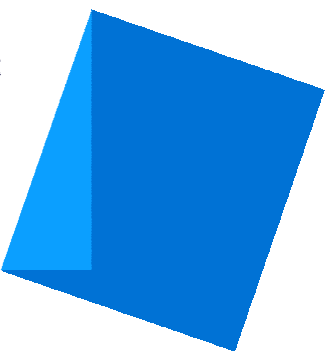
Elevations & Sections -
Building A

Date	2019-05-01 10:06:44 AM
Drawn by	CC
Checked by	CL

A3.01

Scale	1 : 100
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244



Issue	Date
For Rezoning/ Development Permit	Jan. 4, 2019

Revision No.	Description	Date
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Consultant

ASH Richardson

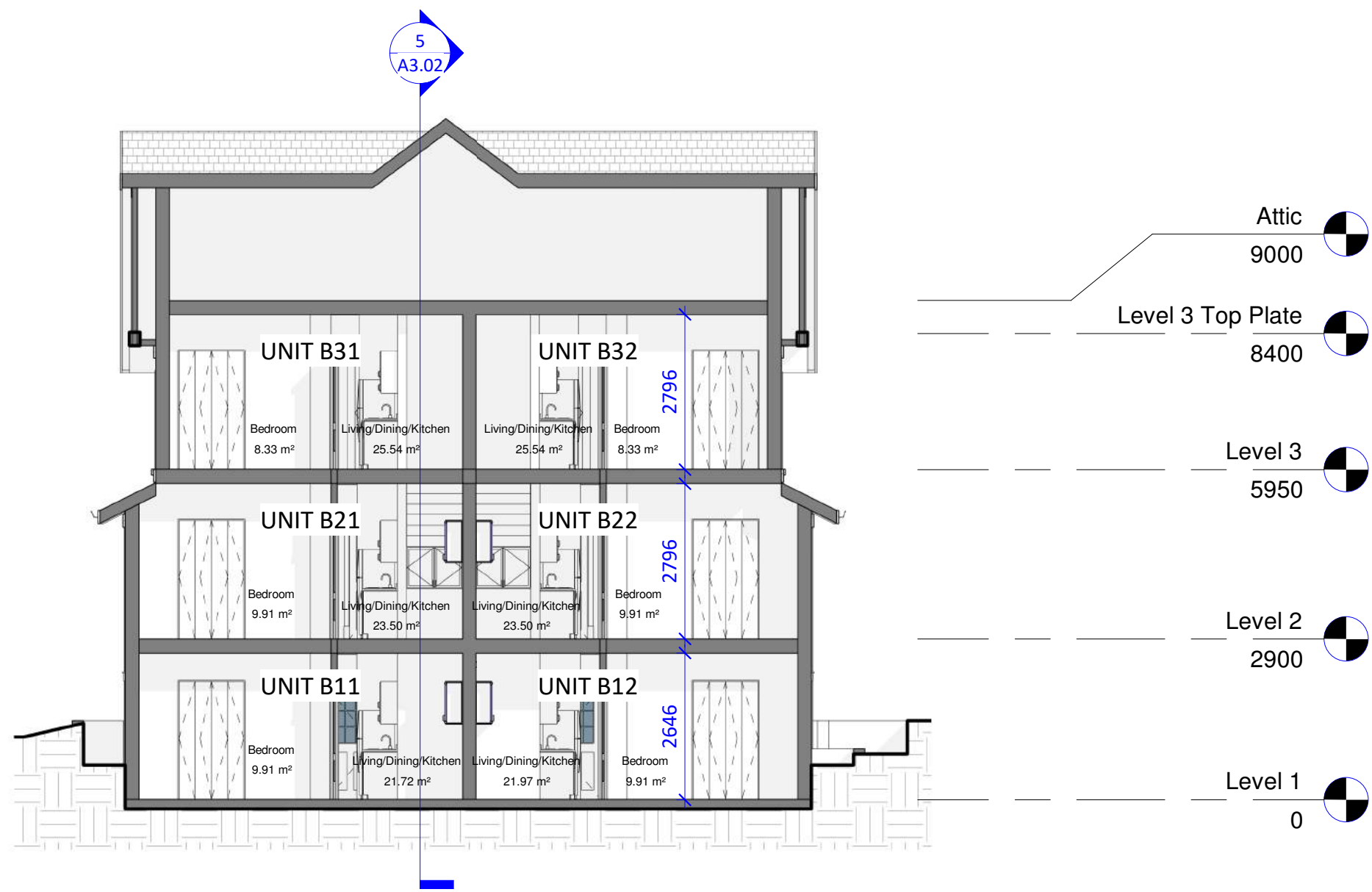
Victoria, BC

Elevations & Sections -
Building B

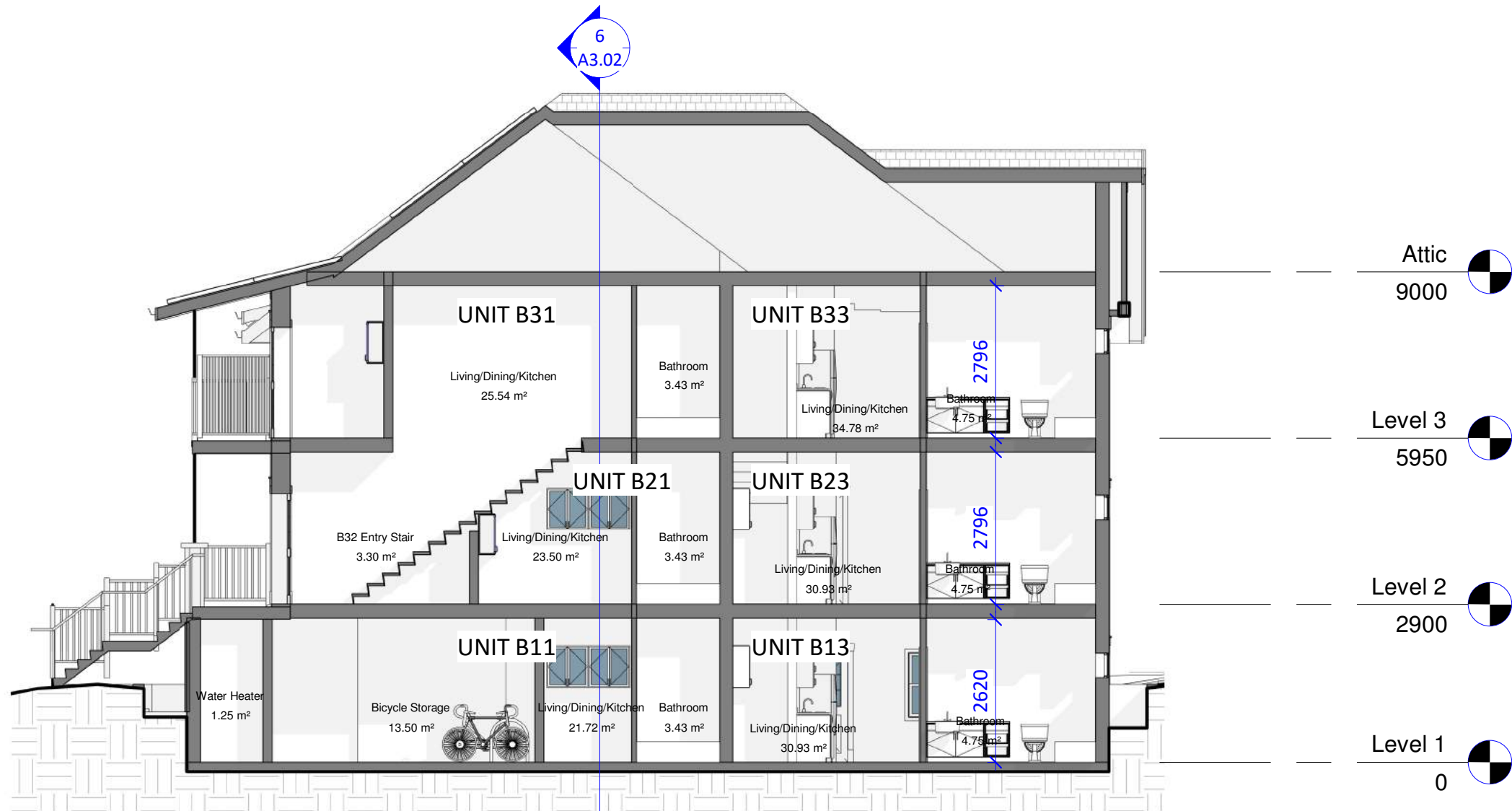
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Drawn by	CC
Checked by	CL

A3.02

Scale	1 : 100
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6 Section B-B - Building B
1 : 100



5 Section A-A - Building B
1 : 100



4 West Elevation - Building B
1 : 100



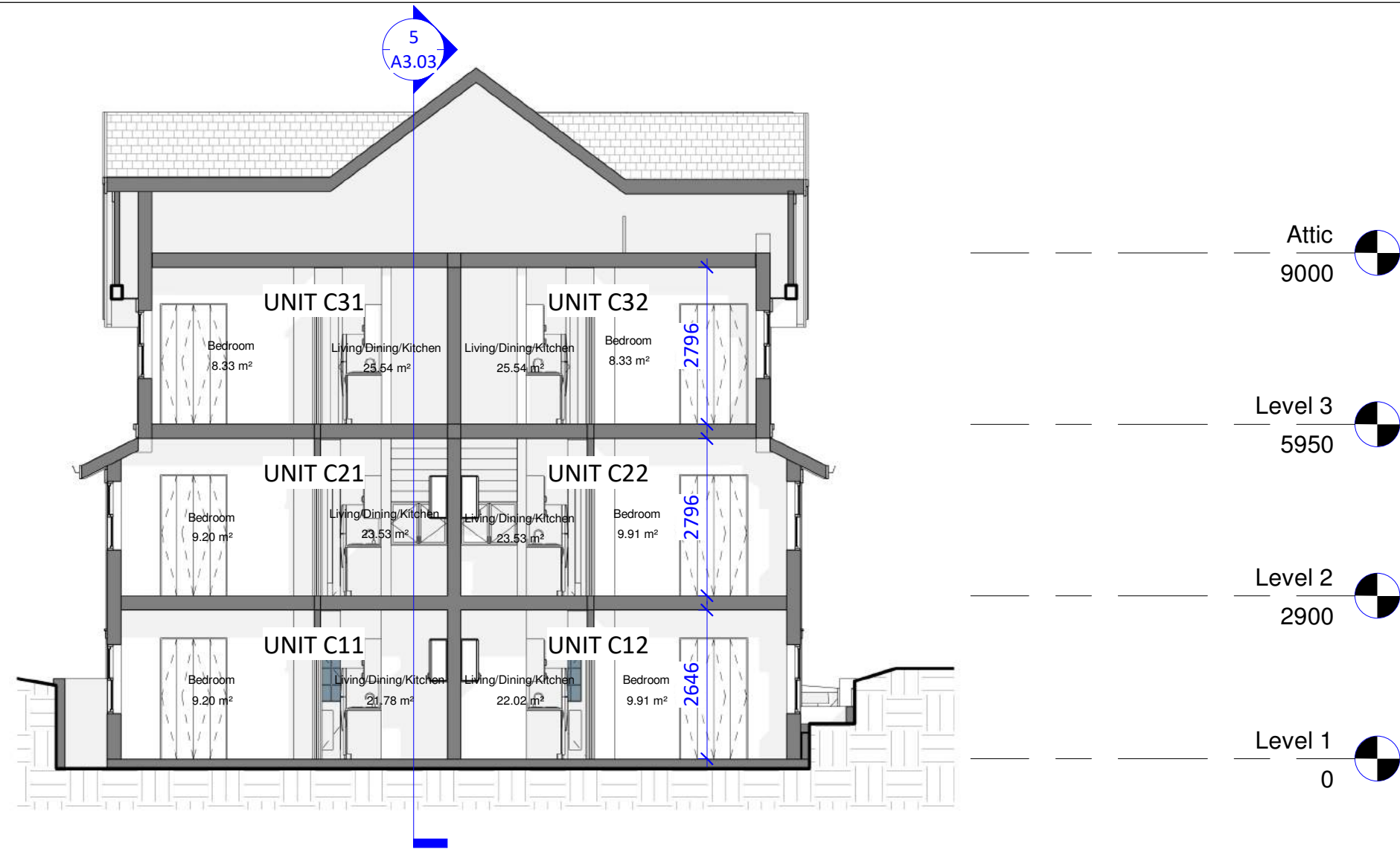
3 South Elevation - Building B
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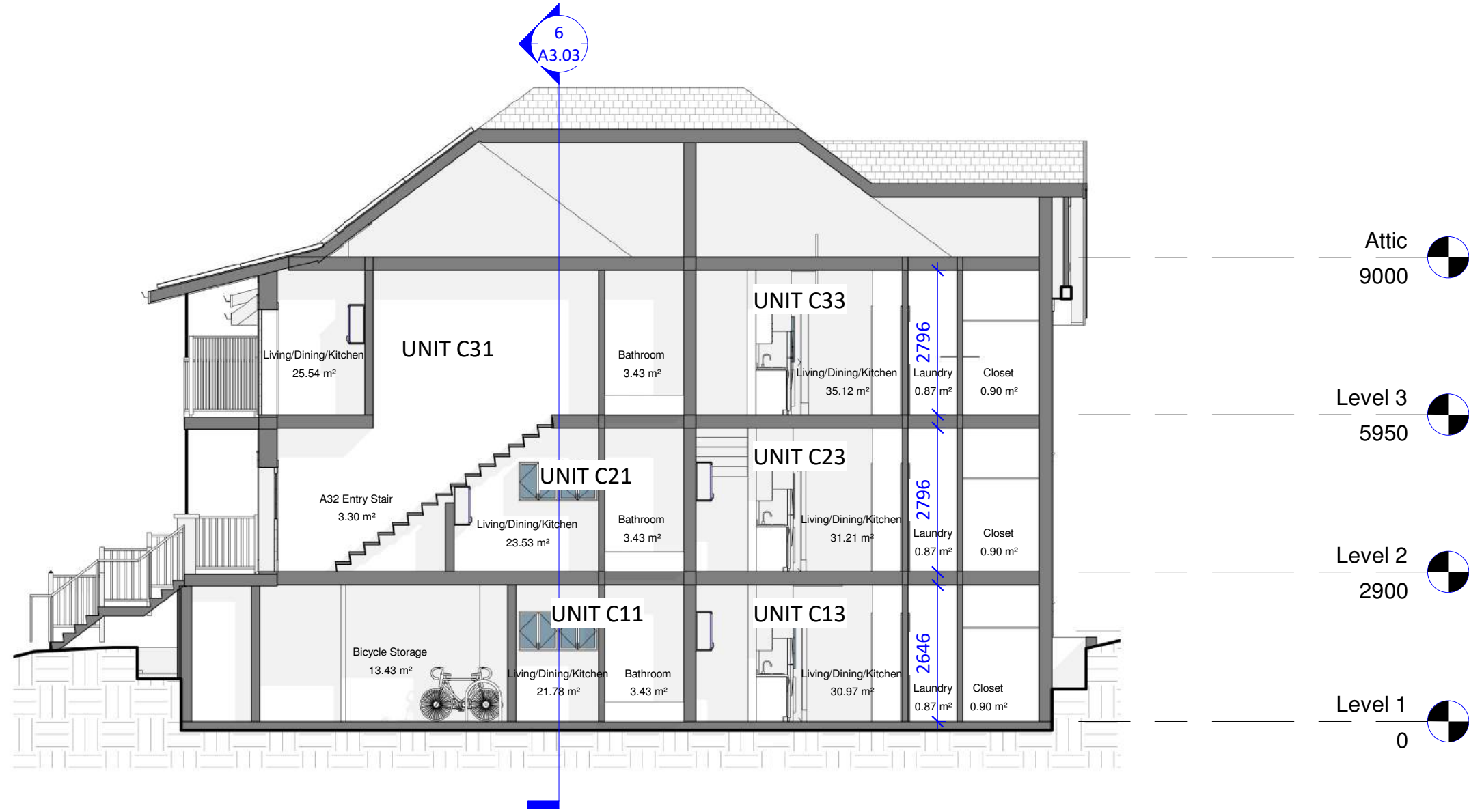
2 North Elevation - Building B
1 : 100



1 East Elevation - Building B
1 : 100



6 Section B-B - Building C
1 : 100



5 Section A-A - Building C
1 : 100



4 West Elevation - Building C
1 : 100



2 South Elevation - Building C
1 : 100

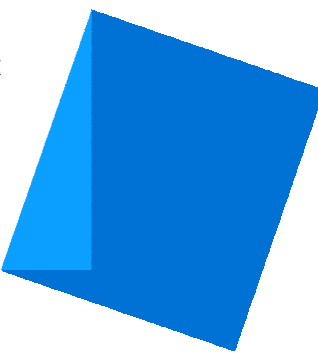


1 North Elevation - Building C
1 : 100



3 East Elevation - Building C
1 : 100

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Issue	Date
For Rezoning/ Development Permit	March --, 2019

Revision No.	Description	Date

Consultant

ASH Richardson	
Victoria, BC	
Elevations & Sections - Building C	
Date	2019-05-01 10:12:49 AM
Drawn by	CC
Checked by	CL
A3.03	
Scale	1 : 100

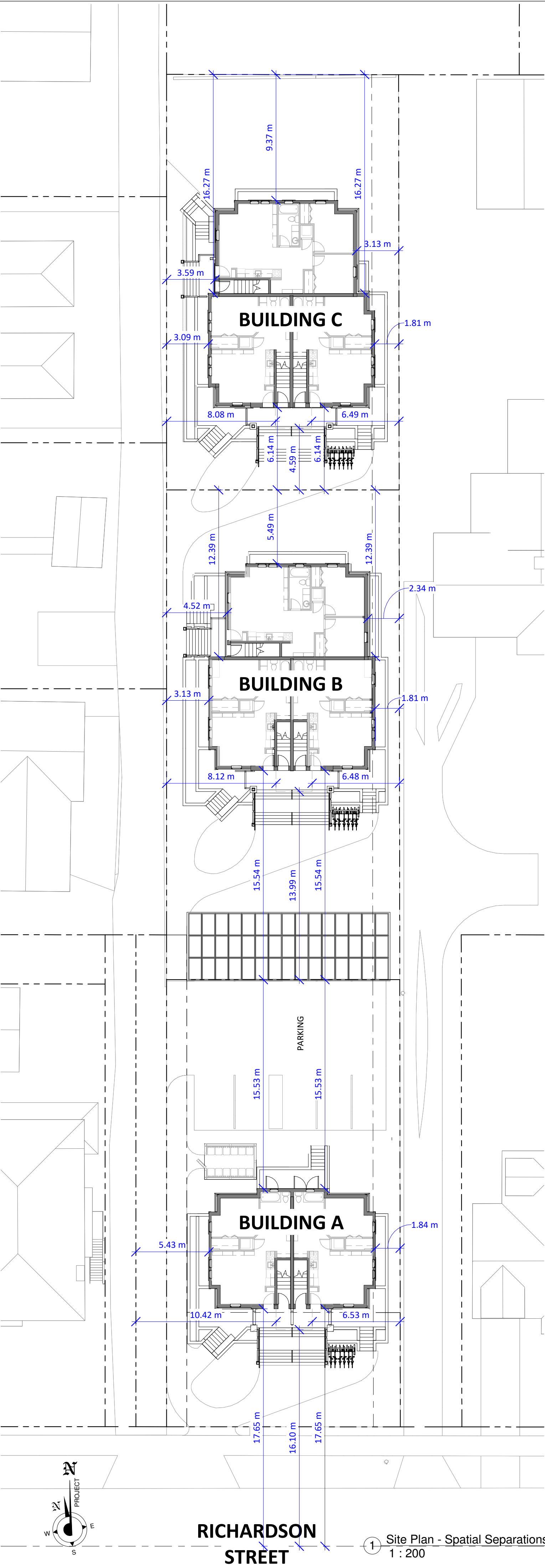
Limiting Distance & Spatial Separations Analysis

BCBC 9.10.14.4.A									
BUILDING FACE OR FIRE COMPARTMENT	LIMITING DISTANCE (m)	WALL AREA (m²)	GLAZING AREA (m²)	UNPROTECTED OPENINGS (%)		WALL F.R.R. ¹ (hr)	NON-COMBUSTIBLE REQUIREMENTS		
				MAXIMUM	PROPOSED		WALL	CLADDING	
BUILDING A									
EAST BIKE STOR.	6.53	4.38	1.64	90	37	3/4	<input type="checkbox"/>	<input type="checkbox"/>	
EAST LEVEL 1-A	1.84	17.87	2.07	11	12	1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EAST LEVEL 2-A	1.84	23.50	2.07	11	9	1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EAST LEVEL 3-A	1.84	22.69	2.07	11	9	1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NORTH LEVEL 1-A	15.53	8.49	0.46	100	6	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NORTH LEVEL 1-B	15.53	8.55	0.46	100	6	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NORTH LEVEL 2-A	15.53	17.57	0.46	100	3	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NORTH LEVEL 2-B	15.53	17.57	0.46	100	3	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NORTH LEVEL 3-A	15.53	15.64	0.46	100	3	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NORTH LEVEL 3-B	15.53	15.59	0.46	100	3	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WEST LEVEL 1-A	5.43	18.15	2.07	74	11	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WEST BIKE STOR.	10.42	4.38	1.64	100	37	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WEST LEVEL 2-A	5.43	24.78	2.07	74	8	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WEST LEVEL 3-A	5.43	23.82	2.07	74	9	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOUTH LEVEL 1-A	17.65	13.65	1.26	100	9	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOUTH BIKE STOR.	16.10	6.29	0	100	0	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOUTH LEVEL 1-B	17.65	13.65	1.26	100	9	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOUTH LEVEL 2-A	17.65	14.18	2.45	100	17	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOUTH LEVEL 2-B	17.65	14.18	2.45	100	17	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOUTH LEVEL 3-A	17.65	19.29	5.34	100	28	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOUTH LEVEL 3-B	17.65	19.29	5.34	100	28	3/4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

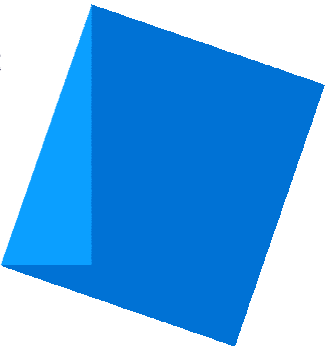
BCBC 9.10.14.4.A									
BUILDING FACE OR FIRE COMPARTMENT	LIMITING DISTANCE (m)	WALL AREA (m ²)	GLAZING AREA (m ²)	UNPROTECTED OPENINGS (%)		WALL F.R.R. ¹ (hr)	NON-COMBUSTIBLE REQUIREMENTS		
				MAXIMUM	PROPOSED		WALL	CLADDING	
BUILDING B									
EAST BIKE STOR.	6.48	4.12	1.64	88	39	3/4			
EAST LEVEL 1-A	1.81	22.53	2.07	11	9	1			
EAST LEVEL 1-B	2.19	13.90	0.81	15	6	1			
EAST LEVEL 2-A	1.81	23.52	2.07	11	9	1			
EAST LEVEL 2-B	2.19	19.29	0.81	15	4	1			
EAST LEVEL 3-A	1.81	22.76	2.07	11	9	1			
EAST LEVEL 3-B	2.19	19.48	0.81	15	4	1			
NORTH LEVEL 1-A	12.39	0.71	0	100	0	3/4			
NORTH LEVEL 1-B	5.49	19.98	2.32	76	12	3/4			
NORTH LEVEL 1-C	12.39	1.60	0	100	0	3/4			
NORTH LEVEL 2-A	12.39	1.76	0	100	0	3/4			
NORTH LEVEL 2-B	5.49	29.25	2.32	76	8	3/4			
NORTH LEVEL 2-C	12.39	4.08	0	100	0	3/4			
NORTH LEVEL 3-A	5.49	28.65	2.32	76	8	3/4			
NORTH LEVEL 3-B	12.39	2.09	0	100	0	3/4			
WEST LEVEL 1-A	4.67	14.14	3.71	51	26	3/4			
WEST LEVEL 1-B	4.67	2.78	0 ¹	51	0	3/4			
WEST LEVEL 1-C	3.13	22.53	2.53	26	11	3/4			
WEST BIKE STOR.	8.12	4.12	1.64	100	40	3/4			
WEST LEVEL 2-A	4.67	16.34	2.45	51	15	3/4			
WEST LEVEL 2-B	3.13	23.51	2.53	26	11	3/4			
WEST LEVEL 3-A	4.67	22.49	4.09	51	18	3/4			
WEST LEVEL 3-B	3.13	22.95	2.53	26	11	3/4			
SOUTH LEVEL 1-A	15.54	13.75	2.07	100	15	3/4			
SOUTH BIKE STOR.	13.99	6.08	0	100	0	3/4			
SOUTH LEVEL 1-B	15.54	13.75	2.07	100	15	3/4			
SOUTH LEVEL 2-A	15.54	14.18	2.45	100	17	3/4			
SOUTH LEVEL 2-B	15.54	14.19	2.45	100	17	3/4			
SOUTH LEVEL 3-A	15.54	19.32	5.34	100	28	3/4			
SOUTH LEVEL 3-B	15.54	19.32	5.34	100	28	3/4			

BCBC 9.10.14.4.A									
BUILDING FACE OR FIRE COMPARTMENT	LIMITING DISTANCE (m)	WALL AREA (m ²)	GLAZING AREA (m ²)	UNPROTECTED OPENINGS (%)		WALL F.R.R. ¹ (hr)	NON-COMBUSTIBLE REQUIREMENTS		
				MAXIMUM	PROPOSED		WALL	CLADDING	
BUILDING C									
EAST BIKE STOR.	6.49	4.26	1.64	88	39	3/4			
EAST LEVEL 1-A	1.81	22.48	2.07	11	9	1			
EAST LEVEL 1-B	2.98	10.40	0.81	25	8	1			
EAST LEVEL 2-A	1.81	23.47	2.07	11	9	1			
EAST LEVEL 2-B	2.98	19.38	0.81	25	4	1			
EAST LEVEL 3-A	1.81	22.63	2.07	11	9	1			
EAST LEVEL 3-B	2.98	17.97	0.81	25	4	1			
NORTH LEVEL 1-A	16.27	1.69	0	100	0	3/4			
NORTH LEVEL 1-B	9.37	19.80	2.32	100	12	3/4			
NORTH LEVEL 1-C	16.27	0.77	0	100	0	3/4			
NORTH LEVEL 2-A	16.27	4.10	0	100	0	3/4			
NORTH LEVEL 2-B	9.37	29.10	2.32	100	8	3/4			
NORTH LEVEL 2-C	16.27	1.90	0	100	0	3/4			
NORTH LEVEL 3-A	9.37	29.36	2.32	100	8	3/4			
WEST LEVEL 1-A	3.74	13.62	2.45	35	18	1			
WEST LEVEL 1-B	3.74	2.73	0 ¹	35	0	1			
WEST LEVEL 1-C	3.09	22.39	2.53	25	11	1			
WEST BIKE STOR.	8.08	4.26	1.64	100	39	3/4			
WEST LEVEL 2-A	3.74	16.30	2.45	35	15	1			
WEST LEVEL 2-B	3.09	23.52	2.53	25	11	1			
WEST LEVEL 3-A	3.74	21.03	2.45	35	12	1			
WEST LEVEL 3-B	3.09	22.62	2.53	25	11	1			
SOUTH LEVEL 1-A	6.14	13.65	2.07	90	15	3/4			
SOUTH BIKE STOR.	4.59	6.29	0	52	0	3/4			
SOUTH LEVEL 1-B	6.14	13.65	2.07	90	15	3/4			
SOUTH LEVEL 2-A	6.14	14.21	2.45	90	17	3/4			
SOUTH LEVEL 2-B	6.14	14.21	2.45	90	17	3/4			
SOUTH LEVEL 3-A	6.14	19.44	5.34	90	27	3/4			
SOUTH LEVEL 3-B	6.14	19.44	5.34	90	27	3/4			

¹ 3/4HR FIRE RATED, THERMALLY BROKEN DOOR REQUIRED



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Revision No. Description Date

Consultant

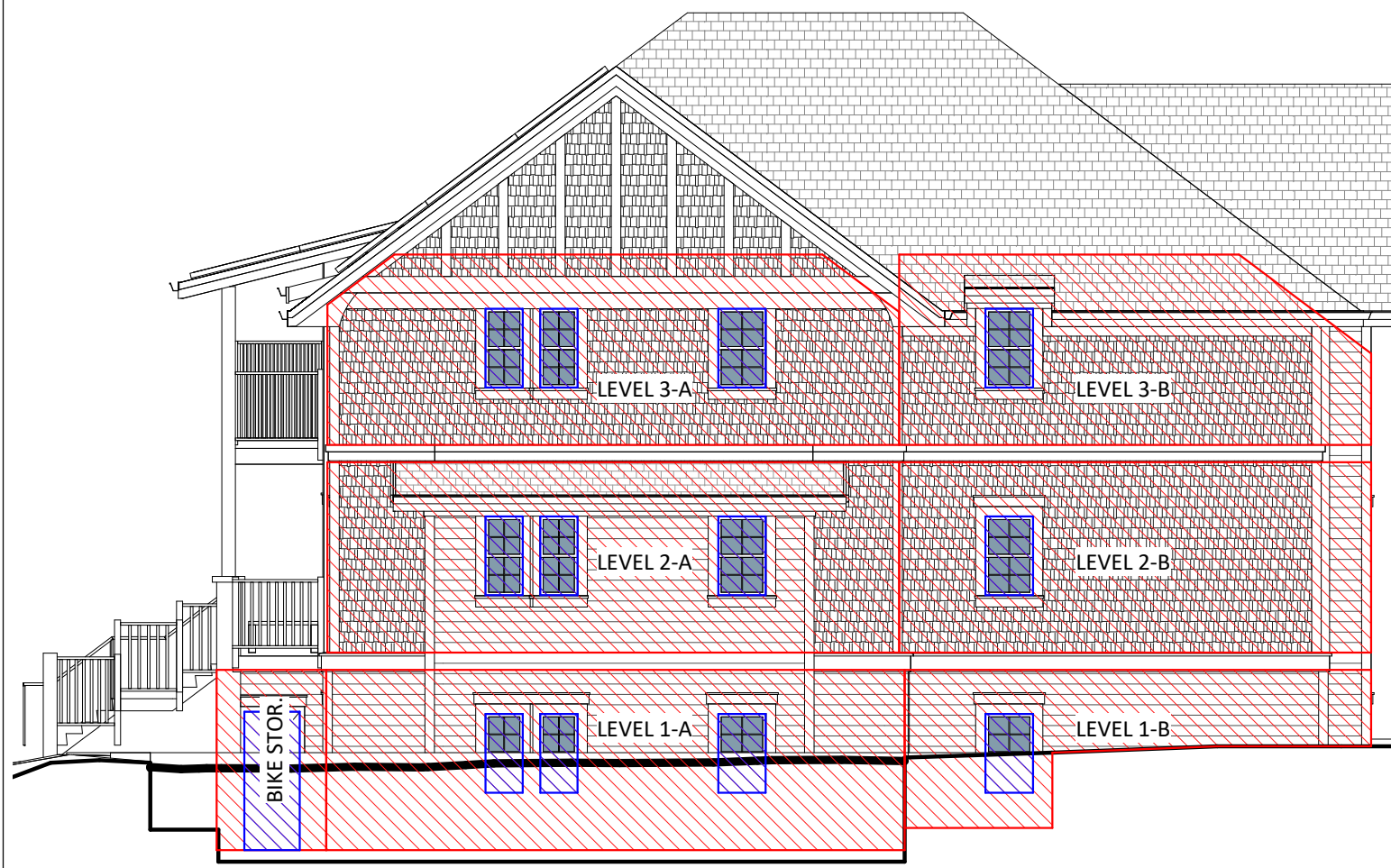
1224 Richardson - ASH Concept
Victoria, BC

Spatial Separations

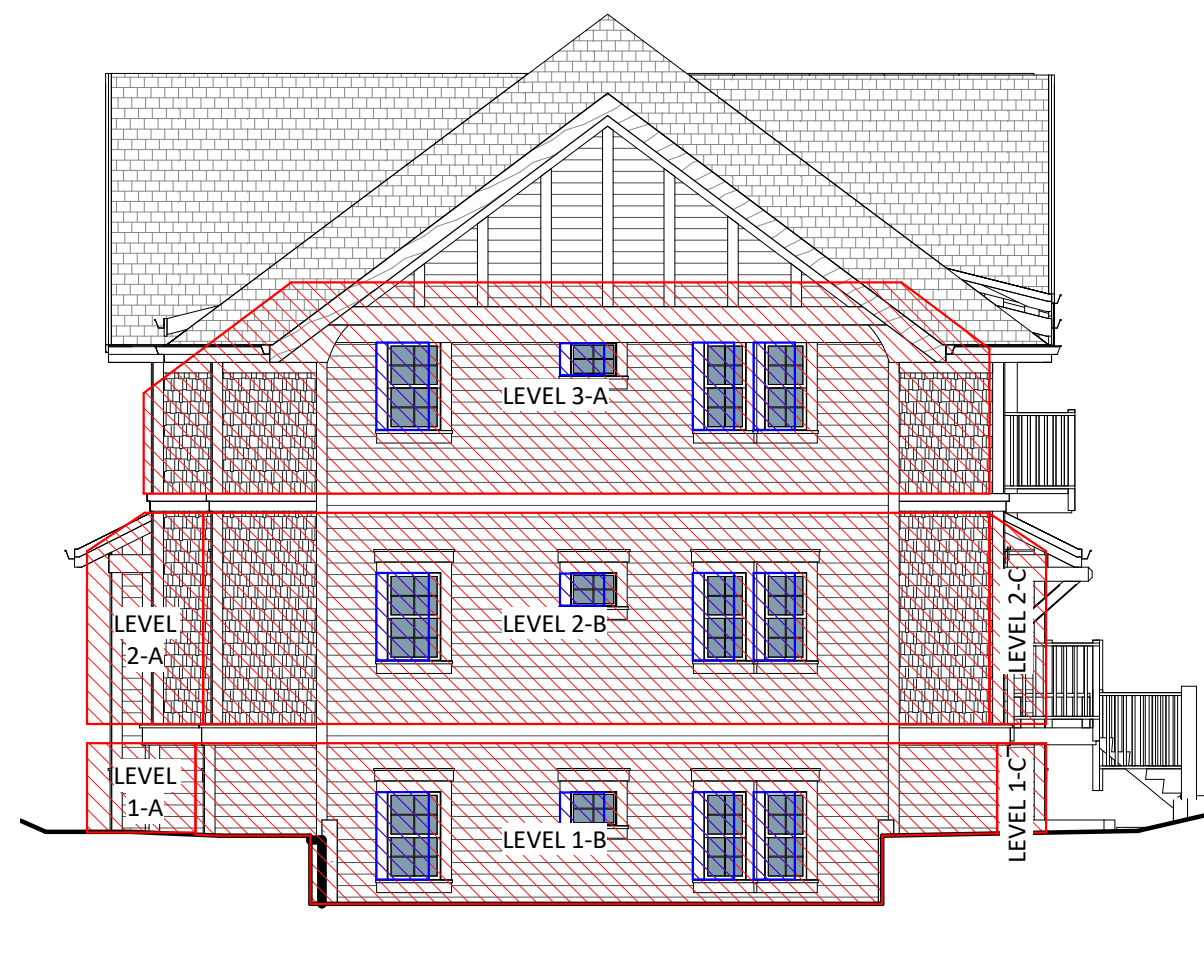
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A3.11

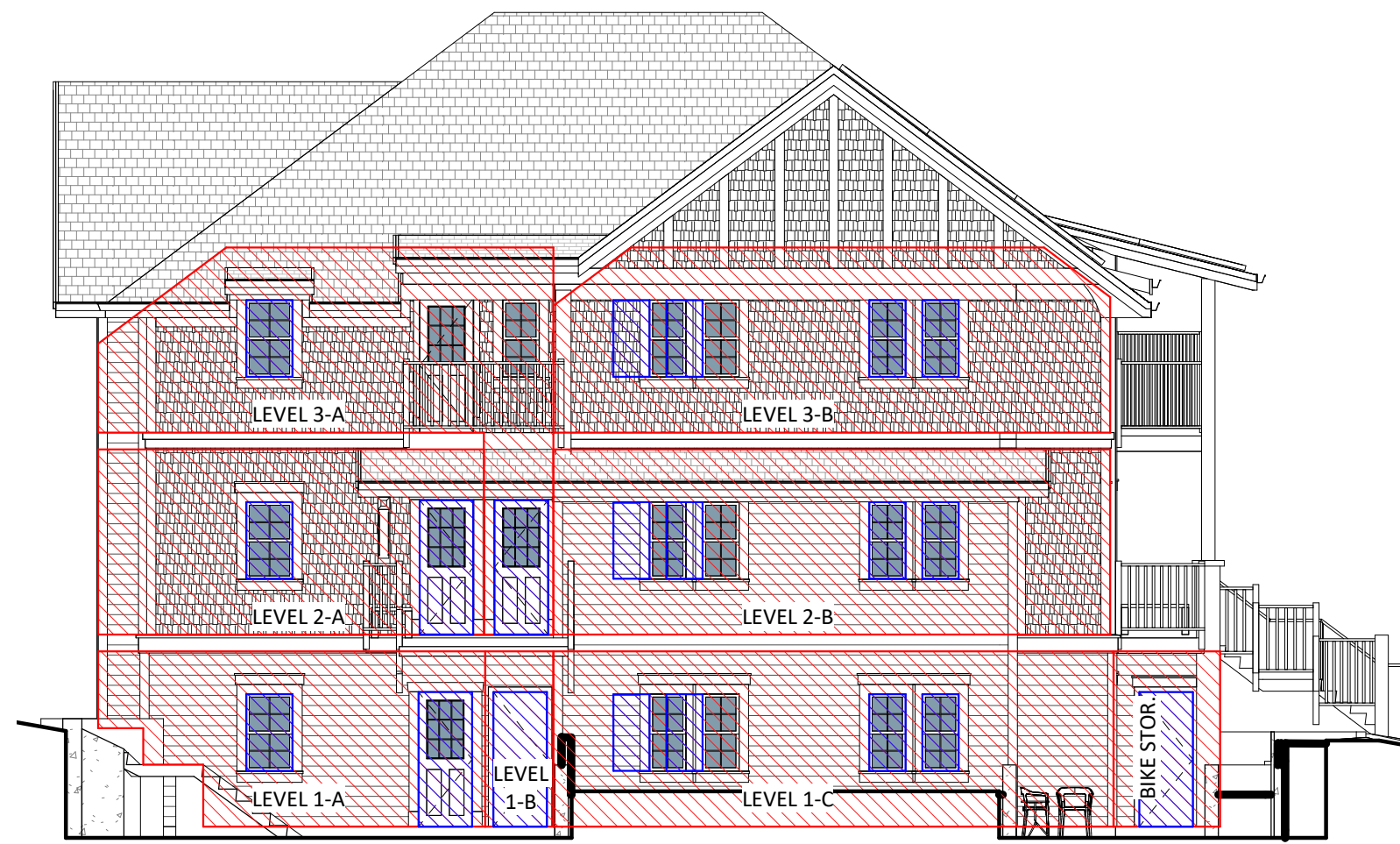
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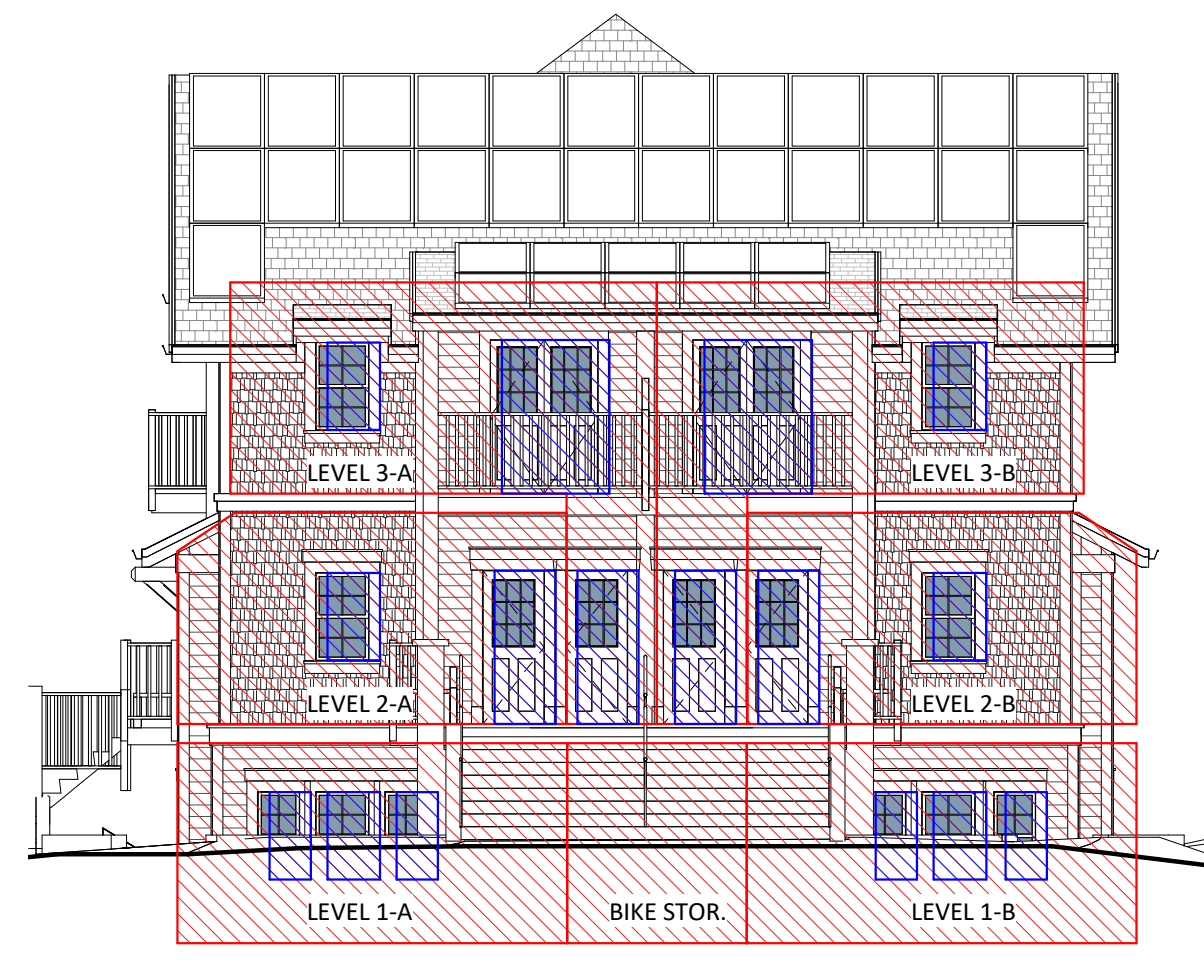
12 Separations - Building C - East
1 : 100



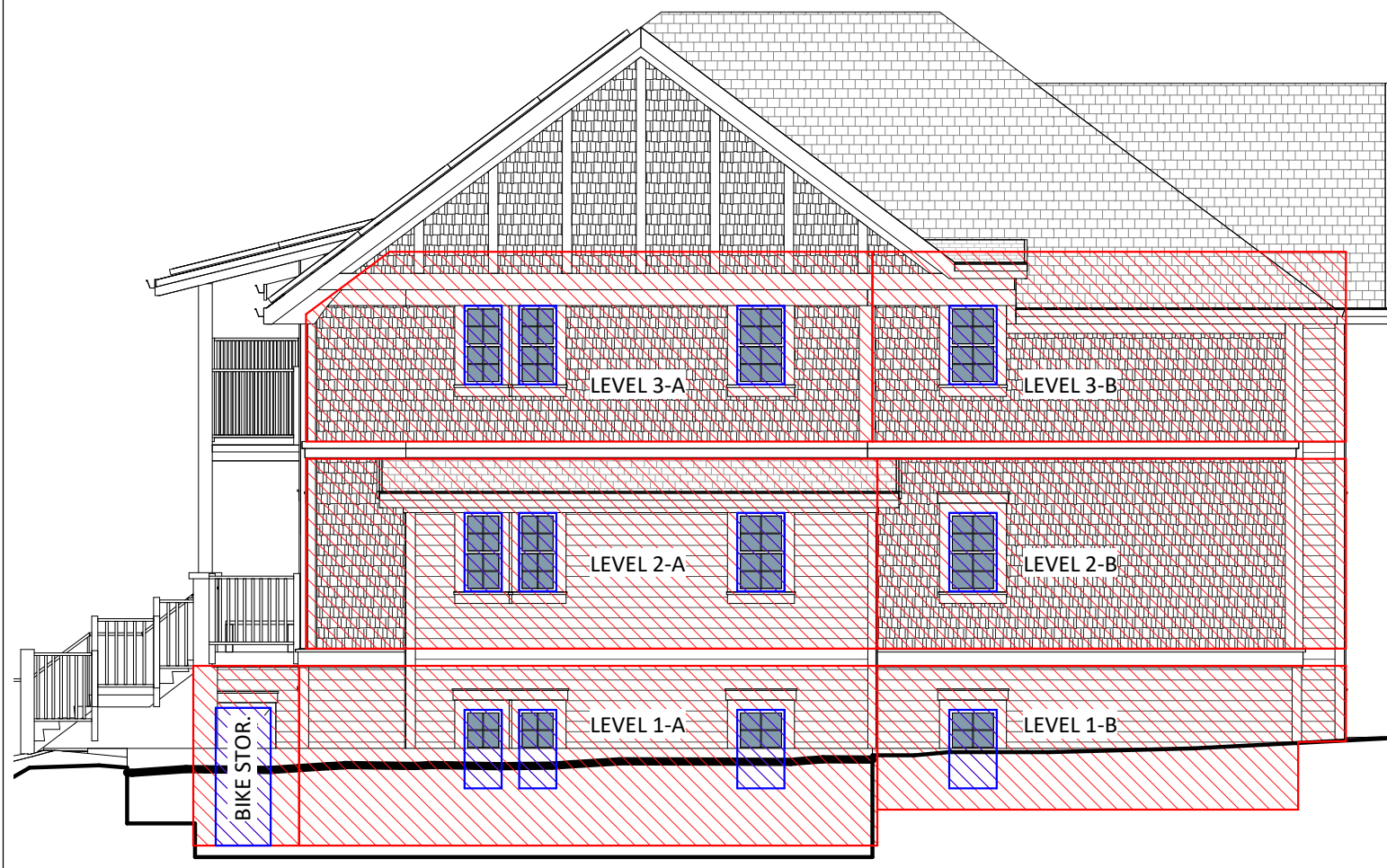
9 Separations - Building C - North
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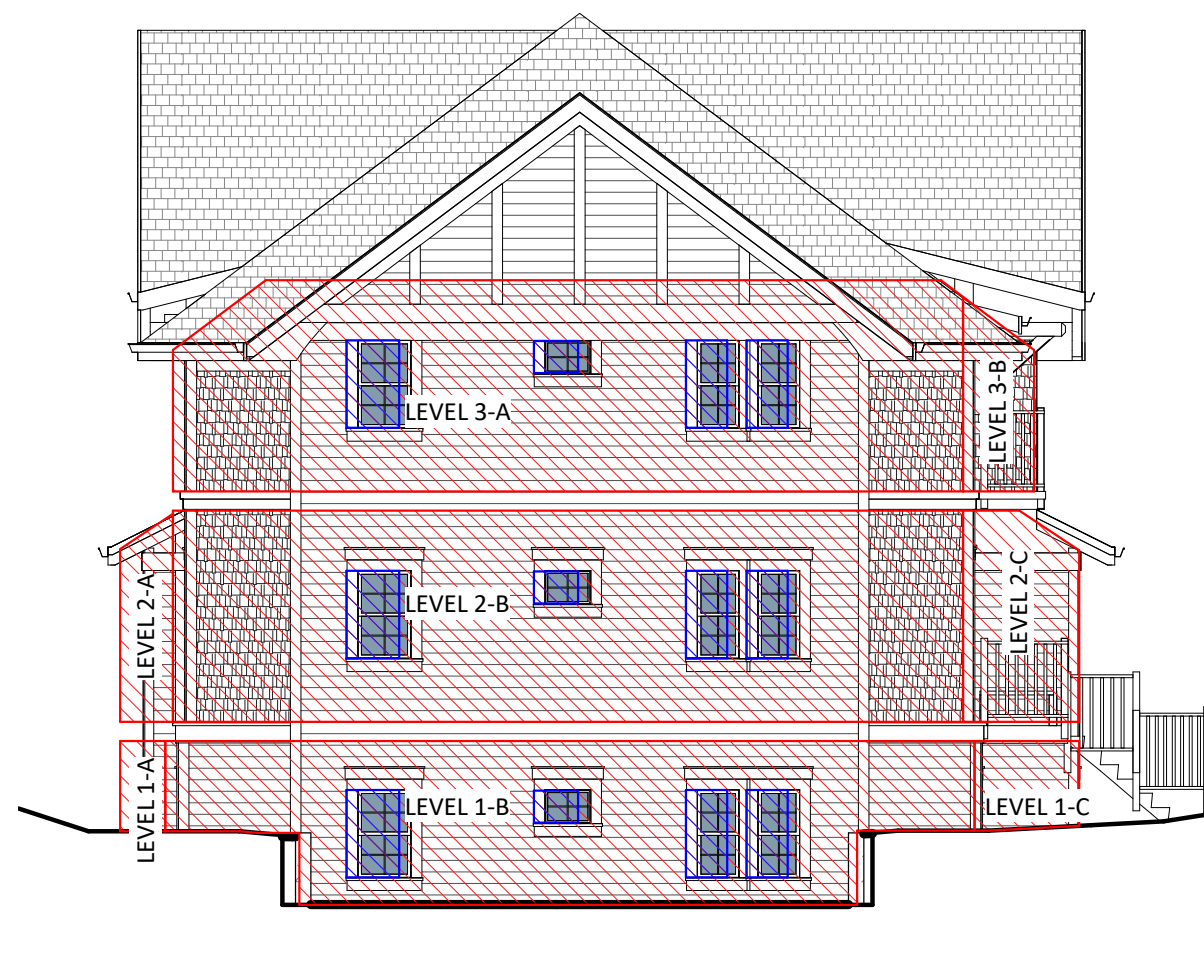
11 Separations - Building C - West
1 : 100



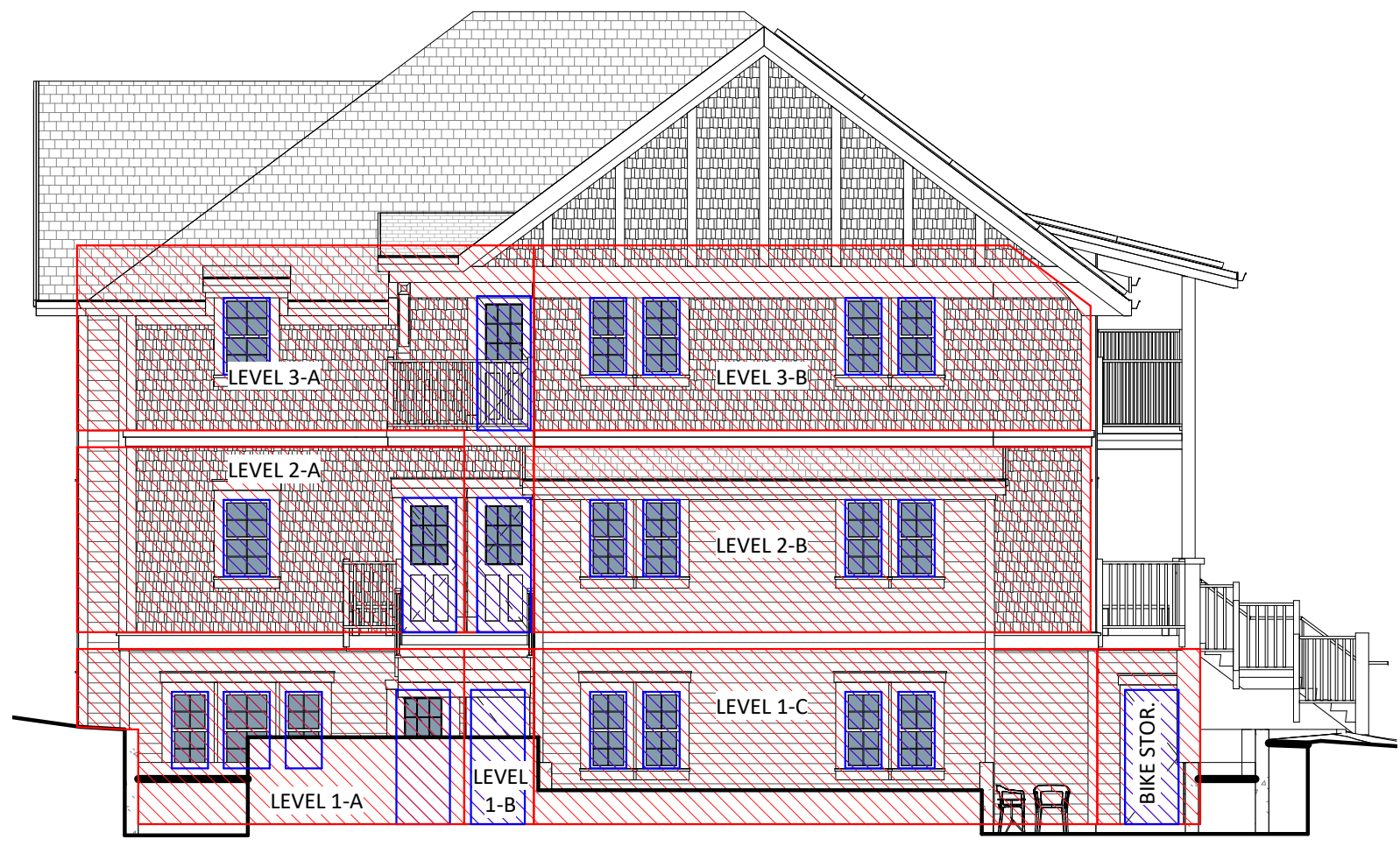
10 Separations - Building C - South
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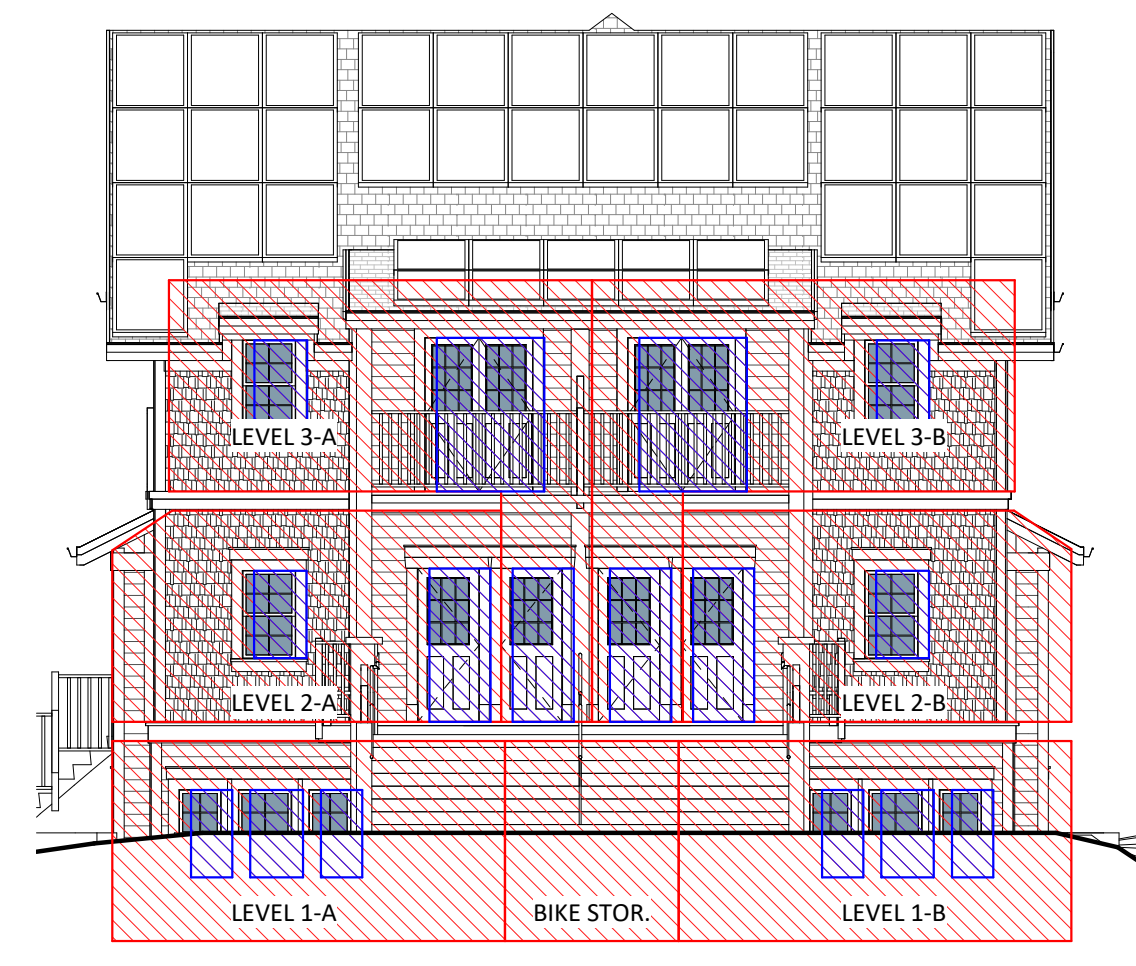
8 Separations - Building B - East
1 : 100



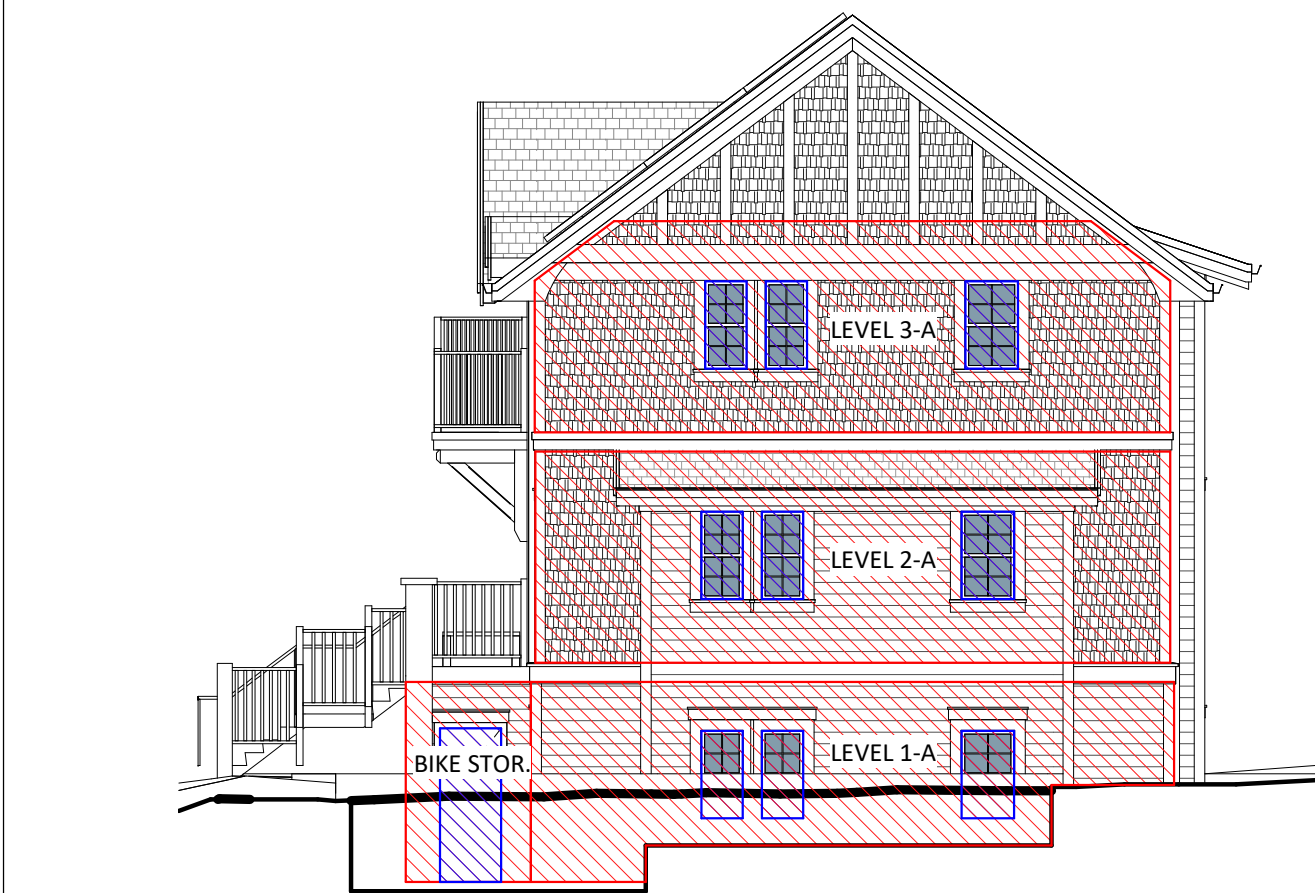
5 Separations - Building B - North
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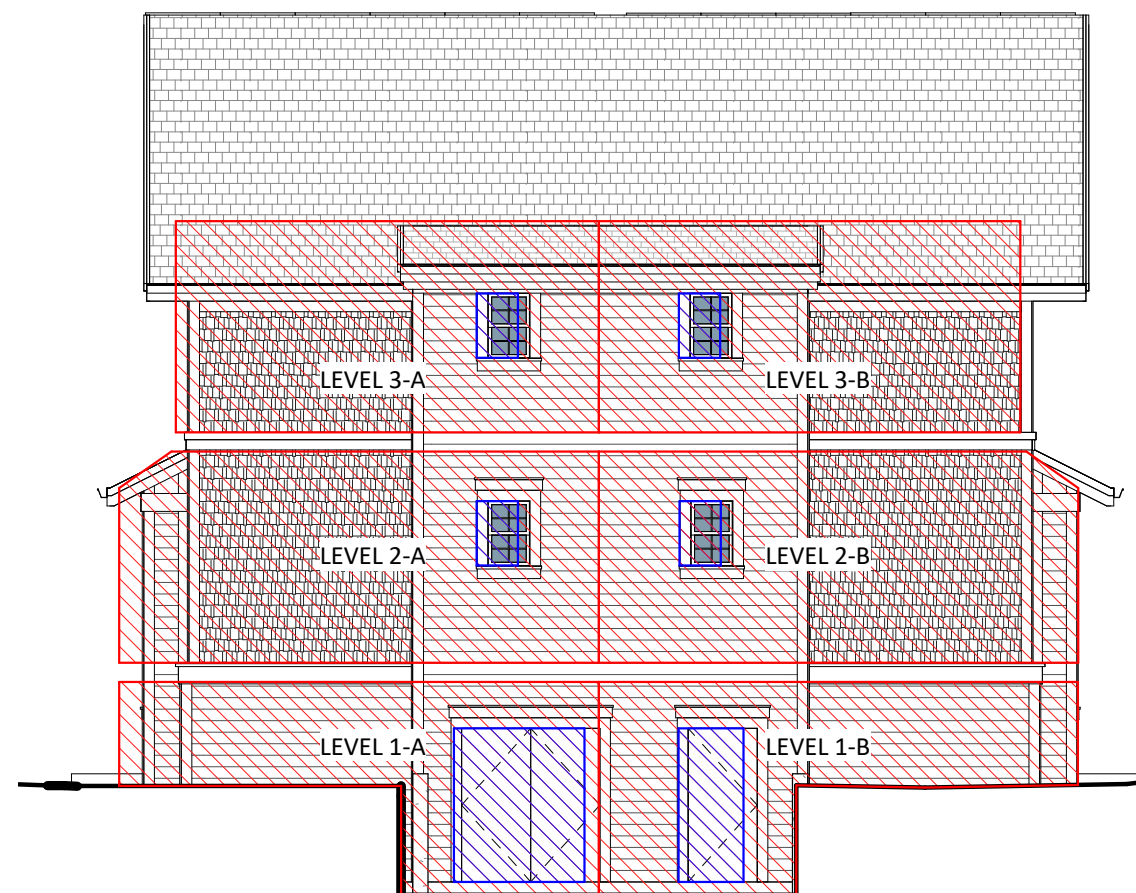
7 Separations - Building B - West
1 : 100



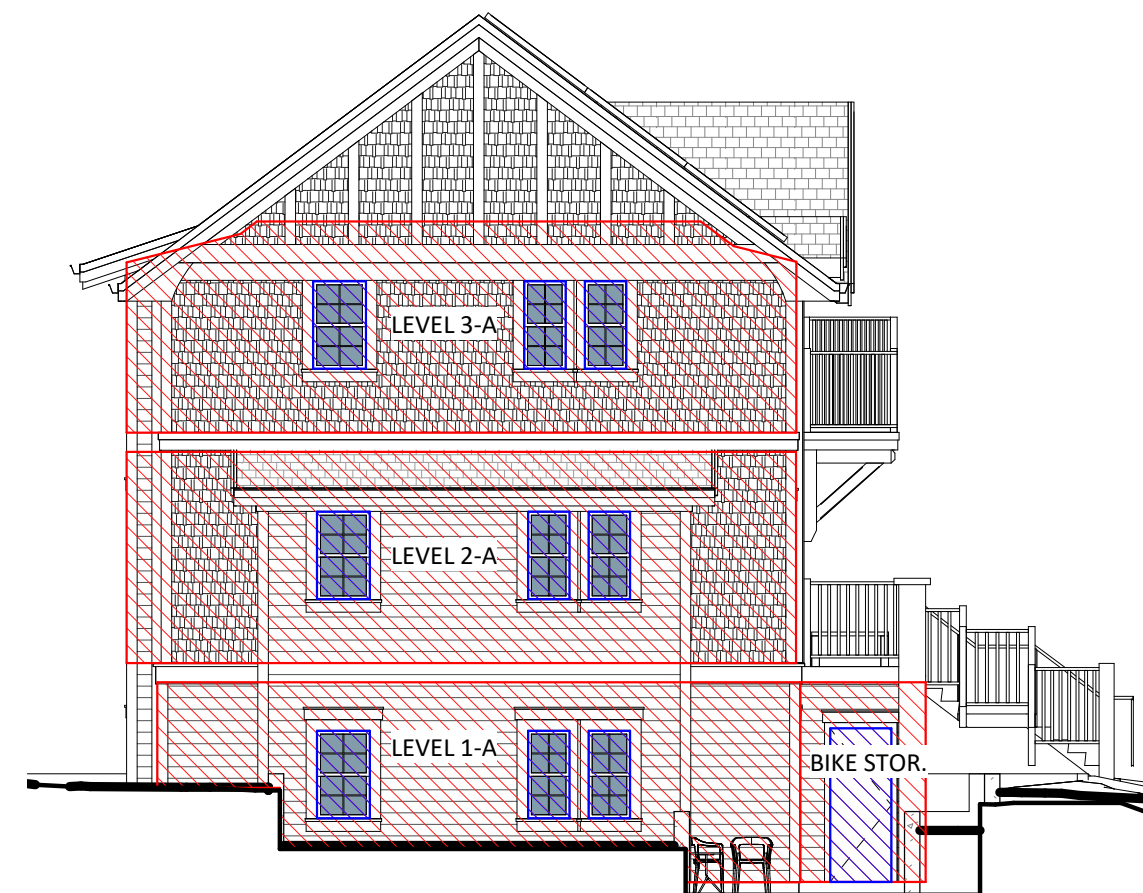
6 Separations - Building B - South
1 : 100



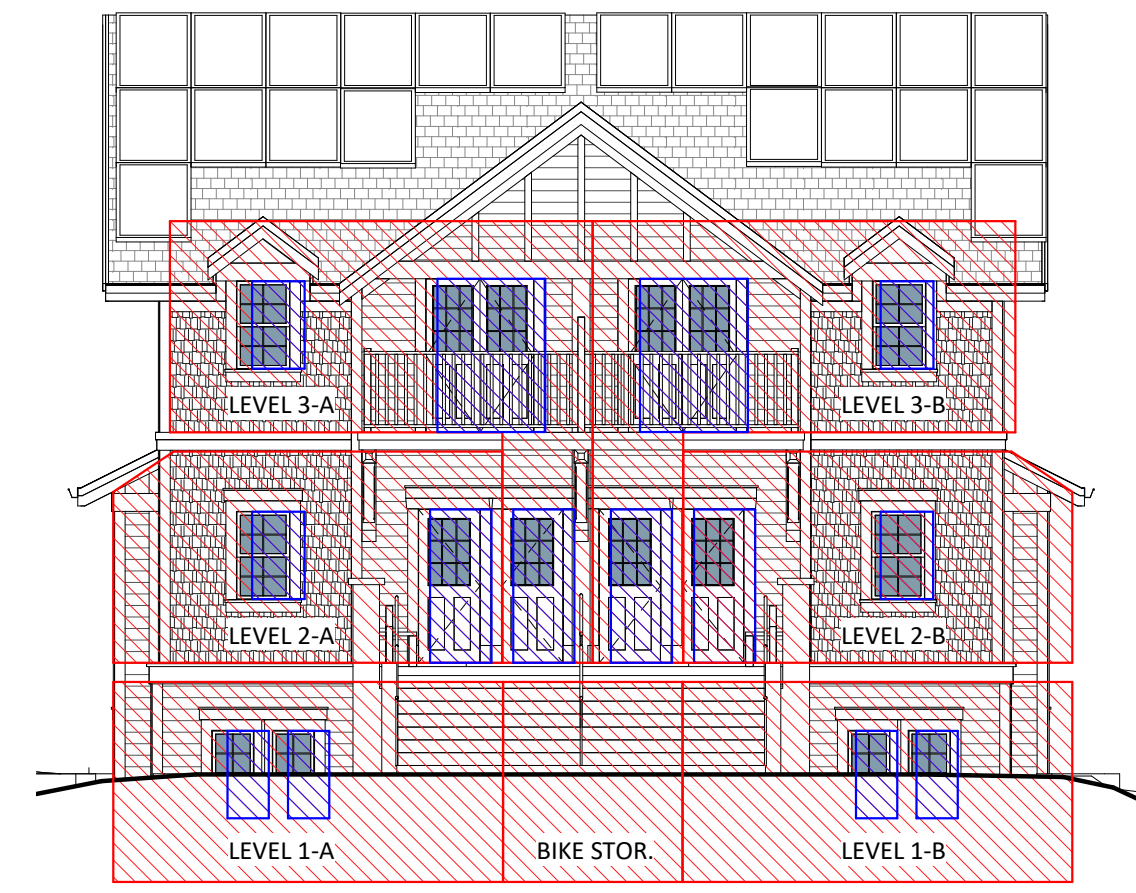
4 Separations - Building A - East
1 : 100



1 Separations - Building A - North
1 : 100

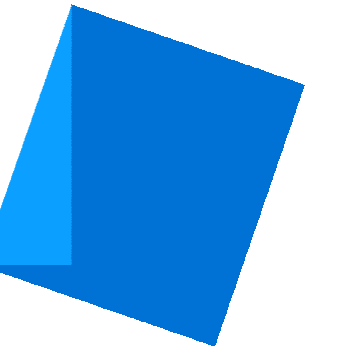


3 Separations - Building A - West
1 : 100



2 Separations - Building A - South
1 : 100

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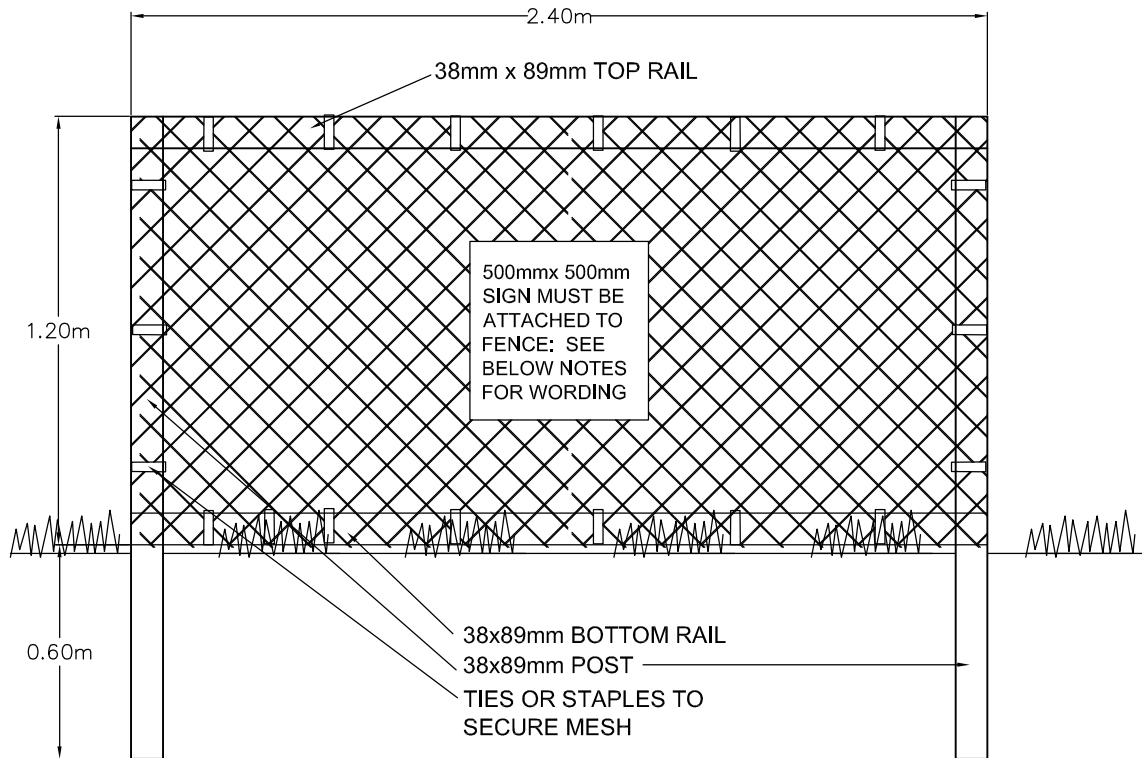
1224 Richardson
- ASH Concept
Victoria, BC

Spatial Separations

Date	2019-05-01 3:00:23 PM
Drawn by	Author
Checked by	Checker

A3.12

Scale	1 : 100
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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

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 not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

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.

* Measured over ivy

~ 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

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

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:

- 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

5.3 Development Permit Application No. 000558 for 1224 Richardson Street

The City is considering a Development Permit application to construct multiple dwellings.

Applicant meeting attendees:

CHRISTINE LINTOTT
OLIVIA LYNN
TIM STEMPE

CHRISTINE LINTOTT ARCHITECTS INC
CHRISTINE LINTOTT ARCHITECTS INC
APPLICANT

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

- transition with adjacent properties
- any other aspects of the proposal on which the ADP choose to comment.

Christine Lintott provided the Panel with a detailed presentation of the site and context of the proposal and Olivia Lynn provided the Panel with details of the proposed landscape plan.

Pamela Madoff left meeting at 3:00pm.

The Panel asked the following questions of clarification:

- there is already a public lane along Rockland Avenue, does this mean that eventually private lane owners will not be able to utilize their back lane?
 - Alec Johnston clarified that the portion that would provide access to the proposed parking area on the subject property is public. The rest of the lane going north is privately owned by the properties that front onto Linden Avenue. Currently, there is informal use of this private lane by the public.
- where would moving vans park?
 - this would be challenging, and they may block driveways
- was the public right of way used as a pedestrian route?
 - yes, for pedestrians and vehicles.
- is a private easement agreement on title?
 - yes, drafted in 1902
- has this lane issue been discussed with the fire department?
 - yes, they are okay with it because there are fire hydrants in close proximity
- where are the rain gardens on the plan?
 - they run across and down the private lane on the west side
- are the windows in wells on the lowest level of each building? And are there concerns for stormwater with this aspect?
 - there is a rendering issue affecting the site grading
 - stormwater will be directed throughout the site. Where the buildings come together, the grading will meet at a gentle slope
- is the rain collected from the private walkway?
 - yes
- what is the walkability of this development to retail amenities?
 - it is very high; Cook Street Village is approximately a 5-7 minute walk
- will the parking be assigned and titled?
 - yes, there will be two spaces that will be visitor stalls and 1 car share stall.

Panel members discussed:

- lack of green space on the sidewalk adjacent to the lane
- concern for the extensive hard surfaces
- concern for the fire pit location
- need to revise the institutional appearance of the front entrance stairs
- acknowledgment of the density on the site
- concern for the building's relationship to the public lane
- lack of parking for the scale of the development
- the building's large footprint
- the site's lack of accessibility from the street, and lack of accessibility within each unit
- opportunity to examine other building options, such as a house and two guest houses.

Motion:

It was moved by Stefan Schulson, seconded by Marilyn Palmer, that Advisory Design Panel recommend to Council that Development Permit Application No. 000558 for 1224 Richardson Street be declined until further consideration of the following items:

- clarification of pedestrian use of the lane
- clarification of public and private site access
- adjustments to the character of units B and C to better fit the property
- accessibility of the units and accessibility within the site
- clarification of site functionality, including loading.

Carried Unanimously

6. ADJOURNMENT

The Advisory Design Panel meeting of November 27, 2019 was adjourned at 3:20 pm.

Stefan Schulson, Chair

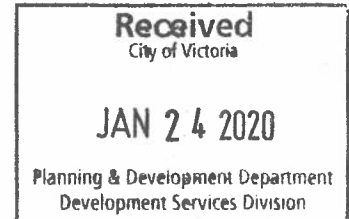
1224 Richardson Property Corp
1153 Burdett Ave
Victoria, BC V8V 3H3
250.384.1969

1224 Richardson Street

Rezoning & Development Permit (REZ-00705 & DP-00558)
Advisory Design Panel Motion Response & Additional Neighbour Consultation

January 24, 2020

Response to the Advisory Design Panel Motion of Nov 27, 2019 & Additional Neighbour Consultation



Attention: Alec Johnston, Area Planner, Development Services Division, City of Victoria

Dear Mr. Johnston,

This letter is in response to the Advisory Design Panel Motion of November 27, 2019 regarding the proposed rezoning & development permit for 1224 Richardson Street. It also provides some updates on minor revisions to development plans to accommodate changes made to address the panel's concerns and/or requests from surrounding neighbours.

The Advisory Design Panel's motion was to recommend that Council decline the application **until** further consideration of the following items:

1. Clarification of pedestrian use of the lane
2. Clarification of public and private site access
3. Adjustments to the character of units B and C to better fit the property
4. Accessibility of the units and accessibility within the site
5. Clarification of site functionality, including loading.

Due to the format of the meeting where the panel discusses and debates the application after the proponent has presented and responded to some limited preliminary questions, we were not able to respond or provide this clarification at the time of the meeting. Most of the concerns identified above were not directly raised as questions to our team, but rather developed during the debate amongst panel members during the later half of the meeting which we were not permitted to respond to. This is unfortunate as, had we been given the opportunity to respond to questions or provide clarifications during the panel's debate we believe we could have resolved any concerns or confusion they had and that the motion would have been more positive.

As such we have provided additional information, clarification and responses below to address the panel's concerns.

1. *Clarification of pedestrian use of the lane.* The Current lane is approx. 4.6 m in width and runs from Richardson Road at the south end to Rockland Ave at the north end. The southern most 120 feet of the lane is a public laneway owned by the City of Victoria. The remainder of the lane north to Rockland Ave is privately owned by the properties on the east side of the 700 and 800 Block of Linden.

The lane is open at both ends and used by the public at large along its entire length for vehicle, bicycle and pedestrian traffic between Richardson and Rockland. The lane is also used by City garbage crews servicing the 700 and 800 block of Linden Ave, 1224, 1230, & 1232 Richardson as well as the carriage house at 1232 Richardson.

During the City's initial review of our proposed development, Engineering staff indicated that the most appropriate driveway access to our proposed parking lot was off of the public portion of the lane as the current driveway for 1224 Richardson was too close to the intersection of Richardson and the Lane to meet the City's requirements and standards of practice. They also indicated that the lane did not meet the City's design requirements for two way traffic, i.e., a 6 m lane width, and so requested a 1.4m Statutory Right Of

Way along the West side of our property for the length of the public lane way. We are prepared to grant that SROW. In so doing, this will improve the safety of the lane for all users of the public lane and also permit more effective access to our property.

We also planned to provide a sidewalk along the west side of our property from Richardson to the rear of the northern most proposed building which would have been open to the public to improve pedestrian safety along the public and private lane section that abuts our property. Unfortunately, a number owners in the 700 block of Linden who own the private section of the lane have insisted that we install a fence along our west property line where it abuts the private portion of the lane to prevent any residents in the proposed development from using the lane for pick up or drop of purposes. As such the sidewalk along the west side of our property, north of the public section of the lane will be fully enclosed within the fenced section of our property and not accessible to the public.

As noted above, the private portion of the lane is owned by the properties on the east side of the 700 and 800 block of Linden. The control and access for public pedestrian use of that portion of the lane is entirely in the control of those owners and we have no ability to influence or alter that control. If they choose to close off that access or leave it open, that is entirely up to them. Having said all of this, our development has been designed to ensure that the residents do not have direct access from our property to the private section of the lane as requested by some of the owners of that portion of the lane. Our proposed pedestrian access as described below under items 2 & 4 is entirely from Richardson and/or the City-owned, public portion of the lane.

2. *Clarification of public and private site access.* As noted above public pedestrian access to the site would be via the sidewalk on Richardson Road and/or a new public sidewalk along the east side of the public section of lane. Public vehicle traffic would access the site via the city owned section of the lane into the private parking lot on the subject site. As we have previously indicated we intend to work with City Traffic Engineering staff to design signage that directs vehicles leaving our property to turn south into the public section of the lane and curbing on our property that prevents vehicles from turning north into the private section of lane. This curbing will prevent vehicles from turning north out of our parking lot but will not impact north bound public or private vehicle access from Richardson to ensure we do not impact what is currently accessible.
3. *Adjustments to the character of units B and C to better fit the property.* Based on our notes of the panel's discussion of this point we believe this request is to address two issues the panel raised. The first was a desire among some of the panel members to have the buildings face the lane due to the confusion regarding ownership and access to the lane. As noted above in item 1 the lane to the west of building B and C is not a public lane, it is private property.

The City of Victoria Design Guidelines for: Multi Unit Residential, Commercial and industrial states:

2.3.1 - Buildings should be oriented towards public streets, walkways and amenities (parks, harbour and coastline, etc).

Turning the building to face the lane would be directly contrary to this section of the City's guidelines. This is precisely why our design has all three buildings facing the "public street," not the lane.

The second issue of adjustment discussed by the panel was the large wide front stairs that one member commented looked too wide and institutional. Modifications have been made to "de-institutionalize" the stair while also acknowledging the Building Code requirements associated with exposure protection of the exits from each dwelling unit. The lower lift of stairs are narrowed to ease the overall width and address the comments, while also meeting the intent of the requirements for exposure protection.

4. *Accessibility of the units and accessibility within the site.* The Edwardian/Craftsman Character and style of the buildings have been chosen to fit in with the existing streetscape, massing and context of the neighbourhood. This type of structure, along with the City's design guidelines that encourage separate individual front doors (ground orientated units), and the desire to deliver 24 affordable home ownership opportunities makes it very difficult to also make these units accessible to those with physical disabilities. We looked at using ramp

systems to allow some of the lower or mid floor units to be accessible, but the length of ramp required was not feasible given the height of the buildings in relationship to the average exterior grade. We also looked at raising the buildings to decrease the length of ramp required to make lower units accessible, but this would have raised the overall height of the buildings beyond its surrounding neighbours and would likely create significant concern from the community. We also looked at providing an elevator but the design is ground orientated to give each unit its own front door which does not allow for the use of an elevator. As such we are not able to offer any accessible units in this development but believe that providing 24 affordable for sale units in this highly desirable neighbourhood is of sufficient value to offset this concern.

5. *Clarification of site functionality, including loading.* This concern appears to be related to how the development would accommodate service vehicles or people moving in and out without blocking sections of the private lane. Service vehicles (repair men, parcel delivery etc would enter the site via the public lane off Richardson and park in the reserved visitors spot in the parking lot. Small moving vans would utilise the same visitor spot with no disruption to the development residents or surrounding neighbours. Where larger moving vans are used this would be pre booked with the strata manager to allow temporary closing of some of the stalls on the North or South side of the parking lot to accommodate a larger moving truck. This is the same process that is used at many apartment or condo projects for move ins or for cleaning and sealing parking surfaces, or repairing piping, lighting etc. in underground parkades. Vehicles would be discouraged from parking in the private lane to unload as the fence between the lane and the subject site cuts off access to the buildings on the subject development site.

In addition to the issues raised by the ADP one of the neighbours on Linden has expressed concern over the proposed fence along the west side of the site separating it from the private lane. As you know this fence was requested by some, but not all of the neighbours along Linden. We therefore agreed to install a continuous 4-foot solid fence along this property line from the north end of the property south to the point where the public lane begins. Ms. Tamsin McIntosh of 721 Linden expressed concern that this fence was not tall enough to ensure that delivery vans did not park in the private lane and pass items over the fence. While this is highly unlikely as there would be no way for delivery drivers to notify the residents they were parked there, we have made attempts to meet with Ms McIntosh over the last couple of weeks but have not received a response from her. We also spoke with one of the residents of 727/29 Linden who agreed with our concern that a taller solid board fence would create a graffiti target like the fence on this side of the lane to the north of the subject property and that it was counter active to eyes on the alley way for safety & security purposes. This resident also agreed that a taller open lattice type fence would sufficiently discourage delivery drivers from stopping in the lane to pass packages over the fence while enhancing the eyes on the lane as well as allowing for views of the site landscaping from the lane which she believed would be a positive addition. We have therefore revised the fence along the West property line from a 4-foot solid board fence to a 5-foot open lattice fence as shown on the revised landscape plan as well as the updated building renderings.

We trust this adequately responds to the clarification requirements outlined in the ADP's motion and will allow you to finalize your report and present our proposal to Committee of The Whole as soon as possible. Please do not hesitate to contact the undersigned if you have any questions or further concerns.

Best Regards,



Tim Stemp
1224 Richardson Property Corp



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Tenant Assistance Plan

This form must be submitted with your rezoning or development application. For contact, please send questions to your development services planner.

SUMMARY: Instructions and steps for Developers and Property Owners

STEP 1	BACKGROUND: Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies.
STEP 2	POLICY APPLICATION: Complete tenant impact assessment to determine the requirements of your application.
STEP 3	Complete application requirement, including: <ul style="list-style-type: none"> a. Current Site Information b. Tenant Assistance Plan c. Tenant Communication Plan d. Appendix A - Current Occupant Information and Rent Rolls (For office use only) e. Appendix B - Correspondence with Tenants Communication (For office use only)
STEP 4	SUBMIT: Complete form and submit to: <ul style="list-style-type: none"> a. Email digital copy of plan to housing@victoria.ca (include appendices)
STEP 5	REVISE: Applicant to update and return application requirements with staff input.
STEP 6	FINALIZE: City staff to finalize the review and signs off application requirements and used as attachment for the Committee of the Whole report.

BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the [Residential Tenancy Act](#).

Please refer to the City of Victoria's [website](#) for more information regarding the City of Victoria's rental housing policies. Supporting documents include:

- Tenant Assistance Instructions and Checklist
- Tenant Assistance Policy
- Frequently Asked Questions
- Sample Letter to Tenants
- Request for Tenant Assistance Form and Privacy Guidelines
- Final Tenant Assistance Report

POLICY APPLICATION: Tenant Impact Assessment to Determine the Requirements of your Application

Answer the questions below to determine whether a plan is required with your application:

Tenant Impact	Indicate:		Application Requirement
Are you redeveloping or demolishing a building that will result in loss of existing residential units?	Yes	No	If yes, complete the next question.
Does your work require the permanent relocation of tenant(s) out of the building?	Yes	No	If yes, complete and submit a tenant assistance plan.
Do you have tenant(s) who have been residing in the building for more than one year?	Yes	No	If yes, tenants are eligible under the tenant assistance plan

If any are selected no, then a tenant assistance plan is not required as part of your application.

TENANT ASSISTANCE PLAN

A. Current Site Information

Site Address:	
Owner Name:	
Company Name:	
Tenant Relocation Coordinator (Name, Position, Organization):	

EXISTING RENTAL UNITS

Unit Type	# of Units	Average Rents (\$/Mo.)
Bachelor		
1 BR		
2 BR		
3 BR		
3 BR+		
Total		

B. Tenant Assistance Plan

For any renovation or redevelopment that requires relocation of existing tenants, the property owner must create a Tenant Assistance Plan that addresses the following issues:

- Early communication with the tenants
- Appropriate compensation
- Relocation assistance
- Moving costs and assistance
- Right of first refusal

The City has developed a Tenant Assistance Plan template that is available for applicant use. The template includes the required FOIPPA section 27(2) privacy notification which should be identified for tenants.

Please refer to the Tenant Assistance Policy with Tenant Assistance Plan guidelines for Market Rental and Non-Market Rental Housing Development.

Required under the Residential Tenancy Act

Notice to End Tenancies

A landlord may issue a Notice to End Tenancy only after all necessary permits have been issued by the City. In addition, landlords must give four months' notice to end tenancies for renovation, demolition, and conversions. Tenants have 30 days to dispute the notice.

For more information, please refer to the [Landlord Notice to End Tenancy](#).

Renovations and Repairs

Renovations and repairs must be so extensive that they require the unit to be empty in order for them to take place, and the only way to achieve the necessary emptiness or vacancy is by terminating a tenancy. The RTA and associated guidelines provide specific guidance pertaining to whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit.

For more information, please refer to [Ending a Tenancy for Landlord's use of Property](#).

Right of First Refusal

In instances of renovations or repairs requiring vacancy, the RTA requires tenants be offered the right of first refusal to enter into a new tenancy agreement at a rent determined by the landlord. This right of first refusal applies only to a rental unit in a residential property containing 5 or more units, and there are financial penalties for non-compliance.

For more information, please refer to [Tenant Notice: Exercising Right of First Refusal](#).

For full details, please check the Government of British Columbia [website](#).

Tenant Assistance Plan Components	APPLICANT		CITY STAFF
	Tenant Assistance Plan		Did the Applicant meet policy?
	Date:	dd/mm/yyyy	dd/mm/yyyy
Compensation Please indicate how you will be compensating the tenant(s).			Yes No
Moving Expenses Please indicate how the tenant(s) will receive moving expenses and assistance.			Yes No
Relocation Assistance Please indicate how the tenant(s) will receive relocation assistance.			Yes No
Right of First Refusal Please indicate whether the applicant is offering right of first refusal to the tenant(s). Please indicate your reasoning.			Yes No
Tenants Requiring Additional Assistance Please indicate whether there are tenants requiring additional assistance. If so, please indicate how the applicant plans to provide additional support.			Yes No
Other Comments			

Tenant Communication Plan Components	APPLICANT	
	Tenant Communication Plan	
	Date:	dd/mm/yyyy
How and when did you inform tenants of the rezoning or development application?		
How will you be communicating to tenants throughout the rezoning or development application (including decisions made by Council)?		
What kind of resources will you be communicating to your tenants and how will you facilitate tenants in accessing these resources? (Please see the City's website for a list of resources)		
Have tenant(s) confirmed with you whether they request assistance? If so, please indicate the staff responsible or whether a third-party service is requested.		
Other communications notes:		

FINAL TAP Review - [For City Staff to complete]

Application received by _____ (City Staff) on _____ (Date)

Did the applicant meet TAP policy? Yes No

Staff Comments on
final plan:

Monica Dhawan

From: Patricia Manly <[REDACTED]>
Sent: Sunday, June 16, 2019 9:43 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 1224 Richardson proposed development

Dear Mayor and Council:

I regret that I will be out of town on Wednesday, June 19 and will thus be unable to attend the community information meeting regarding this development proposal.

I have been informed by neighbours who live closer to Richardson that the proposal is to develop the lot from its current duplex to a 24 strata units with 10 parking stalls.

Personally, I support increasing density in Victoria in order to mitigate our housing shortage, provided that this can be done wisely. I do not object to increasing the density at 1224 Richardson to provide additional housing in the neighbourhood. In particular, I support efforts to make our neighbourhood more affordable for families with young children.

I do have some concerns:

- The scale of this development seems excessive. I would be much more agreeable to a proposal half this size.
- The site is close to the intersection of Harbinger and Richardson. The potential of additional traffic along Harbinger is a concern that could affect our quality of life and property values. Traffic calming strategies may be helpful and should be considered.
- The lane that runs between Richardson and Rockland to the west of the property is actually a family friendly resource that needs to be protected, in my view. The lane currently has next to no traffic, which makes it an ideal place for children to learn to ride bicycles, skateboards, etc. without danger. Although I do not have children myself, I would hate to see the loss of a bike friendly space that is currently suitable for young children to develop their skills.
- Preserving and enhancing Victoria's green space should always be a priority, and I would hope that this has been taken into consideration in this proposal.

Thank you for your consideration of these concerns. I am hopeful that development can proceed on this site at a scale that will add to Victoria's housing supply while preserving Fairfield and Rockland's quiet, leafy atmosphere.

Sincerely,

Patricia Manly, Ph.D.
 608 Harbinger Avenue
 Victoria, BC V8V 4J1

Heather McIntyre

From: Raphael Beck [REDACTED]
Sent: Monday, June 17, 2019 4:25 PM
To: Victoria Mayor and Council; [REDACTED]
Subject: Fwd: Development at 1224 Richardson

As we are unable to attend the June 19 meeting, we would like to voice our concerns regarding the proposed development on Richardson:

1. The size of the development is out of proportion to the surrounding neighborhood. It will turn a quiet residential area into a busy urban environment.
2. Privacy of residents west of the lane could be compromised as tenants from the development seek to shortcut through to Linden avenue.
3. Parking: it is unrealistic to assume that 24 “families” will own 10 cars. More likely, most of them will. That means that they will seek parking in adjacent streets, resulting in residents of these streets having trouble finding a parking place.
4. Lane traffic: our big concern is that the narrow private lane will be transformed into a high-traffic area. This will compromise the safety of young children living along the lane, as well as pedestrians and bikers who often use the lane now.
5. Is paying \$850 per square foot considered “affordable housing”?

The development should be scaled down to fit the neighbourhood.

Raphael and Dahlia Beck
3-727 Linden Ave

630 Linden Ave.,
Victoria, B.C.
V8V 4G5.

June 20, 2019.

Mayor and Council
Victoria, B.C.

re: Proposed Development
1224 Richardson (Jim Stemp)

I am not opposed to development. I have a place to live and only feel that it is right if other people also have a place.

The issue is Parking. There is no parking on the north side of Richardson. Ten spots on the property is severely inadequate for 24 units, even if there was only 1 occupant per unit. If they all ride bicycles, they'll need groceries delivered and there needs to be space for taxis and visitors.

The number of service people that are on our street daily is amazing. Neighbours have groceries and water delivered. There are couriers several days a week. Plenty of lawn-care people. Neighbours are vigilant in maintaining their homes and yard as a result, there are painters, electricians, plumbers, carpenters, bricklayers, arborists. Myself, I had the help of a caregiver for $4\frac{1}{2}$ years. Also, I have family who visit from out of town. I always request them as much as possible to park in front of our lot. I know they grandfathered some of the older homes that have been converted into suites not requiring as much on-site parking as was necessary but with new construction, I think the problem of parking should be addressed before it is built.

Thank you,

Sandra Greenwood



Lucas De Amaral

From: Melanie and Morgan Finley [REDACTED]
Sent: September 5, 2019 5:41 PM
To: Victoria Mayor and Council
Subject: Proposed Development 1224 Richardson Street

Hi,

We are opposed to the proposed development at 1224 Richardson Street changing from single family to 24 strata units.

We live within close proximity to 1224 Richardson Street and have received a notice about the proposed development to change the zoning from R1-B (single family house) to 24 strata units. This does not align with other neighbourhood developments to date. It changes the family residential feel of our neighbourhood. It does not meet proposed or active community development plans. We also have grave concerns about lack of parking that will be provided and the increased traffic on a laneway that is on an elementary school walking route.

While we appreciate the desire to densify our residential neighbourhoods this proposal is not suitable for our area. Please consider changing this high density proposal to one that suits the neighbourhood. Other lots close by have been subdivided into single family houses or large 2 story houses on large lots have been strata converted into 3 or 4 units.

Thank you,

Heather McIntyre

From: Development Services email inquiries
Sent: September 6, 2019 11:03 AM
To: Victoria Mayor and Council
Subject: FW: 1224/1226 Richardson St- Proposed redevelopment

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

Subject: 1224/1226 Richardson St- Proposed redevelopment
Date: 2019-09-05 19:32
From: ANGELE MUNRO [REDACTED]
[REDACTED]
[REDACTED]

To Whom it may concern,

I live at 3-602 Trutch St and am in favour of the proposed site specific development of this property with the following suggestions.

I drive along Richardson St 6 days a week past that location on my way to Oak Bay Recreation. It is a very busy street even early in the morning (usually 6:45 am). It is a bicycle route and there are lots of vehicles parked along the street as well as vehicular traffic.

.

To address these concern, I would suggest that the Developer provide enough on-site parking for residents and visitors also bicycle storage.

This location would be great for residents who wish to cycle or walk to work Downtown which would benefit the traffic and parking in the city.

Also, it should be considered that this building has no Heritage value.

A new building would provide a safe and healthy environment for its residents and be an asset to Fairfield. Some older buildings in the area have been a safety issue. There have been fires in the neighbourhood in the last couple of years as well as lead and asbestos issues.

I appreciate having the opportunity to voice my opinion.

Thank you

--

ANGELE MUNRO,BA
Realtor
Pemberton Holmes Ltd
[REDACTED]
[REDACTED]

...Tell ANGELE

Heather McIntyre

From: Loretta Blasco [REDACTED]
Sent: September 18, 2019 10:07 AM
To: Victoria Mayor and Council
Subject: Proposed development of 1224 Richardson

Good morning,

I wasn't able to attend last night's meeting, but I thought it was important to share with you what I see as going in the wrong direction with development. What I mean by that is, for example, 1201 Fort Street and the Black and White developments that are currently being constructed.

What Victoria DOES NOT NEED are more condo developments in our neighbourhoods.

What Victoria DOES NEED is affordable rental/co-op housing stock. And by affordable, I don't mean subsidized units, nor do I mean, 300 sq. ft. units for \$1400 per month. We need housing where people can get on with their lives and build community. I do understand that all levels of government need to be involved, but it's time to say no to over development in our neighbourhoods. It's time to think differently about housing, other than condo units, and the time is now to make it happen.

Please pay attention to the set backs on these developments that are coming to you for approval. There is no need, except greed, to have buildings encroaching on sidewalks, and neighbours. As well, greed drives the need to increase the height of these buildings. A two story building on Richardson fits in better with the neighbourhood, not 3 stories. And for goodness sake, if you going to allow this development, please make sure the city receives some amenities for the privilege of building in a neighbourhood, for example, money for better roads, or maybe green space. Stop giving our valuable land away for nothing, for free.

I hope you, the Mayor, and city council will carefully consider the legacy you are trying to leave for Victorians living and working here. I'm sure, you would rather have a legacy with a different headline, Instead of the headline saying that Victoria is one of the worst places in Canada to be a renter now. Wouldn't it be exciting to change that statement around to something more community based, affordable and inclusive?

Please think carefully as you consider the proposed development of 1224 Richardson.

Thank you.

Loretta Blasco
301-1025 Linden Avenue
Victoria BC

Sent from my iPad

CALUC COMMUNITY MEETING FEEDBACK FORM

This form was developed by the RNA Land Use Committee to help consolidate neighbor's feedback to Rezoning Proposals. It is not meant to be a complete compilation of all issues. When a development proposal requires rezoning the applicant is advised to have consulted with the immediate neighbors at a community meeting so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement and signing to indicate you have been informed about this development proposal. You are encouraged to provide comments: however, your ultimate position need not be declared until the Public Hearing before City Council.

☒ I have had an opportunity to review the required plans and proposal for 1224/26 Richardson.

☒ Both the existing zoning and the requested proposed rezoning criteria have been explained.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustrations (to scale) of buildings in relation to flanking buildings.

☐ Proposals for blasting or tree removal have been explained.
OR

☒ I have been informed there will be no blasting or tree removal.

planting new trees, great news.

☒ The proposed landscaping for our common property line is acceptable to me.

☒ The proponent's explanation adequately addressed my questions and concerns about the proposal.

☒ I understand that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

not the "ASH"

Component which is a distraction

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

☐ I support the concept as proposed.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed.

Signature(s):

Address:

Comment:

Annette Ruitenberg Date: *Sept 18, 2019*
3, 1200, Richardson Street
The "affordable sustainable housing" concept is a red herring. The developers explained their plan in more detail at this second meeting. I now understand that ASH is not (over) →

Thank you for this. It is your neighborhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

an official program but ~~rather~~ rather, Gene Miller's invention. Once the original buyers sell, there will be no further "affordable" elements that are enforceable.

Yet the neighbourhood will still have a significantly over-populated, under-served lot.

- 24 units is too many
- inadequate parking by any measure
- bus service in the area is minimal & projected to remain low tho somewhat improved

- densely populated houses in rear of property → how will they be served by service vehicles, movers, emergency vehicles etc? via the alley? It's a private alley. Via the parking lot? It will probably be full because it is too small for the number of units proposed.

My new understanding from this ^{meeting} second is that ASH ("affordable sustainable housing") is a red herring.

This is simply a development proposal, with too many units for the level of services available. Parking is a real issue. It is unfair to expect the culture to change from car-culture to other, simply because there isn't parking available. 269

Heather McIntyre

From: PW [REDACTED]
Sent: October 14, 2019 10:40 AM
To: Victoria Mayor and Council
Cc: Development Services email inquiries
Subject: 1224 Richardson development.

Hello

Hope you all had a wonderful weekend.

Concerns over the 24 unit proposed development at 1224 Richardson. Developer is using affordable housing to propose rezoning reduced set backs over height and to many units on a lot that in the past had one house with access only and required off Richardson.

We have had two resident meetings the residents concerns are not a development, just the kind of development.

We would appreciate your attention to our Concerns. The lane adjacent to the development (Richardson to Rockland) is owned by the residents on Linden we allow the public to use the back lane..it's nice to share a quiet walk on the lane. We have a problem regarding the lane. The development is proposing they use the lane (small portion off Richardson owned by city) to access the development off the lane. This is nothing but trouble. It is a lane not a road, it is narrow and does not meet code and will create unsafe traffic problems, all traffic from the development will use the private lane. There is a proposal for a curb to direct vehicle traffic into the development. The lane needs to be left alone. The driveway clearly needs to be separate and off Richardson. The lane should not be used as an allowance for variance to the proposed development. The owners of the lane pay taxes every year on the lane and at this point would like to keep the lane open for the public. The owners of the lane have not been offered compensation from the developer or the city might consider the purchase or reducing the property tax bill. The planning department needs to keep this in mind. Time and money should not be spent on re-engineering the lane.

The Development for that site is wrong it is our opinion the site zoning must be attached to the building plans. Plans of 6-8 family units. Reasons ..the condo market is flooding and prices reasonable we need the next step up for family homes. This area is suitable.

Parking is a big issue with this development.

The developer seems to have heart please encourage them to build family units, less density with no use or allowances with the "Lane"

Regards,
Peter Willis
Victoria

Sent from cell

Heather McIntyre

From: ron [REDACTED]
Sent: February 14, 2020 12:58 PM
To: Victoria Mayor and Council
Subject: 1224 Richardson development

Good day,

As we live at 1232 Richardson, next door to this proposed development, we would like to raise our concerns.

This has already been turned down by the Advisory Design Group. This proposal will now be presented to you without addressing any of the concerns. That is, over height, over dense, minimal parking.

We would have no problem with half that many units in smaller buildings but as it stands now we will be subject to a wall of three story windows the full length of our property. There is no solution presented for the protected tree on the 1232 lot which over stands the proposed building "C". Both 1224 and 1232 lots are only 55 feet wide so this development on 1224 would totally devalue any resale options for 1232 as the present code calls for a 60 foot lot for a panhandle development.

Regards,

Maureen and Ron Pugh

1232 Richardson Street

Lucas De Amaral

From: Tamsin McIntosh [REDACTED]
Sent: March 5, 2020 12:17 PM
To: Lisa Helps (Mayor)
Subject: 1224 Richardson

>
> To Mayor Lisa Helps and Council
>
> I have several concerns about the proposed development at 1224 Richardson Avenue.

> The developers are not working with the neighbors, and are going ahead after being turned down by your Advisory Design Group. It seems that by calling the development "affordable", they believe this development will pass council, even though this is a huge jump in density for profit. I am totally supportive of affordable housing, but this proposed development does not meet the community's needs. We are just a few blocks from an elementary school and a Community Centre. We have more affordable small units already on the market. We really need some family housing.

>
>
> This is essentially a panhandle development, with the two back buildings having no street access. I am told by City planners that it is not a panhandle because it is not wide enough to qualify. With a lane way house, or panhandle lot there are extra restrictions, designed to protect neighbors from a big building looking into and shading our back yards. This development dwarfs my neighbors properties to the East. The developers drawings are shown from an angle that makes them appear to fit in. Please hold them to the set backs and height restrictions in R1A, as other properties that actually have street access are held to this zoning.

> The back two buildings have no street access and the building at the back has no vehicle access for fire, ambulance or deliveries.

> The lane at the back is a PRIVATE DRIVE owned by the houses to the south. I own 721 Linden, and I own the lane at the back of my property.

> 1224 Richardson has always had it's own driveway, but that is not in the new plans. My neighbours have never minded the foot and bicycle traffic,

> but are tired of getting blocked, and have voted to put up PRIVATE LANE and NO PARKING signs. The lane is not wide enough for cars to pass, and this development creates a number of dangerous situations such as having to back out onto Richardson, driving onto a pedestrian sidewalk and limited visibility at both ends. It will be even more dangerous for the proposed bike lane. Closing the lane to through traffic would solve some of the problems, but would also create some.

> I invite you to come out, and will happily walk the lane and show you our concerns. Please give me a call or email with the time you would like to come, and I will do my best to meet you or have a neighbor meet you.

>
> Tamsin McIntosh
> 721 Linden Ave
> Victoria B.C. V8V4G8
> [REDACTED]

1

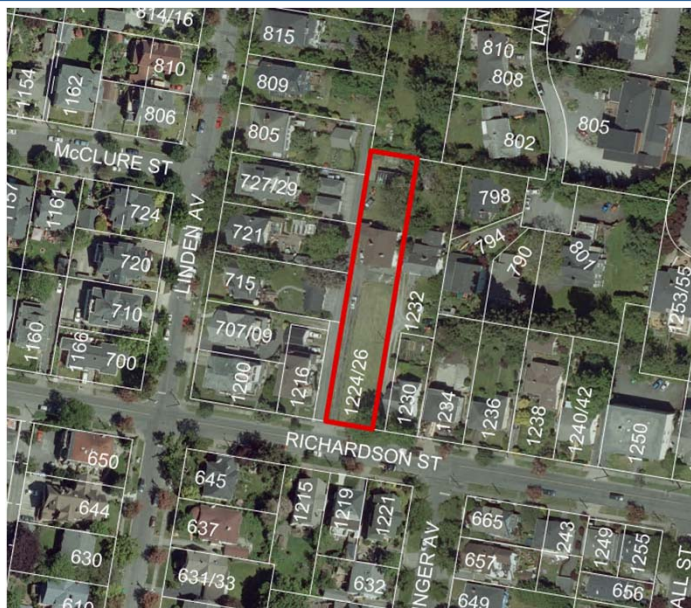
Rezoning & Development Permit with Variances Application for 1224 Richardson Street



1

Aerial View

2



2

3



Southwest Aerial View



3

Subject Site

4



4

Neighbouring Properties

5



1216 Richardson Street



1230 & 1234 Richardson Street



1215 & 1219 Richardson Street



1232 Richardson Street



5

Neighbouring Properties

6



Linden Avenue



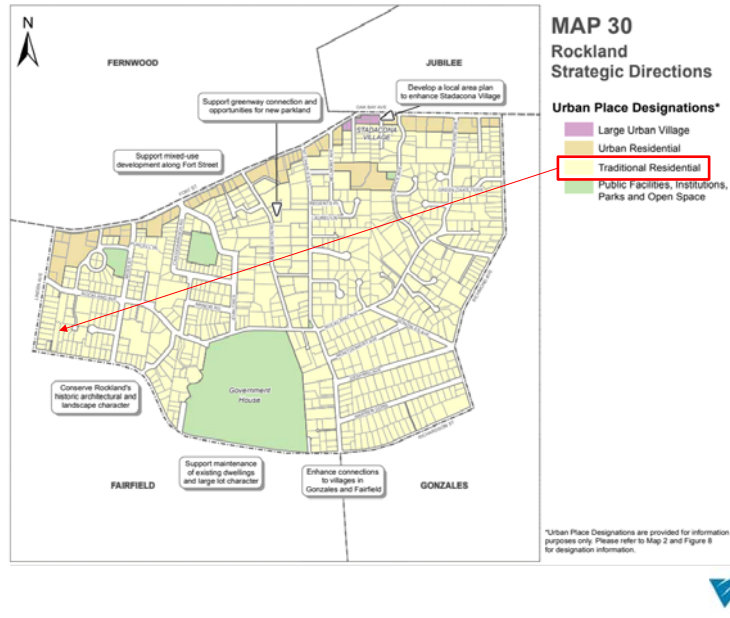
Laneway



6

OCP Designation

7



7

Site Plan

8



8

Elevations – Building A

9



9

Elevations – Building B

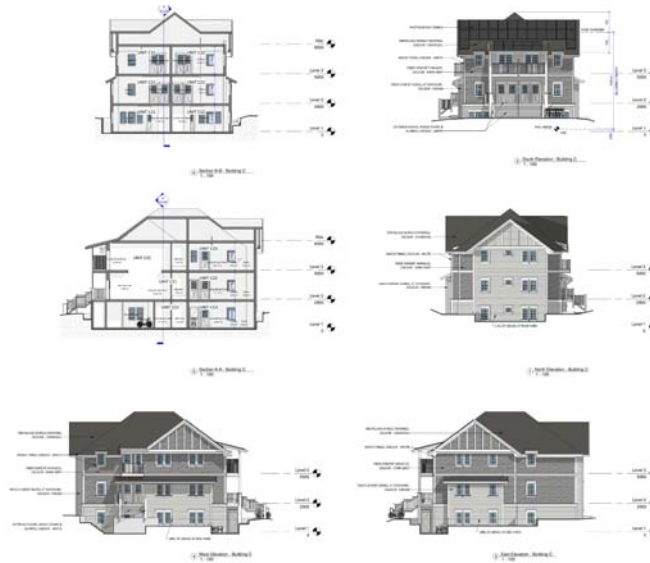
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10

Elevations – Building C

11



11

Streetscape

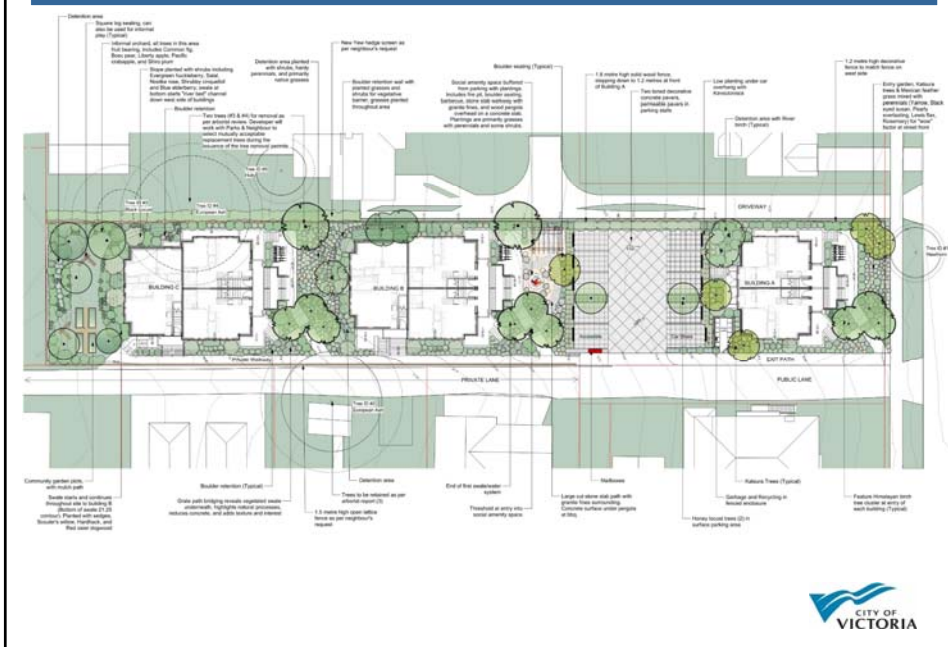
12



12

Landscape Plan

13



13

14



Richardson Street View



14

15



15

16



16

17

Precedent Images



Grate bridging over rain gardens and swales



Community gardens create spaces for social capital to emerge and present a precedent for interactive urban living and environmental stewardship



Fire pits & barbecue at central amenity area



Grasses with boulder retention throughout sloped site



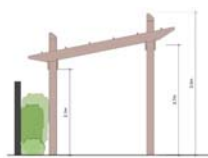
Grate bridging over rain gardens and swales



Alternative bridging over rain gardens and swales



Wood Pergola - Plan View



Wood Pergola - Side Elevation



Wood Pergola - Front Elevation



17

Shadow Study

18



12:00 PM, Summer Solstice, 90°



1:00 PM, Summer Solstice, 45°



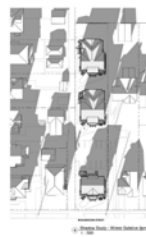
2:00 PM, Summer Solstice, 30°



12:00 PM, Winter Solstice, 90°



1:00 PM, Winter Solstice, 45°



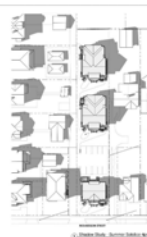
2:00 PM, Winter Solstice, 30°



12:00 PM, Summer Solstice, 90°



1:00 PM, Summer Solstice, 45°



2:00 PM, Summer Solstice, 30°



18

Floor Plans – Building A

19



19

Floor Plans – Building B

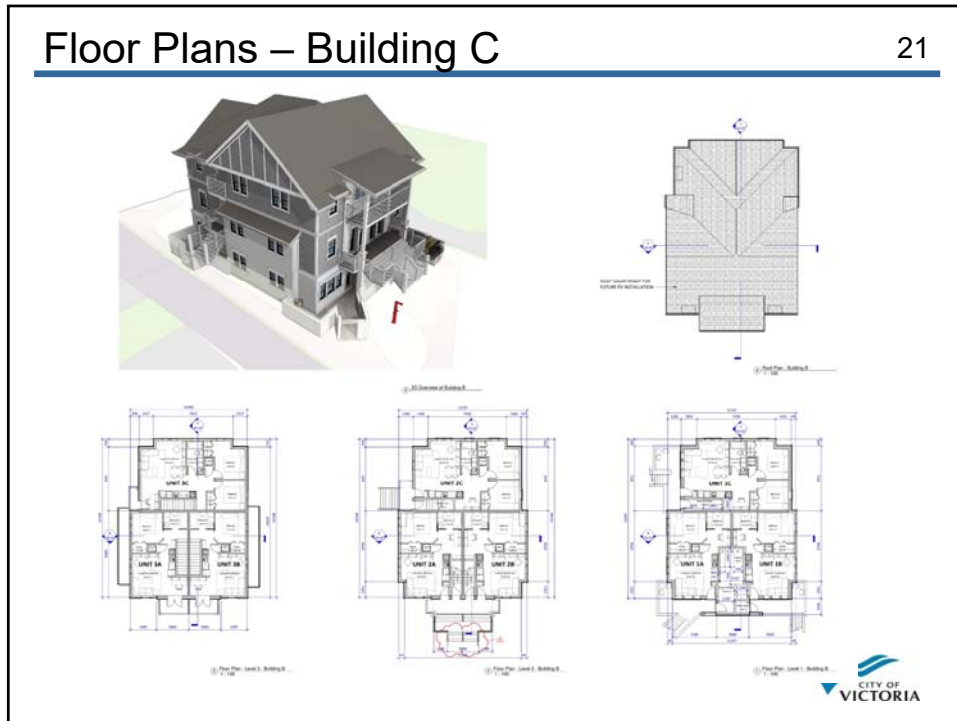
20



20

Floor Plans – Building C

21



21

Richard Elliott

From: E Davies [REDACTED]
Sent: June 25, 2020 12:39 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Support for proposal development at 1224 Richardson St.
Attachments: City of Victoria.pdf

Good afternoon,

I am writing to you today in support of the proposed development at 1224 Richardson Street, Victoria. Please see the attached letter of support.

Thank you,

Eleri Davies

--

Eleri A. Davies
778.873.6958
[REDACTED]

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

June 25, 2020

Re: Support for proposed development at 1224 Richardson St.

Dear Mayor and Council,

I live at 100 Saghalie Road, Victoria. I am writing you today to support the proposed development at 1224 Richardson Street.

As someone who works in the sustainability sector and is looking to enter the housing marketing for the first time in Victoria, this is precisely the type of Gentle Density development we need.

This is an exciting project, as it will enhance the community well-being by encouraging a diverse group of socio-economic homeowners to enter a market. Ultimately, this will develop an inclusive community where young people from the area can stay in the neighbourhood they grew up in, retirees can downsize in the area they have called home, and renters can become homeowners without having to move to the suburbs.

Having reviewed the project proposal, I see several links to the City of Victoria's Community Plan to increase affordable home ownership without negatively affecting the existing neighbourhood. In addition, the proposed sustainability features of the project align with the provincial government's CleanBC plan, Active Transportation Plan and the city's Go Victoria strategy.

It is clear that the project team has provided thoughtful integration of the City of Victoria's transportation, affordable housing, climate solutions, and community well-being strategies while designing to fit with the current neighbourhood aesthetic.

For these reasons, I urge you to approve this development.

Sincerely,

A handwritten signature in black ink that reads "Eleri A. Davies". The script is cursive and fluid, with the first name "Eleri" and last name "Davies" clearly legible.

Eleri A. Davies

Richard Elliott

From: Mary Ann Espedido [REDACTED]
Sent: June 26, 2020 11:46 PM
To: Alec Johnston
Cc: Victoria Mayor and Council
Subject: 1224 Richardson Street

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

Attention: Mayor & Council

Dear Mayor & Council,

I am a Victoria resident. I am writing you today to support the proposed development at 1224 Richardson Street.

This is precisely the type of Gentle Density development we need in Victoria. It will provide desperately needed affordable housing without negatively impacting the existing neighbourhood. This project will allow young people from the area to stay in the neighbourhood they grew up in, retirees to down size in the area they have called home and renters to become home owners without having to move to the suburbs.

I urge you to approve this development.

Sincerely,

Mary Ann Espedido

Richard Elliott

From: trevor rowe [REDACTED]
Sent: June 26, 2020 11:58 PM
To: ajohnston@victoria.bc
Cc: Victoria Mayor and Council
Subject: 1224 Richardson Street

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

Attention: Mayor & Council

Dear Mayor & Council,

I am a Victoria resident. I am writing you today to support the proposed development at 1224 Richardson Street.

This is exactly the type of Gentle Density development we need in Victoria. It will provide affordable housing without negatively impacting the existing neighbourhood. This project will allow young people, such as my young adult children, to stay in the neighbourhood they grew up in, retirees to down size in the area they have called home and renters to become home owners without having to move to the suburbs.

Please support affordable living.

Trevor Rowe

Richard Elliott

From: ryley rohan [REDACTED]
Sent: June 27, 2020 7:58 PM
To: Victoria Mayor and Council
Subject: 1224 Richardson development

Dear Mayor & Council.

My name is Ryley Rohan and I am inquiring about the development at 1224 Richardson. I am interested in this development due it's location. I do not have a vehicle and I work construction mostly in the downtown area where I commute by bike and have had a hard time finding housing in the near by areas for long term periods. I was wondering when this project was scheduled to be completed and if it still needed approval because I would be interested ,

Thank you for your time

Ryley

Richard Elliott

From: Bill Weaver [REDACTED]
Sent: June 28, 2020 1:46 PM
To: Victoria Mayor and Council
Subject: re: Development and Rezoning at 1224 Richardson.

To Mayor and Council:

We're delighted and excited to support the proposed development and rezoning at 1224 Richardson. We already know Fairfield residents who would love a development like this.

For several years, I've been hearing about the Affordable Sustainable Housing concept, and have been hoping to see it brought to life. In my opinion, it's the perfect answer to Victoria's affordable housing needs, while maintaining the character our neighbourhood of Fairfield is known for.

Victoria has another chance to innovate. We need to breathe life into more ideas like this. Please greenlight this project.

Many thanks

Bill Weaver and Siobhan Robinsong
1316 Point St, Victoria, BC V8S 1A5

.

--

Bill Weaver
Across Borders Media
www.natureofmedia.org

Richard Elliott

From: [REDACTED]
Sent: June 28, 2020 3:32 PM
To: Victoria Mayor and Council
Subject: Support for development at 1224 Richardson St.

To Mayor Lisa Helps and Victoria City Council

Dear Mayor and Council,

I'd like to show my support for an exciting and timely new multi-family housing development and rezoning proposed for 1224 Richardson St. in Fairfield.

I've lived in Fairfield/Rockland and James Bay for the last 30 years and welcome this approach to re-development and densification of our residential neighbourhoods. The proposed units are affordable enough to ensure diversity in the community while reflecting the architectural character of the adjacent homes and streets.

I currently rent a character home which, with its 3 adjacent houses, is scheduled for demolition in the next year for another multi-family development. I would welcome seeing an ASH project as an alternative to wiping out the character of my neighbourhood.

I hope you will approve the Richardson St. project which will provide a path to follow for other land owners in Victoria.

Sincerely,

Geoff Gosson
415 Parry St.
Victoria, BC
[REDACTED]

Richard Elliott

From: Calum Ramsay [REDACTED]
Sent: June 23, 2020 12:34 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: 1224 Richardson St. Development - Letter of Support
Attachments: 1224 Richardson St. Letter of Support - City of Victoria.pdf

To the Mayor and Council,

My name is Calum Ramsay. I currently rent at 103-100 Saghalie Rd, and I'd like to own one of the new units proposed for 1224 Richardson St.

The addition of 24 affordable, walk-up single and double bedroom homes will greatly improve the local area, as well as boosting the supply of affordable housing in Victoria. The location – close to downtown, Cook St. village, bike lanes, and transit – will increase the density and vitality of the area, while maintaining its current form and character.

Personally, the most important factor is proposed prices – at \$420 000 for a 2-bedroom home, my partner and I will be able to afford our own place in Victoria. I've attached a copy of this letter in PDF form to this email.

Please support this new endeavor, and help us out by improving availability of affordable housing in Victoria,

Respectfully submitted,

Calum Ramsay

City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

ATTN: Mayor & Council

Also emailed to: mayorandcouncil@victoria.ca, ajohnston@victoria.ca

Re: Development Proposal for 1224 Richardson St.

To the Mayor and Council,

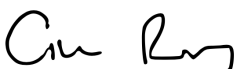
My name is Calum Ramsay. I currently rent at 103-100 Saghalie Rd, and I'd like to own one of the new units proposed for 1224 Richardson St.

The addition of 24 affordable, walk-up single and double bedroom homes will greatly improve the local area, as well as boosting the supply of affordable housing in Victoria. The location – close to downtown, Cook St. Village, bike lanes, and transit – will increase the density and vitality of the area, while maintaining its current form and character.

Personally, the most important factor is proposed prices – at \$420 000 for a 2-bedroom home, my partner and I will be able to afford our own place in Victoria.

Please support this new endeavor, and help us out by improving availability of affordable housing in Victoria,

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Calum Ramsay'.

Calum Ramsay

Richard Elliott

From: staft [REDACTED]
Sent: June 23, 2020 11:03 AM
To: Victoria Mayor and Council; Alec Johnston
Subject: Development Proposal for 1224 Richardson St.
Attachments: Letter.Vic.Council.pdf

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

Attention: Mayor & Council

Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

As a senior and current home owner in Fairfield (1355 Carnsew Street) , I am intrigued and optimistic about the addition of a more affordable option for seniors in our neighborhood. I currently use Car Share, do not own a car, and ride cycles (and motorcycles) in part to support a green lifestyle.

This development looks to be both affordable and functional for a senior such as myself wishing to downsize. I would gladly move into a 450sq ft living space, without the added headache of yard upkeep and possibly to add a more social living environment.

While I guess I would prefer a more acoustically isolated structure than the currently proposed wood structure walk ups [concrete floors and walls assure better privacy and noise isolation], I might still be amenable to one of these units if I could be assured of peace and privacy. That said, I firmly believe well designed tiny living spaces are the way to go for both the young and old alike. The area is ideally suited to walk anywhere vital in Victoria in under half an hour.

Please support this development and increase the stock of affordable to buy homes in Victoria.

Sincerely,

John Stauff (M.B.A. B.A.Sc . Retired]

Richard Elliott

From: Ryan Jabs [REDACTED]
Sent: June 23, 2020 2:22 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Support for housing proposal at 1224 Richardson

Dear Mayor and Council:

My name is Ryan Jabs. I live at 1560 Oakland Ave. and am a small developer that focuses on proposing more missing middle housing in core Victoria.

I am supportive of the housing being proposed for 1224 Richardson, as it fits well within the fabric of the neighbourhood and will provide homes for people who want to work and live in the city.

In my view, this proposal aligns with city values as it offers gentle density in a neighbourhood that needs more homes, as well as relatively affordable home ownership in a neighbourhood that has become unaffordable to many. It will also cater – and, in fact, encourage – people who don't need or don't want to own or use a car to live a car free lifestyle by being in a walkable neighbourhood, with great bicycle amenities and with a car share vehicle on site.

There are relatively few of these types of missing middle projects being proposed in the city, as they often take more time and effort to be approved – and cost more per home to develop – compared to some of the large-scale developments that are proposed for the city.

However, these types of homes are more likely to foster strong community and family values compared to much larger multi-family buildings, as people within these buildings are more likely to recognize and get to know and support each other and their neighbours (regular eye contact is key!).

I am looking forward to the outcome of this proposal, as I consider how I can also provide more of this type of housing in the city.

Thank you for taking the time to read this letter.

Sincerely,

Ryan Jabs | President, Community Builder
Lapis Homes | [REDACTED] www.lapishomes.com
[REDACTED]



Richard Elliott

From: Julian West [REDACTED]
Sent: June 24, 2020 7:16 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

My name is Julian West. I am a small-scale developer and the Founder of Urban Thrive. I believe projects like the one proposed for 1224 Richardson Street are exactly what we need to become a thriving, sustainable city and I strongly urge you to endorse this project.

First, it's important to realize that housing policy is also climate policy. Every new home in the City of Victoria reduces the demand new suburbs in the Westshore and beyond – preserving forested lands, reducing car-dependency, commute times and transportation carbon emissions, to name just a few social benefits. There may be 13 municipalities in the region, but we are strongly interconnected and share one atmosphere.

Low-rise, wood-frame buildings like 1224 Richardson also have a dramatically lower carbon footprint (in construction and operation) compared to energy-intensive concrete & steel high-rises and sprawled single-detached suburban dwellings. This is by far the best type of housing we can build to reduce carbon emissions.

1224 Richardson welcomes households to the City of Victoria who would otherwise struggle to find realistic options, because of its affordability and unique neighbourhood-scale form. After all, there are a lot of people who don't want to live in a downtown high-rise and can't afford a single-family home.

Despite what some people may say, this type of housing also enhances neighbourhood fabric. Diverse housing types brings diverse people. Car-lite/car-free households are much more likely to shop locally and support local businesses. The additional tax revenue enables better maintenance of public infrastructure and amenities. Better, more-frequent transit service becomes more economically viable. The list goes on.

If Victoria is to achieve its housing and climate goals, we need to share our neighbourhoods and offer housing in all shapes and sizes. 1224 Richardson is exactly the type of development we need to achieve these goals and I sincerely hope you support this project.

Gratefully,

Julian West | [REDACTED]
www.UrbanThrive.ca

Richard Elliott

From: Colin Jerome [REDACTED]
Sent: June 29, 2020 9:06 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: Proposed development at 1224 Richardson St

Dear Mayor and Council,

We are writing in support of the proposed development at 1224 Richardson Street. We live in Ladysmith, BC but are considering moving to Victoria if we can afford to purchase a home. We would like to buy one of the units at 1224 Richardson Street.

The proposed development of 3 Dockland-Style homes divided into 24 affordable, walk-up, 1 and 2 bedroom units enhances the neighbourhood and improves the stock of affordable housing available to purchase in Victoria.

With easy access to downtown and Cook St Village, bicycle and bus routes, this is an ideal location to gently increase the density and vitality of the neighbourhood, while respecting its current form and character.

Most importantly, at the proposed prices: \$330,000 for 1 bedroom units and \$420,000 for a 2 bedroom unit, we will be able to buy a home in Victoria.

Please support this development and increase the stock of affordable homes in Victoria.

Sincerely,
Colin and Marie Jerome

Richard Elliott

From: christine knussmann <cknussmann@gmail.com>
Sent: June 29, 2020 3:08 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

I currently live at Linden Ave. and I would like to live in one of the units proposed for 1224 Richardson St. The proposed development, of 3 Rockland-style homes divided up into 24 affordable, walk-up, 1 and 2 bedroom units, enhances the neighborhood and improves the stock of affordable housing available to purchase in Victoria.

With easy access to downtown and Cook Street Village, bicycle and bus routes, this is an ideal location to gently increase the density and vitality of the neighbourhood, while respecting its current form and character.

I have been living in this neighborhood for over 15 years and would like to purchase my own place in the near future. At the proposed prices: \$330,000 for a 1 bedroom unit this would be the ONLY place, amongst the new developments in this neighborhood, I could afford.

Please support this development and increase the stock of affordable homes to buy in Victoria and help me to have a chance to stay in my beloved neighborhood.

Yours sincerely,

Christine

Richard Elliott

From: Douglas Curran [REDACTED]
Sent: June 29, 2020 10:52 PM
To: Victoria Mayor and Council
Subject: RE: ASH Proposal for 124 Richardson Street / July 2 Council Meeting
Attachments: RE-1224 Richardson ASH proposal.docx

Please see attached letter, regarding the development proposal for 1224 Richardson.

cheers, Douglas Curran

Douglas Curran
1161 Burdett Avenue
Victoria, BC Canada V8V 3H3

[REDACTED]

dougcurran.photography
[REDACTED]

Douglas Curran – Photographer
1161 Burdett Avenue, Victoria BC, Canada V8V 3H3

June 27, 2020

Mayor and Council
City of Victoria
City Hall
1 Centennial Square
V8W 1P6

RE: 124 Richardson ASH proposal

Mayor and council,

I am writing in support of the development of 1224 Richardso St. as a development of 3 houseplex structures for this location.

As a Fairfield community resident, I was engaged in the In-fill housing process for Fairfield, looking for viable responses to housing needs in this near downtown section of the city.

As has been long recognized, residents of this community are looking for workable designs that offer an expanded choice in housing forms, beyond the traditional single-family homes, while still preserving the scale and design elements of that traditional form.

The ASH concept (affordable, sustainable housing) is a lower cost concept that addresses many of the concerns we explored through our community working group and also through the Cook Street pop-up information centre. More directly, in the immediate neighbourhood of Rockland and Burdett Avenues, the ASH concept houseplexes of this scale were widely supported as a preferred choice to accommodate the budgets of first-time buyers, while reinforcing the scale and form most representative of this traditional part of Fairfield.

I urge Council to look carefully at the core aspects of this project and recognize the multiple ways in which this project answers Council's own ambitions for expanded housing within an affordable and innovative cost structure for infill housing in the traditional neighbourhood.

Regards, Douglas Curran

1161 Burdett Avenue



Richard Elliott

From: Denton Pendergast [REDACTED]
Sent: June 29, 2020 12:51 PM
To: Victoria Mayor and Council
Subject: In support of Richardson project
Attachments: Richardson support letter.docx

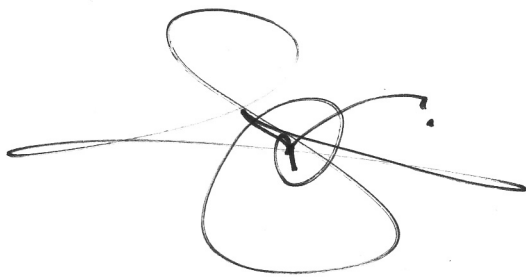
28 June, 2020

Mayor and Council,

I've been following the development and rezoning of 1224 Richardson with a great deal of interest. It would seem to me that the project is a perfect use, not only for the land configuration but for providing what seems to be reasonably priced home ownership for a number of families and individuals.

I hope the Mayor and council grasp this opportunity to move such meretricious project forward, both in and within itself, and as a new housing option for our forward thinking city.

Respectfully

A handwritten signature in black ink, featuring a large, stylized 'D' and 'P' that are intertwined. The signature is fluid and cursive, with a horizontal line extending to the left and another to the right, both ending in small loops.

Denton Pendergast
406, 890 Academy Close
Victoria, V8V 2Y1

Lisa Helps (Mayor)

From: Joel Bryan [REDACTED]
Sent: June 29, 2020 3:57 PM
To: Lisa Helps (Mayor)
Cc: Harry Newton
Subject: 1224 Richardson development support

Good Day,

I am writing today to voice my support for the proposed development at 1224 Richardson.

My family and I live on nearby Cornwall Street and commute to work and school by bike, foot and car almost daily past the proposed site.

The development seems to meet city plans for both density and affordable housing and would be a welcome addition to the neighbourhood where additional affordable units are very much needed.

Cheers,
Joel Bryan
631 Cornwall St,
Victoria, BC

Richard Elliott

From: Michael Richardson [REDACTED]
Sent: June 29, 2020 7:37 PM
To: Victoria Mayor and Council
Subject: 1224 Richardson

Mayor and Council,

I am writing in support of the rezoning and building of the multi-unit housing development at 1224 Richardson.

It shows imaginative use of this oddly shaped piece of land in Fairfield. The proposed units fit within the surrounding streetscape and would be a welcome addition to the neighbourhood. The fact that it meets an affordability level is enough to 'seal the deal'.

M. Richardson
150 Wellington Avenue
Victoria, BC.

Sent from my iPad

Richard Elliott

From: Rosa Harris [REDACTED]
Sent: June 29, 2020 8:52 AM
To: Victoria Mayor and Council; Gene Miller
Subject: In support of 1224 richardson proposal

To Mayor Helps and Victoria City Council

As a longstanding resident of the city, I want to put my full support behind the proposed development project at 1224 Richardson and the rezoning required to realize it.

A denser city is a more vibrant and functional city – provided such density is undertaken with respect. I believe that's the case in this instance. The prospective buildings are clearly designed to maintain the character of the neighbourhood. Just as important, erecting them would increase the stock of much-needed affordable housing in the city.

This well-thought-out enterprise, which makes clever and appropriate use of land, could serve as a template for future such undertakings in other neighbourhoods. Victoria needs to execute fresh ideas like this one.

Sincerely,

Rosa Harris
206-649 Bay Street
Victoria
V8T 5H8

Richard Elliott

From: Steve Woolrich [REDACTED]
Sent: June 29, 2020 4:35 PM
To: Victoria Mayor and Council
Subject: LETTER OF SUPPORT | DEVELOPMENT PROPOSAL | 1224 RICHARDSON STREET
Attachments: Letter of Support 1224 Richardson.pdf

Importance: High

Good Day,

Please find my Letter of Support for this exciting project attached.

Sincerely,

Steve



Steve Woolrich | Principal
People • Place • Connection



@RethinkUrban | rethinkurban.com

The world we shape is the world we touch - with our words, our actions, our dreams.” - Ken Nerburn



June 29, 2020

To Mayor and Council,

I'm writing to strongly support the proposed development and rezoning at 1224 Richardson Street.

As neighbourhoods throughout Victoria continue to explore new developments that will support affordable housing and well thought out designs that bridge the many concerns around density, this project meets the needs of the Rockfield/Fairfield area.

For over two decades I've been directly involved in reviewing land use applications, bylaws and designs, as they relate to community safety and wellbeing. This particular housing concept provides our city with a viable alternative worth considering. I feel it's imperative that people live in neighbourhoods that are healthy and safe, and don't compromise the character of their surroundings. This project is compelling, and strikes a great balance.

Sincerely,

Steve Woolrich



Richard Elliott

From: Lucas De Amaral
Sent: June 30, 2020 9:26 AM
To: Richard Elliott
Subject: Fw: 1224 Richardson St letter of support

From: Erin Fisher [REDACTED]
Sent: June 29, 2020 5:46 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: 1224 Richardson St letter of support

Hello Mayor Lisa Helps and city council,

I'm a supporter of what you've done for lower income housing rentals and condo developments in the city, as well as the bike lanes and help for the homeless population throughout the pandemic.

I've been a music instructor at the Victoria Conservatory of Music for the last sixteen years, and during that time have found renting or buying in the city increasingly difficult.

Harry Newton is currently my landlord, and the buildings he's developed on Pemberton rd have stood out from everywhere else in terms of quality. I've been living in 1016 Pemberton for the last 8 years, and would very much like to see 1224 Richardson and developments like it go forward.

Thank you for your time,

Erin Fisher

--

Erin Fisher
Victoria, BC, Canada

[REDACTED]

Richard Elliott

From: Gene Miller [REDACTED]
Sent: June 30, 2020 8:07 AM
To: Victoria Mayor and Council
Subject: 1224 Richardson
Attachments: Street View[1].jpg; Building B - North[1].jpg; Aerial[1].jpg; Building B[1].jpg; Building A[1].jpg

Dear Lisa,

Your Committee of the Whole agenda this Thursday (tomorrow) includes a land use item regarding 1224 Richardson Street: a proposal requiring rezoning.

The planner's report recommends that the proposal advance to public hearing, and in support of that outcome I want to bring a few of the project features to your attention.

The proposal is to develop a 55x360ft. lot as three new multi-suite 'houseplexes' with a total of 24 one- and two-bedroom apartment homes and surface parking, a Modo share-car, and secure bike parking. Each unit will have its own front door, meaning a stronger sense of home and no space (or cost) wasted in lobbies or corridors.

At the developer's initiative, in support of the case for housing affordability, these units will be offered for sale at a significant 10% below average comparable market prices. To avoid speculation, a buyer who sells in less than three years will be obliged to return half of any profits to the City of Victoria's housing affordability fund.

The buildings have been designed to fit—not fight—with the existing homes in the immediate area, and the property will be heavily landscaped. Vehicular access has been designed to utilize the 120 ft. of public lane beside the property (off Richardson), and not the balance of the lane which is privately and cooperatively owned.

We believe this proposal will offer affordable home ownership largely to move-up homebuyers (liberating rental units), and will provide the city with an innovative and significant study model for increasing density in neighbourhoods without damaging character. (See attached images.)

We hope this proposal merits your support.

Best,

Gene Miller











Richard Elliott

From: Norma Butterfield [REDACTED]
Sent: June 29, 2020 9:00 PM
To: Victoria Mayor and Council
Subject: Rezoning of 1224 Richardson
Attachments: Mayor and Council Richardson 1.pdf

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson (There is a signed copy of my letter in the attachment below).

I want to voice my support of the proposed development and rezoning at 1224 Richardson.

I like the design and the idea of having 24 affordable homes, each with their own front door, while respecting and enhancing the character of the Rockland/Fairfield neighbourhood. This type of housing is needed in this area and other parts of our city.

It is a sensible and considerate way to add to the density of this beautiful area. I also like the proposed covenant regarding the sale of the homes prior to the first three years.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

Richard Elliott

From: Norma Butterfield [REDACTED]
Sent: June 29, 2020 9:08 PM
To: Victoria Mayor and Council
Subject: Rezoning proposal for 1224 Richardson
Attachments: Mayor and Council Richardson 2.pdf

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson (There is a signed copy of my letter in the attachment below).

I sent this email to you a few moments ago but the attachment I sent was blank. Here is the correct attachment.

I want to voice my support of the proposed development and rezoning at 1224 Richardson.

I like the design and the idea of having 24 affordable homes, each with their own front door, while respecting and enhancing the character of the Rockland/Fairfield neighbourhood. This type of housing is needed in this area and other parts of our city.

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I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

Norma

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

June 29, 2020

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson

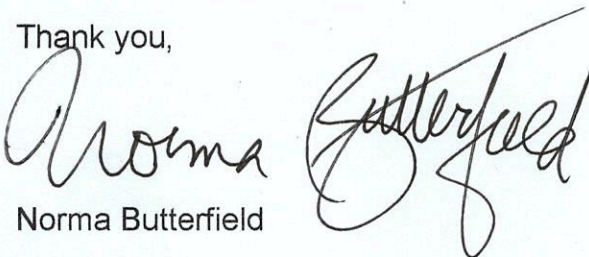
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It is a sensible and considerate way to add to the density of this beautiful area. I also like the proposed covenant regarding the sale of the homes prior to the first three years.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

A handwritten signature in black ink, reading "Norma Butterfield". The signature is fluid and cursive, with the first name "Norma" and the last name "Butterfield" clearly legible.

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

Richard Elliott

From: Calum Ramsay [REDACTED]
Sent: June 23, 2020 12:34 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: 1224 Richardson St. Development - Letter of Support
Attachments: 1224 Richardson St. Letter of Support - City of Victoria.pdf

To the Mayor and Council,

My name is Calum Ramsay. I currently rent at 103-100 Saghalie Rd, and I'd like to own one of the new units proposed for 1224 Richardson St.

The addition of 24 affordable, walk-up single and double bedroom homes will greatly improve the local area, as well as boosting the supply of affordable housing in Victoria. The location – close to downtown, Cook St. village, bike lanes, and transit – will increase the density and vitality of the area, while maintaining its current form and character.

Personally, the most important factor is proposed prices – at \$420 000 for a 2-bedroom home, my partner and I will be able to afford our own place in Victoria. I've attached a copy of this letter in PDF form to this email.

Please support this new endeavor, and help us out by improving availability of affordable housing in Victoria,

Respectfully submitted,

Calum Ramsay

City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

ATTN: Mayor & Council

Also emailed to: mayorandcouncil@victoria.ca, ajohnston@victoria.ca

Re: Development Proposal for 1224 Richardson St.

To the Mayor and Council,

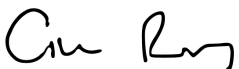
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Personally, the most important factor is proposed prices – at \$420 000 for a 2-bedroom home, my partner and I will be able to afford our own place in Victoria.

Please support this new endeavor, and help us out by improving availability of affordable housing in Victoria,

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Calum Ramsay'.

Calum Ramsay

Richard Elliott

From: staft [REDACTED]
Sent: June 23, 2020 11:03 AM
To: Victoria Mayor and Council; Alec Johnston
Subject: Development Proposal for 1224 Richardson St.
Attachments: Letter.Vic.Council.pdf

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

Attention: Mayor & Council

Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

As a senior and current home owner in Fairfield (1355 Carnsew Street) , I am intrigued and optimistic about the addition of a more affordable option for seniors in our neighborhood. I currently use Car Share, do not own a car, and ride cycles (and motorcycles) in part to support a green lifestyle.

This development looks to be both affordable and functional for a senior such as myself wishing to downsize. I would gladly move into a 450sq ft living space, without the added headache of yard upkeep and possibly to add a more social living environment.

While I guess I would prefer a more acoustically isolated structure than the currently proposed wood structure walk ups [concrete floors and walls assure better privacy and noise isolation], I might still be amenable to one of these units if I could be assured of peace and privacy. That said, I firmly believe well designed tiny living spaces are the way to go for both the young and old alike. The area is ideally suited to walk anywhere vital in Victoria in under half an hour.

Please support this development and increase the stock of affordable to buy homes in Victoria.

Sincerely,

John Stauff (M.B.A. B.A.Sc . Retired)

Richard Elliott

From: Ryan Jabs [REDACTED]
Sent: June 23, 2020 2:22 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Support for housing proposal at 1224 Richardson

Dear Mayor and Council:

My name is Ryan Jabs. I live at 1560 Oakland Ave. and am a small developer that focuses on proposing more missing middle housing in core Victoria.

I am supportive of the housing being proposed for 1224 Richardson, as it fits well within the fabric of the neighbourhood and will provide homes for people who want to work and live in the city.

In my view, this proposal aligns with city values as it offers gentle density in a neighbourhood that needs more homes, as well as relatively affordable home ownership in a neighbourhood that has become unaffordable to many. It will also cater – and, in fact, encourage – people who don't need or don't want to own or use a car to live a car free lifestyle by being in a walkable neighbourhood, with great bicycle amenities and with a car share vehicle on site.

There are relatively few of these types of missing middle projects being proposed in the city, as they often take more time and effort to be approved – and cost more per home to develop – compared to some of the large-scale developments that are proposed for the city.

However, these types of homes are more likely to foster strong community and family values compared to much larger multi-family buildings, as people within these buildings are more likely to recognize and get to know and support each other and their neighbours (regular eye contact is key!).

I am looking forward to the outcome of this proposal, as I consider how I can also provide more of this type of housing in the city.

Thank you for taking the time to read this letter.

Sincerely,

Ryan Jabs | President, Community Builder
Lapis Homes | [REDACTED] www.lapishomes.com
[REDACTED]



Richard Elliott

From: Julian West [REDACTED]
Sent: June 24, 2020 7:16 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

My name is Julian West. I am a small-scale developer and the Founder of Urban Thrive. I believe projects like the one proposed for 1224 Richardson Street are exactly what we need to become a thriving, sustainable city and I strongly urge you to endorse this project.

First, it's important to realize that housing policy is also climate policy. Every new home in the City of Victoria reduces the demand new suburbs in the Westshore and beyond – preserving forested lands, reducing car-dependency, commute times and transportation carbon emissions, to name just a few social benefits. There may be 13 municipalities in the region, but we are strongly interconnected and share one atmosphere.

Low-rise, wood-frame buildings like 1224 Richardson also have a dramatically lower carbon footprint (in construction and operation) compared to energy-intensive concrete & steel high-rises and sprawled single-detached suburban dwellings. This is by far the best type of housing we can build to reduce carbon emissions.

1224 Richardson welcomes households to the City of Victoria who would otherwise struggle to find realistic options, because of its affordability and unique neighbourhood-scale form. After all, there are a lot of people who don't want to live in a downtown high-rise and can't afford a single-family home.

Despite what some people may say, this type of housing also enhances neighbourhood fabric. Diverse housing types brings diverse people. Car-lite/car-free households are much more likely to shop locally and support local businesses. The additional tax revenue enables better maintenance of public infrastructure and amenities. Better, more-frequent transit service becomes more economically viable. The list goes on.

If Victoria is to achieve its housing and climate goals, we need to share our neighbourhoods and offer housing in all shapes and sizes. 1224 Richardson is exactly the type of development we need to achieve these goals and I sincerely hope you support this project.

Gratefully,

Julian West | [REDACTED]
www.UrbanThrive.ca

Richard Elliott

From: Colin Jerome [REDACTED]
Sent: June 29, 2020 9:06 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: Proposed development at 1224 Richardson St

Dear Mayor and Council,

We are writing in support of the proposed development at 1224 Richardson Street. We live in Ladysmith, BC but are considering moving to Victoria if we can afford to purchase a home. We would like to buy one of the units at 1224 Richardson Street.

The proposed development of 3 Dockland-Style homes divided into 24 affordable, walk-up, 1 and 2 bedroom units enhances the neighbourhood and improves the stock of affordable housing available to purchase in Victoria.

With easy access to downtown and Cook St Village, bicycle and bus routes, this is an ideal location to gently increase the density and vitality of the neighbourhood, while respecting its current form and character.

Most importantly, at the proposed prices: \$330,000 for 1 bedroom units and \$420,000 for a 2 bedroom unit, we will be able to buy a home in Victoria.

Please support this development and increase the stock of affordable homes in Victoria.

Sincerely,
Colin and Marie Jerome

Richard Elliott

From: christine knussmann [REDACTED]
Sent: June 29, 2020 3:08 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

I currently live at Linden Ave. and I would like to live in one of the units proposed for 1224 Richardson St. The proposed development, of 3 Rockland-style homes divided up into 24 affordable, walk-up, 1 and 2 bedroom units, enhances the neighborhood and improves the stock of affordable housing available to purchase in Victoria.

With easy access to downtown and Cook Street Village, bicycle and bus routes, this is an ideal location to gently increase the density and vitality of the neighbourhood, while respecting its current form and character.

I have been living in this neighborhood for over 15 years and would like to purchase my own place in the near future. At the proposed prices: \$330,000 for a 1 bedroom unit this would be the ONLY place, amongst the new developments in this neighborhood, I could afford.

Please support this development and increase the stock of affordable homes to buy in Victoria and help me to have a chance to stay in my beloved neighborhood.

Yours sincerely,

Christine

Richard Elliott

From: Douglas Curran [REDACTED]
Sent: June 29, 2020 10:52 PM
To: Victoria Mayor and Council
Subject: RE: ASH Proposal for 124 Richardson Street / July 2 Council Meeting
Attachments: RE-1224 Richardson ASH proposal.docx

Please see attached letter, regarding the development proposal for 1224 Richardson.

cheers, Douglas Curran

Douglas Curran
1161 Burdett Avenue
Victoria, BC Canada V8V 3H3

[REDACTED]

dougcurran.photography
[REDACTED]

Douglas Curran – Photographer
1161 Burdett Avenue, Victoria BC, Canada V8V 3H3

June 27, 2020

Mayor and Council
City of Victoria
City Hall
1 Centennial Square
V8W 1P6

RE: 124 Richardson ASH proposal

Mayor and council,

I am writing in support of the development of 1224 Richardso St. as a development of 3 houseplex structures for this location.

As a Fairfield community resident, I was engaged in the In-fill housing process for Fairfield, looking for viable responses to housing needs in this near downtown section of the city.

As has been long recognized, residents of this community are looking for workable designs that offer an expanded choice in housing forms, beyond the traditional single-family homes, while still preserving the scale and design elements of that traditional form.

The ASH concept (affordable, sustainable housing) is a lower cost concept that addresses many of the concerns we explored through our community working group and also through the Cook Street pop-up information centre. More directly, in the immediate neighbourhood of Rockland and Burdett Avenues, the ASH concept houseplexes of this scale were widely supported as a preferred choice to accommodate the budgets of first-time buyers, while reinforcing the scale and form most representative of this traditional part of Fairfield.

I urge Council to look carefully at the core aspects of this project and recognize the multiple ways in which this project answers Council's own ambitions for expanded housing within an affordable and innovative cost structure for infill housing in the traditional neighbourhood.

Regards, Douglas Curran

1161 Burdett Avenue



Richard Elliott

From: Denton Pendergast [REDACTED]
Sent: June 29, 2020 12:51 PM
To: Victoria Mayor and Council
Subject: In support of Richardson project
Attachments: Richardson support letter.docx

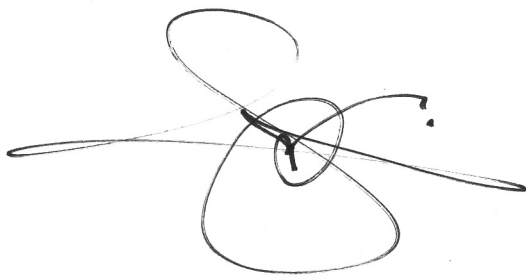
28 June, 2020

Mayor and Council,

I've been following the development and rezoning of 1224 Richardson with a great deal of interest. It would seem to me that the project is a perfect use, not only for the land configuration but for providing what seems to be reasonably priced home ownership for a number of families and individuals.

I hope the Mayor and council grasp this opportunity to move such meretricious project forward, both in and within itself, and as a new housing option for our forward thinking city.

Respectfully

A handwritten signature in black ink, featuring a large, stylized 'D' and 'P' that are intertwined. The signature is fluid and cursive, with a horizontal line extending to the left and another to the right, both ending in small loops.

Denton Pendergast
406, 890 Academy Close
Victoria, V8V 2Y1

Lisa Helps (Mayor)

From: Joel Bryan [REDACTED]
Sent: June 29, 2020 3:57 PM
To: Lisa Helps (Mayor)
Cc: Harry Newton
Subject: 1224 Richardson development support

Good Day,

I am writing today to voice my support for the proposed development at 1224 Richardson.

My family and I live on nearby Cornwall Street and commute to work and school by bike, foot and car almost daily past the proposed site.

The development seems to meet city plans for both density and affordable housing and would be a welcome addition to the neighbourhood where additional affordable units are very much needed.

Cheers,
Joel Bryan
631 Cornwall St,
Victoria, BC

Richard Elliott

From: Michael Richardson [REDACTED]
Sent: June 29, 2020 7:37 PM
To: Victoria Mayor and Council
Subject: 1224 Richardson

Mayor and Council,

I am writing in support of the rezoning and building of the multi-unit housing development at 1224 Richardson.

It shows imaginative use of this oddly shaped piece of land in Fairfield. The proposed units fit within the surrounding streetscape and would be a welcome addition to the neighbourhood. The fact that it meets an affordability level is enough to 'seal the deal'.

M. Richardson
150 Wellington Avenue
Victoria, BC.

Sent from my iPad

Richard Elliott

From: Rosa Harris [REDACTED]
Sent: June 29, 2020 8:52 AM
To: Victoria Mayor and Council; Gene Miller
Subject: In support of 1224 richardson proposal

To Mayor Helps and Victoria City Council

As a longstanding resident of the city, I want to put my full support behind the proposed development project at 1224 Richardson and the rezoning required to realize it.

A denser city is a more vibrant and functional city – provided such density is undertaken with respect. I believe that's the case in this instance. The prospective buildings are clearly designed to maintain the character of the neighbourhood. Just as important, erecting them would increase the stock of much-needed affordable housing in the city.

This well-thought-out enterprise, which makes clever and appropriate use of land, could serve as a template for future such undertakings in other neighbourhoods. Victoria needs to execute fresh ideas like this one.

Sincerely,

Rosa Harris
206-649 Bay Street
Victoria
V8T 5H8

Richard Elliott

From: Steve Woolrich [REDACTED]
Sent: June 29, 2020 4:35 PM
To: Victoria Mayor and Council
Subject: LETTER OF SUPPORT | DEVELOPMENT PROPOSAL | 1224 RICHARDSON STREET
Attachments: Letter of Support 1224 Richardson.pdf

Importance: High

Good Day,

Please find my Letter of Support for this exciting project attached.

Sincerely,

Steve



Steve Woolrich | Principal
People • Place • Connection



@RethinkUrban | rethinkurban.com

The world we shape is the world we touch - with our words, our actions, our dreams.” - Ken Nerburn



June 29, 2020

To Mayor and Council,

I'm writing to strongly support the proposed development and rezoning at 1224 Richardson Street.

As neighbourhoods throughout Victoria continue to explore new developments that will support affordable housing and well thought out designs that bridge the many concerns around density, this project meets the needs of the Rockfield/Fairfield area.

For over two decades I've been directly involved in reviewing land use applications, bylaws and designs, as they relate to community safety and wellbeing. This particular housing concept provides our city with a viable alternative worth considering. I feel it's imperative that people live in neighbourhoods that are healthy and safe, and don't compromise the character of their surroundings. This project is compelling, and strikes a great balance.

Sincerely,

Steve Woolrich



Richard Elliott

From: Bill Edmunds Donna Mears [REDACTED]
Sent: June 30, 2020 4:52 PM
To: Victoria Mayor and Council
Subject: Fwd: 1224 Richardson Proposal

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please include my email for the Council of the Whole meeting Thursday July 2.

thank you
donna Mears

----- Forwarded message -----

From: Bill Edmunds Donna Mears [REDACTED]
Date: Tue, Jun 30, 2020 at 4:45 PM
Subject: 1224 Richardson Proposal
To: <mayorandcouncil@victoria.ca>
Cc: BILL&DONNA [REDACTED]

To the Mayor and Councillors of the City of Victoria:

I am the owner of one of the properties which border on 1224 Richardson. I wanted to share my perspective of the proposed development you will be reviewing on Thursday July 2.

I feel the proposed 24 units are too many for this location. My concerns include; congestion with the high number of apartments to be located on the property, access, and height of the proposed buildings.

Replacing the existing duplex with 24 units does not feel like a gentle densification approach for our community. The decisions made with this proposal will set the tone for future developments not simply this one property. I would like to borrow comments from Mr. Stemp (developer) on the vision for our neighbourhood. The following is taken from his letter to councillors in 2016 regarding a proposed development on Burdett St.

"The Vision for Fairfield in the citywide context, as stated in the OCP indicates that the majority of the multi-family housing stock be located in the western portion of the neighborhood. Fairfield is bound by Douglas Street to the West and St Charles to the east with Cook Street forming the natural boundary between East and West. 1120-28 Burdett is located on the East side of Cook Street and is therefore not in the area envisioned for any significant portion of multi-family housing stock in the community"

I agree with Mr Stemp's viewpoint as stated above regarding a proposed development across the street from his home. As well, Richardson St is not a major corridor and therefore not a good location for a proposal of 24 small units. This is primarily an area of traditional homes. We have many developments of small units close to the downtown core on major corridors which I feel is more appropriate for our community.

Access is a concern, this is a narrow long lot. The private lane which borders on the west side of the property gives it a sense of openness which is deceiving. It is for the most part a land locked property. The unusual strata-titled lane serves as driveways for the bordering properties. If in 1905, Linden Ave had been developed in the traditional manner with

driveways off of the street, the properties would all have their backyard fences against the property line providing a clear visual identification of the property and its lack of access.

The marketing of the development is to buyers who do not own cars. This changes the vehicle traffic from personal size vehicles to larger trucks delivering shopping via the online route. During COVID-19 many people relied on these services and I noted with the increased demand the trucks also increased in size. Adding to this would be private garbage and recycling trucks not the city programs that currently serve the residents of the property. Other services such as repairs and maintenance that utilize larger vehicles would also be required regularly for the residents. All of these large vehicles would be accessing the property off the public portion of a lane. More units translates to more traffic, 24 units would create a lot of congestion to this area.

It is also my understanding there is a request to have the structures 3 stories high. I would ask this not to be granted. The development should not take away such valuable assets to surrounding homes such as light and privacy. Fairfield is a mix of homes built over a long period of time. There are some older properties which are tall and stately but this is not the norm or the average home in Fairfield.

I thank you for considering my viewpoint in your decision regarding the proposed development. The new homes which will be built on this location are not just for now they are for a very long time and impact our community. The experience of COVID-19 has given many of us a new appreciation for where we live. I do not feel 24 small units is the right project. I do not feel it is a gentle densification of the area. I would like to see fewer units of a more liveable size than the current 24 proposed. We would like to welcome true neighbours.

Respectfully yours,
Donna Mears and William Edmunds
715 Linden Ave

Richard Elliott

From: Lucas De Amaral
Sent: June 30, 2020 9:26 AM
To: Richard Elliott
Subject: Fw: 1224 Richardson St letter of support

From: Erin Fisher [REDACTED]
Sent: June 29, 2020 5:46 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: 1224 Richardson St letter of support

Hello Mayor Lisa Helps and city council,

I'm a supporter of what you've done for lower income housing rentals and condo developments in the city, as well as the bike lanes and help for the homeless population throughout the pandemic.

I've been a music instructor at the Victoria Conservatory of Music for the last sixteen years, and during that time have found renting or buying in the city increasingly difficult.

Harry Newton is currently my landlord, and the buildings he's developed on Pemberton rd have stood out from everywhere else in terms of quality. I've been living in 1016 Pemberton for the last 8 years, and would very much like to see 1224 Richardson and developments like it go forward.

Thank you for your time,

Erin Fisher

--

Erin Fisher
Victoria, BC, Canada

[REDACTED]

Richard Elliott

From: Gene Miller [REDACTED]
Sent: June 30, 2020 8:07 AM
To: Victoria Mayor and Council
Subject: 1224 Richardson
Attachments: Street View[1].jpg; Building B - North[1].jpg; Aerial[1].jpg; Building B[1].jpg; Building A[1].jpg

Dear Lisa,

Your Committee of the Whole agenda this Thursday (tomorrow) includes a land use item regarding 1224 Richardson Street: a proposal requiring rezoning.

The planner's report recommends that the proposal advance to public hearing, and in support of that outcome I want to bring a few of the project features to your attention.

The proposal is to develop a 55x360ft. lot as three new multi-suite 'houseplexes' with a total of 24 one- and two-bedroom apartment homes and surface parking, a Modo share-car, and secure bike parking. Each unit will have its own front door, meaning a stronger sense of home and no space (or cost) wasted in lobbies or corridors.

At the developer's initiative, in support of the case for housing affordability, these units will be offered for sale at a significant 10% below average comparable market prices. To avoid speculation, a buyer who sells in less than three years will be obliged to return half of any profits to the City of Victoria's housing affordability fund.

The buildings have been designed to fit—not fight—with the existing homes in the immediate area, and the property will be heavily landscaped. Vehicular access has been designed to utilize the 120 ft. of public lane beside the property (off Richardson), and not the balance of the lane which is privately and cooperatively owned.

We believe this proposal will offer affordable home ownership largely to move-up homebuyers (liberating rental units), and will provide the city with an innovative and significant study model for increasing density in neighbourhoods without damaging character. (See attached images.)

We hope this proposal merits your support.

Best,

Gene Miller











Richard Elliott

From: Tamsin McIntosh [REDACTED]
Sent: July 1, 2020 9:11 AM
To: Victoria Mayor and Council
Subject: 1224 Richardson

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To Mayor and Council,

I am writing about my concerns about the proposed development , that I understand is coming before the C.O.W. this Thursday. With the pandemic the lack of access for fire, ambulance, deliveries and even social distancing has become a bigger safety issue.

> I have several concerns about the proposed development at 1224 Richardson Avenue.

> The developers are not working with the neighbors, and are going ahead after being turned down by your Advisory Design Group. It seems that by calling the development "affordable", they believe this development will pass council, even though this is a huge jump in density for profit. I am totally supportive of affordable housing, but this proposed development does not meet the community's needs. We are just a few blocks from an elementary school and a Community Centre. We have more affordable small units already on the market. We really need some family housing.

>
>

> This is essentially a panhandle development, with the two back buildings having no street access. I am told by City planners that it is not a panhandle because it is not wide enough to qualify. With a lane way house, or panhandle lot there are extra restrictions, designed to protect neighbors from a big building looking into and shading our back yards. This development dwarfs my neighbors properties to the East. The developers drawings are shown from an angle that makes them appear to fit in. Please hold them to the set backs and height restrictions in R1A, as other properties that actually have street access are held to this zoning.

> The back two buildings have no street access and the building at the back has no vehicle access for fire, ambulance or deliveries.

> The lane at the back is a PRIVATE DRIVE owned by the houses to the south. I own 721 Linden, and I own the lane at the back of my property.

> 1224 Richardson has always had it's own driveway, but that is not in the new plans. My neighbours have never minded the foot and bicycle traffic,

> but are tired of getting blocked, and have voted to put up PRIVATE LANE and NO PARKING signs.

The lane is not wide enough for cars to pass, and this development creates a number of dangerous situations such as having to back out onto Richardson, driving onto a pedestrian sidewalk and limited visibility at both ends. It will be even more dangerous for the proposed bike lane. Closing the lane to through traffic would solve some of the problems, but would also create some.

> I invite you to come out, and will happily walk the lane and show you our concerns. Please give me a call or email with the time you would like to come, and I will do my best to meet you or have a neighbor meet you.

>

> Tamsin McIntosh
> 721 Linden Ave
> Victoria B.C. V8V4G8



Richard Elliott

From: Amanda Mills [REDACTED]
Sent: July 2, 2020 4:53 PM
To: Victoria Mayor and Council
Subject: 1224 Richardson St. re-zoning

Importance: High

Mayor and Council,

We are writing in support of the proposed development at 1224 Richardson St. and the re-zoning application.

We are long time residents of Rockland, and walk past this site daily.

We support this application to add density to Rockland/Fairfield and to bring affordable housing alternatives to the neighbourhood. This proposal fits, design-wise into the character of the surrounding properties, and in income mix into a desirable, established residential neighbourhood. The City of Victoria needs more affordable housing and this concept could be an important initial step.

Sincerely,

Amanda Mills and Giles Bixler

1302 Purcell Place,
Victoria, BC V8S 1Y7

July 2, 2020

Richard Elliott

From: Tim Karr [REDACTED]
Sent: July 7, 2020 8:25 PM
To: Victoria Mayor and Council
Subject: Rezoning and Development application 1224 Richardson St.

Dear City Council,

As current Rockland residents, we would like to share with you our concerns about the proposed development at 1224 Richardson Street:

- Family friendliness:

The units as per proposed plans are extremely small and the proposed 2-bedroom condos are smaller than our 1-bedroom suite. We do not see how this would work for a family with one, let alone multiple children. With it being hard to find 3-bedroom apartments or condos in Victoria to start with, disappointingly, there are no 3-bedroom units in the proposed plans that would cater to families with children.

- Accessibility:

As someone with mobility issues, we noticed that the proposed development is not accessible as it looks like all units require stairs to enter. The very small units make it harder to install accessibility equipment after purchase.

Parking is an issue which is not in close proximity to the entrances, which would make it very hard to bring purchases into the home. This would also be true for families that would most likely use a car to make bigger grocery purchases. The far building on the lot does not have any direct access for delivery people or first responders.

- Environment:

The plan states the project is not following any third-party green building standards. We believe that all new buildings in Victoria should be built according to approved environmental standards to reduce greenhouse gas emissions, to reduce waste and to preserve resources. While we do appreciate the idea of reducing traffic in the city, the reality is that many people (including people with disabilities and families) still need cars to get around. Projects that just fast forward decades - where we might be less reliant on cars – and based on that reduce the amount of parking spots available, is not a good idea. This just leads to more emissions as people drive around the blocks to find parking close to where they live. This will lead to small residential streets being burdened with more traffic and parked cars. This effectively puts the burden of traffic and parking on the neighbourhood and City and away from the developers. It should be the developers' responsibility to provide enough parking, ideally with hook-ups for charging electric cars.

- Neighbourhood:

The proposed buildings do not fit well into the neighbourhood. The buildings are too tall for a predominantly single-family house neighbourhood. We would also fear that the lane would be dangerous for pedestrians and cyclists with increased vehicle usage.

We disagree that the project “encourage(s) diversity of housing types within the Fairfield/Rockland neighbourhood” as per project plan seeing there are multiple new condo/apartment buildings in the area. We would rather like to see affordable townhomes on the lot that fit in with the neighbourhood, offer family and disability friendly units with green space for children to play and with a parking spot per home and access to charging for electric cars.

With the issues noted above, we feel that the proposed development is primarily targeting well-off professional people without children, making the City of Victoria less diverse as people with low to medium income, families and persons with disabilities are driven away from the City centre.

While we do understand the need for densification, it should not come at the expense of livability of our communities and the City as a whole and most definitely not at the expense of families and disabled members of this community.

Thank you for considering our concerns.

Regards,

Tim

Pamela Martin

From: ron [REDACTED]
Sent: July 7, 2020 1:17 PM
To: Public Hearings
Subject: 1224 Richardson St

Good day,

As we live at 1232 Richardson, next door to this proposed development, we would like to raise our concerns.

This proposal will now be presented to you without addressing any of the concerns. That is, over height, overly dense, minimal parking.

We would have no problem with half that many units in smaller buildings but as it stands now we will be subject to a wall of three story windows the full length of our property.

There is no solution presented for the protected tree on the 1232 lot which over stands the proposed building "C".

There will be no vehicle access to building "C"
Regards,

Maureen and Ronald Pugh

1232 Richardson Street

Richard Elliott

From: Patty Grant [REDACTED]
Sent: July 11, 2020 10:54 AM
To: Geoff Young (Councillor)
Cc: Victoria Mayor and Council
Subject: 1224 Richardson

Dear Geoff,

Thank you very much for being a voice of reason on Victoria Council.

I would like to express my concern for the density of the proposed project at 1224 Richardson. 24 units is not gentle density and is not appropriate for this lot.

Thank you,

Patty Grant

645 Linden Avenue (corner of Richardson)

Sent from my iPad

Richard Elliott

From: Norma Butterfield [REDACTED]
Sent: June 29, 2020 9:00 PM
To: Victoria Mayor and Council
Subject: Rezoning of 1224 Richardson
Attachments: Mayor and Council Richardson 1.pdf

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson (There is a signed copy of my letter in the attachment below).

I want to voice my support of the proposed development and rezoning at 1224 Richardson.

I like the design and the idea of having 24 affordable homes, each with their own front door, while respecting and enhancing the character of the Rockland/Fairfield neighbourhood. This type of housing is needed in this area and other parts of our city.

It is a sensible and considerate way to add to the density of this beautiful area. I also like the proposed covenant regarding the sale of the homes prior to the first three years.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

Richard Elliott

From: Norma Butterfield [REDACTED]
Sent: June 29, 2020 9:08 PM
To: Victoria Mayor and Council
Subject: Rezoning proposal for 1224 Richardson
Attachments: Mayor and Council Richardson 2.pdf

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson (There is a signed copy of my letter in the attachment below).

I sent this email to you a few moments ago but the attachment I sent was blank. Here is the correct attachment.

I want to voice my support of the proposed development and rezoning at 1224 Richardson.

I like the design and the idea of having 24 affordable homes, each with their own front door, while respecting and enhancing the character of the Rockland/Fairfield neighbourhood. This type of housing is needed in this area and other parts of our city.

It is a sensible and considerate way to add to the density of this beautiful area. I also like the proposed covenant regarding the sale of the homes prior to the first three years.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

Norma

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

June 29, 2020

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson

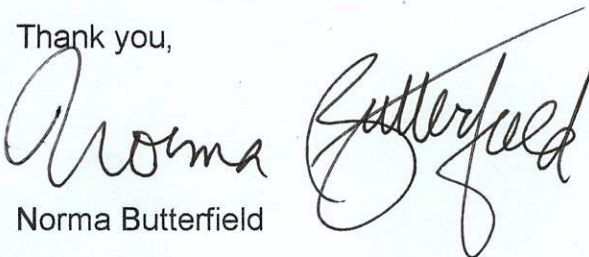
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It is a sensible and considerate way to add to the density of this beautiful area. I also like the proposed covenant regarding the sale of the homes prior to the first three years.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

A handwritten signature in black ink, reading "Norma Butterfield". The signature is written in a cursive, flowing style. The first name "Norma" is written in a larger, more prominent script, and the last name "Butterfield" is written in a similar but slightly smaller script, connected to the first name.

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

From: Jack Sandor
Sent: July 1, 2020 2:13 AM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: Support for 1224 Richardson development

Hi, and thanks for reading. I live at 1692 Warren Gardens, and am writing today to make my feelings known on the proposed development at 1224 Richardson.

Regarding the development, it is exactly the kind of gentle density that the city ought to be supporting outside of the downtown core. It makes much more efficient use of the land, and is much less wasteful than typical single-family zoning. My only complaint would be that it includes any car parking at all. A massive portion of the city's existing housing stock provides parking, there is absolutely no reason to require that new developments provide parking, *especially* when this particular proposal is so close to downtown, is serviced by transit, and will soon be on a AAA bike route.

Jack Sandor

Dear Mayor & Council,

I currently live on Dalewood Lane in the Broadmead area and I would like to live in one of the units proposed for 1224 Richardson St..

I am a young, local highschool teacher and appreciate the idea of affordable condos downtown as I currently rent but an opportunity like this would allow me to become a homeowner close to the downtown core.

I did my undergrad in Environmental Science and appreciate the green considerations that have been outlined in this development plan. The location allows for great bike-ability and access to public transit.

Please support this development and increase the stock of affordable to buy homes in Victoria.

Sincerely,
Colin Johnson

December 21, 2020

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

Email to: mayorandcouncil@victoria.ca ; ajohnston@victoria.ca

Your Worship Mayor Helps and Members of Council,

Re: Development Proposal for 1224 Richardson St. – REZ00705

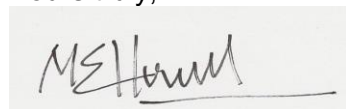
I live at 1026 Clare Street in the Gonzales Neighbourhood and I am writing to express my support for the proposed development at 1224 Richardson Street. The proposal to construct 24 affordable walk-up 1 and 2 bedroom units, cleverly designed to read as three stately Craftsman-style homes, is precisely the kind of careful and sensitive new infill development Victoria needs to address the dearth of “missing middle” housing in our city. Moreover, this proposal is consistent with the intent of the Traditional Residential designation in the Official Community Plan, to provide more scope for low-rise, multi-unit residential up to three stories in height in our existing residential areas.

The site is a rare triple size lot, 55 feet wide by 330 feet long, located along a primary east west route through the southeast quadrant of the city, the proposed location of the next AAA cycle route in the coming year. This is within an easy 15 minute walk both of Downtown and Cook Street Village and provides an excellent location to permit an almost invisible increase in density and housing diversity in a form that respects the historic building and landscape character of Rockland and the immediately adjacent areas of Fairfield.

This proposal is precisely the type of thoughtful development intervention we need in Victoria’s traditional neighbourhoods, adding desperately needed affordable housing while also enhancing the character of the existing area and streetscape. This project will provide housing forms at an affordable cost that should allow young people to stay in the neighbourhood they grew up in, retirees to down size in the area they have called home, and renters to become home owners without having to move to the suburbs. I fail to see a downside to this proposed project.

In closing, I believe that the proposed development at 1224 Richardson Street is precisely the kind of missing middle housing that Council is seeking more of in Victoria, and for which simplified approval processes with fast track timelines are warranted. In this light, I would encourage Council to move quickly to approve this project, which has been in the approval process since June 2019.

Yours truly,



Mark Hornell

Letter to Victoria City Mayor and Council **In Support of the Proposed Development at 1224 Richardson Street:** **Affordable Sustainable Homes 'ASH'**

Victoria Mayor Helps and City Councilors

Updated: January 15 2021

Attention Your Worship, Mayor Helps, and Victoria Councilors,

- I write in strong support for the proposed re-zoning and development at 1224 Richardson Street.
- The planning and design for this proposal has been thoughtful and painstaking, and has been informed and guided with City input through a long period of consultation and refinement.

A Site Long Needing an Improved Use:

- I have known this site well for much of my life – having regularly passed through the adjacent lane / driveway in my early teenage years of employment as a bicycle delivery guy for the old Fairfield Pharmacy, and through later routine bicycle journeys to Central Junior High and Vic High through the late 1960s.
- It is dumbfounding that, after fifty years, this property remains so neglected.

Opportunities for New Housing:

- We are all highly aware nowadays of the needs in Victoria for diverse new housing;
- Offered are a variety of types of new residences, including dedication of needed rental units;
- This proposal may be considered as a model example of 'missing-middle housing';
- Similar types of new 'infill housing', can help to reach for a more accommodating future for Victoria.

Planning for Connecting Transportation:

- Planning to provide for various transportation modes has been aligned to City policy;
- Adjacency to transit routes, pedestrian links, a strong relationship to the City cycling network;
- Moderated parking with a shared vehicle quotient, and very ample bicycle facilities;
- Secure bicycle enclosures, bike visitor, and bike maintenance areas to serve for years to come.

Twenty-four Affordable Homes, Multiple-House, Gentle Density:

- Diversity of modest-scale housing units, in small multiple 'houses' suits this long narrow property;
- Provides a 'gentle density', which complements nearby single family residences;
- New multiple units are in accordance with existing multiple units in larger nearby houses.

A Compatible Design Idiom:

- The diverse character of Victoria's neighbourhoods benefit from architectural variety;
- In this case, design in an Arts and Crafts style recalls surrounding Edwardian homes.

A Well-Landscaped Setting:

- Evident care with the landscape setting of the project will provide a finishing grace note;
- Attention to a refined program of site lighting can also help this to create a welcoming place.

Sustainability – not just energy conservation, but attachment to a home:

- Energy efficiency, healthy air quality, long adaptive life spans - expected in sustainable new buildings;
- There is however another key measure of sustainability – that is: social attachment to a place;
- The nature of this project offers to continue, and to enhance that sustainable attachment to place, which is so evident in Victoria's surrounding neighbourhoods.

A fine example - which lifts the case for new infill housing in many areas of the City:

- New infill housing proposals such as this conscientious project are greatly needed to gradually accommodate and welcome new residents throughout Victoria.

Please support this project

- I commend this project for offering not just gentle new housing, on a small scale, but in a larger sense, offering measured assurances of possibilities for a better tomorrow, step by step for our gradually maturing and growing City.

Thank you kindly for your attention and for your consideration of support for this laudable new housing proposal.

Chris Gower, Architect / Urban Design Planner



January 15, 2021


To Victoria City Mayor and Council:

I am writing to express my full support for the proposed re-zoning and development of 1224 Richardson Street.

This proposal exhibits the kind of forward-thinking design for which Victoria should be known – even more so now that refinements have been made to the original application. The development in question would provide sustainable, reasonably-priced ‘missing-middle’ housing for rental and purchase in a city that desperately needs it.

Most impressively, the design, which takes the surrounding neighbourhood in context, encourages and invites community. This comes through in every detail – in landscaping, in the planned car sharing arrangement and in its bike-friendly facilities, to name just some examples.

I highly recommend that the city give this project the green light. Victoria will be better for development such as this.

Rosa Harris
206-649 Bay Street
Victoria
V8T 5H8




JANUARY 18TH, 2021

To: Mayor Helps and Council
Re: 1224 Richardson Street

I'm writing this letter to support this development proposal being presented on **January 28th, 2021**

After carefully reviewing the plans for this site, and knowing our current challenges around the availability of affordable housing in Victoria it's practical and well-thought out. It supports gentle density, and has many good design elements included.

During the past twenty years I have consulted on hundreds of land use applications, and construction projects. Working closely with developers, planners, architects and engineering firms has allowed me to hone my skills. My review of the plans for 1224 Richardson Street were more from a community safety and well-being perspective, and this development supports various Crime Prevention through Environmental Design principles. It also supports many of the concepts outlined in British Columbia's Healthy Built Environment Toolkit.

I welcome more projects such as this in our beautiful city, and encourage all of you to support this application.

Sincerely,

Steve Woolrich



Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, January 19, 2021 9:49 AM
To: Public Hearings
Subject: FW: Rezoning of 1224 Richardson

From: Norma Butterfield [REDACTED]
Sent: January 14, 2021 1:28 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rezoning of 1224 Richardson

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson.

I want to voice my support of the proposed development and rezoning at 1224 Richardson.

I like the design and the idea of having 24 affordable homes, each with their own front door, while respecting and enhancing the character of the Rockland/Fairfield neighbourhood. This type of housing is needed in this area and other parts of our city.

It is a sensible and considerate way to add to the density of this beautiful area. I also like the fact that 4 units are secured at below market rates in perpetuity.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

Norma Butterfield

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9



Linda E. Ross Property Management Inc.

January 20, 2021

Attention: *Victoria Mayor Lisa Helps and City of Victoria Councillors*

Re: *Proposed Development at 1224 Richardson Street*

I am writing in support of the proposed development at 1224 Richardson Street. I am writing as a long term resident of Greater Victoria and have lived in the Fairfield area as well as James Bay, and Esquimalt. I am also writing as a long term provider of affordable housing in our great city. I have always preferred smaller scale developments and have built some in James Bay, throughout the CRD, throughout B.C. and throughout Canada. The scale of the Richardson development is amenable to creating a sense of community as well as a sense of ownership and privacy. When I was a single mother looking for suitable housing, I would have jumped at the chance to rent or own one of these units – close to amenities, transportation, walking areas, and access to bike lanes as well as bike storage areas.

The architectural design would be an excellent addition to the ambience of the existing neighbourhood.

Along the continuum of housing needs, this project will play an important role in filling in some of the gaps that our City is experiencing. I whole heartedly embrace this project and hope that our Mayor and Council do the same.

Respectfully,

Linda Ross

Michael Alston
407 David Street,
Victoria, B.C.

January 20, 2021

City of Victoria
Attention: Mayor & Council
1 Centennial Square,
Victoria, B.C. V8W 1P6

Re: Proposed Development at 1224 Richardson Street, Victoria

Upon review of the above noted housing development proposal I am delighted with the concept and fully support the approval for the project to proceed.

The size, shape, style and exterior finishes of the buildings are thoughtfully conceived to blend into the existing Rockland neighbourhood of character older homes.

The densification is eased by the careful placement of the buildings on the lot allowing for green space at the street front and between the buildings. The landscaping design softens the mass of the buildings.

The compact, open plan layouts of the residential units are ideal for first time buyers or retirees on limited fixed budgets.

The on-site parking provided should be adequate given the location. All downtown amenities are close by and easily within walking or cycling distance. With an electric bike, the whole downtown is within a ten-minute commute. I suggest electrical recharging outlets be installed in the bike storage area.

The City of Victoria is one of the least affordable places to live in Canada. This housing proposal provides a contrast to the expensive new developments built in the core area.

Regards,

Michael Alston

Madison Heiser

From: CINDY RICHARDSON [REDACTED]
Sent: Thursday, January 21, 2021 10:04 AM
To: Public Hearings
Subject: 1224 Richardson Street, Amendment Bylaw No. 1244 No. 21.013

I wish to submit my objection to this zoning variance with respect to the reduction in vehicle parking at this site.

I am aware that the overall goal is to minimize car ownership and usage but this parking space reduction is too severe. Your notice of January 15, 2021 does not remind us of the fact that there will be *twenty-four* units in this development so I believe that ten parking spots for the occupants, their visitors, caretakers as well as condos with two occupants/two cars, will leave us with no available parking on Richardson Street. Rockland Ave. parking is minimal so that leaves our side streets which already serve many houses that are completely dependent on street parking as they do not have driveways.

So once the ten spots are full, where will they park??

Please include this objection in the hearing.

Cindy Richardson
1242 Richardson Street
Victoria

Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, January 21, 2021 11:20 AM
To: Public Hearings
Subject: FW: Letter from Martin Segger Regarding the development proposal for 1224 Richardson St. Rezoning Summary, Public Hearing January 28, 2021

From: Martin Segger [REDACTED]
Sent: January 21, 2021 11:07 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re: Letter from Martin Segger Regarding the development proposal for 1224 Richardson St. Rezoning Summary, Public Hearing January 28, 2021

Dear Mayor and Council:

This is to support the current development proposal for the triple-lot property: 24 affordable homes (4 secured at below current market) at 1224 Richardson

This is indeed an good example of sympathetic infill which is generated out of Fairfield's unique suburban scale and character. The design also respects the Fairfield's Edwardian Arts-and-Crafts heritage. At the same time it will ease in a "gentle density" with supporting amenities to address issues such as pedestrian access, transportation and increased traffic.

Developments such as this secure the sustainability of Fairfield's domestic architectural idiom while meeting contemporary requirements of the new codes for energy efficiency, seismic resilience, health and life-safety.

I believe it will also generate an enthusiastic reception by the neighbourhood community. I live within a 10 minute walk of the proposed development.

Sincerely,
Martin Segger
1760 Patly Place
Victoria, V8V 2V9
[REDACTED]

[REDACTED]

From: Bart Johnson [REDACTED]
Sent: January 24, 2021 10:02 AM
To: Public Hearings
Subject: Support for 1224 Richardson St.

Dear Mayor and Council,

I am writing you today to express my support for the proposed development at 1224 Richardson St. that is going to public hearing on January 28, 2021.

This proposal would add an additional 23 units of net new needed housing to the Rockland neighbourhood, which despite it being a centrally located neighbourhood, has seen relatively little recent development and densification. Additional housing and alternative housing options such as this proposal is needed to assist with meeting demand, and to help keep long-term residents in the area who may be looking to either get in the market or downsize from a single family home. This project would provide a great alternative for those who want to live centrally and sustainably, but avoid high-rise downtown living.

The design of this proposal is very thoughtful, suiting this uniquely deep site, blending in with the existing streetscape which is surrounded by similarly sized residences. With sustainability in mind, through its design and central location (being close to downtown and Cook street), this proposal actively encourages residents to leave the car behind and walk or bike to nearby amenities.

Aligning with key elements of the Official Community Plan and Fairfield Neighbourhood Plan, this project would provide additional affordable sustainable housing in a gentle density manner, projects which we need more of across the City of Victoria. I encourage you to approve this proposal.

Thank you for your consideration.

Kind Regards,

Bart Johnson
Owner, 1042-1044 Richardson St.
Victoria, BC V8V 3C5

From: [REDACTED]
To: [Public Hearings](#)
Subject: 1224 Richardson, public hearing Thursday 28 January
Date: January 25, 2021 2:36:07 PM

To the Mayor and Councillors of the City of Victoria,

We live at 632 Harbinger Avenue, the second building down the west side of Harbinger from Richardson St. As near neighbours to the project, we would like to respectfully submit our opinion about this proposal.

Though supportive of increased density in our neighbourhood, and many other aspects of this proposal, we believe the number of units proposed is far too high.

- The very high density proposed is inconsistent with the existing neighbourhood.
- The proposal lacks the diversity common in this neighbourhood: singles, couples and families, occupying everything from bachelor units to units with three and four bedrooms. For example, working families are excluded from this proposal.
- The proposed very limited parking would inevitably lead to spillover onto neighbouring streets.

Yours truly,

Thomas Currier
Mary Addison

NO. 21-013

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-99 Zone, Multiple Dwelling Richardson District, and to rezone land known as 1224 Richardson Street from the R1-B Zone, Single Family Dwelling District to the R-99 Zone, Multiple Dwelling Richardson 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. 1244)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 3 – MULTIPLE DWELLING ZONES by adding the following words:

“3.133 R-99, Multiple Dwelling Richardson District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.132 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1224 Richardson Street, legally described as PID: 009-343-211 Parcel C (DD 38188I) of Section 26, Fairfield Farm Estate, Victoria City, Plan 13 and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R-99 Zone, Multiple Dwelling Richardson District.

READ A FIRST TIME the 14th day of January 2021

READ A SECOND TIME the 14th day of January 2021

Public hearing held on the day of 2021

READ A THIRD TIME the day of 2021

ADOPTED on the day of 2021

CITY CLERK

MAYOR

PART 3.133 – R-99 ZONE, MULTIPLE DWELLING RICHARDSON DISTRICT**3.133.1 Definitions**

In this Part, “ground-oriented multiple dwelling” means a building containing three or more self-contained dwelling units, at least half of which have individual and direct access at grade level.

3.133.2 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Ground-oriented multiple dwelling

3.133.3 Lot Area

- a. Lot area (minimum) 1700m²
- b. Lot width (minimum) 17m

3.133.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 1160m²
- b. Floor space ratio (maximum) 0.67:1

3.133.5 Height, Storeys

- a. Principal building height (maximum) 7.6m
- b. Storeys (maximum) 2.5
- c. Roof deck Not permitted

PART 3.133 – R-99 ZONE, MULTIPLE DWELLING RICHARDSON DISTRICT**3.133.6 Setbacks, Projections, Building Separation**

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 6m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • Steps less than 1.7m in <u>height</u> | 2.0m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m |
| c. <u>Side yard setback</u> from the east property line (minimum) | 1.8m |
| d. <u>Side yard setback</u> from the west property line (minimum) | 1.25m |
| e. Separation between <u>buildings</u> other than an <u>accessory building</u> (minimum) | 7.5m |
| f. Eave projections into <u>setback</u> (maximum) | 0.75m |

3.133.7 Site Coverage, Open Site Space

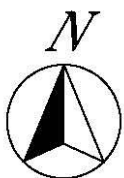
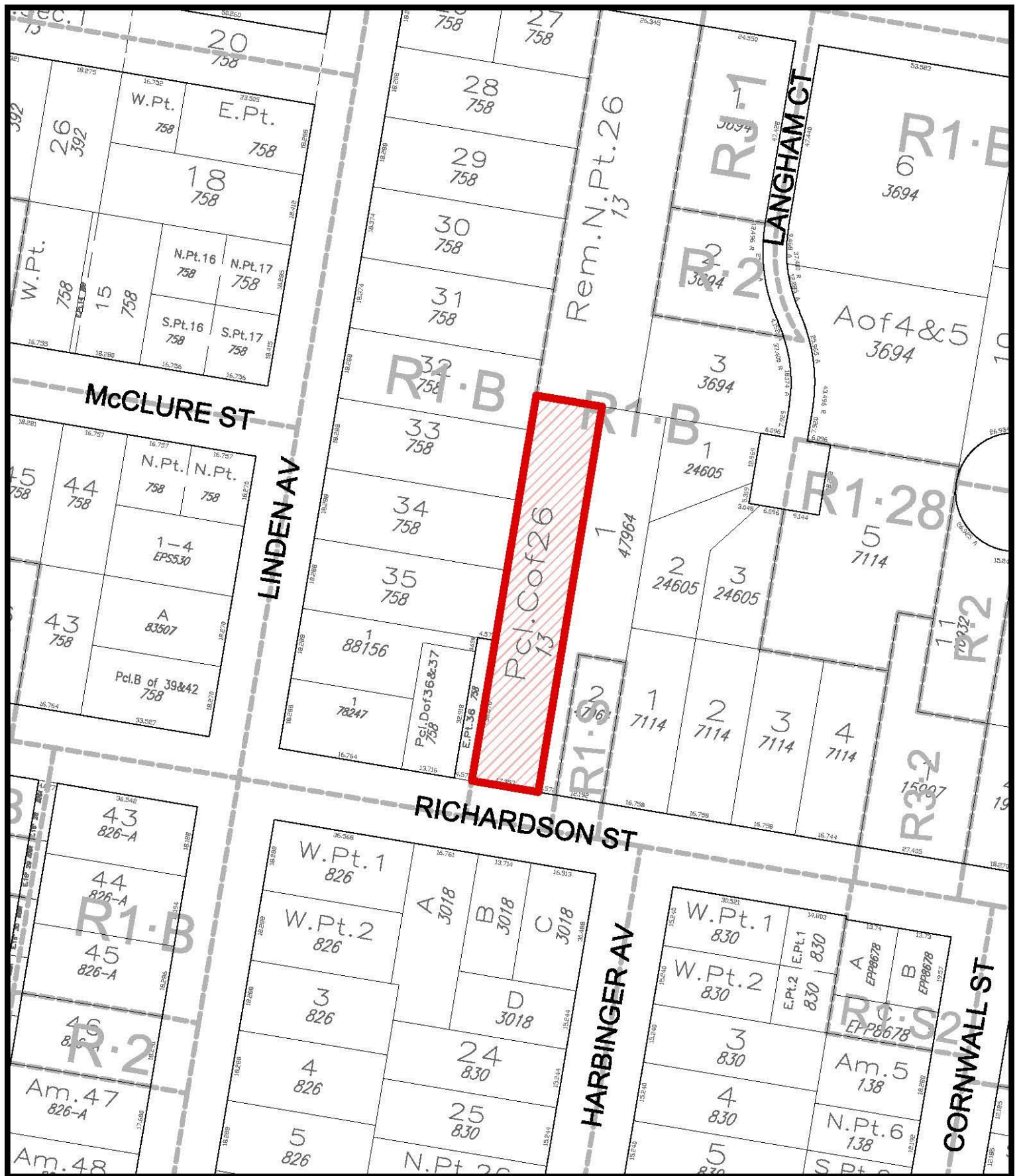
- | | |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

3.133.8 Outdoor Features

- | |
|---|
| a. The <u>setbacks</u> set out in section 3.133.6 apply to <u>outdoor features</u> as though they are <u>buildings</u> |
| b. <u>Outdoor features</u> shall not exceed a <u>height</u> of 3.5m from <u>natural grade</u> or <u>finished grade</u> , whichever is lower |

3.133.9 Vehicle and Bicycle Parking

Subject to the regulations in Schedule “C”



1224 Richardson Street
Rezoning No.00705



HOUSING AGREEMENT (1224 RICHARDSON STREET) BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement to ensure that future strata bylaws cannot prohibit the rental of units (with the exception of four below market units) for the lands known as 1224 Richardson Street, 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 (1224 RICHARDSON STREET) BYLAW (2021)".

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 1224 Richardson Property Corp., Inc. No. BC1192230 or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 1224 Richardson Street, Victoria, BC, legally described as:
PID: 009-343-211 Parcel C (DD 38188I) of Section 26, Fairfield Farm Estate, Victoria City, Plan 13.

READ A FIRST TIME the 14th day of January 2021

READ A SECOND TIME the 14th day of January 2021

READ A THIRD TIME the 14th day of January 2021

ADOPTED on the day of 2021

CITY CLERK

MAYOR

HOUSING AGREEMENT

(Pursuant to section 483 of the *Local Government Act*)

AMONG:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square
Victoria, B.C.
V8W 1P6
(the "**City**")

AND:

1224 RICHARDSON PROPERTY CORP.

1153 Burdett Avenue
Victoria, British Columbia
V8V 3H3
(the "**Owner**")

AND:

COASTAL COMMUNITY CREDIT UNION (Inc. No. FI 114) (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* 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 lands in the City of Victoria, British Columbia, with a civic address of 1224 Richardson Street, legally described as:

PID: 009-343-211
Legal Description: Parcel C (DD 38188I) of Section 26, Fairfield Farm Estate, Victoria City, Plan 13
(the "**Lands**").
- D. The Owner made an application to rezone and develop the Lands with three buildings containing a total of 24 Dwelling Units and related amenities.
- E. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the strata corporation, but the intent of

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this housing agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units), excluding the Below Market Units.

- F. 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 establish the terms and conditions regarding the occupancy of the residential units identified in this housing agreement.

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:

1.0 Definitions

1.1 In this Agreement:

"**Below Market Units**" means the three (3) one-bedroom Dwelling Units and the one (1) two-bedroom Dwelling Unit within the Development that will be secured as 90% below-market ownership housing through a section 219 covenant and housing agreement between the Owner and the Capital Regional District, which document will be registered against the Lands prior to any rezoning approval for the Lands.

"**Business Day**" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia.

"**Development**" means the three (3) proposed residential building on the Lands, which are to include a total of twenty-four (24) Dwelling Units.

"**Dwelling Units**" means any or all, as the context may require, of the twenty-four (24) self-contained residential dwelling units within the Development that will be located on the Lands, 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.

"**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.

"**Non-owner**" means a person other than a Related Person or the Owner.

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3.

"**Related Person**" includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation or society:

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- (i) 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; or
- (ii) an Immediate Family of a person to whom paragraph (i) applies, or
- (b) an individual, an Immediate Family of the registered or beneficial owner.

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, 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.

"Tenancy Agreement" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

2.0 No Restrictions on Rentals

- 2.1 The Owner covenants and agrees that, with the exception of the Below Market Units, 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.
- 2.2 Without limiting the generality of section 2.1, 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, with the exception of the Below Market Units, to a Non-owner under the terms of a Tenancy Agreement.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Development, within thirty (30) days of the Director's written request, a report in writing confirming:
 - (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
 - (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.
- 3.2 The Owner covenants and agrees:
 - (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit, with the

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exception of the Below Market Units, under the terms of a Tenancy Agreement unless this Agreement is amended; and

(b) to notify the City of any proposed amendments to its strata bylaws.

- 3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Notice to be Registered in Land Title Office

- 4.1 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.

5.0 Liability

- 5.1 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.
- 5.2 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.

6.0 Priority Agreement

The Existing Chargeholder, as the registered holder of a charge by way of mortgage and assignment of rents which are registered against title to the Lands in the Land Title Office at Victoria, British Columbia, under numbers CA7295489 and CA7295490, respectively, for and in consideration of 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 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.

7.0 General Provisions

- 7.1 **Notice.** If sent as follows, notice under this Agreement is considered to be received:

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- (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, BC V8W 1P6

Attention: Director of Sustainable Planning and Community Development
Email: Planning-CommunityPlanning@victoria.ca

and in the case of the Owner, addressed to:

1224 Richardson Property Corp.
153 Burdett Avenue
Victoria, British Columbia
V8V 3H3

Attention: Tim Stemp
Email: Timp993@hotmail.com

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.

7.2 **Time.** Time is of the essence of this Agreement.

7.3 **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.

7.4 **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

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as a waiver of any future or continuing failure, whether similar or dissimilar.

- 7.5 **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.
- 7.6 **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.
- 7.7 **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.
- 7.8 **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.
- 7.9 **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.
- 7.10 **Entire Agreement.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 7.11 **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.
- 7.12 **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.
- 7.13 **Law Applicable.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 7.14 **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 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

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- (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.

- 7.15 **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.
- 7.16 **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.
- 7.17 **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.
- 7.18 **Effective Date.** This Agreement is effective as of the date of the signature of the last party to sign.

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 signatories:)
)
)
)
_____)
Director of Sustainable Planning and)
Community Development)
)


Date signed: _____

1224 RICHARDSON PROPERTY CORP.)
by its authorized signatory(ies):)
)
)
)
_____)
Print Name: Gene Miller)
)
)
_____)
Print Name: Tim Sney)

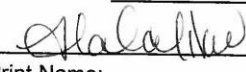
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Date signed: November 13, 2020

COASTAL COMMUNITY CREDIT UNION
by its authorized signatory(ies):



Derek Lewis, ABL
Regional Manager,
Commercial Services

Print Name: _____


Alana Halaliku, FCUIC, BBA
Senior Business Relationship Manager
Nanaimo Business Centre

Print Name: _____

Date signed: 11/25/20


WITNESS

CHARLES BLANARU
Barrister & Solicitor
#200 - 1808 Bowen Road
Nanaimo, B.C. V9S 5W4
Ph. (250) 753 2202 Fax: (250) 753 3949

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F.1 Bylaw for 956 Heywood Avenue: Development Permit with Variances Application No. 00126

Moved By Councillor Potts

Seconded By Councillor Alto

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

1. Housing Agreement (956 Heywood Avenue) Bylaw (2021) No. 21-005

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Potts, Councillor Loveday, Councillor Andrew

OPPOSED (2): Councillor Thornton-Joe, Councillor Young

CARRIED (7 to 2)



Council Report

For the Meeting of January 14, 2021

To: Council
From: C. Coates, City Clerk
Date: January 8, 2021
Subject: 956 Heywood Avenue: Development Permit with Variances Application No. 00126

RECOMMENDATION

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

1. Housing Agreement (956 Heywood Avenue) Bylaw (2021) No. 21-005

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 21-005.

The issue came before Council on August 6, 2020 where the following resolution was approved:

956 Heywood Avenue: Development Permit with Variances Application No. 00126

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. A Housing Agreement to ensure a future strata cannot restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development; and
- b. A Section 219 Covenant to secure a car-share membership for each unit, to the satisfaction of the Director of Engineering and Public Works.

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. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1stall to zero stalls;
 - ii. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
 - iii. reduce the front setback from 10.50 metres to 6.63 metres;
 - iv. reduce the rear setback from 7.71 metres to 1.52 metres;
 - v. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m(window screens);
 - vi. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property's title to secure the car share memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with plans date stamped May 26, 2020.

5. The Development Permit lapsing two years from the date of this resolution.”

Respectfully submitted,

Chris Coates
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 21-005

**F.1.a.a 956 Heywood Avenue - Development Permit with Variances
Application No. 00126 (Fairfield)**

Moved By Councillor Potts

Seconded By Councillor Alto

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. A Housing Agreement to ensure a future strata cannot restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development; and
- b. A Section 219 Covenant to secure a car-share membership for each unit, to the satisfaction of the Director of Engineering and Public Works.

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. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1stall to zero stalls;
 - ii. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
 - iii. reduce the front setback from 10.50 metres to 6.63 metres;
 - iv. reduce the rear setback from 7.71 metres to 1.52 metres;
 - v. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m(window screens);
 - vi. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property’s title to secure the car share memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with plans date stamped May 26, 2020.
5. The Development Permit lapsing two years from the date of this resolution.”

FOR (5): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Loveday, Councillor Potts,
OPPOSED (2): Councillor Thornton-Joe, Councillor Young

CARRIED (5 to 2)

E. LAND USE MATTERS

E.1 956 Heywood Avenue - Development Permit with Variances Application No. 00126 (Fairfield)

Committee received a report dated July 9, 2020 from the Director of Sustainable Planning and Community Development regarding a Development Permit with Variances Application to allow for the construction of a four-storey building with six dwelling units located at 956 Heywood Avenue. The variances are related to reduced setbacks, parking, increase site coverage and height.

Committee discussed:

- *How setbacks are measured.*
- *How the applicants took the ADP motion into account.*
- *Concerns with the amount of density on this size of site.*
- *Concerns with neighbours not receiving notice of the CALUC meeting.*
- *The threshold for staff not supporting an application.*

Moved By Councillor Potts

Seconded By Mayor Helps

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. A Housing Agreement to ensure a future strata cannot restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development; and
- b. A Section 219 Covenant to secure a car-share membership for each unit, to the satisfaction of the Director of Engineering and Public Works.

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. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1stall to zero stalls;
 - ii. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
 - iii. reduce the front setback from 10.50 metres to 6.63 metres;
 - iv. reduce the rear setback from 7.71 metres to 1.52 metres;
 - v. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m(window screens);
 - vi. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property's title to secure the car share memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with plans date stamped May 26, 2020.

5. The Development Permit lapsing two years from the date of this resolution.”

FOR (6): Mayor Helps, Councillor Alto, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Dubow

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (6 to 2)



Committee of the Whole Report For the Meeting of July 23, 2020

To: Committee of the Whole

Date: July 9, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00126 for 956 Heywood Avenue

RECOMMENDATION

That, subject to the preparation and execution of the following legal agreements in a form satisfactory to the City Solicitor:

- a. A Housing Agreement to ensure a future strata cannot restrict the rental of units, to the satisfaction of the Director of Sustainable Planning and Community Development; and
- b. A Section 219 Covenant to secure a car-share membership for each unit, to the satisfaction of the Director of Engineering and Public Works.

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. 00126 for 956 Heywood Avenue, in accordance with:

1. Plans date stamped May 26, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1 stall to zero stalls;
 - ii. increase the height from 12m to 12.98m (main roof) and 14.81m (roof access);
 - iii. reduce the front setback from 10.50 metres to 6.63 metres;
 - iv. reduce the rear setback from 7.71 metres to 1.52 metres;
 - v. reduce the side setbacks from 7.71 metres to 1.37 metres (building) and 0.93m (window screens);
 - vi. increase the site coverage from 30 percent to 64 percent.
3. Registration of legal agreements on the property's title to secure the carshare memberships, to the satisfaction of the Director of Engineering and Public Works.
4. Final plans to be generally in accordance with plans date stamped May 26, 2020.
5. 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.

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 956 Heywood Avenue. The proposal is to construct a four-storey building with six dwelling units. The variances are related to reduced setbacks and parking, as well as increased site coverage and height.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Design Guidelines for Development Permit Area 16: General Form and Character, which encourage human-scaled architecture that contributes to the place character of an area
- the proposal is generally consistent with the Fairfield Neighbourhood Plan which supports residential buildings up to four-storeys that are compatible with neighbouring buildings and provide front yard landscaping that contributes to an enhanced streetscape
- the proposed parking variance is considered supportable given the provision of carshare memberships; however, the lack of dedicated visitor parking will likely impact on-street parking supply in the area
- due to the relatively small size of the site, there are variances proposed for setbacks and site coverage, which have been mitigated by enhanced landscaping and building design and are considered supportable
- the proposed increase in height is considered supportable as the main roofline would be similar in height to the adjacent buildings.

BACKGROUND

Description of Proposal

The proposal is to construct a four-storey multi-unit residential building with approximately six units on a smaller “orphaned” lot (568m²) that is situated between two larger four-storey multi-unit residential buildings.

The proposal includes the following major design components:

- low-rise contemporary design
- six two-bedroom units
- rooftop outdoor amenity space for the upper two units
- at-grade under-building parking accessed via Heywood Avenue
- exterior stair access with horizontal wood screening
- exterior materials to include exposed concrete, wood siding, metal soffits, aluminum windows and operable screens.

Landscape elements include:

- extensive front yard and perimeter planting with a mix of native, drought tolerant and pollinator plants
- green roofs above the parking level at the rear of the building and on the main roof
- separate balconies for the lower four units and rooftop decks for the upper two units
- publicly accessible concrete bench adjacent the sidewalk and front entry path.

The variances are to:

- increase the site coverage from 30% to 64%
- reduce the front setback from 10.5m to 6.63m
- reduce the side yard setbacks from 7.71m (half the building height) to 1.37m (building) and 0.93m (window screens)
- reduce the rear yard setback from 7.71m (half the building height) to 1.52m
- increase the building height from 12m to 12.98m (main roof) and 14.81m (roof access)
- reduce the vehicle parking from 9 stalls to 6 stalls and visitor parking from 1 stall to 0 stalls.

Affordable Housing

The applicant proposes the creation of six new residential units which would increase the overall supply of housing in the area. A Housing Agreement is being proposed, which would ensure that future Strata Bylaws could not prohibit the rental of units.

Tenant Assistance Policy

The existing single-family dwelling is vacant; therefore, the Tenant Assistance Policy does not apply to this proposal.

Sustainability

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation

The application does not propose any specific active transportation beyond meeting the short- and long-term bicycle parking requirements.

Public Realm

No public realm improvements, beyond City standard requirements, are proposed in association with this Development Permit with Variance Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently developed with a single-family dwelling. Under the existing R3-AM-2 Zone, Mid-Rise Multiple Dwelling District, in addition to multiple dwellings the property could also be developed with a duplex or a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the R3-AM-2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. A double asterisk is used to identify an existing non-conformity.

Zoning Criteria	Proposal	Existing Zone	OCP and Fairfield Plan
Site area (m ²) – minimum	568 **	920	-
Number of units – maximum	6	-	-
Density (Floor Space Ratio) – maximum	1.2:1	1.2:1	1.2:1 (OCP) 1.2:1 – 2:1 (Fairfield Plan)
Lot width (m) – minimum	15.52	-	-
Height (m) – maximum	12.98 * (main roof) 14.81 * (roof access)	12	13.5 (Fairfield Plan)
Storeys – maximum	4	4	3-6 (OCP) 3-4 (Fairfield Plan)
Site coverage (%) – maximum	64 *	30	-
Open site space (%) – minimum	32	30	-
Setbacks (m) – minimum			
Front	6.63 *	10.5	Variable
Rear	1.52 *	7.71	-
Side (north)	1.37 * (building face) 0.93 * (window screens)	7.71	-
Side (south)	1.37 * (building face) 0.93 * (window screens)	7.71	-
Vehicle Parking – minimum	6 *	9	-
Visitor parking	0 *	1	-

Zoning Criteria	Proposal	Existing Zone	OCP and Fairfield Plan
Bicycle parking stalls – minimum			-
Long term	8	8	-
Short term	6	6	-

Relevant History

This proposal was originally submitted as a concurrent Rezoning (No. 00689) and Development Permit Application to increase the density and develop a four-storey building with seven dwelling units. The application was later revised to reduce the density to 1.2:1 floor space ratio, consistent with the existing R3-AM-2 Zone, and the concurrent Rezoning Application was retired. As required with a Rezoning Application, a pre-application community meeting was held and a summary of the meeting provided by the Fairfield Gonzales Community Association Land Use Committee (CALUC) is attached to this report.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on September 10, 2019 the application was referred for a 30-day comment period to the Fairfield Gonzales CALUC. At the time of writing this report, a letter from the CALUC had not been received. However, as noted above, a summary of a Community Meeting that was held in relation to an earlier version of this application that necessitated a rezoning application has been provided by the CALUC.

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 subject site is designated as Urban Residential in the *Official Community Plan* (OCP, 2012), which envisions low and mid-rise multi-unit buildings. The OCP also identifies the site within Development Permit Area 16: General Form and Character, which supports multi-unit residential development that is complementary to the place character of the neighbourhood. Enhancing the character of the streetscape through high quality, human-scaled architecture, landscape and urban design is also a key objective of this DPA. Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

The proposed development is generally consistent with the objectives for DPA 16 and complies with the guidelines as follows:

- scale, massing and building design respect the character of the area and incorporate natural, warm exterior materials that are durable and will weather gracefully
- a prominent front entry that provides a focal point for pedestrians
- enhanced front yard landscaping that incorporates a mix of native, pollinator and drought resistant plants and trees which complement the meadow landscape of Beacon Hill Park to the north of the site
- underbuilding parking that is screened from view and does not detract from the streetscape along Heywood Avenue.

Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* (2019) identifies the site as Urban Residential, consistent with the OCP, and within the Cook Street Village sub-area. The Plan envisions new development up to four storeys and 1.2:1 floor space ratio in this location. New multi-unit residential development is encouraged to have front yard landscaping, street-facing facades, off-street parking that minimizes the impact on the pedestrian realm and site planning, and to be neighbourly and compatible with adjacent development. The proposed building is considered generally consistent with these policies.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* (2013) include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. The application was received prior to October 24, 2019; therefore, the proposal falls under the *Tree Preservation Bylaw No. 05-106* consolidated June 1, 2015.

There are 12 ornamental trees on the subject lot, all of which are proposed for removal. The applicant is proposing to plant three small canopy trees in planters on the second level and a yellow cedar in the front yard.

Tree Impact Summary

Tree Status	Total # of Trees	Trees to be REMOVED	NEW Trees	NET CHANGE (new trees minus total to be removed)
Subject property trees, protected	0	0	0	0
Subject property trees, unprotected	12	12	4	-8
City trees	0	0	1	+1
Neighbouring trees, protected	0	0	0	0
Neighbouring trees, unprotected	0	0	0	0
Total	12	12	5	-7

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on January 22, 2020 (minutes attached) where the following motion was carried:

It was moved ... that Development Permit with Variances Application No. 00126 for 956 Heywood Avenue be approved with the following changes:

- *consideration of the minimum side yard setbacks affecting livability to the neighbours.*

The applicant has not revised the side yard setback noting in the attached letter of response, dated July 6, 2020, that any further reduction in the width of the building would negatively impact the livability of the proposed dwellings, and that reducing the height by sinking the parking level further into the site is unfeasible due to soil conditions.

Regulatory Considerations

Although the proposed development complies with the R3-AM-2 Zone in terms of use and density, given the relatively small site size, there are several variances required to facilitate the development:

- increase the site coverage from 30% to 64%
- reduce the front setback from 10.50m to 6.63m
- reduce the side yard setbacks from 7.71m (half the building height) to 1.37m (to the building) and 0.93m (to the window screens)
- reduce the rear yard setback from 7.71m (half the building height) to 1.52m
- increase the building height from 12m to 12.98m to the main roof and 14.81m to the roof access
- reduce the vehicle parking from 9 stalls to 6 stalls.

Site Coverage and Setbacks

At 568m², the site is legal non-conforming with regards to minimum site size under the R3-AM-2 Zone, which requires new sites to be a minimum of 900m². Given the relatively small site size, the proposal is seeking variances on maximum site coverage from 30% to 64%, as well as reduced front, rear and side yard setbacks.

The Design Guidelines state that new buildings should be located and oriented to address privacy impacts of adjacent residential units and private outdoor space. The proposed building is located 1.37m from north and south property lines and the building separation is approximately 5.5m on the south side and 5.9m on the north side. The building would be oriented in an east/west direction; however, there are windows for each unit on the north and south elevations, which would face primary windows and private balconies on the adjacent buildings.

To help mitigate the impact of the side yard variances, narrow planters with rushes, as well as moveable screens with vertical slats are proposed in front of the windows to help reduce privacy impacts. Further, the proposal includes extensive perimeter landscaping to aid in screening and softening the transition with adjacent properties. While these design interventions will help mitigate privacy concerns, the proposed building would increase shading of the building to the north, which may have a minor impact on the livability of some of the units within the building. The applicant's letter of response to the ADP includes a detailed shadow analysis comparing the impact of reduced building height or increase setback with the proposed development.

With regards to the front yard variance, the proposed building would project forward by approximately 4m relative to the adjacent buildings; however, the proposed 6.63m setback is greater than the setbacks approved for recently developed properties along Heywood Avenue. Further, the applicant has pulled the building back at the northwest and southwest corners on levels 2-4 to accommodate corner planters that help lessen the impact of the reduced setback on the adjacent neighbours and the streetscape.

Other than the driveway, entry path and bicycle parking area, the front yard would be extensively landscaped using a mix of native, pollinator and drought resistant plants and trees. A concrete bench along the sidewalk is also proposed in front of the bicycle parking and next to the front walkway. As mentioned previously, narrow planters on the north and south elevations, as well as on the rear of the building above the parking level and on the main roof provide opportunities for additional soft landscaping to help offset the impact of increased site coverage.

The design guidelines encourage building design, landscaping and site planning that is sensitive and innovative to context. Given the constraints of the smaller site in the context of larger lots and the measures taken to ameliorate the privacy and visual impacts of the reduced setbacks and increased site coverage, staff consider the variances as supportable.

Height

The proposed increase in height from 12m to 12.98m to the main roofline and 14.81m to the rooftop access is considered supportable as the building maintains a height similar to the surrounding four-storey context. It is worth noting that the rooftop stair access is lower in height than the elevator overrun, which is exempt from height under the *Zoning Regulation Bylaw*. Both the elevator overrun and the stair access hatch are inset from the edge from the building so the visual impact of these features is minimal.

Parking

A variance is requested to reduce the required number of parking stalls from a total of nine to six stalls and visitor parking from one to zero stalls. To help offset some of the impacts from this variance the applicant is proposing one car share membership per dwelling unit. Although staff consider the variance as supportable, there may be some impact on on-street parking availability in the area given the lack of dedicated visitor parking.

Resource Impacts

Parks has noted the following resource impacts associated with the new municipal trees that would be provided with this application:

One new municipal tree	\$890 (total for the first five years)
	\$60 per year thereafter

CONCLUSIONS

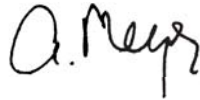
The proposal to construct a four-storey building with six dwelling units on a relatively small R3-AM-2 zoned lot is considered consistent with the Design Guidelines for Development Permit Area 16: General Form and Character. The building and associated landscaping would integrate with the context of apartment buildings along Heywood Avenue and mitigate the impact of the variances on adjacent properties and the public realm.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00126 for the property located at 956 Heywood Avenue.

Respectfully submitted,


Alec Johnston
Senior Planner
Development Services Division




Karen Hoese, Director
Sustainable Planning and Community
Development Department

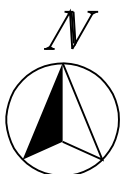
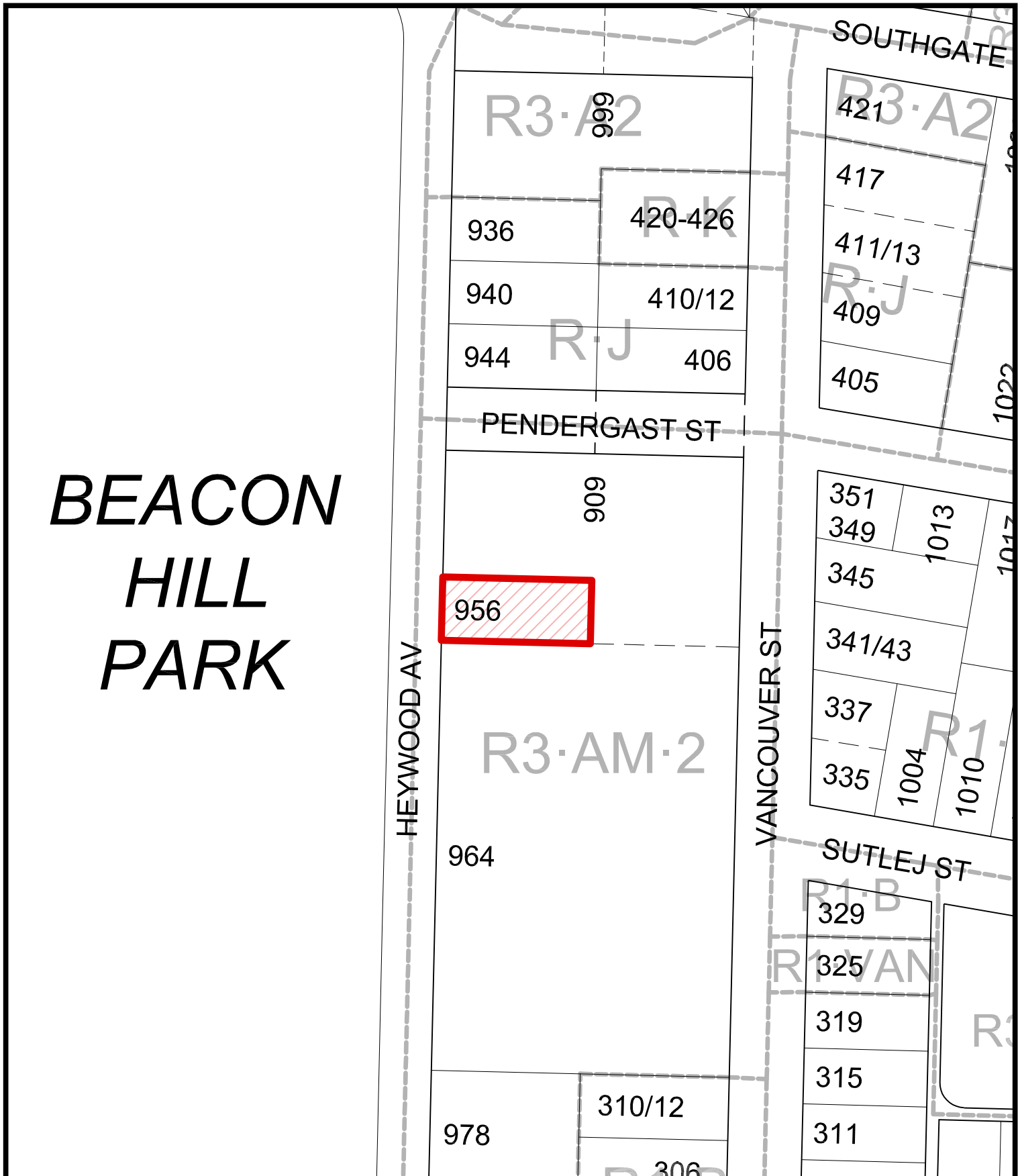
Report accepted and recommended by the City Manager:



Date: July 16, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 26, 2020
- Attachment D: Letter from applicant to Mayor and Council dated August 5, 2019
- Attachment E: Community Association Land Use Committee Comments on Rezoning Application No. 00689, dated November 22, 2018
- Attachment F: Advisory Design Panel meeting minutes dated January 22, 2020
- Attachment G: Letter from the applicant in response to the Advisory Design Panel dated July 6, 2020
- Attachment H: Correspondence (Letters received from residents).



956 Heywood Avenue
Rezoning No.00689



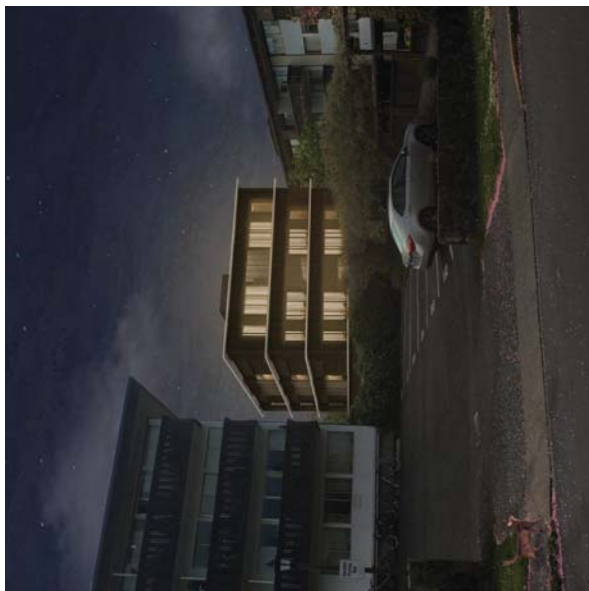


956 Heywood Avenue
Rezoning No.00689





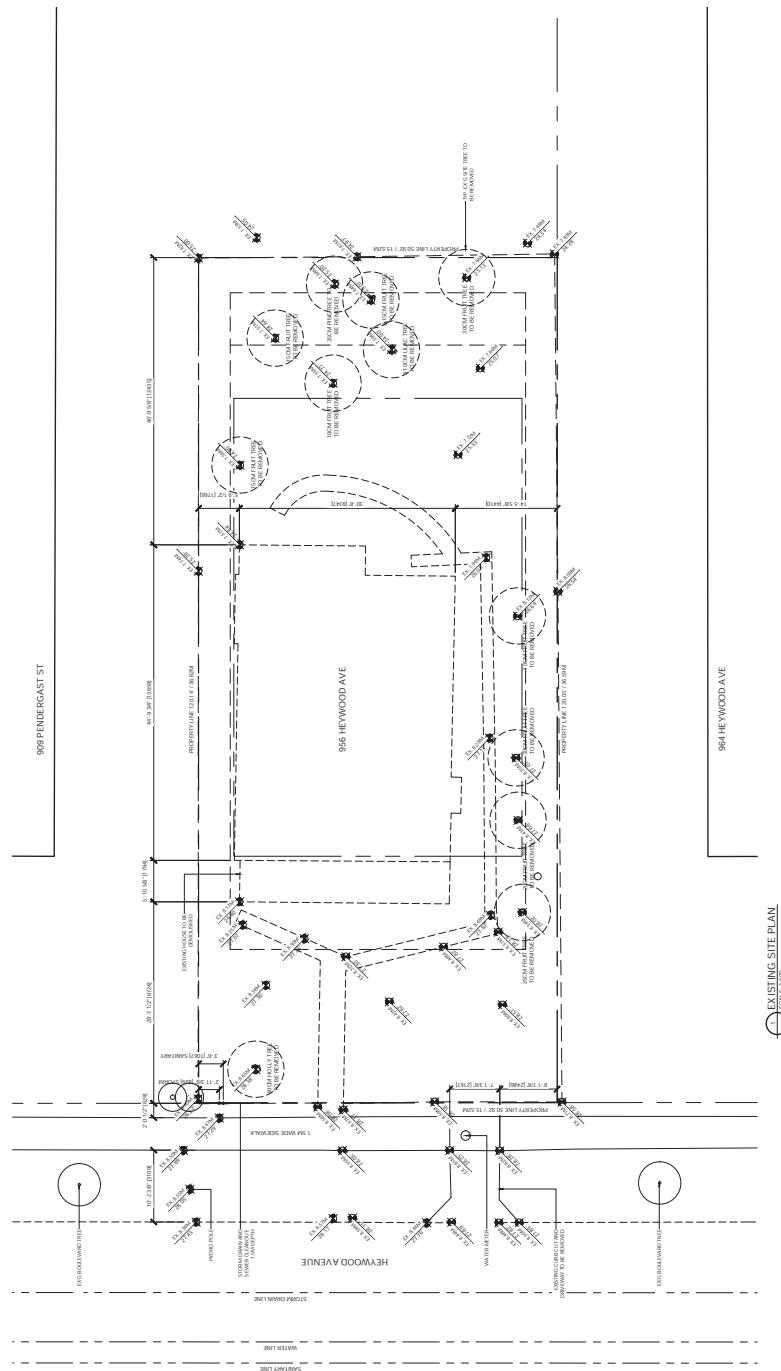
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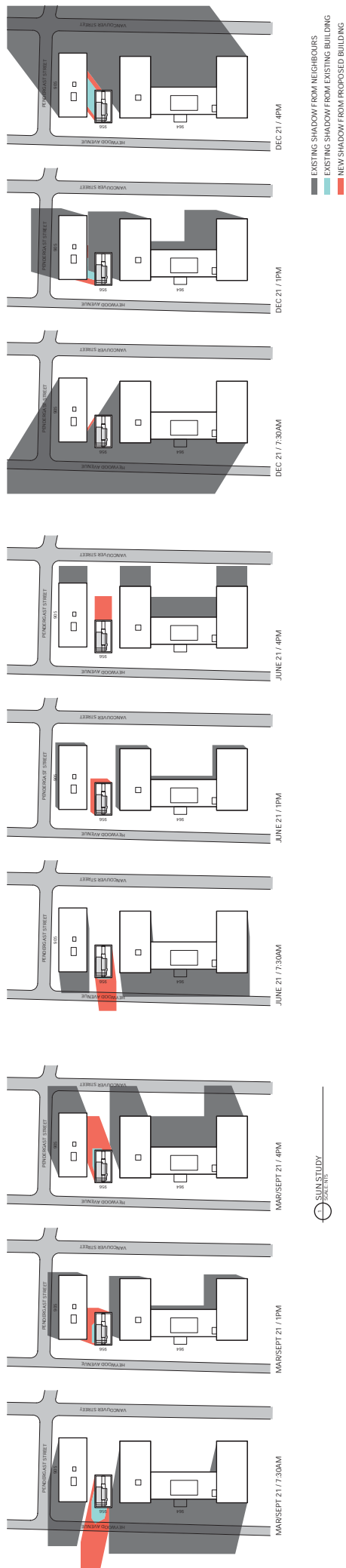
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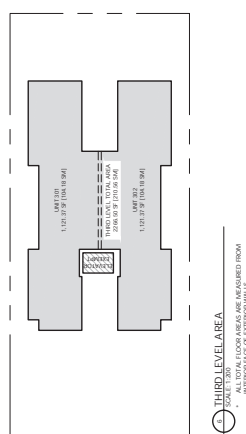
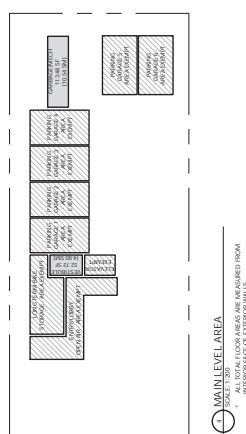
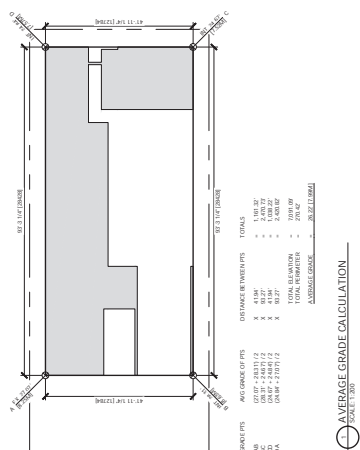
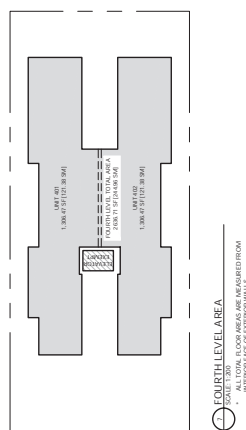
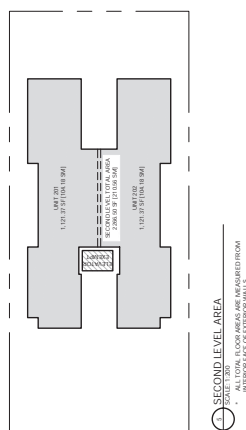
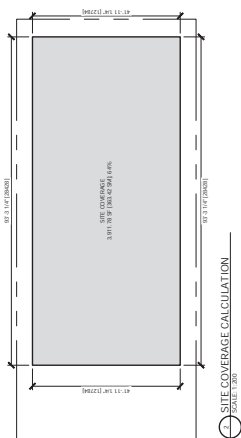
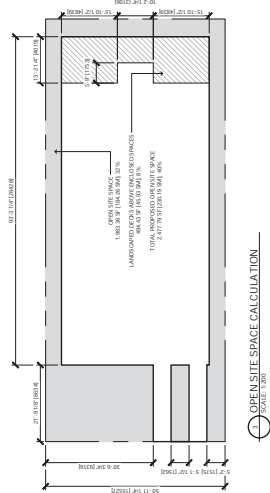
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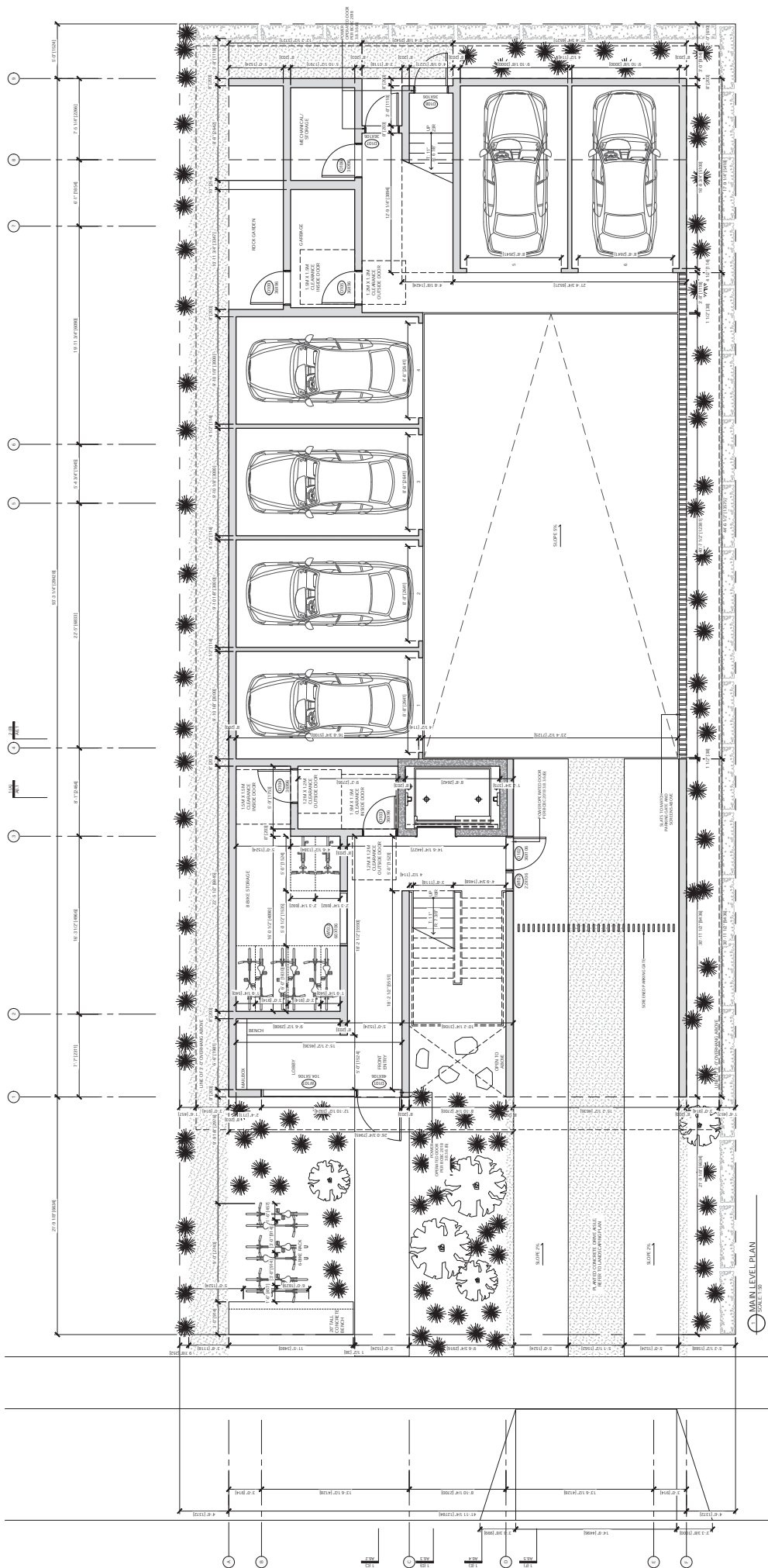
JOYCE JONES ARCHITECTS, INC. 10000 W. 10TH AVE., SUITE 100 DENVER, CO 80231 TEL: 303.733.1000 FAX: 303.733.1001 WWW.JOYCEJONES.COM		SCALE DATE DRAWN JUN CHECKED REVISION D. SELL CONSULTANT	NEWWOOD 956 HEYWOOD AVENUE VICTORIA BC
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 B. DEVELOPMENT PERMIT
 C. DEVELOPMENT PERMIT
 D. DEVELOPMENT PERMIT

DATE:
 2019.08.07
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 B. Darcy Jones Architects Inc.
 C. Darcy Jones Architects Inc.
 D. Darcy Jones Architects Inc.

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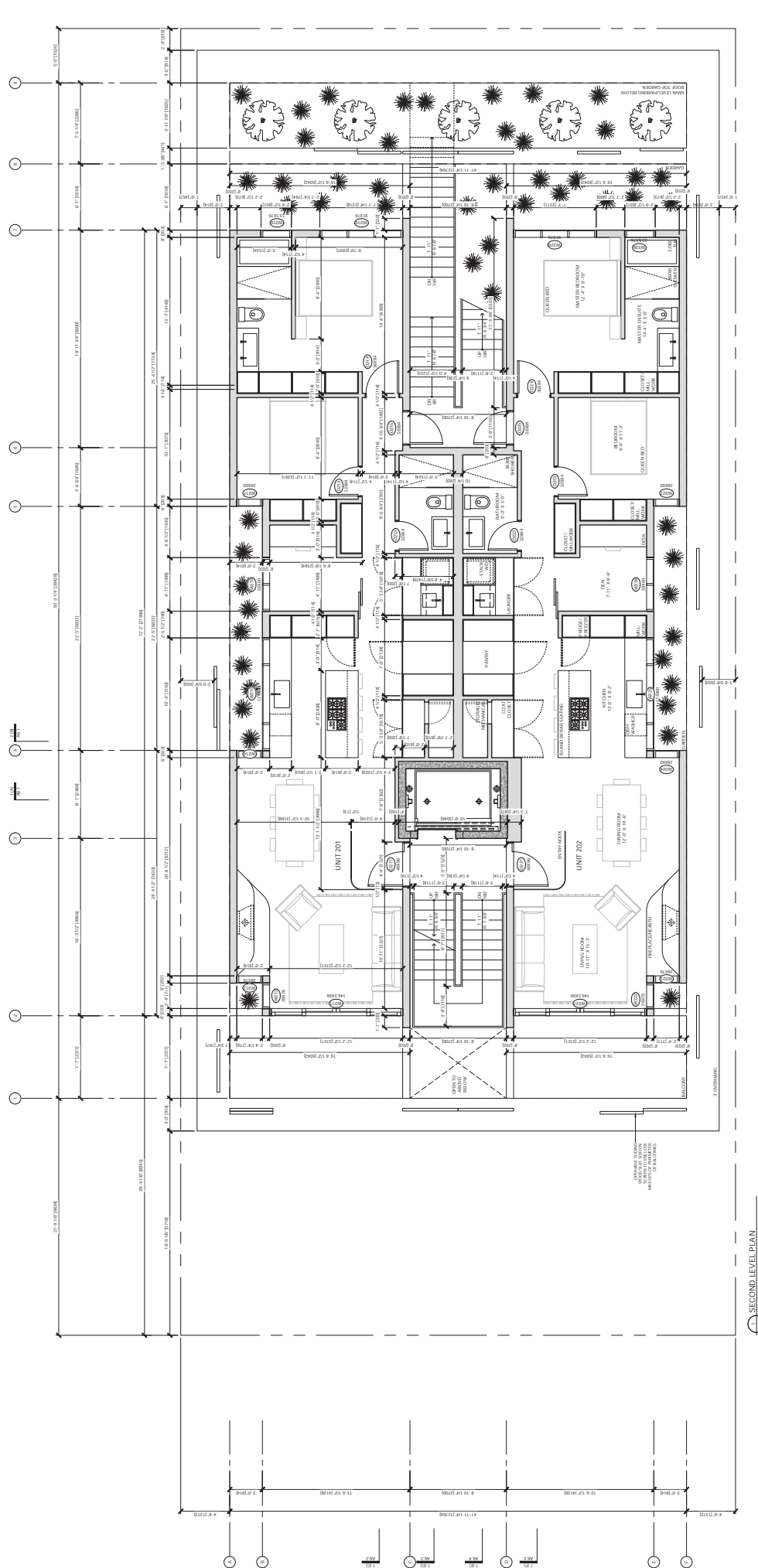
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MAIN LEVEL PLAN



SECOND LEVEL PLAN
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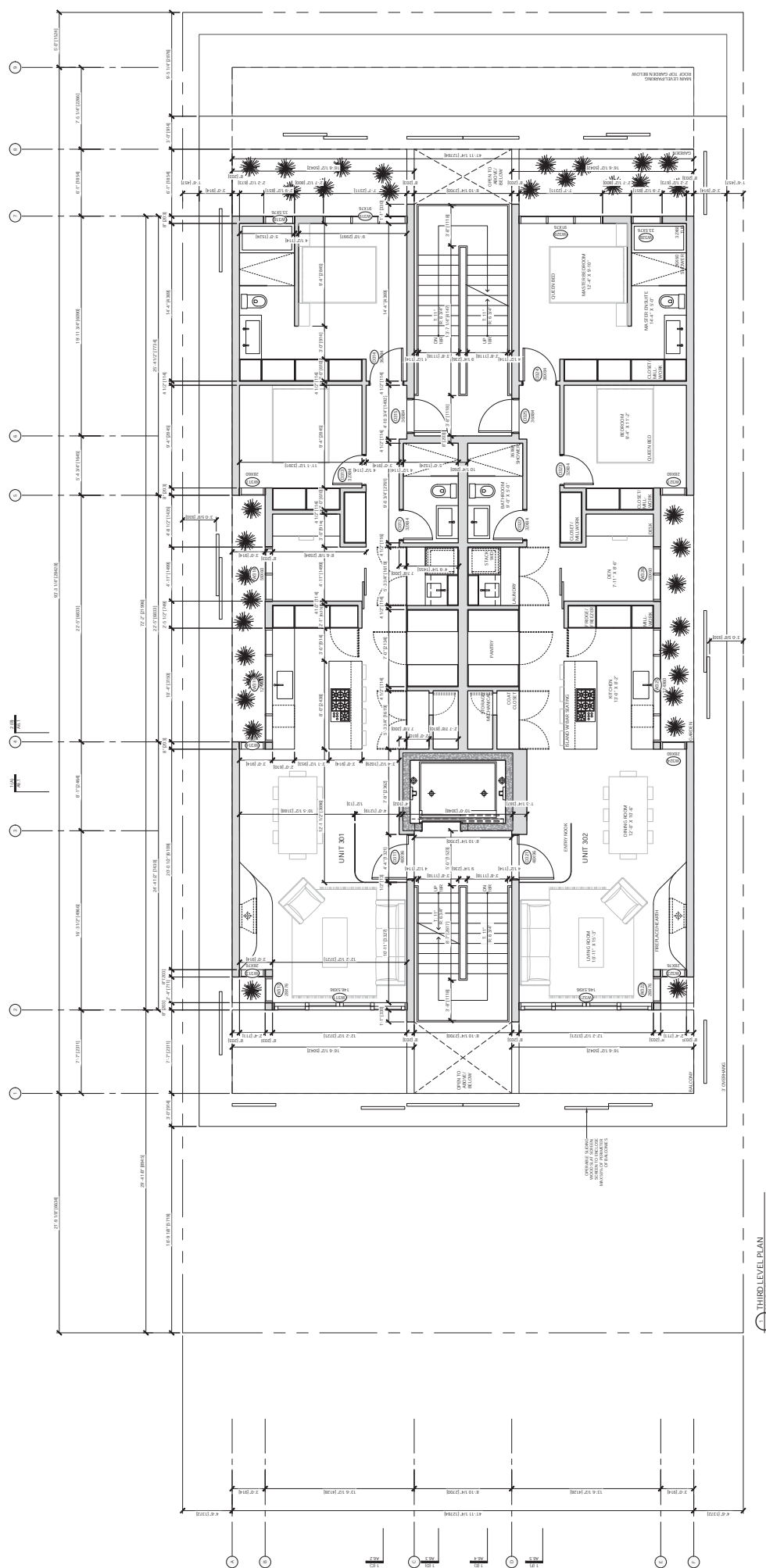
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SECOND LEVEL PLAN



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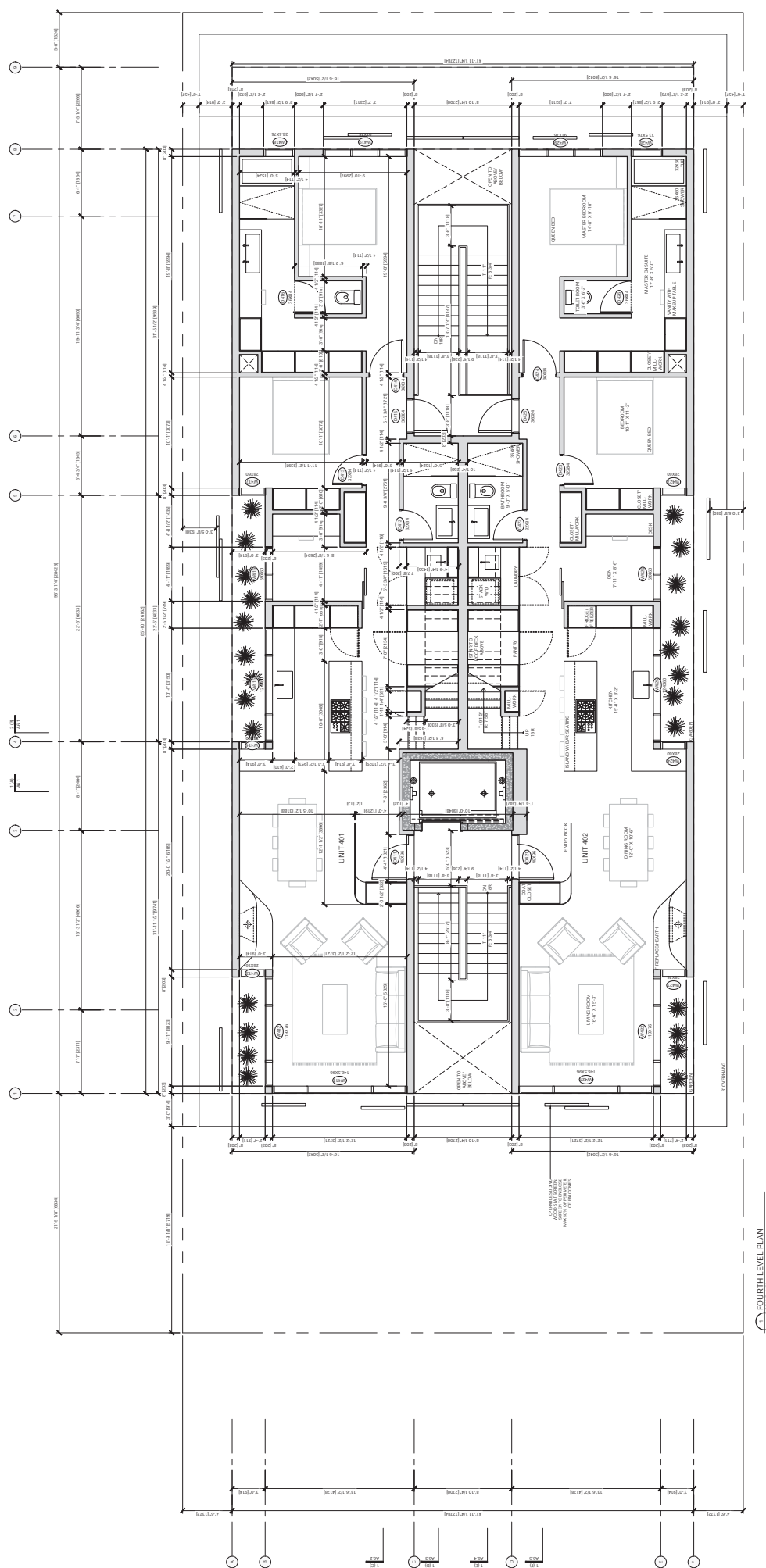
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THIRD LEVEL PLAN



FOURTH LEVEL PLAN
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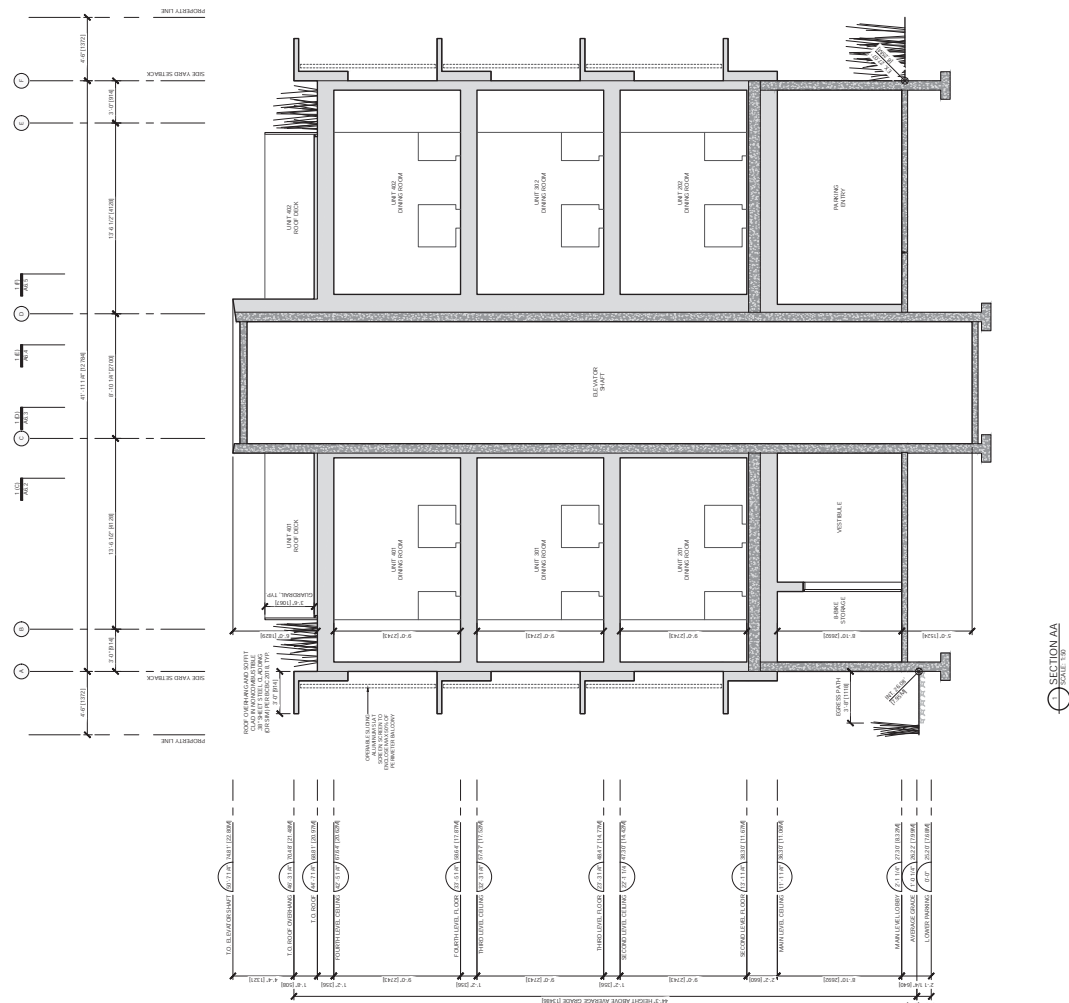
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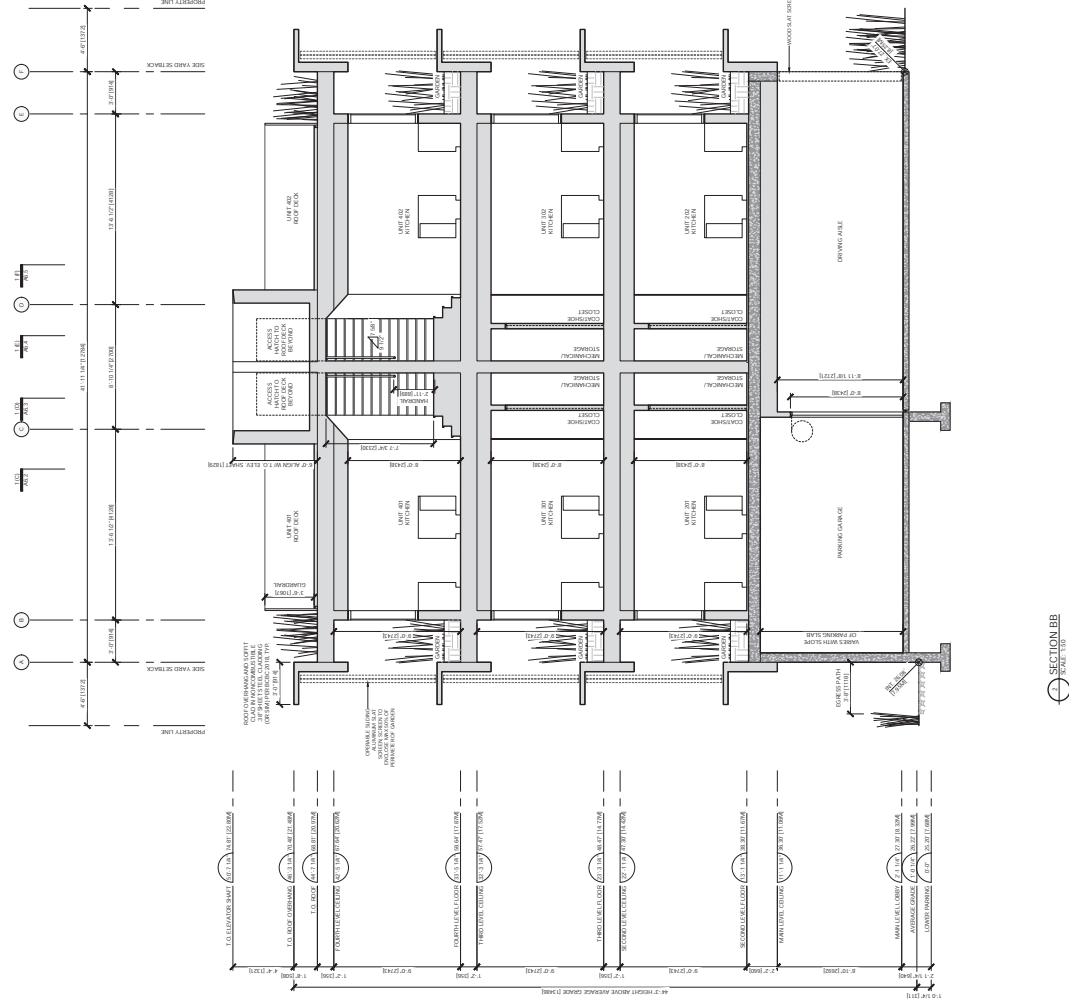
ROOF LEVEL PLAN

D'Arcy Jones Architects Inc

F 604 609 22.31
mailto:darc.jones.com



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SECTION BB
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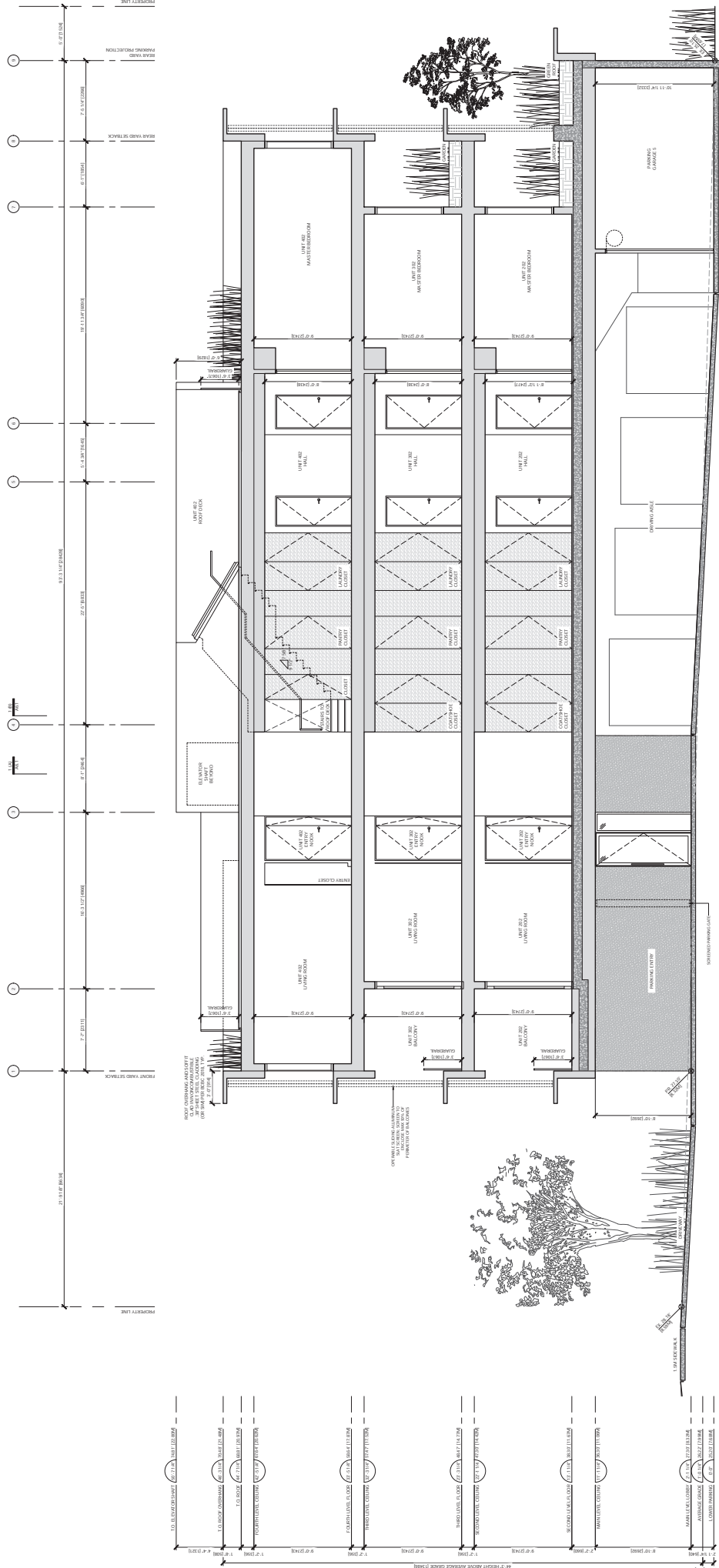
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SECTION



SECTION F.F.
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VICTORIA BC

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DESIGNED BY
J.A.

REVISIONS
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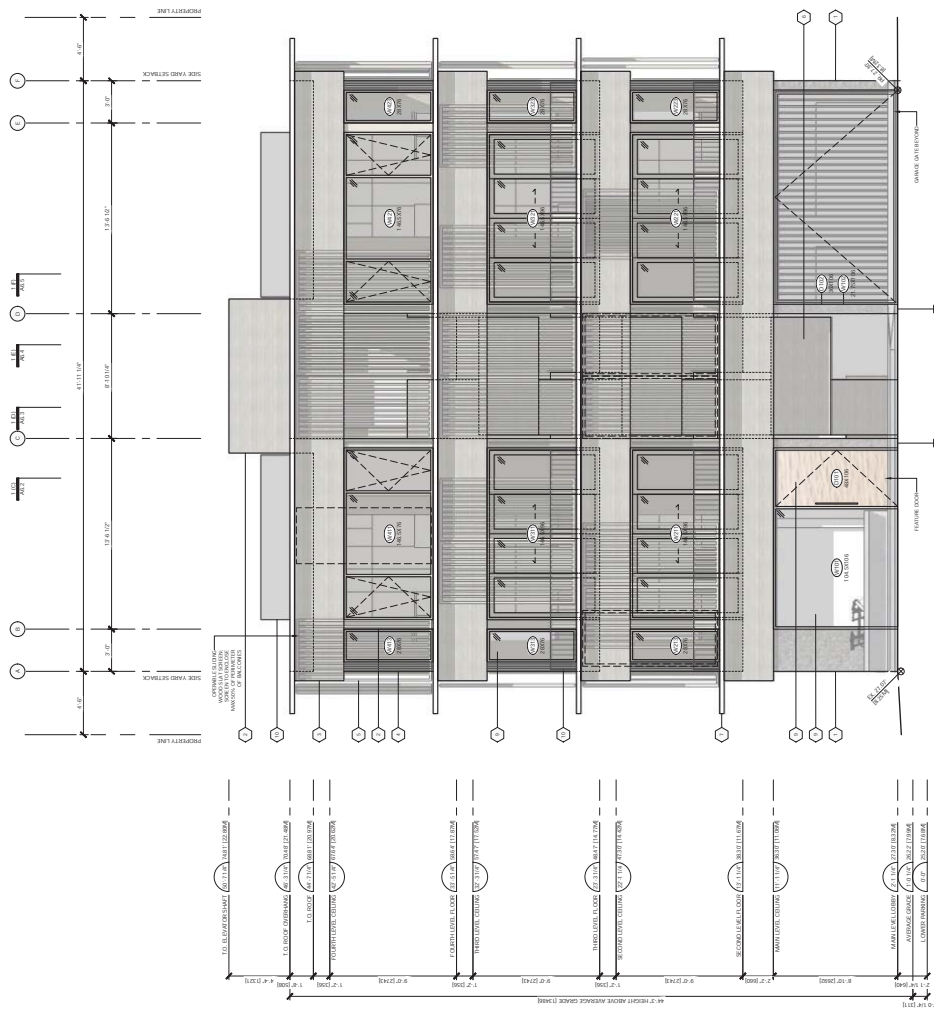
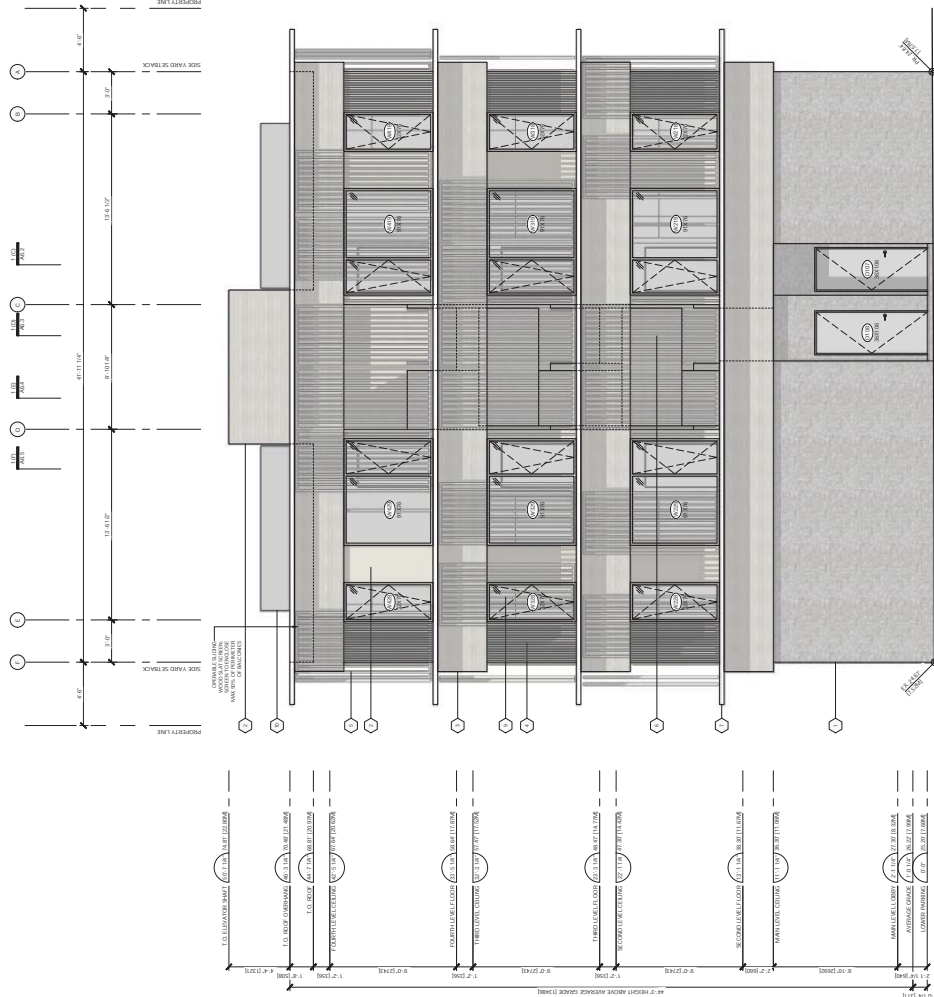
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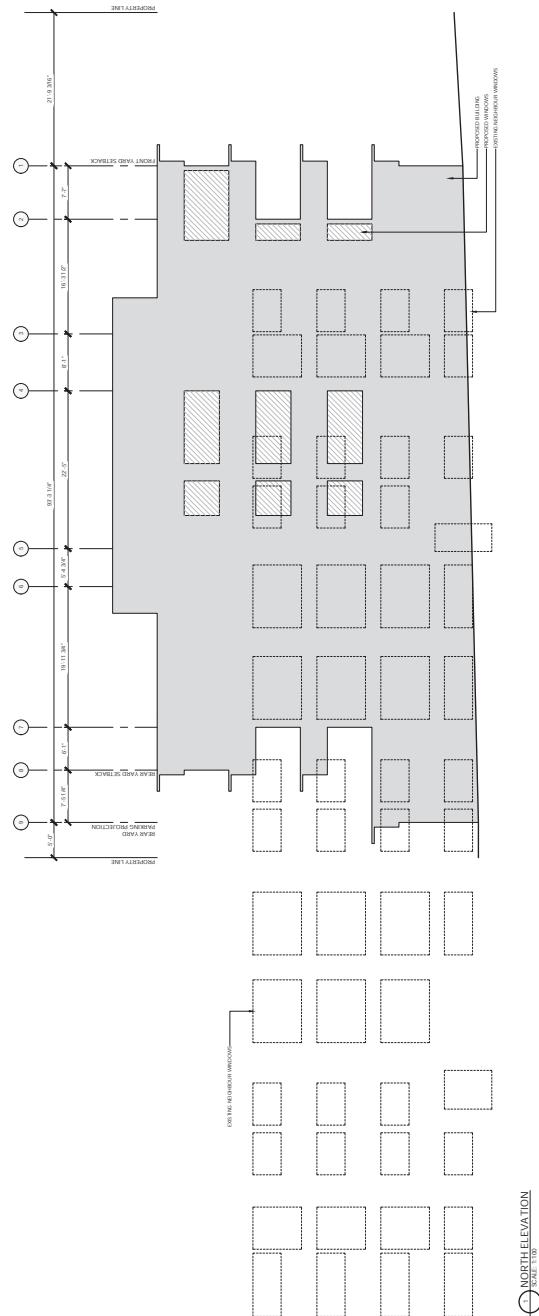
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 100. EXTERIOR WALLS: 1/2" GYPSUM BOARD



ELEVATION

MATERIALS	
1	EXPOSED CONCRETE WITH ARCHITECTURAL QUALITY FINISH
2	PRE-FINISHED ALUMINUM PANEL SYSTEM, BEIGE FINISH
3	HORIZONTAL, FIRE RETARDANT TONAL MATERIAL, #2
4	VERTICAL WOOD SLATS, STAINED TONAL MATERIAL, #2
5	OPTIONAL: ALUMINUM SCREEN, FINISHED TO MATCH MATERIAL, #2



A7.4



ISSUES		SCALE
A	DEVELOPMENT PERMIT	1 B
B	DEVELOPMENT PERMIT	DATE
C	DP RESUBMISSION	2009-09-28
D	DP RESUBMISSION A2	2009-09-02
		2009-09-20
		DRAWN
		JA
		CHECKED
		LD
		REVISION
		2
		ISSUE
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		CONSULT
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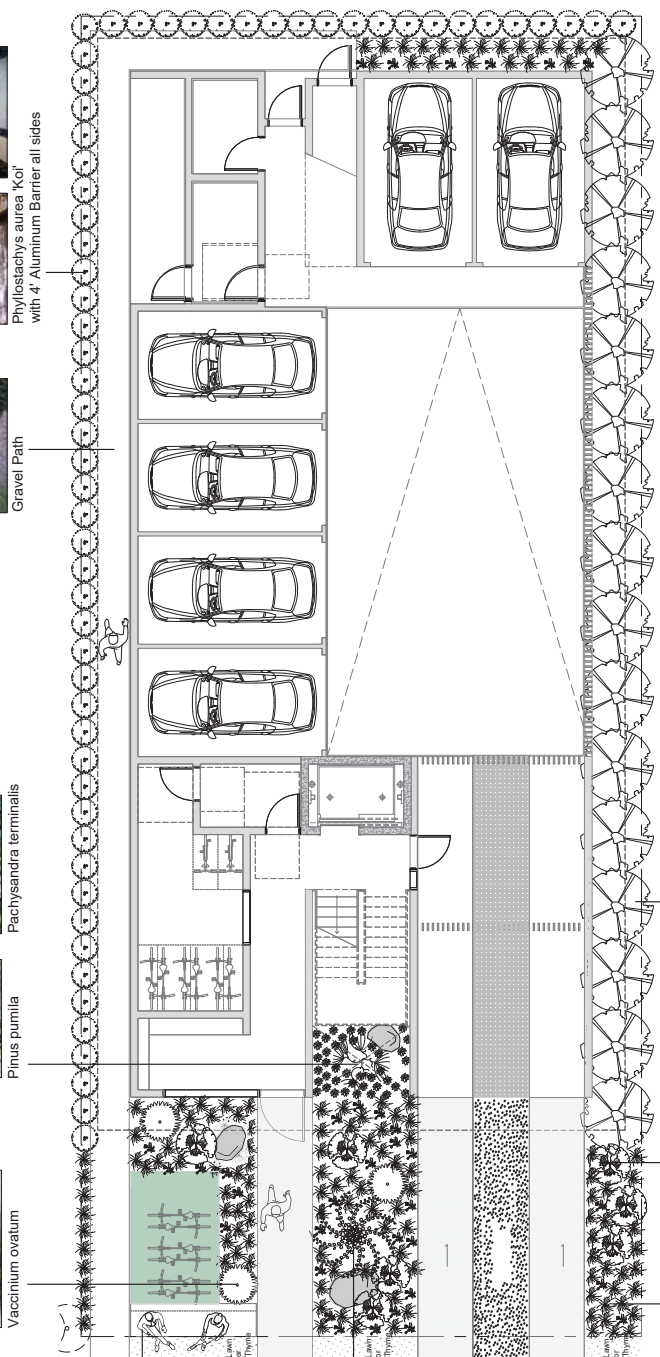
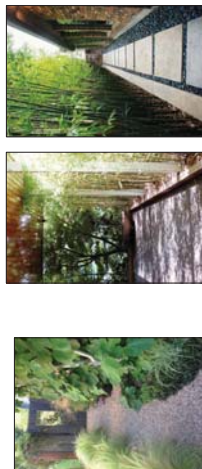
A9.1

DETAILS

LEGEND

-  Existing Tree
-  Tree to be Removed
-  Proposed Boulevard Tree





PLANT CATEGORY PERCENTAGE	
	Plant Units
Total plant units	1861
Pollinator plants	709
Food-bearing plants	1
Native to Vancouver	1009
	Percentage of total plants (%)
	100.0%
	38.0%
	0.5%
	59.0%

GENERAL PLANT LIST AT ALL LEVELS									
ID	Quantity	Latin Name	Common Name	Category	Size	Pollinator	Food bearing	Native	Non-native
VO	3	Vaccinium ovatum	Scrub	Shrub	1 gallon			X	
PP	1	Phlox paniculata	Dwarf Phlox	Shrub	10 gallon			X	
PT	41	Platanus terminalis	Japanese sycamore	Shrub	1 gallon	X		X	
PA	62	Physalis peruviana	Kel	Shrub	8 gallon			X	
ZN	1	Zinnia mexicana	Yellow oyster	Tree	10 8-B			X	
TP	575	Thymus praecox	Woolly thyme	Ground cover	4"			X	
XM	130	Xanthoxylum	Prickly juniper	Gloss	1 gallon			X	
SM	3	Sedum spectabile	Autumn color	Shrub	5 gallon			X	
PL	16	Plumula laetitia	Portuguese laurel	Shrub	5 8-B			X	
AS	3	Aster thrausianus	Autumn Moon	Tree	8 8-B			X	
MI	18	Myrica maritima	Western sword fern	Perennial	1 gallon			X	
AP	1	Adiantum pedatum	Northern maidenhair fern	Perennial	1 gallon			X	
CC	296	Cornus canadensis	Creeeping dogwood	Perennial	1 gallon			X	
JE	208	Juncus effusus	Soft rush	Gloss	1 gallon			X	
CC	232	Cardinalis californica	California outgrass	Gloss	1 gallon			X	
FR	179	Festuca ovina	Brome's f focus	Gloss	1 gallon			X	
AM	44	Artemisia vulgaris	Lady's foot	Gloss	seed	X		X	
PC	13	Plectritis congesta	Seashrub	Perennial	4"			X	
EP	1	Euphorbia corollata	Red-White	Perennial	1 gallon			X	

Proposed Boulevard	Tree :Species and Location to be	Determined at BP
--------------------	----------------------------------	------------------

Feature Tree:
Chamaecyparis nootkatensis

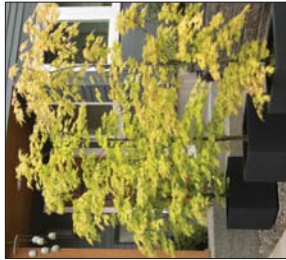
Woolly Thyme
Thymus pseudolanuginosus

Native Meadow Grass: *Koeleria macrantha*
Meadow Flower: *Ammi majus*

Exochorda × *macrantha*
The Bride'

Privacy Hedge:
Prunus lusitanica

Native Meadow Theme + Form



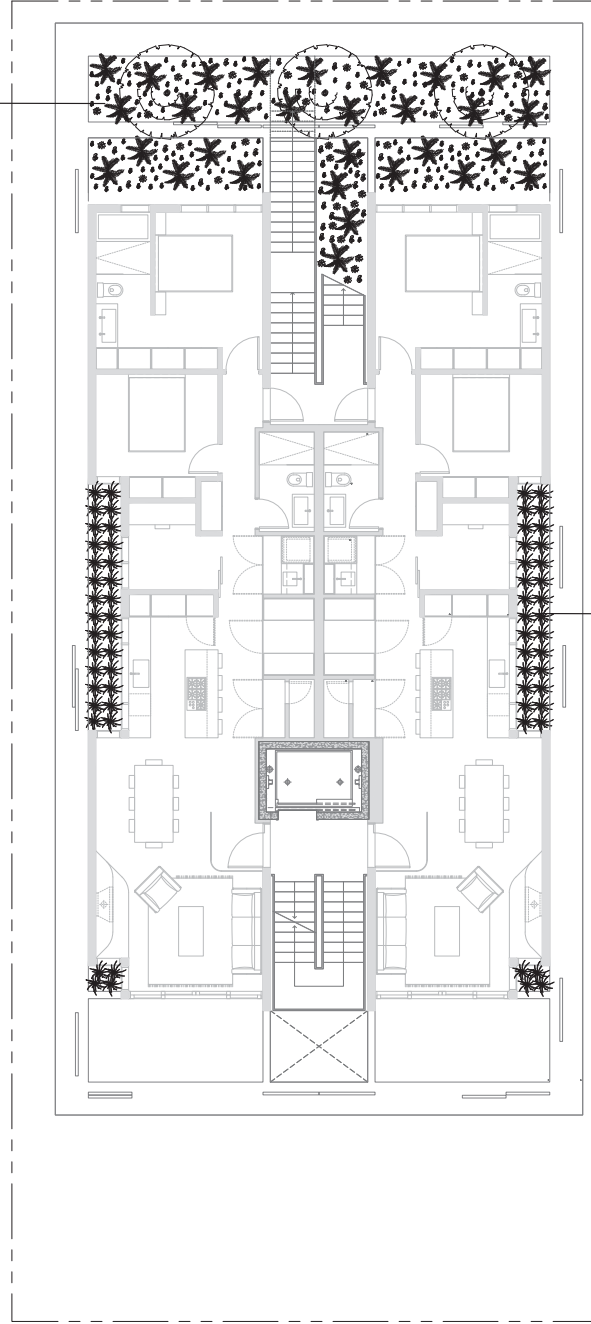
Feature Tree:
Acer shirasawanum



Ferns: *Polystichum munitum*, *Adiantum pedatum*



Cornus canadensis



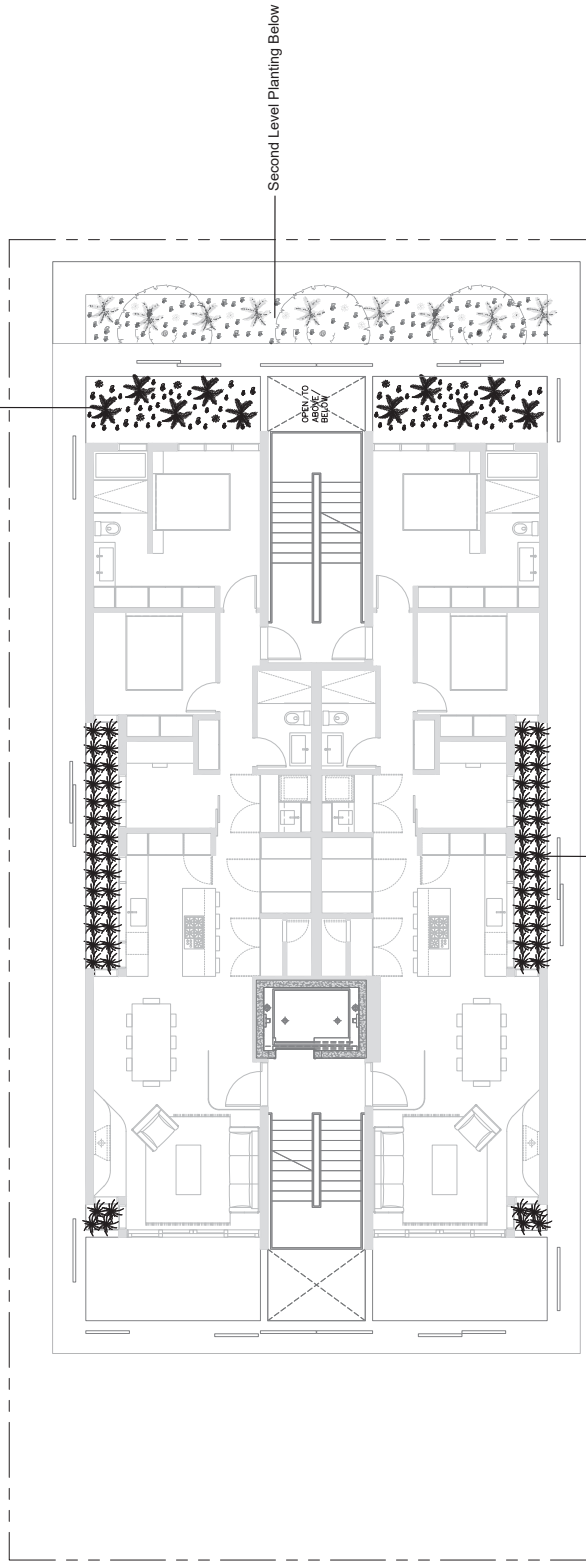
Carex viridula



Cornus canadensis



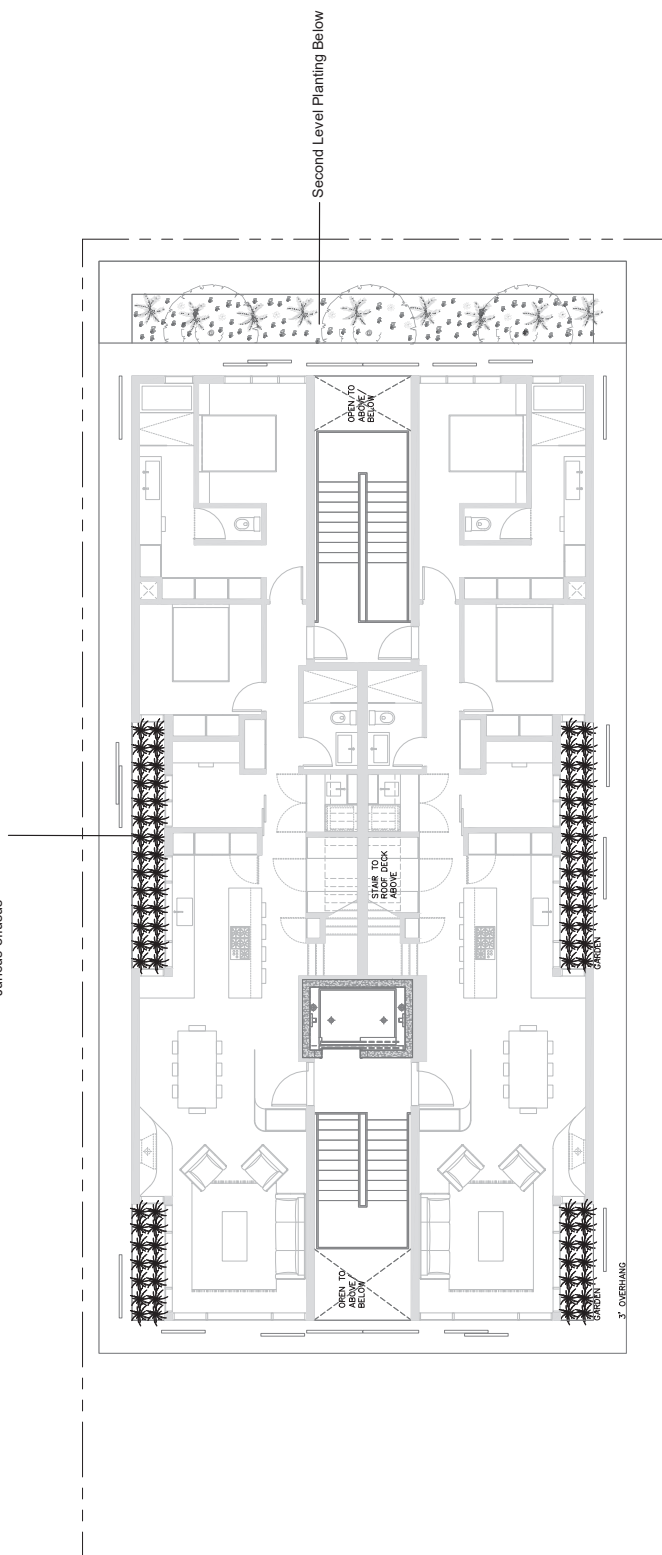
Ferns: *Polystichum munitum*, *Adiantum pedatum*



Juncus effusus



Juncus effusus

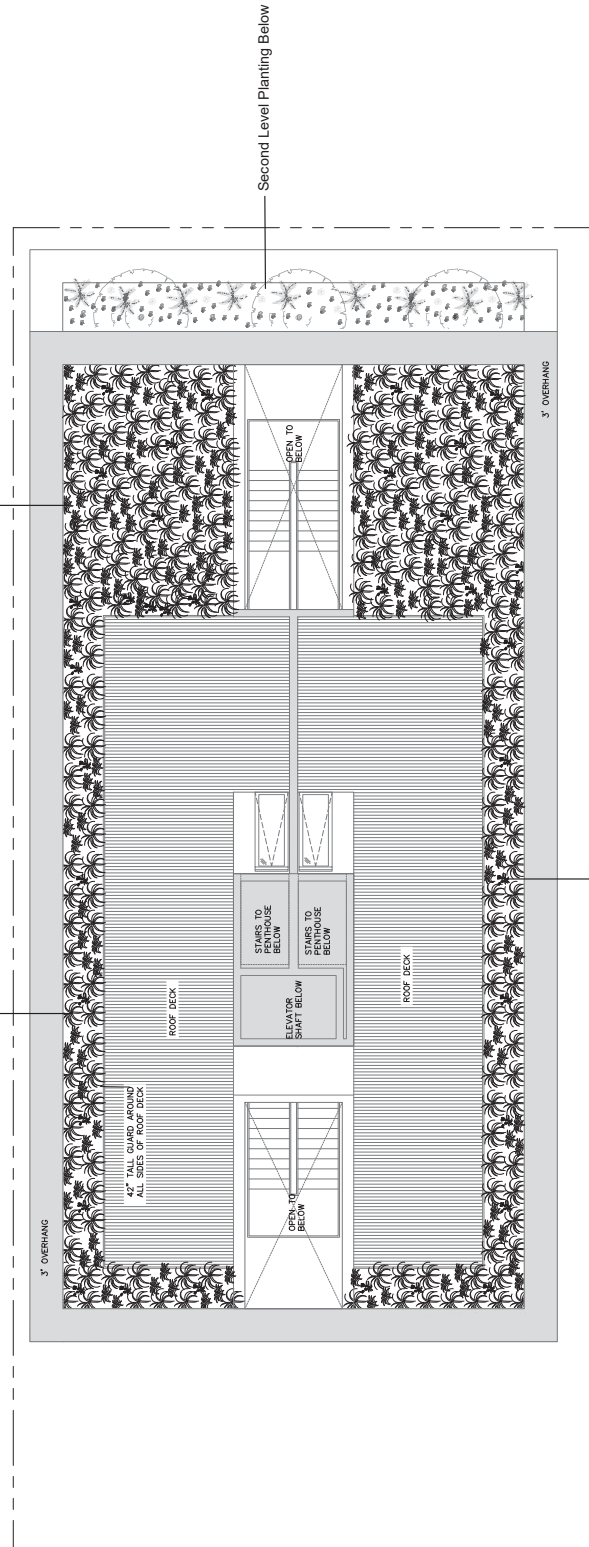




Danthonia californica



Roemer's fescue



Meadow Flowers: Anemone pulsatilla + Plectritis congesta + Echinacea 'Pow Wow' white

CLIENT NAME
Purdey Group
PROJECT
Heywood 6
ADDRESS
956 Heywood Avenue
Victoria, BC

DESIGNED BY
Bianca Bodley
DRAWN BY
BB/ KN

D - DP
Resubmission #2
2020-05-20



Scale: 3/16" = 1'

L7 PLANTING LIST

DATE
May 20, 2020

GENERAL PLANT LIST OF ALL LEVELS								
ID	Quantity	Latin Name	Common Name	Category	Size	Pollinator	Food bearing	Native
VO	3	Vaccinium ovalum	Evergreen huckleberry	Shrub	1 gallon		X	X
PP	1	Pinus pumila	Dwarf Pinus	Shrub	10 gallon			X
PT	41	Pachysandra terminalis	Japanese pachysandra	Ground cover	1 gallon	X		X
PA	62	Phyllostachys Aurea 'Koi'	Koi	Shrub	8 gallon			X
ON	1	Chamaecyparis nootkatensis	Yellow cypress	Tree	10' B+B		X	
TP	575	Thymus pseudolanuginosus	Woolly thyme	Ground cover	4"	X		X
KM	130	Koeleria macrantha	Prairie Junegrass	Grass	1 gallon		X	
EM	7	Exochorda x macrantha	Pearl bush	Shrub	5 gallon	X		X
PL	16	Prunus lusitanica	Portuguese laurel	Shrub	5' B+B	X		X
AS	3	Acer shirasawanum	Autumn Moon	Tree	6' B+B			X
PM	18	Polystichum munitum	Western sword fern	Perennial	1 gallon		X	
AP	19	Adiantum pedatum	Northern maidenhair fern	Perennial	1 gallon		X	
CC	296	Cornus canadensis	Creeping dogwood	Perennial	1 gallon		X	
JE	208	Juncus effusus	Soft rush	Grass	1 gallon		X	
DC	232	Danthonia californica	California oatgrass	Grass	1 gallon		X	
FR	179	Festuca roemerii	Roemer's Fescue	Grass	1 gallon		X	
AM	44	Anemone majus	Lady's lace	Grass	seed	X		X
PC	13	Plectritis congesta	Seablush	Perennial	4"	X	X	
EP	13	Echinacea purpurea	PowWow White	Perennial	1 gallon	X		X

PLANT CATEGORY PERCENTAGE		
	Plant Units	Percentage of total plants (%)
Total plant units	1861	100.0%
Pollinator plants	709	38.0%
Food-bearing plants	1	0.5%
Native to Vancouver Island plants	1096	59.0%
Non-native to Vancouver Island plants	762	41.0%

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

August 5th, 2019

PROPOSED PROJECT: 956 Heywood Avenue – Design Rationale

INTRODUCTION

Our proposed 6-unit building fronts onto Heywood Avenue, on the eastern edge of Beacon Hill Park. It looks towards the park's open meadow and the baseball diamonds at its north-east corner. The site's current zoning is R3-AM2, which permits four-storey multi-family developments. Currently this is the most common building massing on Heywood Avenue, typified by the particularly large four-storey apartment blocks that flank the subject site.

The current zoning assumes larger parcels, becoming problematic when it is applied to smaller parcels like the subject site. This site is a leftover from when the area had single-family developments. Over the past decades apartment buildings literally built up and around it. In order to facilitate the development of a project that is suitable to the existing use and scale of this streetscape, we are seeking variances to the existing multi-family zoning. The proposed variances will permit us to achieve similar zoning parameters to other recent projects in the area, which dealt with similar circumstances. We've modelled our proposed building per the R-72 zoning of a recent project at 1014 Park Blvd., which did not have the existing multi-family zoning that 956 Heywood does. We've also considered the development currently under construction at 986 Heywood, which has a larger site, but is built to similar height and density.

DESIGN

The horizontal character of 956 Heywood, the predominantly wood facades and the use of screens relate to the linear and decorative qualities of the balconies on the neighbouring buildings. Combined with a flat roof and sympathetic massing, our proposed building will fit seamlessly into the existing streetscape. The use of screens on the facades will provide relief from hot west sun and will enliven the façade within the filigree of the linear overhangs.

The main floor has a wide street-facing common entry garden that accesses the lobby and an open staircase that serves each unit's exterior entry door. This creates a "vertical rowhouse" building shape that encourages interaction between neighbours. This architectural feature will effectively create "doors on the street".

Units are oriented east-west allowing each one to have a strong relationship to the street and the park. Living areas are oriented to face the street, with quiet spaces deeper in the plan. The north and south sides of the building feature a long recess, to break up the mass of the building and provide an opportunity for larger openings and light. Operable screens will provide visual interest for occupants and the neighbouring apartments, while mitigating any loss of privacy between our proposed new building and its existing neighbours.

The plantings and entry garden on the proposed Heywood Avenue elevation will be inspired by the meadows of Beacon Hill Park.

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V5T 1W2
www.darcyjones.com

ZONING

	R3-AM2	R-72 (1014 PARK BLVD)	R3-AM2 (986 HEYWOOD AVE)	PROPOSED
FSR (4 STOREY)	1.2:1	1.6:1 (9782.34 SF / 908.80 SM)	1.6:1 (25132.12 SF / 2334.85 SM)	1.2:1 (7310.51 SF / 679.17 SM)
BUILDING HEIGHT	39.37' / 12.0M	39.70' / 12.10M	46.85' / 14.28M	44.25' / 13.49M
NO. STOREYS	4	4	4	4
SITE COVERAGE	30%	61% (3729 SF / 346.48 SM)	76% (11928.78 SF / 1108.22 SM)	64% (3911.78 SF / 363.42 SM)
OPEN SITE SPACE		32% (1956.45 SF / 181.76 SM)	17% (2663.85 SF / 247.48 SM)	32% (1951.63 SF / 181.31 SM) * 40% (2422.25 SF / 225.03 SM) * Total including landscaped parking roof

DENSITY

The proposed density and FSR will conform to the allowable density as currently zoned. Both 1014 Park Blvd. and 986 Heywood have FSR of 1.6:1, making the density of our project very modest compared to the neighbours.

By design, the proposal has no open parking. The proposed site coverage will be 64%, compared to 62% at 1014 Park Blvd. and 76% at 986 Heywood. Existing zoning allows 30% site coverage. The requested 32% of extra site coverage is a result of completely enclosing and hiding the proposed parking area. The roof of the parking garage will be landscaped at the rear yard, so it will qualify as open site space.

HEIGHT

Due to poor bearing capacity of underlying soils and the complexities of deep excavations on such a tight site, Geotechnical and Structural consultants have concluded that minimal excavation should occur. In order to avoid the underlying soft clays and accommodate covered and enclosed parking within these constraints, we are proposing to have the parking be at grade and the residential units begin on the second story, above the parking. The proposal will seek a height variance of 1.49M, for a total building height of 13.49M; which is still shorter than the height of 986 Heywood Avenue (14.28M), down the street.

SETBACKS

	R3-AM2	R-72 (1014 PARK BLVD)	R3-AM2 (986 HEYWOOD AVE)	PROPOSED
FRONT YARD SETBACK	34.45' / 10.50M	16.40' / 5.00M	12.34' / 3.76M	21.75' / 6.63M
REAR YARD SETBACK	19.69' / 6.00M	18.70' / 5.70M	23.43' / 7.14M	12.44' / 3.79M
PARKING PROJECTION			4.00' / 1.22M	5.00' / 1.52M
NORTH SIDE YARD SETBACK	19.69' / 6.00M	4.92' / 1.50M TO HABITABLE NIL TO NON-HABITABLE	17.91' / 5.46M TO HABITABLE 2.95' / 0.90M TO NON-HABITABLE	4.50' / 1.30M
SOUTH SIDE YARD SETBACK	19.69' / 6.00M	4.92' / 1.50M TO HABITABLE NIL TO NON-HABITABLE	8.07' / 5.46 TO HABITABLE 1.87' / 0.57M TO NON-HABITABLE	4.50' / 1.37M
SETBACK EXEMPTIONS	<p>- STEPS & ENTRY CANOPIES 14.75' (4.5M) TO STREET OR 9.84' (3.00M) TO INT. PL</p> <p>- WHERE PL ABUT STREET MAY BE AVG USING FACES WITHIN 4.92' (1.50M) OF REQ'D</p> <p>- NO SETBACK < 9.84' (3.00M)</p> <p>- BALCONY MAY PROJECT 6.56' (2.00M)</p> <p>- BALCONY MAY BE PARTIALLY OR TOTALLY ENCLOSED WHERE IT MATCHES CLADDING</p> <p>- BALCONY OR DECK FACING STREET OR PARK MAY PROJECT INTO SETBACK 9.19' (2.80M)</p>			

FRONT YARD

To be compatible with the neighbouring buildings, our proposed building has a front-yard setback 1.63M larger than allowable per R-72 zoning. A front-yard setback variance is requested, from 10.5M to 6.63M. Corner windows and balconies at the front façade will visually minimize the proposed building's massing. Unlike the neighbouring apartment buildings and the recent development at 1014 Park Blvd, our proposed balconies on the second and third levels will be included in our building footprint and not project any further into our front yard setback.

Our original design proposed a front yard setback of 21'-1", but after feedback from community members and city staff we have revised our design to be more respectful of our neighbours. Although we were only able to push back our building another 8" to have a total building front yard setback of 21'-9", we have shifted the second and third level units further into the property where they are only 6'-8" proud of our neighbours. We also carved out the northwest and southwest corners of the building to improve views to the park.

REAR YARD

The proposed rear-yard setback to the above grade storeys of the building is 1.91M more than the typical setback per R-72 zoning. While the main level projects beyond this setback, its roof will be landscaped and treated as open space, reducing its visual impact on any neighbours.

We are requesting a variance from existing zoning in order to permit the main level to go within 1.52M of the rear property line, and for above grade levels (2-4) to be at 3.79M from the rear property line.

SIDE YARDS

The proposed side-yard setbacks are 0.13M less than the 1.5M requirement per R-72 zoning. This is a result of trying to minimize the variance required for front and rear yard setbacks. We will ensure that the side yard walls and overhangs will be built to code as required by the BCBC 2018 to remove all safety concerns. There will also be no unprotected openings in the wall plane at the setback to ensure neighbour privacy is not encroached upon. Additionally, a 6.83M x 1.93M recess will be carved out of the sides of each above grade floor, to further increase setback relief within the side-yards. R-72 zoning permits uninhabitable parking level to have 0.0M setbacks. The minimum proposed setback to the parking level is 1.37M at the side yards, to allow for a significant landscape buffer.

We seek to vary the existing zoning to allow for the setbacks noted above.

PARKING


	R3-AM2	R-72 (1014 PARK BLVD)	R3-AM2 (986 HEYWOOD AVE)	PROPOSED
NO. UNITS	-	-	21 UNITS	6
PARKING	1.4/UNIT	0.9/UNIT (6 SPACES)	1.4/UNIT (29 SPACES)	1/UNIT (6 SPACES)
VISITOR PARKING	-	-	-	-
BIKE PARKING (SHORT TERM)	6 SPACES	6 SPACES	6 SPACES	6 SPACES
BIKE PARKING (LONG TERM)	1/UNIT (6 SPACES)	1.25/UNIT (9 SPACES)	1.25/UNIT (22 SPACES, 12 NON-CONFORMING)	8 SPACES

A 1:1 ratio will be provided for vehicle parking. This exceeds the required 0.9 parking spaces / unit per R-72 zoning, and is nominally less than the revised Schedule-C requirements. This site is centrally located and close to public transportation and bike routes. The proposed development will provide ample secure long-term bike storage in the parking level.

SUMMARY

The proposed building suits the targeted use and character of the current zoning. It will quietly nestle itself into Heywood Avenue's streetscape. Planning's support for our requested variances will allow for the current zoning's intended uses to continue on, while providing the opportunity for a fresh development that supports empty nesters or young families. The site is perfectly situated to accommodate this modest project near Victoria's historic and important downtown, across from the much-loved Beacon Hill Park.

Sincerely,



D'Arcy Jones
Architect AIBC MRAIC

D'Arcy Jones Architects Inc.

309-175 Broadway East
Vancouver BC V5T 1W2
www.darcyjones.com

For Staff Consideration

CALUC Community Input Meeting Report: November 22nd, 2018

Address: 956 Heywood



Developer: Luke Mari, Purdey
Group (Aryze) lmari@purdeygroup.com
Architect: D'Arcy Jones Architects

Attendance: 8

This property is the last one to be developed on this block and it is surrounded by 4 storey residential buildings.

Rezoning Requested	Current Zone	Proposed	
	R3-AM-2	R-72 zone (a neighbouring R-72 has a lane access and this property does not.)or site specific zone closely related to R-72	
Number of Units	Orphaned House	Multi Family 7	
	Current Zone	Proposed	
Site Coverage	30%	72.2% (including balconies)	
FSR (Floor Space Ratio)		1.58:1	
Number of Storeys	4	4	
Height		48.25 ft or 14.7M	
Number of parking stalls	1.4 per unit	1.0 per unit 7 parking stall (No visitor parking)	
Rear (East) Setback	3M	1.2M to parking garage level	

For Staff Consideration

Front (West) Setback	10.5M	6.43M	
Side (North) Setback	3M	1.51M	
Side (South) Setback	3M	1.5 to habitable .59 to non habitable (garage)	
Number of protected trees		None	
Community Amenity Contribution		None	

Neighbourhood Comments Feedback on development proposal:

Mass: Front setback. “It sticks out further”:

- Picture doesn’t really show how much further it sticks out from us (approx. 7 feet past)
- You need to make it smaller
- I like the design if you push it back a bit
- Would it be possible to move the building back to the same setback as the other 2 neighbouring buildings?
- “I won’t be able to see the sky anymore”
- Your building will be the “only one” that sticks out
- “Jutting out (front setback) and too high. You should be the same as the neighbour buildings”

Loss of Light:

- You are taking morning light away from neighbours
- If we have to live with a blank wall keep it a light colour so at least we get some reflective light
- large light blocking wall to the north
- “all I’m going to see is a wall”
- How about murals, so if we have to look at a wall, at least make it interesting.

Loss of View

- 964 Heywood NW Corner currently has a beautiful city view. Building higher and moving forward we would be losing our north view. (The west view will remain unencumbered.)

Design:

- Due to soil conditions there is no underground parking because they would have to get permission from the neighbours north and south to encroach on

For Staff Consideration

their property during construction. Neighbours do not want this encroachment hence, it is surface parking.

- The first storey is higher than neighbouring buildings because of the parking not being able to be underground.

Greenspace & Gardens:

- The mature trees visible from Heywood are on neighbouring north and south properties.

Comments on Land Use policy:

- “Zoning should guide the land use.”
- “Variances are way too big and should only be small.”
- “If you can’t depend on zoning, or community plans, you build whatever you want.”
- “This [proposed building] will set a precedent [not preserve the existing development pattern] for our neighbourhood, with heritage houses isolated between oversized buildings. Good bye green space, and privacy.”
- 6.2.1 DRAFT Fairfield Neighbourhood Plan Public Realm Policies: Maintain and enhance the existing urban tree canopy on all street to support attractive streetscapes and walkable environments. This proposal does not support this.

Noted: In the discussion, about moving the front setback it was discussed removing a parking space to move the building back, and the difficulty of this because of the placement of the elevator.

See attached letters to CALUC

For Staff Consideration



Sent: Monday, November 26, 2018 2:51 PM
To: mayorandcouncil@victoria.ca; CALUC chair
Subject: 956 Heywood Avenue

Re: 956 Heywood Avenue

I am alarmed and dismayed at the proposed development of 956 Heywood Avenue.

For Staff Consideration

It is a tiny lot and the new building would be shoehorned onto it, reducing light and privacy for neighbours on either side.

986 Heywood and 1014 Park Blvd are given as comparable recent developments in the area. But in neither case are there the kind of open balconies that are such an integral part of 964 Heywood and 909 Pendergast St.

Are people supposed to sit out in the shadow of an enormous cube? Residents would be deprived of full enjoyment of their property. And no doubt their property would lose potential resale value.

I was unable to attend the planning meeting on Nov 22 but wish to voice my strong opposition to the proposed development as is.

Sincerely,

408-964 Heywood Avenue

For Staff Consideration

Sent: Tuesday, December 11, 2018 1:00 PM

To: mayorandcouncil@victoria.ca

Cc: CALUC chair; ajohnston@victoria.ca

Subject: 956 Heywood lack of notices & opposed

Dear Mayor Helps and Council,

I did not get a notice from the City for the Community Meeting for the proposed development at 956 Heywood, as is the case with several other people. I live next door in a condo at 964 Heywood.

I have checked with 13 people who live in the two condo buildings on either side of the proposed development. Nine are sure they did not get the notice. Five do not recall getting it, but can't be sure. I have not found anyone who got it.

At first when I question some people, they think they did get it, but when I ask them further they refer to the information that some people received from the developer and then clarify they did not get anything from the City.

I have met with Alec Johnston, Senior Planner, about the lack of notices and he is looking into this.

A neighbour who did not get the notice went to City Hall and was told to take it up with Canada Post.

Can another community meeting can be scheduled to remedy this situation? I look forward to a reply from you.

I am strongly opposed to the proposed development.

When I purchased my condo, I carefully examined the zoning of 956 Heywood as it is to my immediate north and my balcony and windows look onto it. At present there is a single family dwelling. The proposal is for a condo with four stories plus part of a parking level garage with 7 units.

For Staff Consideration

The proposal is drastically different than the zoning which is in place and which I based my purchase on.

The existing zoning is for 30 % site coverage. The proposal is for 72.2%.

The zoning height is 12 M. The proposal is 14.2 M.

The zoning front set back is 10.5 M (for 4 storeys) and the proposal is 6.43 M. The buildings adjacent are set back about 11.35 M. The proposal would jut out in comparison and block views of Beacon Hill Park. Front balcony zoning is for 2 M. The proposal is for 2.5 M. Balconies next door at 964 Heywood are 1.5 M.

The zoning rear setback for a 12 M height (the maximum height) is 6 M. The proposal is for only 1.21 M for the parking level garage and 6.01 M for the rest of the building.

For the south side setback which is beside the building I am in, the setback for a 12 M height is 6 M. The proposal is for only 0.59 M for the parking level garage and only 1.51 M for the rest of the building!!

The north side setback is proposed for 1.51 M as compared to the 6 M zoning (for a height of 12 M). The proposal would effectively cut off the sun for many of the residents next door at 909 Pendergast.

The proposal is far too massive for the site, is intrusive and does not fit in with the buildings on either side.

The proposal is not respectful or in keeping with what the City has planned for with the present zoning for this site.

Thank you.

305-964 Heywood Ave

3.3 Development Permit with Variances Application No. 00126 for 956 Heywood Avenue

The City is considering a Development Permit with Variance application to construct a four-storey multiple dwelling building.

Applicant meeting attendees:

BIANCA BODLEY
D'ARCY JONES

BIOPHILIA DESIGN COLLECTIVE
D'ARCY JONES ARCHITECTS

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

- window placement and privacy impacts
- parking entrance and street relationship
- landscaping in response to context
- any other aspects of the proposal on which the ADP chooses to comment.

D'arcy Jones provided the Panel with a detailed presentation of the site and context of the proposal and Bianca Bodley provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- is the west stairwell enclosed?
 - It is open air, and enclosed only at the top
- what material is proposed for the overhang?
 - metal
- are you worried about glare with the overhangs?
 - some glare is intended to spread light throughout
- what is the purpose of the screens?
 - they are operable and meant to be playful
- can you explain on the west elevation of the roof deck what the grey boxes are?
 - you are looking at the screens that would contain the hatches
- what is the surface of the wall on the first level?
 - concrete and glass
- what is the landscaping between the existing buildings currently?
 - that area was not surveyed. From the drawing it looks like a hedge
- what will the landscaping on the roof look like, and will it be irrigated?
 - combinations of plantings, such as Pampas grass. Yes, it will be irrigated
- where is the roof access for level four?
 - it is a hatch at the top of the stairs
- is there a guard on the roof garden?
 - yes.

Panel members discussed:

- window placements
- the impact on privacy of surrounding neighbours

- appreciation for the concept in the landscaping plan.

Motion:

It was moved by Jessi-Anne Reeves, seconded by Jason Niles, that Development Permit with Variances Application No. 00126 for 956 Heywood Avenue be approved with the following changes:

- consideration of the minimum side yard setbacks affecting livability to the neighbours.

Carried 6:1

For: Sorin Birliga, Jason Niles, Jessi-Anne Reeves, Carl-Jan Rupp, Brad Forth,
Pamela Madoff

Opposed: Karen Sander

ARYZE

06 July 2020

Re: 956 Heywood- ADP Response

Attn: Alec Johnston, Senior Planner

As you are aware, our application for 956 Heywood was heard by the Advisory Design Panel on January 22, 2020 with the resulting motion to approve the application with “*Consideration of the minimum side yard setbacks affecting livability to the neighbours*” supportively voted on by the panel. We appreciate the many aspects of the project they discussed and are grateful for the support for the project put forward. In regards to their specific motion considerations, we reviewed the design to see if there was a way to accommodate some changes. Unfortunately, due to the unique constraints of the site, we are unable to make any further revisions for the following reasons:

1. Our current design reflects a two unit per floor layout, each unit is a mirror of the other. At their widest point, the units are 15’ wide and at their narrowest point they are 12’ in width, for reference, a normal condominium unit carries a width of 19’ to 26’. Furthermore, the building core and circulation space cannot be narrowed any more while still meeting the requires of the BC Building Code. This means that any increases in side yard setback must come from the livable space within the unit themselves. Due to the already narrow unit plans, any reduction in unit width will significantly impact the livability of these proposed homes and compromise fire safety exiting to the two egress points.
2. Building upon work done previously, we again looked at reducing the building height by sinking the structure with our geotechnical consultants. This was our original plan, placing the parking underground thereby reducing the overall building height. The two different drill tests done on the property indicate the site consists of soft grey and brown clays to a depth of 18.6m, well below the required 3.5m for underground parking. In order to reduce the height of the building through excavation, we require shoring on all property lines due to the instability of the soil. When we approached the neighbouring buildings for the required access to accomplish the shoring, they politely refused due to the complex nature of their lease-hold building tenure. Given the Site Classification for Seismic Site Response ‘E’, the worst soil classification possible, we had no choice but to put the parking at grade eliminating the possibility of sinking the building to reduce height.
3. We ran an enhanced sun study and the results essentially show that any reduction to height or setbacks has no measurable benefit to the lower units of the neighbouring building as for many

parts of the year, they are already shadowed by existing buildings. In addition, the upper floor units experienced a minimal reduction in shading but in order to accomplish this benefit, the changes render the project infeasible.

4. We understand that our project will create additional shadows, it is part of the challenge of building on one of the last undeveloped properties in this urban area. Through GIS we ran an analysis that shows this urban situation is not without precedent, there are in fact 343 other multi-family buildings with a 7m or less building separation which represents 26% of the entire City's multi-family building stock. This de facto urban context highlights the need for high quality architecture to mitigate the impacts where possible. We believe our approach to architecture on this very challenging site achieves many of the stated City objectives both in policy and design guidelines.

Thank you for your consideration, please feel free to reach out with any questions or concerns.

Kind Regards,

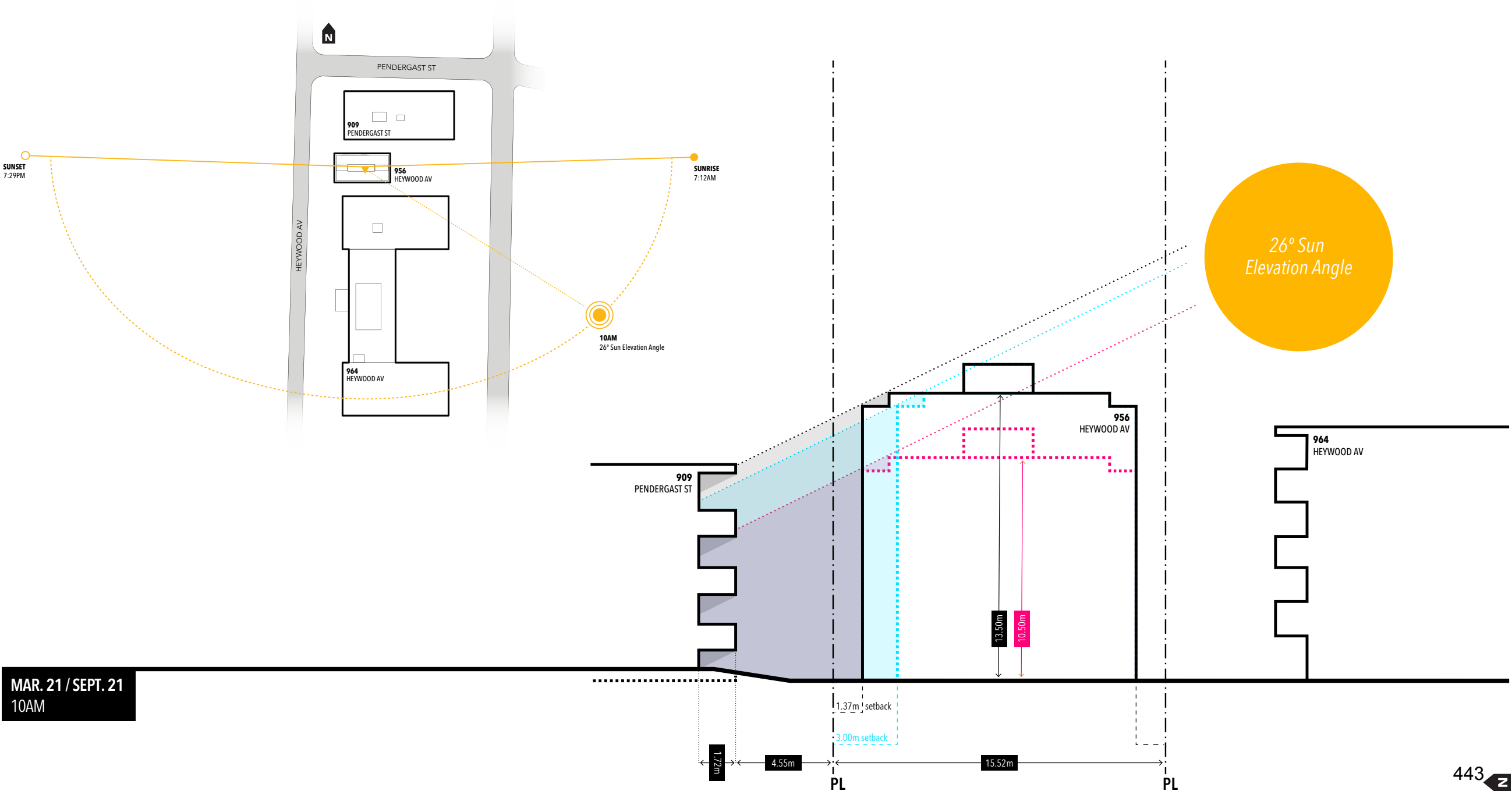


Luke Mari
Principal, Development
Aryze Developments
luke@aryze.ca

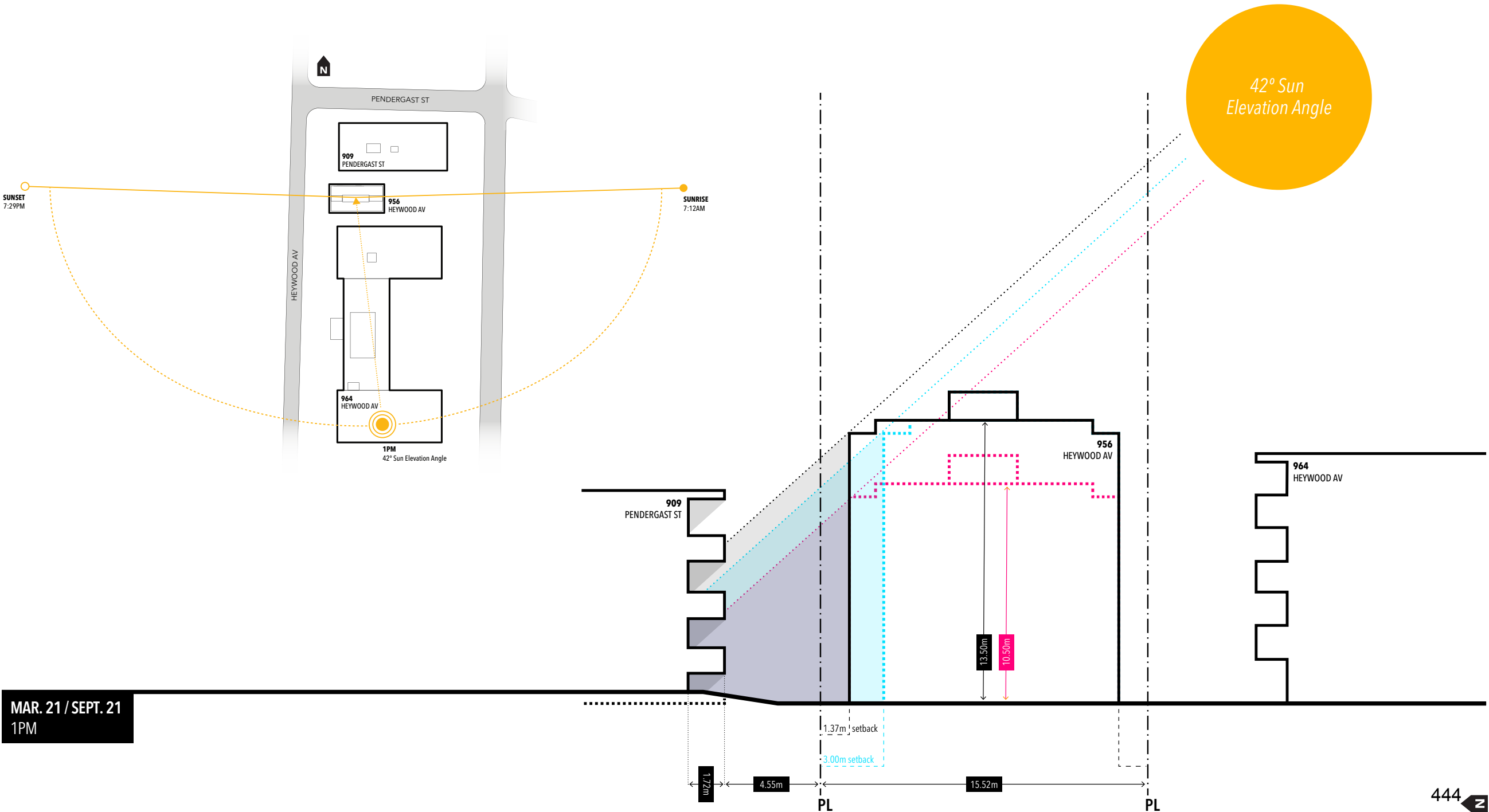
Attachments:

1. Enhanced sun study
2. MF separation analysis

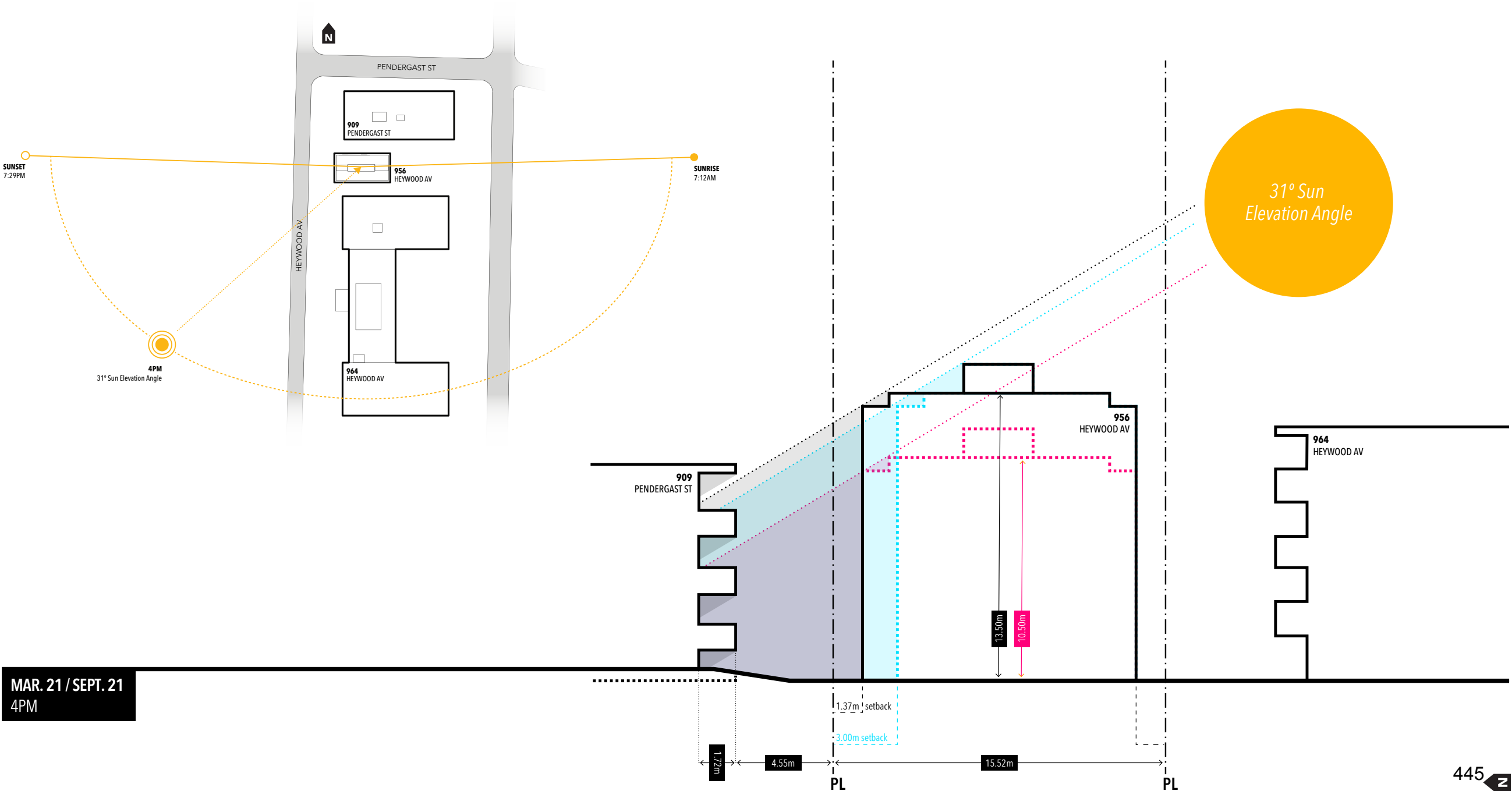
Shading Study.



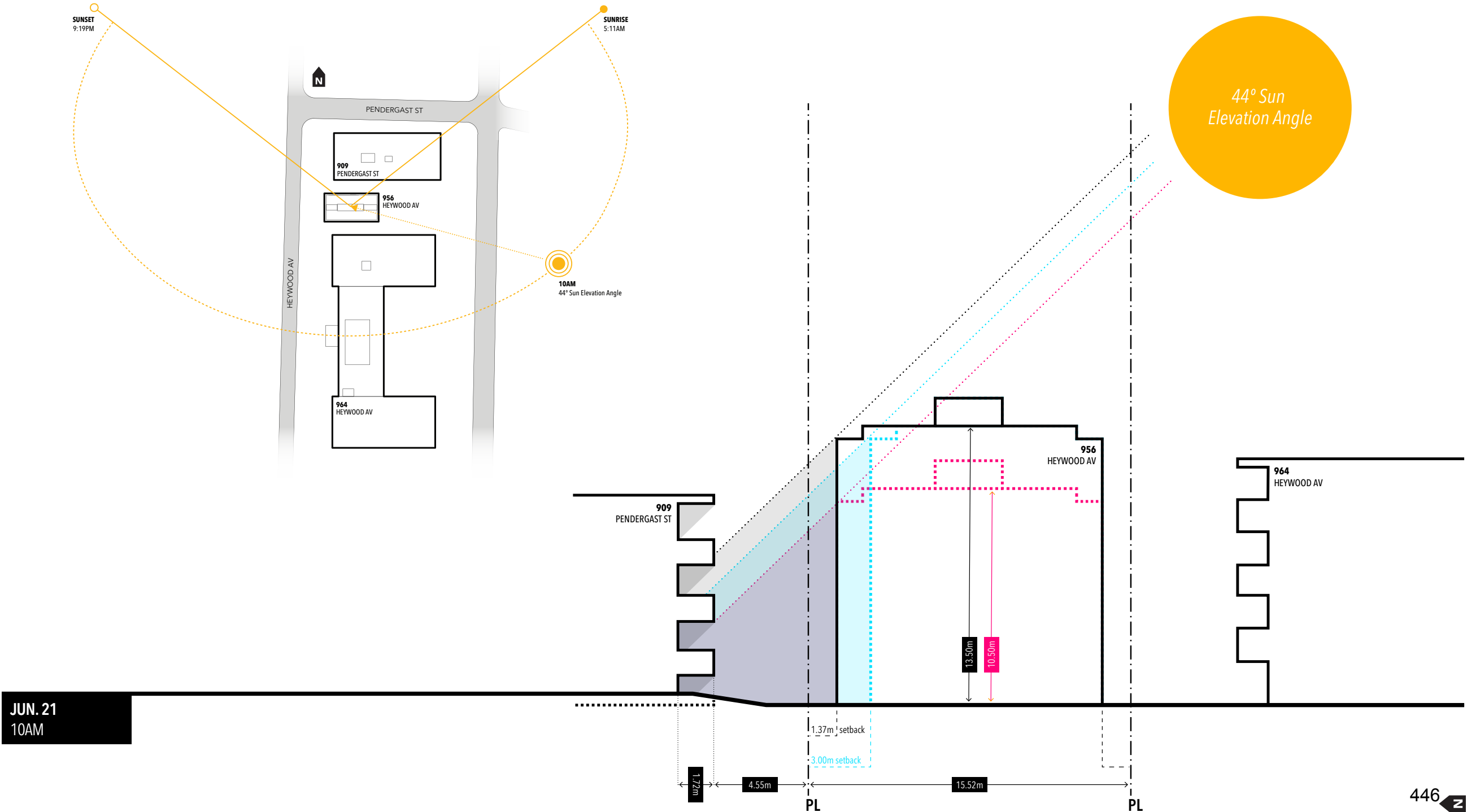
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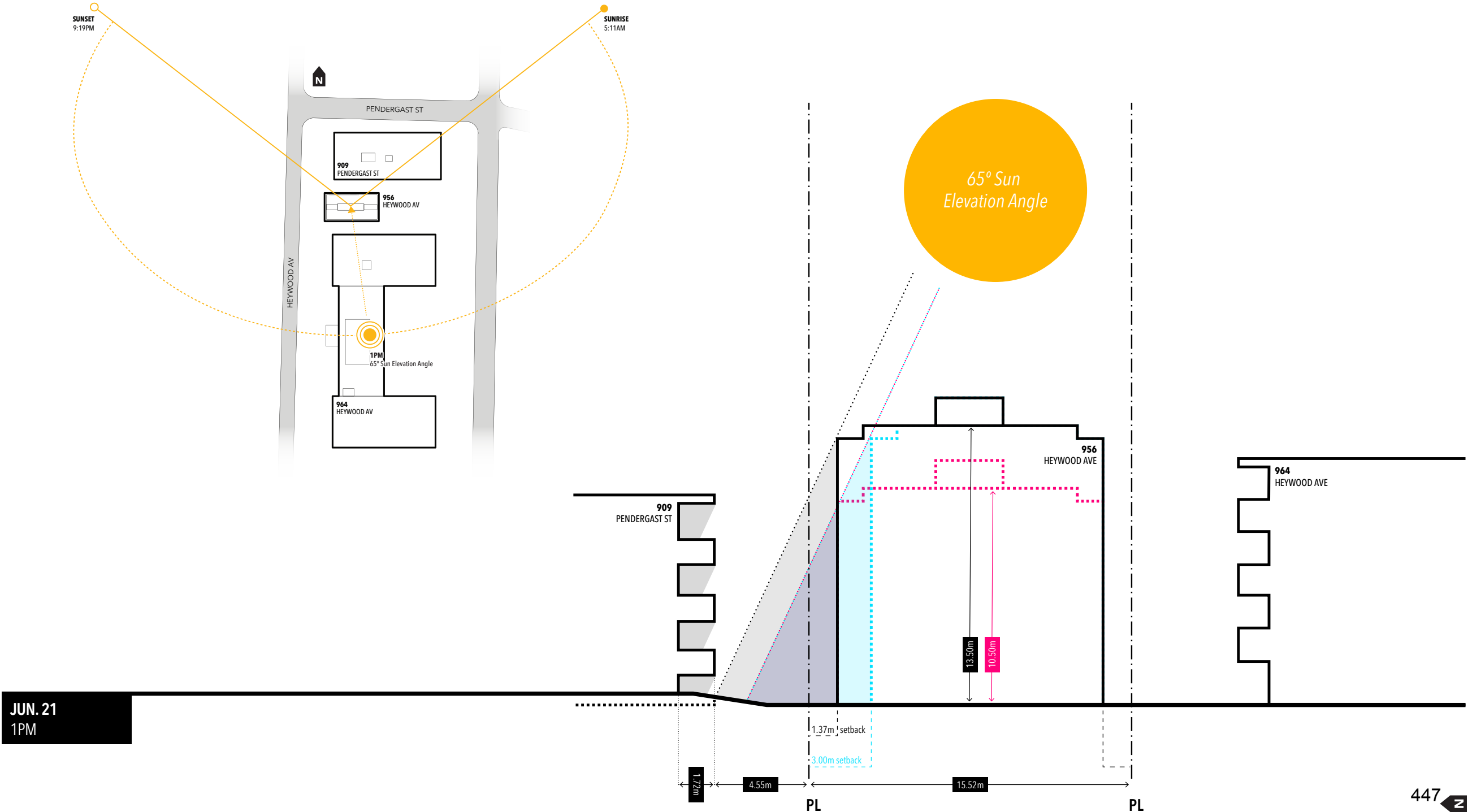
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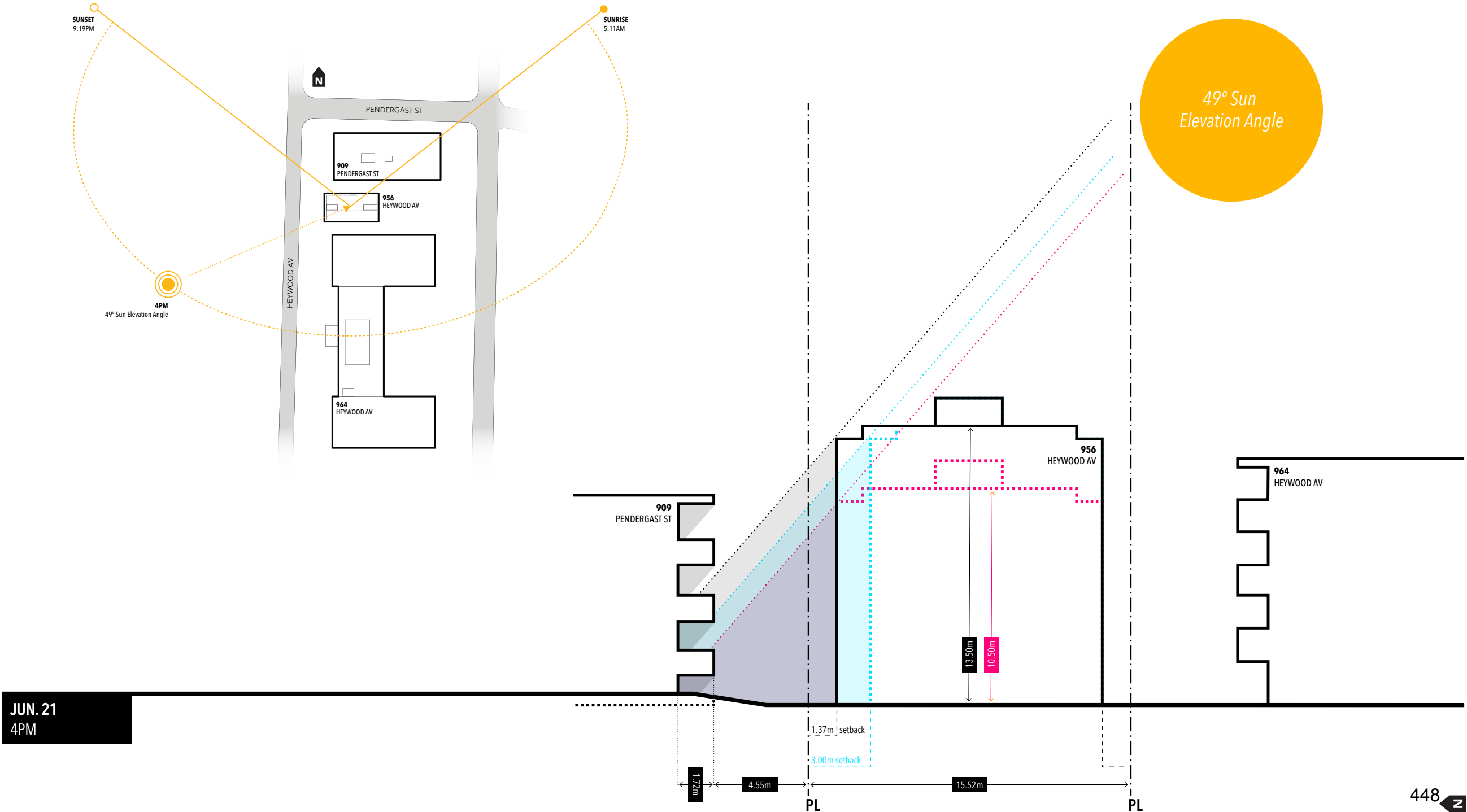
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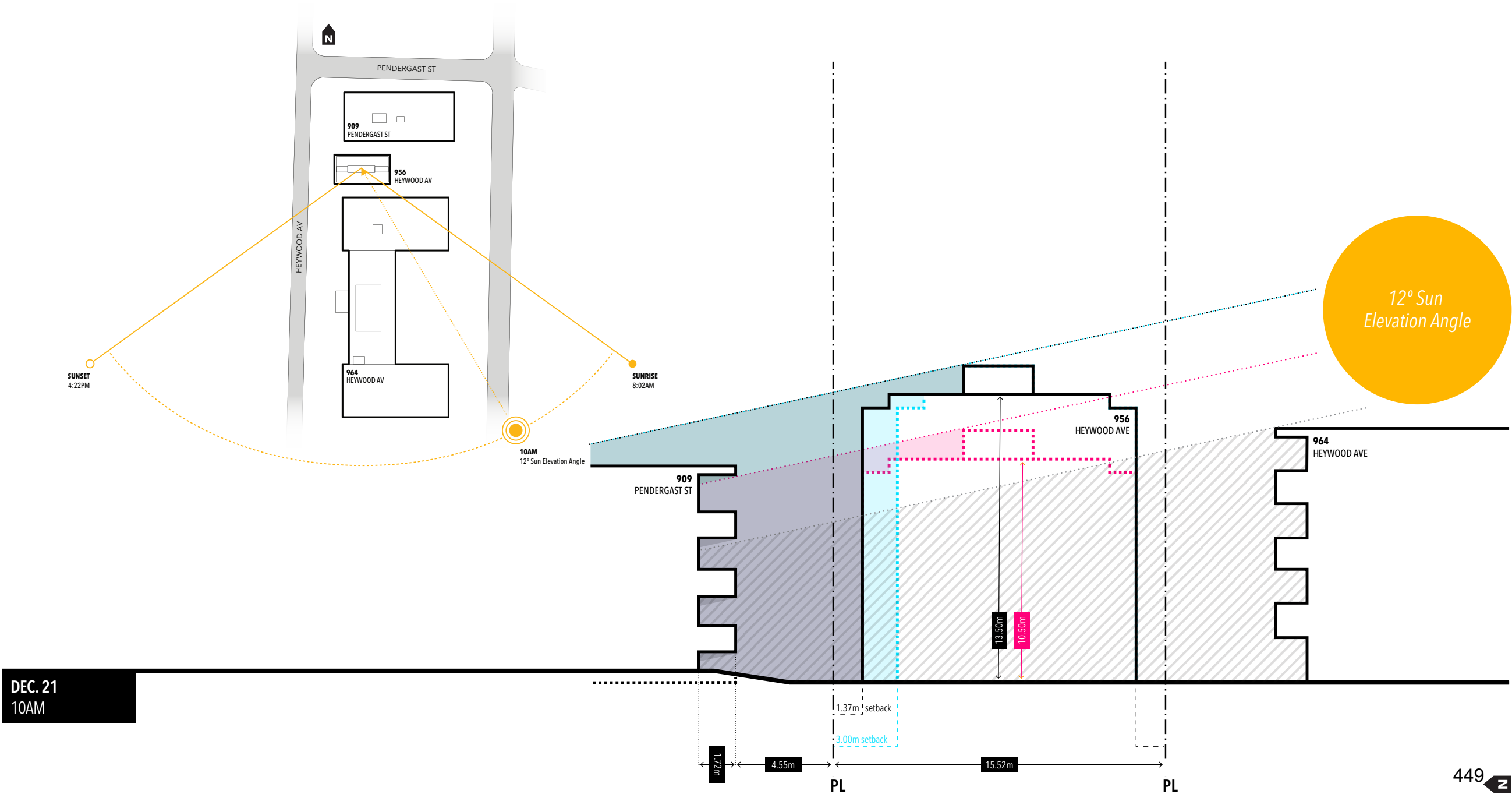
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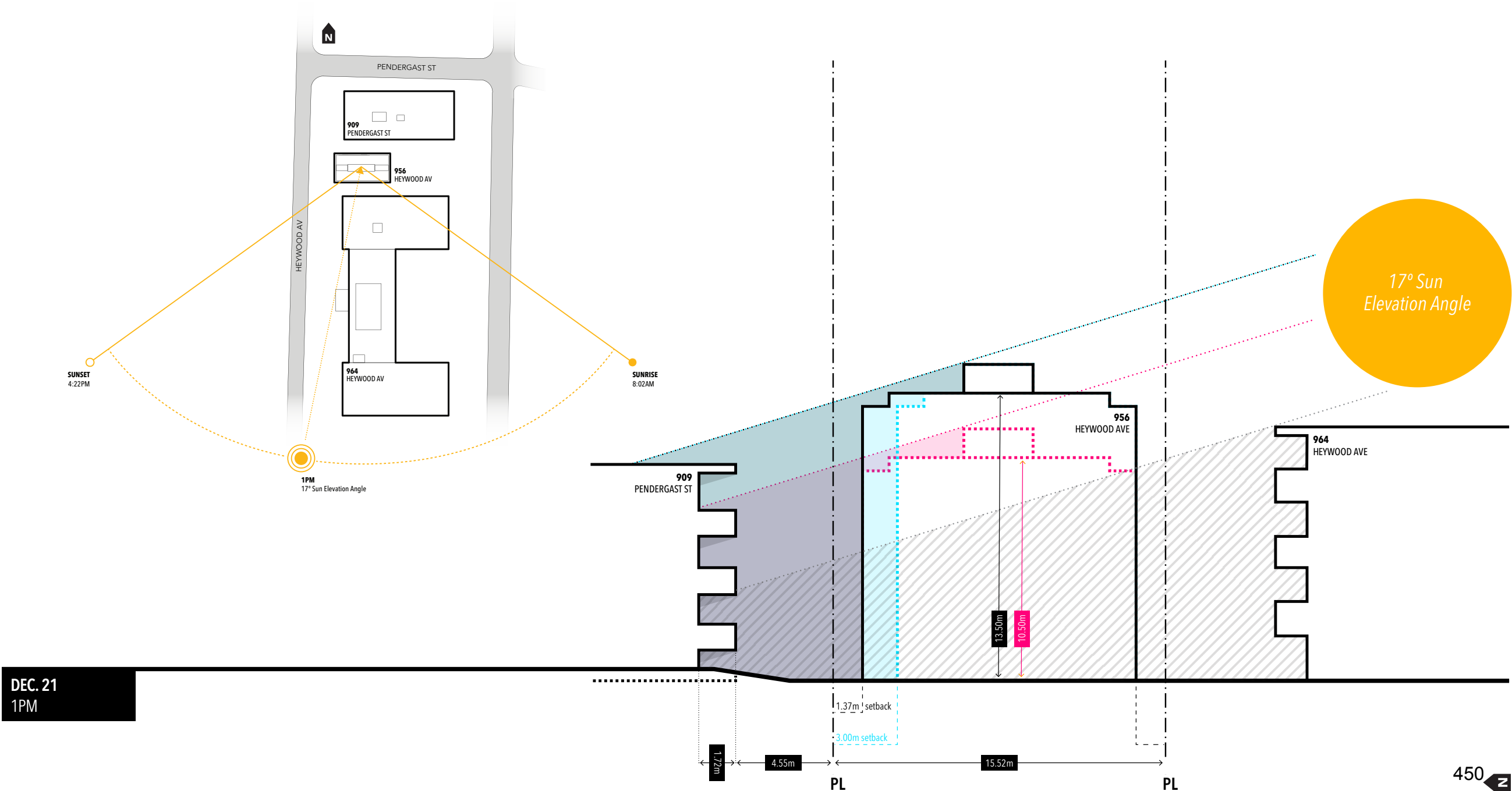
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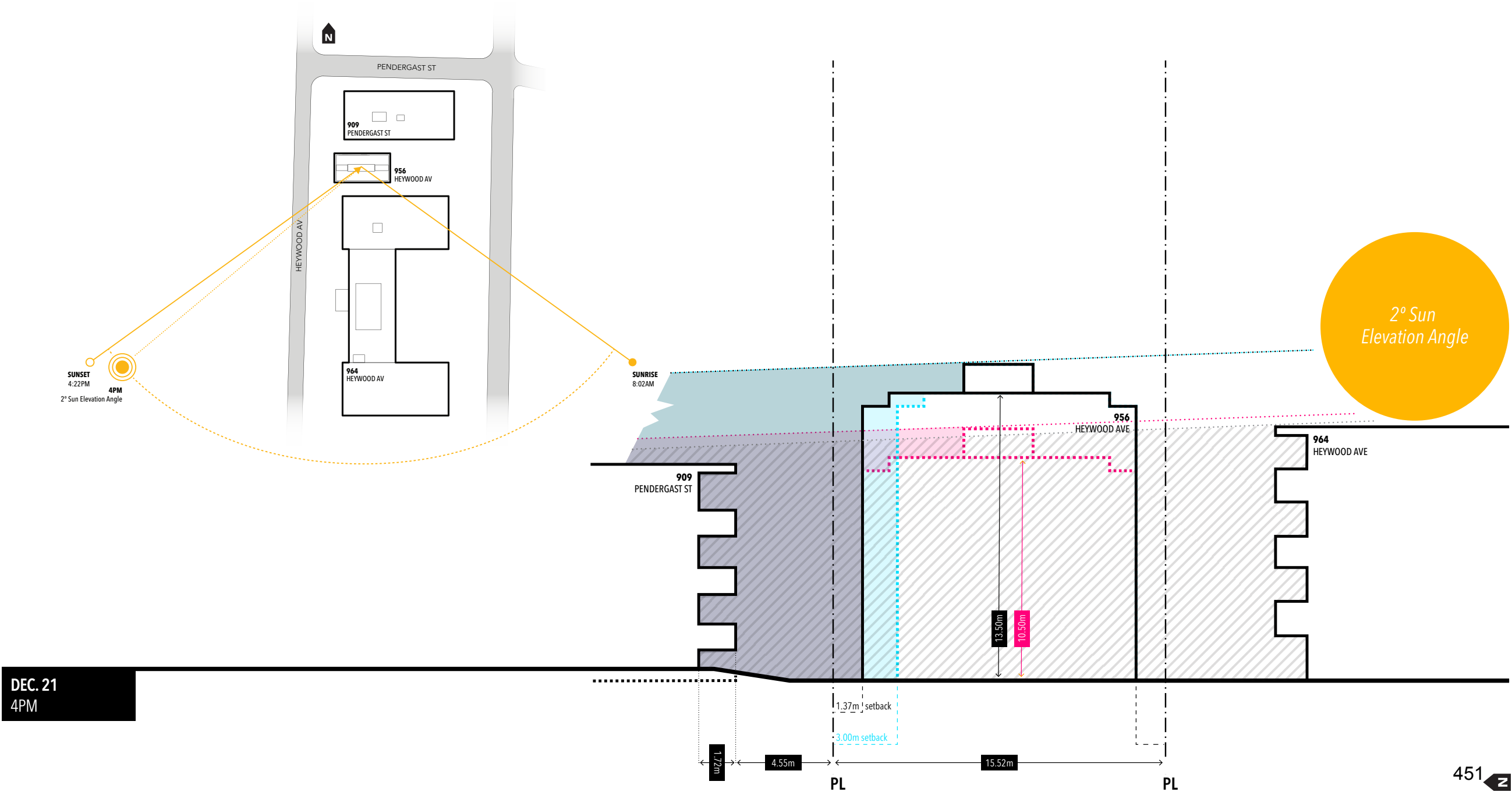
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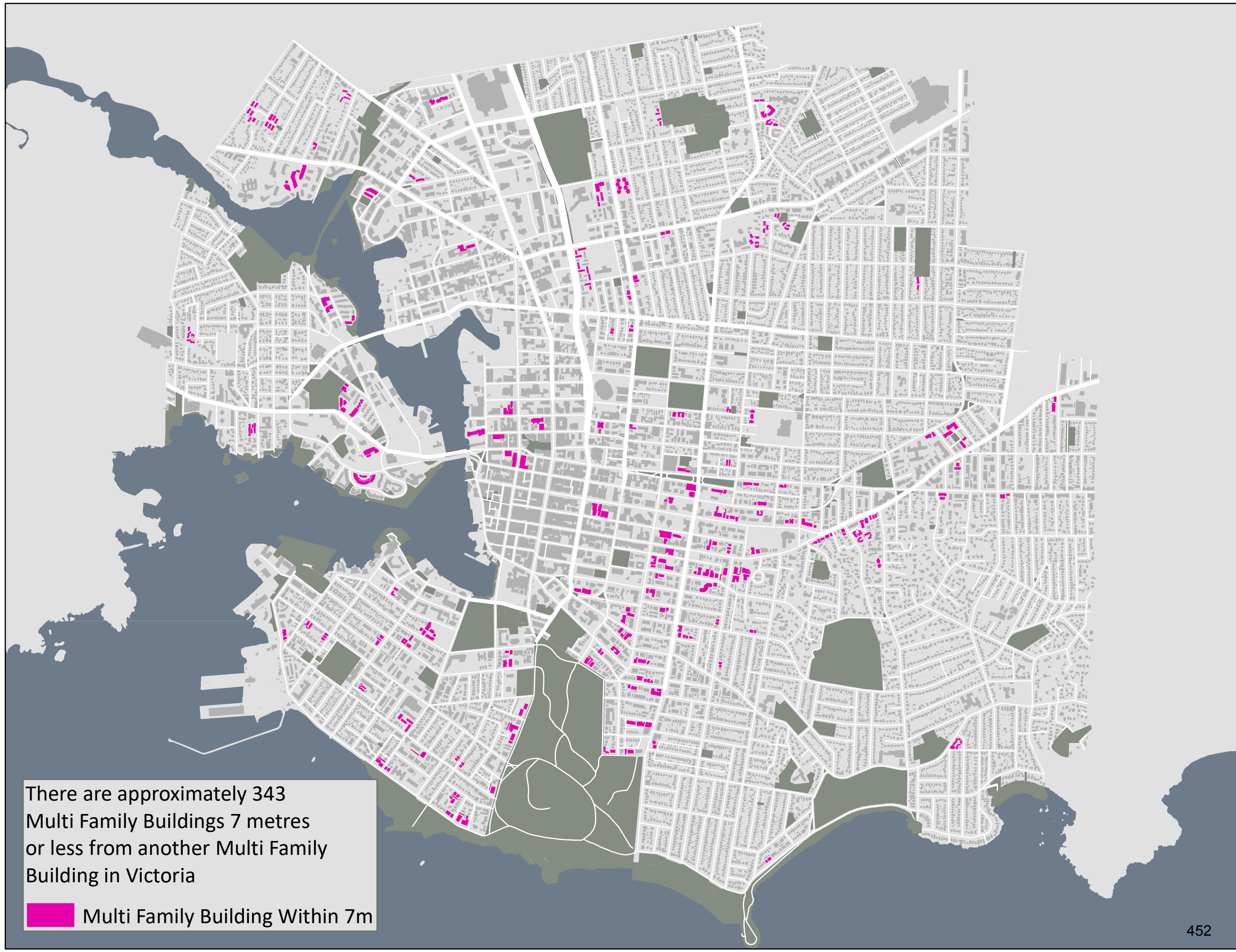


Shading Study.



Shading Study.





There are approximately 343
Multi Family Buildings 7 metres
or less from another Multi Family
Building in Victoria

Multi Family Building Within 7m

Devon Cownden

Subject: 956 Heywood avenue development - Purdue group (meeting notice)

From: Dianne Brooks [REDACTED]

Sent: Monday, November 19, 2018 11:23 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; planandzone@fairfieldcommunity.ca

Subject: 956 Heywood avenue development - Purdue group (meeting notice)

I received the 'community meeting notice proposed development'.

I live at 964 Heywood Avenue . . . Ext door to the proposed development.

I feel that 4 stories squeezed between the two apartment buildings will seriously create a 'hemmed in' feeling and reduce the quality of living and value of our lease hold properties considerably

I believe that the new development residents will also feel hemmed in between the two looming apartment buildings. Perhaps 3 stories only would create a more specious feeling and quality of life for all residents.

Very depressing to have to face a huge wall in your window.

many thanks

Dianne Brooks

Resident 964 Heywood avenue

Devon Cownden

Subject: 956 Heywood Avenue

From: anne [REDACTED]

Sent: Monday, November 26, 2018 2:51 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; planandzone@fairfieldcommunity.ca

Subject: 956 Heywood Avenue

Re: 956 Heywood Avenue

I am alarmed and dismayed at the proposed development of 956 Heywood Avenue.

It is a tiny lot and the new building would be shoehorned onto it, reducing light and privacy for neighbours on either side.

986 Heywood and 1014 Park Blvd are given as comparable recent developments in the area. But in neither case are there the kind of open balconies that are such an integral part of 964 Heywood and 909 Pendergast St.

Are people supposed to sit out in the shadow of an enormous cube? Residents would be deprived of full enjoyment of their property. And no doubt their property would lose potential resale value.

I was unable to attend the planning meeting on Nov 22 but wish to voice my strong opposition to the proposed development as is.

Sincerely,

Anne Cuthbert

408-964 Heywood Avenue

Devon Cownden

Subject: Development of 956 Heywood Avenue, Victoria

From: Lottie Ericson [REDACTED]

Sent: Friday, December 14, 2018 10:49 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; planandzone@fairfieldcommunity.ca; Geoff Young (Councillor) <gyoung@victoria.ca>

Subject: Development of 956 Heywood Avenue, Victoria

I am writing this letter because of concern over a proposed multifamily building on 956 Heywood Avenue as it does not at all meet the by City Council proposed plan of gentle densification in the Fairfield area close to Beacon Hill Park. The picture of the building I received shows a 4 foot above ground parking garage and 9 foot ceilings in each unit and it makes the building look very obtrusive on our very picturesque street.

Unfortunately I didn't received the notice of the Nov 22 meeting so hence I never heard the presentation by Aryze, the development company proposing the building, but, from what I have seen of the plan, many of the zoning bylaws are not followed, i.e. the proposed building is higher than allowed, the building will take up twice the allowed area on the lot and the building is being pushed forward much too close to the street. As the building will also be very close to the existing buildings, Villa Royale on Heywood Ave and Edgemont Villa on Pendergast Street it will obstruct the view of the lovely park and let less light into the apartments facing the new building.

I don't really want to use the saying "we were here first" but I do hope that the members of Victoria City Council will, after having looked at this proposal closely, ask ARYZE Development Company to redo their plan and understand why we, the residents of this area chose to live here.

This is an historical area for people, locals and tourists alike, to walk, bike and even explore it sitting in a horse-drawn carriage . Please let this unique area of Victoria stay unique.

Regards,

Lottie Ericson

419-964 Heywood Avenue, Victoria BC

Devon Cownden

Subject: 956 Heywood Avenue Proposed Development

December 15, 2018

Mayor and Council of Victoria (mayorandcouncil@victoria.ca)
Planning and Zoning Department (planandzone@fairfieldcommunity.ca)
Jeremy Loveday (jloveday@victoria.ca)

Re: 956 Heywood Avenue Proposed Development

Dear Sir/Madam:

I am the resident owner of Suite 204, 964 Heywood Avenue and am also the owner of Suite 123 in the same building. I have lived here for almost 20 years.

I was not able to attend the Fairfield community meeting held on November 22 and wish to voice my opposition to the proposed development.

The current proposal does not fit into the present landscape and community of this area. This is primarily a residential neighbourhood with a mixture of individual houses and low rise apartment buildings.

The proposed development, with its footprint almost to the sidewalk and to the neighbouring apartment buildings surrounding it, and its proposed height (equivalent to 5 or 6 stories), compared to its neighbours, is more suitable for an urban inner city environment and not a residential neighbourhood bordering beautiful Beacon Hill Park.

The proposal seeks to utilize almost every square foot of the property with no regard for green space, gardens or lawns- solely to maximize profits.

The building will dwarf and tower over its adjoining neighbours- restricting light and views for the its north and south facing neighbours.

Although the building purports to have only four storeys, because of the proposed shallow underground parking lot and the increased ceiling heights in the units, the true height of the building will tower over the two adjoining four storey apartment buildings.

The lot itself, which now contains one residential home, set well back from the street with a driveway to the street, is just too small to accommodate such a large development. It would be more suitable for a duplex or multi-family 4 unit strata development and not a 7 unit condo development.

Despite the developer's statement, the proposed building will not provide affordable housing for Victoria residents, but will be just another million dollar luxury condo development to add to the already crowded market.

In closing, I would like to reiterate my opposition to the proposed development.

Thank you Mayor and Council for your anticipated consideration of the neighbourhood's wishes and the best interests of our community.

Yours truly,

Laura Dempsey

Laura Dempsey
204-964 Heywood Avenue
Victoria, BC
V8V 2Y5 Canada
Phone/Fax [REDACTED]
[REDACTED]

cc Devon Property Management

From: *bsilvergold <[REDACTED]>
Sent: December 16, 2018 2:42 PM
To: planandzone@fairfieldcommuniity.ca; Engagement <engage@victoria.ca>
Subject: 965 Heywood Avenue

I am writing concerning the development project for 956 Heywood Avenue the Fairfield Community of Victoria. Living within the 100 meter perimeter of the project, I was supposed to be convened to a meeting on November 22, 2018 to discuss the project. In fact ,very few of the people in our building at 964 Heywood were actually notified of this meeting, and this evening one of the six or seven attendees managed to inform others in the building of the intended project.

The “quietly nestled”...”modest” project is anything but. Apparently, in order to build seven units, the developers have asked for derogations to the existing zoning laws to an extremely detrimental degree.

What the zoning is:	What the developers have requested:
Lot coverage.....30%.....	72% (!)
front setback.....10.5m.....	6.43m
rear setback.....6m.....	1.21m
side setback.....6m.....	1.21 m and 0.5m

Additionally, for seven units, they feel it necessary to have an underground parking which would allow them to go higher than the other multi-family dwellings in the neighbourhood.

Not only will this building scream its presence in the neighbourhood, pushing out to the sidewalk like a giant cliff, but it will also effect the quality of life of the hundreds of adjacent residents. 24 units will have their views obliterated, 16 others severely compromised. People with balconies will no longer be able to profit from them with the proximity of walls beside them. The developers say nothing about green space at all. The shadow cast by this behemoth will be enormous, and concrete will replace grass and trees.

The present zoning laws have been mostly respected in our neighbourhood, Multi-unit construction does not invade the old single-family buildings that dominate the area. Re-zoning will hopefully not threaten this fine, green place.

I think the City Council should ask itself what kind of environment it wants to create. If the problem is truly creating housing for the many people needing it, these huge, expensive apartments do not fit the bill, and certainly do nothing to enhance a wonderful neighbourhoodnue

Barbara Silvergold
202-964 Heywood Avenue
Victoria, B.C. V8V 2Y5
[REDACTED]

Devon Cownden

Subject: Not in favour of 956 Heywood development

From: Dave [REDACTED]
Sent: Monday, December 17, 2018 4:57 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Not in favour of 956 Heywood development

To whom it may concern:

Subject: 956 Heywood development

I am not in favour of the development proposal for 956 Heywood.

Please reject this proposal and encourage the developer to abandon the current plan.

I own a condo which faces directly onto the site. This development would drastically reduce the property values of all units facing into 956 Heywood due to the over height and over sized proposed building.

The proposal is too high, the setbacks are completely inadequate and the site coverage is way to large.

I hope you will **not** approve this. The space available is suitable for a much much smaller building.

Thank you

Dave Brownell
[REDACTED]

Devon Cownden

Subject: 956 Heywood

From: Rod Bieller [REDACTED]
Sent: Monday, December 17, 2018 1:41 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 956 Heywood

To whom it may concern: I have been a property owner in Fairfield for over 40 years and walk Heywood on a regular basis. I find the proposed project ill conceived at best with the way it sticks out rather than blend in. With a background in property development I understand the developers need to maximise return on investment. In this case the plan is flawed from a design aspect in the way it overwhelms the lot. To have this design at the entrance of Beacon Hill Park does not make sense. I am not against development nor am I a nimby but this development in my view does not work as planned. Please have the developer bring the first floor down to grade and have the parking garage below grade to lower the height, as well set the front of building in line with the buildings on each side, as the design shows now it kind of sticks out like a sore thumb. Regards Rod Bieller 135 Howe st. Victoria V8V4K5 [REDACTED]

Devon Cownden

From: Victoria Mayor and Council
Sent: Monday, December 17, 2018 9:39 AM
To: Development Services email inquiries
Subject: FW: 956 Heywood Proposed Development

For your CALUC filed. Thanks.

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

From: Ron's Gmail [REDACTED]
Sent: Sunday, December 16, 2018 4:51 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.com
Subject: 956 Heywood Proposed Development

During the recent municipal election campaign and in post election interviews our Mayor and a great number of councillors expressed a desire to have a more consultative process and more open communication with citizens of Victoria. I wholeheartedly support this initiative.

In that spirit I wish to voice my very grave concerns about a proposed 4+ story development that would replace a single family dwelling at 956 Heywood Ave. (As a matter of interest I did not receive a notice of a meeting)

As far as I can determine the developers are seeking variance on almost everyone of the current zoning requirements. Some by a very wide margin (e.g. current site coverage zoned at 30% versus a proposed 72.2%). I also understand that the proposed building could for the, most part, qualify under the as yet unapproved Fairfield Neighbourhood Plan.

My concern lies with how this building would loom large between 2 existing 4 story multi family buildings. Upon first glance at the Developer supplied drawings I was horrified to see how the height of the building and lack of front and side setbacks would make it totally out of proportion with its neighbours.

My apprehension therefore is not quibbling about variance numbers but rather what I believe to be a serious impingement on the quality of life for neighbours. The fact of the matter is we are not talking about the 2 buildings beside the proposal. Each buildings has over a hundred units. Many have multiple residents so we are actually talking about several hundred people being effected.

I have called 305-964 Heywood my home for over eight years. As a Prairie Boy I have learned to appreciate what a gift sunlight is and what a treasure we have in Beacon Hill Park across the street. We cannot underestimate the physical and psychological benefits that are being derived by having access. Many residents on the south side of the Pendergast building and Northside of the Heywood building will have their only connection to the outside seriously impeded whether by sightline or sunlight.

I fully appreciate that there is a need for for more affordable housing and therefore a need for densification but I and the vast majority of my neighbours believe in "Gentle Densification".

This project is far from "Gentle" but rather would be a looming forbidding presence totally out of place in our neighbourhood.

For these reason I respectfully request that Mayor and Council oppose the 4+ story development at 956 Heywood.

Yours Truly

Ron Mahoney

December 18, 2018

Mayor Lisa Helps and Members of Council
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Helps and Members of Council,

Re: Proposed Rezoning for property at 956 Heywood Avenue

As an owner in the adjacent property, I am writing to express my strong objection to the proposal for 956 Heywood Avenue.

The site's current zoning is R3AM-2 and the proponent is seeking numerous and significant variances for their proposed development. My concerns about the variances are as follows:

Site Coverage: from current 30% to 72.2%

Height: from current 12M to 14.2M

Front Yard: from current 10.5M to 6.43M

Rear Yard: from current 9M to within 1.21M of rear property line

Side Yards: from current greater of 3M or 1/2 bldg height to 0.6M South side (parking level)

This is a very small building site and the developer's proposal is totally out of proportion to the site. Aside from the fact that these are huge variances from current zoning, these variances would put the new building too close to the adjacent properties, plus the proposed height would make it higher than the two adjacent buildings. The proposed sidelines and height of the building are inappropriate to these adjacent buildings as they significantly reduce valuable natural light for residents whose balconies would face this over height new building.

Further, the proposal ignores the current zoning and mostly makes comparisons to buildings at 1014 Park Blvd and 986 Heywood. These are not suitable comparisons for the following reasons:

1. The comparatives are not adjacent to this proposed development (they are two blocks away).
2. The buildings adjacent to those developments do not have open balconies facing them and taking away so much natural light.
3. They are different zoning (R-72) and the developer makes his case as if that different zoning is a "given" for this proposal.
4. The exceptions granted for those two buildings in the neighbourhood do not, and should not, make those buildings the "benchmark" for new proposals as the proponent of this project claims.

With regard to parking, again, the developer talks about R-72 zoning which is not the current zoning and makes the assumption that a zoning change to that category is a given. The site is centrally located so is very walkable, bikeable, and close to public transportation. There would be no need for underground parking if a smaller structure that is more fitting to the site was designed.

With respect to the design, the developer talks of "empty nesters and young families" yet is proposing suites that are 1240 sq ft and one at over 1700 sq ft. Given that the suites at the noted comparison property at 986 Heywood sold for over \$1.2 million each, this is not a proposal that is aimed to

"modestly" benefit the neighbourhood. A design with smaller suites may provide more affordability and could work without asking for such major variances that are detrimental to space, light, and aesthetics currently enjoyed by neighbouring residents in the adjacent properties.

Under the current zoning a duplex could be built. Alternatively, if a rezoning is permitted, the developer should be required to reduce the height of the building and the size of the suites so that a reasonable sized building be built to fit "seamlessly into the existing streetscape" (quote from developer's proposal). This current proposal definitely does NOT fit seamlessly into either the streetscape or the adjacent properties.

The variances asked for, particularly the height, front, and side setback variances, make this building inappropriate in relation to the properties adjacent to it and to the neighbourhood in general. I respectfully ask that Council (and the Fairfield Community Land Use Committee) turn down these variances.

Respectfully submitted,



A. Szilos

cc. Fairfield Gonzales Community Association, Land Use Committee

current
909 Pendergast



Proposed : 956 Heywood Ave



current
964 Heywood



Devon Cownden

Subject: 956 HEYWOOD PROPOSED DEVELOPMENT.

From: Inez walker [REDACTED]
Sent: Friday, December 14, 2018 2:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 956 HEYWOOD PROPOSED DEVELOPMENT.

GREETINGS;

PLEASE TAKE INTO CONSIDERATION THE LAND USE OF THIS PROPERTY, FIRST.

ANY BUILDING THAT GOES IN THAT SPACE WILL LOOK LIKE A MCDONALD'S SANDWICH BETWEEN TWO LARGE BUILDINGS.

IT WOULD BE PUT TO BETTER USE AS A GREEN SPACE NEXT TO BEACON HILL PARK THAT WOULD PROVIDE A REST AREA FOR THAT AREA OF THE PARK AS THERE IS NO SEATING IN THAT AREA AT THE PRESENT TIME.

IT COULD ALSO HOUSE A STATUE OF QUEEN VISCTORIA WHO DECLARED IT A PARK IN THE FIRST PLACE AND THEIR IS NO RECOGNITION OF THIS IN THE PARK.

I AM VERY MUCH AGAINST THE PRESENT PROPOSAL AS THEY DO NOT CONSIDER OUR LOCAL GUIDLINES AND THE PRESENT PROPOSAL JUST DOESN'T FIT IN.

THANK YOU FOR YOUR ATTENTION,
INEZ WALKER,
909 PENDERGAST ST.
APT. 306

CC plan and zone@fairfield community. ca

Devon Cownden

Subject: 956 Heywood Proposed Development

From: Lene Kroll [REDACTED]
Sent: Tuesday, December 18, 2018 8:36 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: 956 Heywood Proposed Development

Hello

I am a resident at 964 Heywood Ave. and am horrified at what is going on in the Fairfield area (and I suppose others).

A healthy city needs to support small animal habitat as well as the majority of human inhabitants in it. Unhealthy environments include noise and air pollution, but two main "rights" of a citizen renting or owning an apartment are admittance of sunlight and daylight even during winter solstice. A good standard of outlook is also essential especially for north facing suites. Enough space should be present between balconies that face each other to provide some privacy. The design of outdoor space is as important as the building and has a significant impact on residents and neighbors.

There seems to be a panic present in the state of housing, as there well should be since it was set aside for far too many years. But giving developers carte blanche to do anything they like with a space has disastrous consequences! I, and most of my friends are fearful of seeing one ugly cement block after another fill up all the green spaces that make Fairfield so livable.

This particular group that are interested in a small parcel of land at 956 Heywood that sits between two rows of facing apartment buildings has pointed out the fact that "other developers" were allowed to build what he envisions...I only hope someone actually goes to those sites to look.....the situations of very dissimilar. Both fill the lots and have cemented over any potential green space as well which is a shame....but apparently quite all right with our mayor and town planners.

There is also mention of providing housing for "middle income" families or couples to retire to. This would only be affordable to the top 15% of income earners in this fair city (and of course those from overseas)....and we already have many "luxury suites" popping up. What we need is truly affordable accommodation for the rest of us Victorians who actually live work and retire here.

Anyway I really can't see how you can allow this kind of development to go ahead especially for this particular plot of land. A well designed low duplex or small fourplex would even be difficult, but with imagination and an eye to good landscaping could probably be done. The expiration of the lease on 964 Heywood would also make it difficult to plan around this lot once developed.

These are a few sad cries from one of your citizens as I watch the wildlife and trees slowly disappear.

Thank you

Lene Kroll

#208 964 Heywood Ave.

Devon Cownden

Subject: FW: 956 Haywood Proposed Development

From: Niall Maloney [REDACTED]
Sent: December 19, 2018 11:37 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Re: 956 Haywood Proposed Development

To whom it made concern, I'm writing to express my disagreement against the following development. As proposed situated on a small lot between two complexes, the building proposed is would be oversized height and width which would block view and light to the following buildings.

As a resident of 909 Pendergast Street, hope you consider my dissatisfaction in this development.

Thank You

Niall Maloney
909 Pendergast Street

[Sent from Yahoo Mail for iPad](#)

Devon Cownden
Planning Secretary
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6
Phone: 250-361-0283
Email: dcownden@victoria.ca



Subject: Comments on Design Rationale 956 Heywood Ave

From: Dave Marshall [REDACTED]
Sent: December 19, 2018 11:12 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Comments on Design Rationale 956 Heywood Ave

For Victoria Mayor and Council, and CALUC for Fairfield-Gonzales Community Association:
Re: 956 Heywood Ave Design Rationale

I am a resident (lessor/taxpayer/retired) of 964 Heywood Ave, an adjacent property to this proposed development.

Aryze Development published a 4-page "Design Rationale" for a 7-unit development - I trust that the reader has access to that document. The document lays out requests for and rationales for zoning variances and was the basis to kick off a Fairfield-Gonzales Community Assn meeting between the developers and community members. N.B., many if not most residents of the adjacent buildings did not receive this meeting notice nor the document - the city planning/zoning department cited Canada Post as the culprit for lack of notice.

The zoning variance rationales (setback, height, property coverage) are misleading and if agreed to, would deliver hardship to the adjacent residents. If the developers followed the local zoning like every other building on the block, it would be tough on adjacent residents, but development is a fact of life in the city and we must endure. All of us who purchased here knew or could have known the zoning. If the zoning variances were agreed to as requested, **16 suites in the buildings at 909 Pendergast and 964 Heywood will have their entire/only portal to Beacon Hill Park, the sky and ambient light all or nearly-all obliterated - a blow to quality of life and property value.** Another 16 suites in those buildings will be meaningfully harmed in a similar way, and another 8 suites less so. If the current zoning were followed, the harm would be significantly reduced.

The significant variance requests are for setbacks, height, and site coverage, the "devil in the details" items that justify the wishes of the developer. With the combined variances, the new building would rise 12% higher than the neighbouring buildings and combined with the massively increased site coverage (30% now to 72% proposed) and reduced front/side setbacks, would overwhelmingly fill the space that is the portal to the world for 20-30 households. **The net result is a relatively massive building that assaults the well-being, view, and light for many adjacent residents.** It can reasonably be stated that there is not room in that space for a 7-unit building, but possibly room for a 4-plex or duplex. The developers deftly make their case for variances, but fail to address the forthcoming devastation to adjacent residents - for that, Mayor and Council is our only hope. Please help us.

In the variance requests, a comparison was always made between 1) the current zoning *R3AM-2*, 2) 1014 Park Ave recent development, 3) 986 Heywood recent development, and 4) the proposal. Comments for each numbered item follow:

1. The current zoning is reasonable and appears to be followed by buildings in the area. If one puts a building at 956 Heywood following this zoning, it will be tough for adjacent residents but could be

endured. Good arguments could be made that the zoning could be *tightened* due to special circumstances, rather than relaxed.

2. The building at 1014 Park is similar in some respects but not similar in context. Notably, the buildings on either side do not have their portals to the world obliterated by the new building - there are only bedroom windows on either side of 1014 Park. The adjacent buildings still have their views and ambient light intact.
3. The building at 986 Heywood is again similar in some respects but not similar in context. There is nothing but bedroom windows facing on the building to the south and these resident's park/view/light access is intact. Regarding the town homes to the north, the new building delivers some hurt to 2-4 suites, but arguably not great as there is 15 meters or so space between the buildings (as crudely stepped off by me).
4. The proposed variances are good for the developers, at the cost of pain for the nearby residents. Same for the city: any benefit (e.g. tax revenue) is offset by pain to nearby residents.

Thanks in advance for your consideration. Sincerely,
Dave Marshall (#306-964 Heywood, cell [REDACTED])

Subject: Proposed Development 956 Heywood Ave

From: Keir Cordner [REDACTED]
Sent: December 20, 2018 4:32 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Proposed Development 956 Heywood Ave

Mayor and Council,

I write today to voice my opposition to the proposed development variance at 956 Heywood Ave. I am also voicing my concerns regarding the notification process for the first public meeting, or should I say **no** notification process.

Public Consultation – Notification of Public Meeting

I reside at 411- 964 Heywood Avenue as an owner and received no notification of the public meeting held November 22, 2018. The neighbors I have spoken to also did not receive any notification of the community meeting. I have heard that Canada Post has been used as a reason that adequate notifications were not received. The Developer has a duty to inform the community and give opportunity to attend and discuss public concerns relating to developments and variances. Canada Post has nothing to do with this duty. If the community was not properly informed of the public meeting due to the postal strike, I feel that the developer did not fulfill their duty to inform, and should re-notify and hold another community meeting after proper notification has been provided. The public meeting held on November 22, 2018 should not represent community consultation as the community was not adequately notified.

Development Not suited to the Neighborhood

1. The height variance is unacceptable. The two recent developments who successfully received approval for overheight variance should not be used as reasonable comparisons to the neighborhood. If recent properties that received height variances are used solely as the comparisons it sets precedence for all future developments seeking height variances. Sight lines in the Cook Street Village area are valuable to residents and should not be compromised for economic gain. The giant totem pole, the fireworks at the parliament buildings, the Empress Hotel, Craigdarroch Castle, Moss Rock are examples of some of the important sights enjoyed. I would hate to see the sightline wars of Toronto and Vancouver occur in our beautiful city.
2. The ecological value of the Beacon Hill ecosystem is incredibly valuable to the local neighborhood and the city. Truly one of the most beautiful urban parks in Canada. Should densities in the area continue to increase, the stress on the park ecosystem must be evaluated. I suggest that an environmental impact assessment of projects such as the proposed development be undertaken to evaluate impacts on migratory birds, owls, and other sensitive flora and fauna in the area. This will become increasingly important if developments continue to obtain variances in height and density.
3. The aesthetic of the proposed development is not a good match for the area. The development provides minimal frontage roadside clearance and impacts sightlines for many neighboring properties. Minimal side lot clearance has been proposed as well. Neighboring lots will be so close the this development if it proceeds that they will be staring at concrete wall or be stared down by neighbors now in such close proximity.

In summary, I am opposed to the height variance sought by the developer and feel the frontage and side lot allowances are too minimal. This development continues a trend for economic gain at the expense of a wonderful quiet community with a very diverse park ecosystem.

I trust you will ensure that the community is adequately informed of all future opportunities to discuss the development, and that you will consider holding another initial public consultation meeting where community members are properly informed.

Thank you for your consideration.

Keir Corder

Devon Cownden

Subject: 956 HEYWOOD

From: BERNARD HAMBLY [REDACTED]
Sent: December 22, 2018 11:54 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: 956 HEYWOOD

As a resident in this beautiful community on the edge of Beacon Hill Park I am totally against the proposed development for 956 Heywood. I live next door & will be affected by its size & proximity.

The proposed design is, frankly, hideous & totally out of character with this neighbourhood. It is not too much to say that it is a monstrosity when seen in the midst of the 2 apartment buildings on either side. It is far too large, far too high, far too close to the neighbouring buildings, & far too obtrusive - completely overshadowing the adjacent buildings & eliminating views.

If something is to be allowed on this lot, it must be much smaller & less obtrusive, & be within the existing zoning allowances in order to respect the neighbours & the neighbourhood in general.

Please consider this carefully. One look at the picture of the proposed building dwarfing & almost touching its neighbours should be enough to say it must not be approved as is. I am sure that this picture on the front page of the Times Colonist would engender a universal horror & unbelief

Thank you for your consideration of this matter.

Sincerely, B. R. Hambly

#304-964 Heywood Ave.

Sent from my iPad

Devon Cownden

Subject: Re. 956 Heywood Avenue Proposed Development

From: Brian Grison [REDACTED]
Sent: Friday, January 04, 2019 7:40 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Re. 956 Heywood Avenue Proposed Development

January 1, 2019

Mayor and Council of Victoria (mayorandcouncil@victoria.ca)

Planning and Zoning Department (planingandzone@fairfieldcommunity.ca)

Jeremy Loveoy [REDACTED]

RE: 956 Heywood Avenue Proposed Development

Dear Sir and/or Madam,

I am a resident of Villa Royale, an apartment building of leasehold condominiums and rentals, at 964 Heywood Avenue in Victoria. I have lived in this building approximately three years.

I was unable to attend the Fairfield Community meeting held on November 22 to voice my opposition to the proposed project. I will outline one of my objections here:

1. Beyond the core of Victoria's downtown, this city is a landscape of primarily private homes and low-rise apartment buildings surrounded by lawns, gardens and trees. Most of the lots are too small for 'monster houses' a type of building that does not accommodate lawns, gardens or trees. The apartment building proposed for 956 Heywood Avenue is a 'monster-building'. It's

design would require the destruction of the lawns, garden and trees that surround the current house on that property.

2. In his request for a change in the zoning laws, the developer points to a certain building on nearby Park Avenue as well as the building under construction right now further south on Heywood Avenue. Both these buildings are designed to cover every square inch of the property, and both are a big mistake in the planning of Fairfield's and Victoria's city planning for primarily residential areas. Referring to these buildings as an excuse to build more such condominiums will only open the way for the complete destruction of the natural landscape of Victoria. Those buildings should not be allowed in residential zones.

3. The building being proposed for 956 Heywood would be more rational and appropriate on such downtown street as Douglas between Bellville and Uptown or Fort Street between government and Cook. There are plenty of sites in Victoria's core in which new large apartment buildings with no lawns, gardens or trees make good design sense. There are already several such apartment buildings among the retail, government and other buildings on Victoria's main streets.

4. A new building at 956 Heywood must retain the current property' space for lawns, trees and gardens. A couple town houses, no taller than the apartment building to the north and south might be a better design option. Such a complex would need to be set back from the public sidewalk the same distance as the residential buildings around it.

5. Closely related to the urban planning argument I present here is the well-known fact that it is mainly trees and other greenery that keeps a city cool in the summer. Buildings that straddle their property line have no space for trees etc. and therefore increase the heat of the air around it. A residential street of such buildings is naturally hotter and less livable than an adjacent residential street on which there are lawns, trees and other green-spaces.

Cordially,

Brian Grison

Devon Cownden

Subject: 956 Heywood Avenue proposed development

From: vivian healey, [REDACTED]
Sent: Thursday, January 03, 2019 12:58 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; planandzone@fairfieldcommunity.ca
Subject: 956 Heywood Avenue proposed development

Good day and Happy New Year.

I am writing to express my concern about the development proposed by Aryze Developments for 956 Heywood Avenue. I am a resident of 964 Heywood, and the proposed structure would greatly impact many of us in this building, as well as many who reside at 909 Pendergast Street. I have now attended two meetings regarding this development - the first on November 22, 2018 at the Fairfield Gonzales Community Association Centre, and the second here at 964 Heywood, organized by residents, and attended also by residents of 909 Pendergast.

I strongly disapprove of the structure proposed by Aryze for 956 Heywood. I think it is far too ambitious of them to attempt to squeeze a large 7 unit apartment building on a lot currently occupied by one house. Their proposed building is technically a 4 story structure, but their drawings show a building that dwarfs the 4 stories here at 964 Heywood, if their request of a height **variance** of 2.20M is approved. It should not be approved. Aryze is also requesting a front-yard setback **variance** - from 10.5M to 6.43M. They want their building to jut much further forward than the neighbouring buildings, which would be quite unattractive, and devastating to neighbours. Aryze is requesting a **further variance** regarding their proposed basement level. It would be a mistake for these variances to be approved.

The building they propose WILL NOT FIT WELL in the limited space available at 956 Heywood. It will certainly NOT "quietly nestle itself into Heywood Avenue's streetscape" as is stated in their literature on the proposal. This statement is misleading and is not fooling anyone. Far from nestling quietly, it will overpower the neighbouring buildings. In the opinion of neighbourhood residents, Aryze's proposed condo building is unattractive and will look out of place for that space and for this neighbourhood. Simply put, their proposed building is just too big - too tall and too large.

Many residents at 964 Heywood will lose light and many will lose their city views to the north, northwest and northeast. One of my neighbours here at 964 Heywood has lived here for 30 years. Her suite faces north and should this proposal go ahead, she would lose light, and lose her city view. My suite faces north and west and if the Aryze proposal is approved, I will lose much light as well as my city and park views from the northwest to the northeast. Many residents at 909 Pendergast will lose light, and many will lose their views to the south, southwest and southeast.

I believe that Aryze should abandon their current proposal and that they should "go back to the drawing board" to come up with something much smaller, something that will truly blend in well with existing structures here on the north section of Heywood Avenue.

Thank you,
Vivian Healey

Lucas De Amaral

From: David Coffey [REDACTED]
Sent: February 8, 2019 7:37 AM
To: Victoria Mayor and Council
Cc: planandzone@fairfieldcommunity.ca
Subject: 956 Heywood Proposed Development

Dear Mayor Helps,

Regarding the proposed condominium building proposed at 956 Heywood:

I live on the fourth floor in a corner unit of a building on the corner of Heywood and Pendergast Streets. The proposed condominium will be four stories, each with 9' ceilings, and a portion of the garage above ground making the building seem like five stories. My 4th floor condo will look directly into the 3rd floor of the proposed building.

The building proposal shows the front of the building much closer to the street than ALL the other buildings on Heywood St., and that will eliminate my entire southern view and that of those who live on floors below me. Having the front of the building further back on the property will make it fit in with the rest of the buildings on the street. That will also preserve the southern view for at least 8 units in this building. It will also be just 1.5 meters from the property lines, which will practically bring it into my living room and den. Also, the design has an entry to the garage which is aesthetically ugly because it will look like a large, open maw. Because the garage will be approximately 4.5 ft. above ground, the height of the building, with it's 9 ft. ceilings, will actually make it the height of a five story building.

I believe the site is better suited for a smaller building with fewer units, or a house.

Thank you,

David Coffey
409-909 Pendergast St.
Victoria, BC [REDACTED]
[REDACTED]

Lucas De Amaral

From: Nicole Chaland [REDACTED]
Sent: March 25, 2019 11:48 AM
To: Ben Isitt (Councillor); Laurel Collins (Councillor); Sharmarke Dubow (Councillor); Sarah Potts (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Fwd: FW: Cook & Pendergast Project

Dear Mayor and Council,

I'm writing to let you know that it appears the developer of the Cook and Pendergast project got their wires crossed. I have brought it to the attention of the City Manager.

I was forwarded an email from Luke Ramsey (representative of Aragon who is developing the Cook and Pendergast project) and I am concerned that they have received faulty information about how to proceed with their project.

Luke says : "The city requested we do an economic analysis of the project through a 3rd party consultant to see if there should be additional CAC."

It looks like the wires were crossed. My interpretation of council's decision is "we will not send this to public hearing unless it includes 10% affordable housing."

With much appreciation for all the great work you are doing.

Sincerely,

Nicole

----- Forwarded message -----

From: Jocelyn Jenkyns <JJenkyns@victoria.ca>
Date: Mon, 25 Mar 2019 at 11:44
Subject: FW: Cook & Pendergast Project
To: [REDACTED]
Cc: Andrea Hudson <AHudson@victoria.ca>, Alison Meyer <ameyer@victoria.ca>

Thanks Nicole. Copying in Andrea and Alison in planning for their attention.

Regards,

Jocelyn

Jocelyn Jenkyns
City Manager
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0563 F 250.361.0248



From: Nicole Chaland [mailto: [REDACTED]]
Sent: Monday, March 25, 2019 11:08 AM
To: Jocelyn Jenkyns <JJenkyns@victoria.ca>
Subject: Cook & Pendergast Project

Dear Jocelyn Jenkins,

I was forwarded an email from Luke Ramsey (representative of Aragon who is developing the Cook and Pendergast project) and I am concerned that they have received faulty information about how to proceed with their project.

Luke says : "The city requested we do an economic analysis of the project through a 3rd party consultant to see if there should be additional CAC."

It looks like the wires were crossed. My interpretation of council's decision is "we will not send this to public hearing unless it includes 10% affordable housing."

I hope you can course correct.

Sincerely,

Nicole

Here's the decision:

Direct staff to work with BC Housing and/or the applicant to secure 10-20% of the units as affordable rental housing in perpetuity and ensure the tenants who are being displaced have first right of refusal provided they meet the eligibility requirements for the affordable units.

Direct staff to work with the applicant to revise the plans to remove the three parking stalls on Pendergast in exchange for green space.

Ask staff to report back on the process for determining the vulnerability of tenants with respect to this application and all future applications.

<https://pub-victoria.escribemeetings.com/FileStream.ashx?DocumentId=30895>

Here's Luke Ramsey's Email

From: Luke Ramsay [REDACTED]
Sent: Monday, March 25, 2019 9:31:43 AM
To: Ken Roueche
Subject: RE: COOK STREET PROJECT

Hi Ken,

Good to hear from you, hope your travels went well. The city requested we do an economic analysis of the project through a 3rd party consultant to see if there should be additional CAC. Once we have that we are going back to council for COTW. Likely still 4 months or so away until a public hearing.

Cheers,

Luke

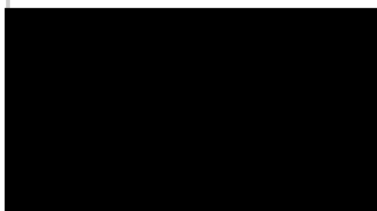


LUKE RAMSAY

Development
Aragon Properties Ltd.

201 – 1628 West 1st Avenue

Vancouver, BC, Canada V6J 1G1



From: Ken Roueche [REDACTED]
Sent: Wednesday, March 20, 2019 4:05 PM
To: Luke Ramsay [REDACTED]
Subject: COOK STREET PROJECT

Good Afternoon Luke:

I trust you are doing well. I have been travelling for some time and I have lost track as to the status of your Cook Street Project. Could you please provide with a brief update.

Yours truly,

Ken Roueche

PLEASE NOTE MY NEW EMAIL ADDRESS:

[REDACTED]

Please update your contact info for me!

47 Howe Street
Victoria, BC V8V [REDACTED]

[REDACTED]

1

Development Permit with
Variances Application
for
956 Heywood Avenue



1

Aerial View

2



2

3



3

Subject Site

4



4

Neighbouring Properties

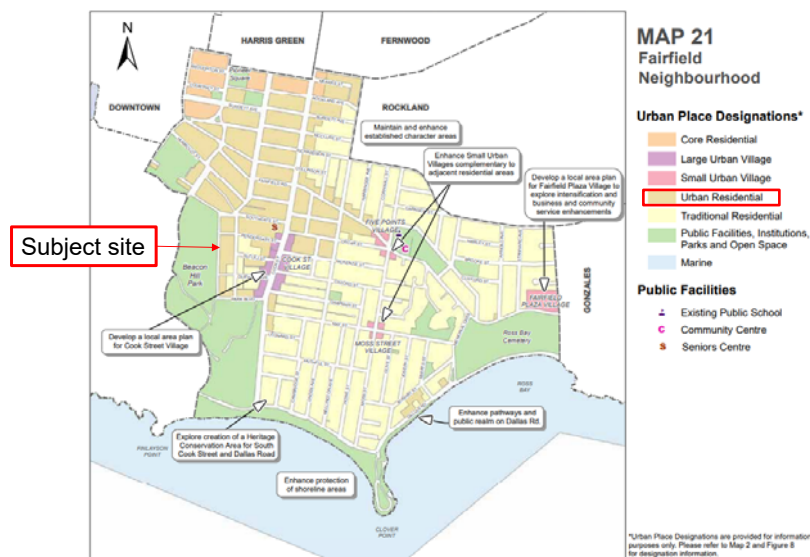
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OCP Policy

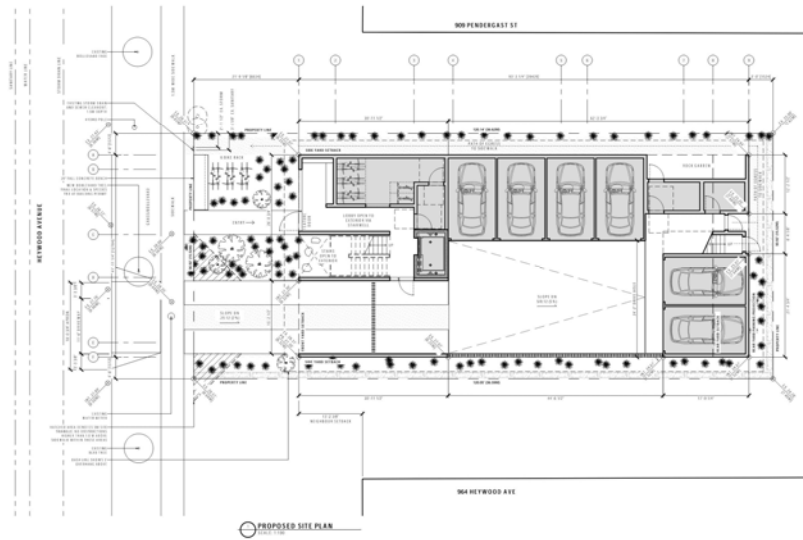
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6

Site Plan

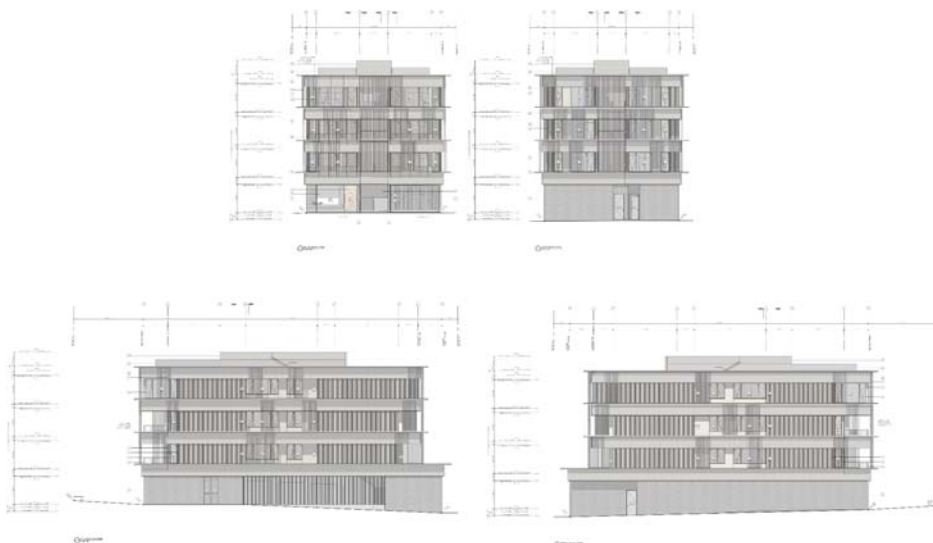
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Elevations

8



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Street Elevation & Sun Study

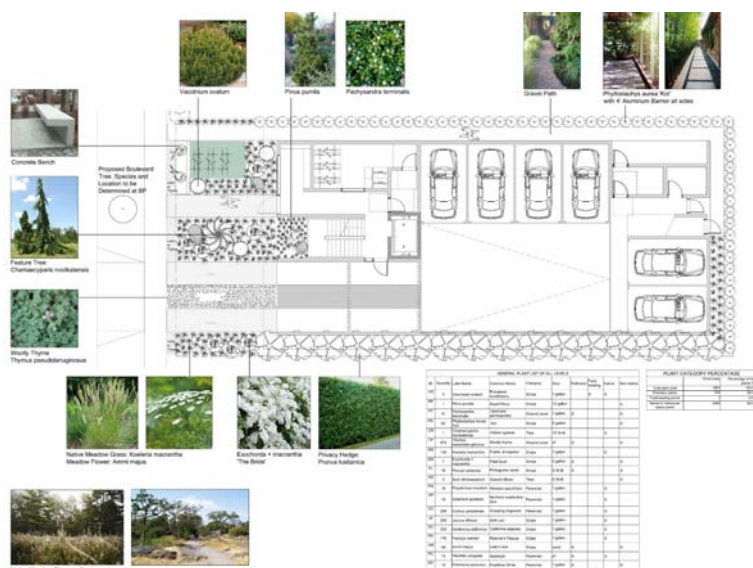
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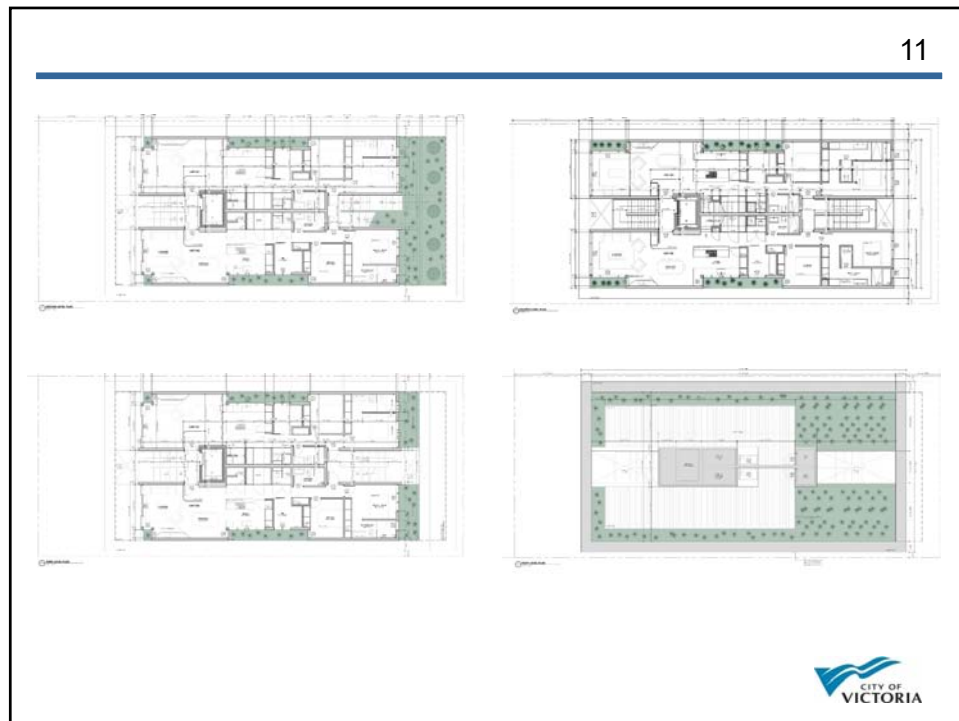
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Landscape

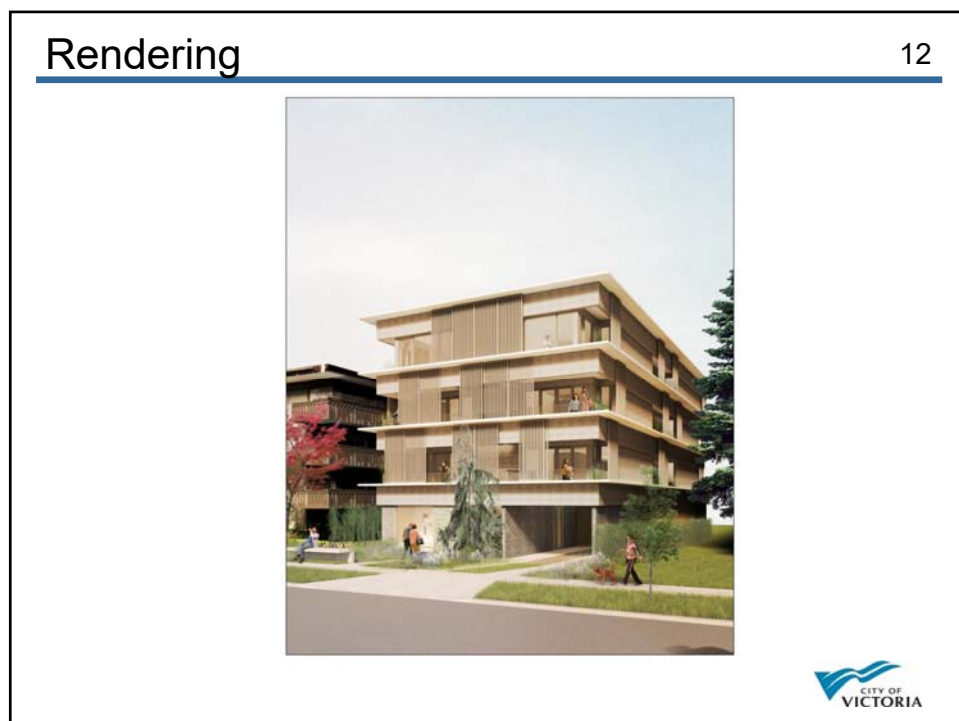
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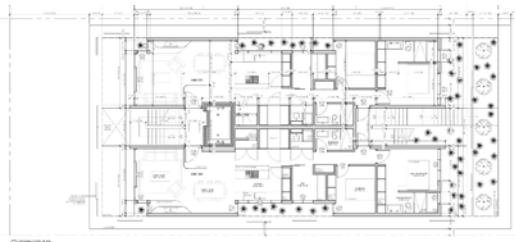
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13

Floor Plans

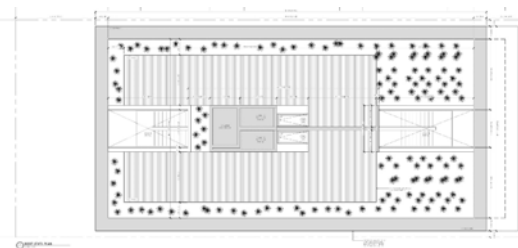
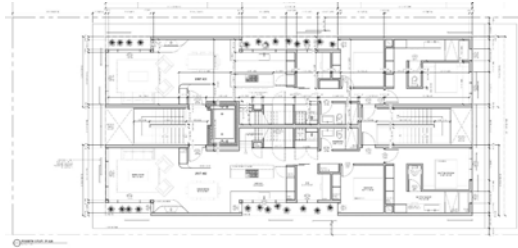
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14

Floor Plans

15



15

Richard Elliott

From: Luke Mari [REDACTED]
Sent: July 20, 2020 11:52 AM
To: Victoria Mayor and Council
Subject: 956 Heywood: Project Details
Attachments: 20.07.08 956 Heywood Mailer.pdf; 956 Heywood - Letter of Support - Jawl Residential.pdf

Good Morning Mayor and Council,

Our project at 956 Heywood requiring a Development Permit with Variances is coming before you this week for consideration. We just want to note that the neighbourhood correspondence in the agenda package is largely from 2018 and 2019 when the project was first presented. Over the last 2 years, we have reduced the height, increased the setbacks, decreased the number of units, and changed window placement to do our best to satisfy neighbor concerns. We mailed out the attached PDF highlighting the changes to all of our neighbours to highlight the moves made in response to their concerns.

We've also included a letter from David Jawl, the developer of 986 Heywood highlighting how their project was 80% sold to people downsizing out of their single family homes which resulted in these homes being made available to others. We modeled our project design on this very principle.

We hope you like the project and consider forwarding us to the Public Meeting.

Thanks for your time,

Luke

--

Luke Mari, MCIP/RPP

Principal, Development

ARYZE Developments
1839 Fairfield Rd.
Victoria, BC, V8S 1G9

 w: <http://aryze.ca/>

956
Heywood Avenue

Design Concept Evolution

July 2020

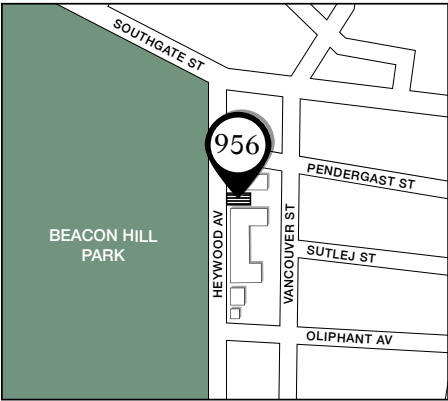
Development Permit
No. 000547

Rezoning
No. 00689

Hi Neighbour!

Thank you to everyone who lent their voice to the redevelopment vision of 956 Heywood Avenue.

We're grateful for all of the feedback that was shared through our community consultation process and we're excited to share the evolution of the project's Design Concept with you.



Introduction

956 Heywood Avenue is located on a small 0.092 ha / 0.23 ac site across from Fairfield's Beacon Hill Park. The site is currently occupied by a single-family home — one of the last remaining on the block amongst a context of built out multi-residential buildings. The site is being reimagined as a compact, six-unit residential building that strives to fit into the established community by taking cues from the natural environment and existing neighbouring architecture.

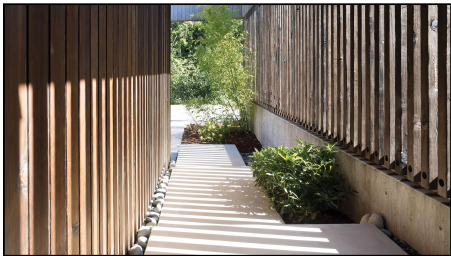
The first development submission was shared in March 2019 and in the months following, the project team launched a community consultation process. In response to the feedback we received, the building has undergone numerous design changes, as outlined in the Design Concept Evolution Summary on the following page.

Design Principles

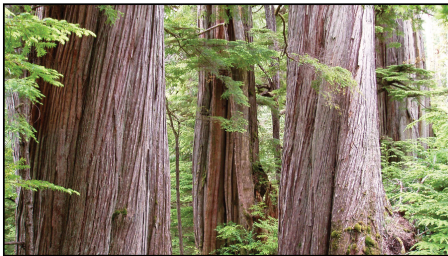
Emulate Horizontal Character



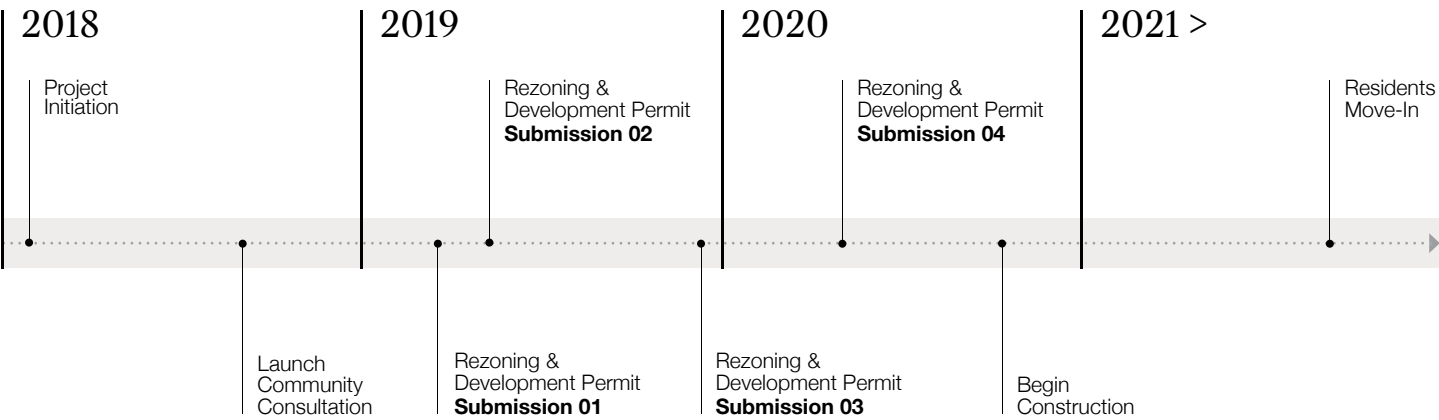
Embrace Light & Shade



Incorporate Natural Materials



Application Process



Design Concept Evolution Summary



Design Concept Overview

956 Heywood Avenue's horizontal character, predominantly wood façade, and use of sliding screens are inspired by the decorative qualities of balconies on neighbouring buildings. Combined with a flat roof and sympathetic massing, the revised building design aims to fit seamlessly into the existing multi-residential streetscape.

The building setbacks have been revised to provide additional space between 956 Heywood Avenue and the neighbouring buildings, as shown on the setback refinements diagrams to the right. The front yard setback has been expanded from 3.99m to 6.63m; rear yard setback from 1.21m to 3.79m; north side yard setback from 1.31m to 1.37m; and the south side yard setback from 0.59m to 1.37m.

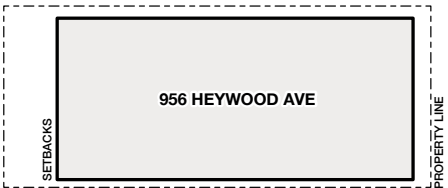
The widened setbacks and recessed residential units are sensitive of neighbours' privacy and allow for an exterior walkway and open staircase that serves each unit's exterior entry door. The design creates a "vertical rowhouse" that encourages interaction amongst neighbours, adds eyes to the street, and creates active connections to Beacon Hill Park.

Key Building Design Refinements

- 01 Added a screened gate and reduced the prominence of the parking entry for a more pleasant public view
- 02 Revised the entry with a large, more legible sculptural door creating an inviting procession to the main entry
- 03 Reduced hard surfaces and increased landscaping in the front yard for visual interest, increased biodiversity, efficient stormwater management, and a natural transition to the meadows of Beacon Hill Park
- 04 Reduced the amount of screening on the front façade for a lighter architectural appearance
- 05 Added window garden beds for visual interest and increased privacy for both residents and neighbours
- 06 Reduced the overall building height from 14.6m to 13.49m for sensitive streetscape integration

Setback Refinements

Original



Revised





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

July 08, 2020

Re 956 Heywood Ave

Dear Mayor & Council,

Having recently completed the 986 Heywood project in August of 2019, I would like to provide an overview of the individuals served by the construction of those 20 homes, as I believe the 956 Heywood project, by Aryze, aims to meet the housing needs of a similar demographic.

Our vision for the 986 Heywood project was similar to that of 956 Heywood, in that we aimed to serve the local community by catering to prospective downsizers looking to “age in place”. Our research showed that many individuals currently living in single family dwellings had aspirations of downsizing but did not want to leave their current neighborhood. Due to a lack of housing options, those individuals were remaining in their single-family homes. By providing appropriate housing for this demographic through larger suites, increased storage and single level living, we were able to provide an outlet so that those individuals could move more seamlessly move through the housing continuum and create opportunities for families to occupy the vacated single family homes.

Our research based vision for our project came to reality with 100% of the homes having been sold to BC residents, 80% of whom were already living on South Vancouver Island. Many of the residents had previously lived in the Fairfield and James Bay neighbourhoods for decades.

The majority of the homes (80%) were sold to downsizers, with the balance going to working professionals. To our knowledge, a very limited number of homeowners did not intend to downsize immediately, and those units have been rented to the local market in the meantime. The individuals interested in the homes and the ultimate homeowners were not speculative investors.

We are aware that 956 Heywood Ave aims to serve a similar demographic as 986 Heywood, and while our group is acutely aware of the demand for affordable and non market housing, we also feel strongly that there is a need for diverse housing types that allow for the expansion of the housing options in Victoria. Given the proximity to our past project, and our demonstrable success in serving the local downsizer community, we believe that the Aryze project at 956 Heywood will have an immediate positive impact to the overall Fairfield Community.

Sincerely,

David Jawl

Jawl Residential Ltd.

Richard Elliott

From: Alison Boston [REDACTED]
Sent: July 22, 2020 1:45 PM
To: Victoria Mayor and Council
Subject: Re 956 Heywood Ave

Dear Mayor Helps and Council,

I am writing to request that you vote for the

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00126 for the property located at 956 Heywood Avenue.

I would like to make a presentation to council concerning Heywood Avenue, and this development and others, and am unable to attend council tomorrow as I have an exceptional opportunity to do day's work on a film.

Briefly: I have had a connection to Heywood Ave for the last 35 years: first through my parents retirement condo, which they purchased in the 1980's in a leasehold building at 964 Heywood. Their condo was a second home for me.

More recently, I have resided on this street for the last 8 years, not in my parents's condo, rather in rental homes in the same lease hold condo building.

Rents in this building have increased dramatically in recent years; and we have also experienced a drain on the rental units in favour of new owners who choose to evict the often long-standing tenants and occupy the property as their principal residence for the given RTB legislated required 6 months.

The increased density request being made by Aryze for 956 Heywood Avenue is contributing to the increased rental prices in this area, and in my opinion, Aryze has not contributed sufficiently to compensate the community for the loss of the affordable-for-low-income rental units in neighbourhoods adjacent to Beacon Hill Park.

Myself and small group of us including community service workers, care givers, and business owner have been collectively working to create a not-for-profit society to help with this situation. Our society is not yet registered, yet we are very interested in acquiring and managing rental units in these neighbourhoods with a view to retaining some low income rental units in these neighbourhoods to ensure that full economic diversity is retained; and the neighbourhoods thereby retain some human diversity in keeping with the ecological diversity we so treasure and protect.

We are currently preparing a proposal to present to Aryze and Mayor and Council and need more time. We therefore ask that you delay decision on this property until we have made our presentation.

We would like a month for this process and ask you to delay the decision until say, end of August?

Thank you,

Sincerely

Alison Boston
Suite 315-964 Heywood Ave
Victoria, V8V 2Y5

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Richard Elliott

From: David Jawl [REDACTED]
Sent: July 22, 2020 3:56 PM
To: Victoria Mayor and Council
Subject: 956 Heywood
Attachments: Correspondence 956 Heywood.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Mayor and Council,

Please see the attached correspondence related to the above reference land use application.

Sincerely

David

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

July 08, 2020

Re 956 Heywood Ave

Dear Mayor & Council,

Having recently completed the 986 Heywood project in August of 2019, I would like to provide an overview of the demographic which our homes served as I believe the 956 Heywood project by Aryze Developments aims to serve a similar cliental.

At 986 Heywood, our vision for the project was to serve the local market by catering to prospective downsizers looking to "age in place". Our research showed that many individuals currently living in single family dwellings had aspirations of downsizing, but did not want to leave their current neighborhood so were therefore remaining in place. By providing appropriate housing for this demographic with larger suites, increased storage and single level living, we were able to provide an outlet so that individuals could move more seamlessly through the housing continuum.

Our research based vision for our project came to reality with 100% of units having been sold to existing BC residents, 80% of whom were already residents living on the South Island, and many of whom had lived in the Fairfield and James Bay neighbourhoods for decades.

The majority of the units (80%) were sold to downsizers with the balance going to working professionals. Only 2 units were sold to individuals who didn't intend on downsizing immediately, and those units have since been rented to the local market in the meantime. The rented homes are occupied by working professionals.

I am confident the demand for this type of housing within the local community still persists and there are more individuals looking to downsize and age in place. Given that, I feel that projects like 986 Heywood and the proposed 956 Heywood, that sensitively densify in areas with compatible zoning and building types, should be strongly considered.

Sincerely,



David Jawl

Jawl Residential Ltd.

Richard Elliott

From: Joan Halvorsen [REDACTED]
Sent: July 22, 2020 7:55 PM
To: Victoria Mayor and Council
Subject: Urgent 956 Heywood Ave

I respectfully request that you not approve the proposal for 956 Heywood Ave.

The proposal does not respect privacy for the adjoining buildings.

The proposal comes nowhere near respecting the original intent of 30% coverage and instead proposes 64%.

The proposal does not respect the zoning for north and south setbacks and is far too close to the adjacent buildings to respect privacy.

22 emails were sent to Council with not a favorable comment on the previous proposal, which is largely unchanged from the present proposal. The front set back from the street is improved, but is still much less than the adjoining buildings.

Just one building over to the north, 2 smaller scale houses have just been built on a lot, which fit into the neighborhood and do not impose on other people.

It is an outright lie by Aryze, the developer, that the property is vacant as there is a man living there.

Aryze also indicated earlier that the house was unsuitable for rent and after that a man moved in.

Please please please do not approve this proposal which would have tremendous negative impacts on the neighborhood.

Thank you.

Joan Halvorsen
305-964 Heywood Ave
Victoria BC V8V 2Y5

Sent from my iPhone

Richard Elliott

From: Rachel Cooper [REDACTED]
Sent: July 22, 2020 8:47 PM
To: Victoria Mayor and Council
Subject: Permit with variances application 00126

To the honourable Mayor and Council of Victoria,

I am writing to request that you vote for the
ALTERNATE MOTION

that Council decline a Development Permit with Variances Application No. 00126 for the property located at 956 Heywood Avenue until such time as we have been able make a presentation to all of you and the folks at Aryse developments.

I belong to a group of people in the process of forming a not for profit organization addressing the shortage of affordable rentals in Victoria.

We believe that an alternate solution can be arrived at that will maintain current affordable housing as well as adding to Victoria's supply and we are hoping the city will support our innovative approach. In order to ensure new for profit developments do not further diminish the existing affordable rental supply, it would be in the interest of the city to require variances which address the affordable housing crisis in our fine city. The proposal should be ready in a few weeks, so further delay can be avoided.

Thank you for your consideration.

Sincerely,

Rachel Cooper
68-420 Sitkum Road
Victoria, V9A7G6

Madison Heiser

From: john vann [REDACTED]
Sent: Monday, January 18, 2021 5:24 PM
To: Public Hearings
Subject: Comments to 956 Heywood Ave

Follow Up Flag: Follow up
Flag Status: Completed

Re: Variances Application No. 00126

If the 'height from 12m to 12.98 (main roof)' is granted, does this place the whole 4 story building higher than the neighbouring building at 964 Heywood ?

If so, then, I would object it being granted, out of 'aesthetic' reasons, as all buildings (condos) on Heywood are 4 stories.

The exact height in metres of 964 Heywood is unknown to me.

Loss of visitor parking from 1 to Zero is disconcerting, as Heywood is usually 'full' of residential parking . . .and people parking to play soccer / baseball on the adjacent fields.

Submitted by:

John Vanden Heuvel
964 Heywood Ave., Unit 403
Victoria
[REDACTED]

Sent from my iPad

Madison Heiser

From: Barbara SILVERGOLD [REDACTED]
Sent: Wednesday, January 20, 2021 2:18 PM
To: Public Hearings
Subject: Development Permit with Variances Application No. 00126

Follow Up Flag: Follow up
Flag Status: Completed

January 20, 2021

City Council

Development Permit with Variances Application No. 00126

This is in response to the NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT distributed to the neighbours of the building project at 956 Heywood Avenue in Development Permit Area 16. Especially are concerned the variances of several perimeters. The same project was presented at least a year ago, discussed at a well-attended neighbourhood meeting, and the comments addressed to the council. Few apparent changes have been made to the original project, despite many neighbours' complaints, which I reiterate here:

- **the vehicle parking** was complained about, because it permitted underground stalls that consequently raised the height of the building. The number of stalls has effectively been reduced to 6, but the building height has remained unchanged, and since the number of units is unmentioned in your letter, we cannot judge if the parking is sufficient to accommodate the residents of the building.
- **increase in height** from 12 to 14.81 m was thought to be too high, casting shadows on neighbouring balconies and walkways.
- **the front setback**, reducing the sidewalk interstice by about 4 meters, leaves little space for greenery, especially since the wide cement driveway giving access to the underground parking consumes a large part of the front facade at ground level. The neighbourhood is old with lovely landscaping, and this over-urbanises its character.
- **the rear setback** likewise reduces green space on a street largely consumed by parking lots already.
- But **the side setbacks**, reduced from 7.71 m to 1.37 m (more than 6 meters!), is the most grievous variance, as it crowds out the adjacent buildings, reduces their views to walls, and encroaches on their private life in their apartments. This is totally unacceptable! Even COVID recommended separations are larger.
- **site coverage**, 64 % instead of 30%, might be conceived of differently: a reduction of open space from 70% to 36%.

Thank you for considering these comments. Hopefully they will have an impact this time.

Barbara Silvergold
202-964 Heywood Avenue
Victoria, BC V8V 2Y5

Madison Heiser

From: Frances Witt [REDACTED]
Sent: Thursday, January 21, 2021 8:24 AM
To: Public Hearings
Subject: Variance Application No. 00126

Follow Up Flag: Follow up
Flag Status: Completed

Council of City of Victoria,

I'm am sorry that I will not able to attend the meeting dealing with the variances concerning the property at 956 Haywood Avenue due to the pandemic.

I do have some serious concerns about this new variance request, which is considerably different to the original design approval for this proposed building.

They are requesting many changes: Reducing parking, increasing height, reducing set back in all three areas(front, back and side). In actuality, the site coverage went from 30% to 60%. I feel this is completely unreasonable and shocking request.

Please examine both sites next door very carefully in relationship to this new proposal. I live on the adjoining site, in a building at 909 Pendergast Street, on the north side of this proposal, in an older four story complex.

Thank you council for your continual vigilance in the developments of our Cook Street Village. I was very grateful for your consistent due diligence shown on a site close to our building a year or so ago.

Sincerely,
Ms. Frances Witt
205-909 Pendergast Street,
Victoria,BC

[REDACTED]

Madison Heiser

From: L G [REDACTED]
Sent: Wednesday, January 20, 2021 5:03 PM
To: Victoria Mayor and Council; Alec Johnston; Public Hearings
Subject: 956 Heywood Ave Development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor and Council,

I am writing to voice my strongest opposition to the development proposed at 956 Heywood Avenue. I live in unit 407 on the north side of the building at 964 Heywood Avenue and am horrified to have learned of the structure planned for this tiny lot. Being on the top floor, this would eliminate both my view and privacy and completely change the experience of living in my home.

Regardless of what has been previously allowed in the area, even a 4 storey building does not make sense for the size of the lot and proximity of neighbouring buildings. If adjacent buildings faced onto the lot with solid, windowless walls, this might be a different story but we are talking scores of units, peoples' homes, being forever changed negatively.

In addition I can say, through my observation over 6 years of residence, that the lot is an important ecological pathway for birds and other animals. I have noted 17 bird species that regularly use the lot as a roosting place, for nesting, foraging and as a fly through area during migration. The change in height and coverage would completely decimate that habitat, particularly with the loss of mature trees without adequate replacement.

I am an advocate for affordable housing and fully understand the crisis that my beloved city is facing but this kind of over development does nothing but further degrade the quality of our community with very little benefit. The lot would be far better suited to a duplex or townhome that could keep green space available and reduce negative impacts on neighbours who have called the surrounding buildings home, some for decades. I love my home and will be devastated if the proposed changes are made, I ask that you please consider the quality of life impacts this will have on the neighbourhood.

I very much appreciate the opportunity to voice my concerns and hope that they will be considered in this very important decision.

Regards,

Lee Griffin
407-964 Heywood Ave
[REDACTED]

Madison Heiser

From: ray brooks [REDACTED]
Sent: Wednesday, January 20, 2021 6:02 PM
To: Public Hearings
Subject: 956 Heywood ave. - Aryze project

Follow Up Flag: Follow up
Flag Status: Completed

I think Aryze have done all they can to accommodate the neighbours with the new alterations. I live in the building right next to the project and I do have a concerns for the tenants who live on the north side of the building but we have the privilege of living right on the park. Something is going to be built there so why not the beautiful building Aryze have proposed.

It's an ambitious project but from a job creation and tax revenue point of view, it makes sense. I'm also happy that Aryze are getting involved with our homeless problem. It's important that we nurture their interest.

Raymond

964 heywood ave

[REDACTED]

[REDACTED]

Madison Heiser

From: Lottie Ericson [REDACTED]
Sent: Thursday, January 21, 2021 3:11 PM
To: Public Hearings
Subject: 956 Heywood Avenue

>
> Mayor and Council,
> I certainly hope that Mayor and City Council will reject the proposed building on 964 Heywood Avenue, which still is quiet and quaint street. The building is too tall, too big for the lot size, too overbearing and ugly to fit with other buildings on the street. Being adjacent to the park where locals as well as tourists stroll please make yourself aware of what is pleasing to the eye!!!
> What's your vision for the Victoria cityscape? Don't destroy the beauty that's left now with so many high rises are creeping further in on the downtown area!
> Regards,
> Charlotte Ericson
> 317-964 Heywood Avenue
> [REDACTED]
>
> Sent from my iPhone

Madison Heiser

From: G G [REDACTED]
Sent: Thursday, January 21, 2021 11:14 AM
To: Public Hearings
Subject: Development permit no.00126

Hi,as a concerned resident/owner of 207-964 Heywood Ave.I think the planned oversize building next door is not warranted.Our building has been here since the 1960's and it will spoil our light and views very much!There is no need for a building of this size.A one or two level building makes more sense but these developers are mostly interested in profit.I totally disagree with this future planned development!Thank you,Glenn M Gilroy.

Sent from my Galaxy Tab® E

January 22, 2021

Mayor and Council of Victoria (publichearings@victoria.ca)
Fairfield Neighbourhood Liaison Councilor Ben Isitt (bisitt@victoria.ca)
James Bay Neighbourhood Liaison Councilor Stephen Andrew (stephen.andrew@victoria.ca)

**956 Heywood Avenue Proposed Development
Council Meeting- January 28, 2021**

Dear Mayor and Council:

I am the resident owner of Suite 204, 964 Heywood Avenue. I have lived at Villa Royale for over twenty years. My building is located to the south of 956 Heywood Avenue.

This letter is further to my letter addressed to Mayor and Council dated December 15, 2018, a copy of which forms part of the public record. There have been minimal changes to the development plan since that date.

I am writing again to voice my opposition to the proposed development and request that Mayor and Council do not grant the Development Permit with Variances.

The current proposal does not fit into the present landscape and community of this area. Heywood Avenue which forms the eastern boundary of Beacon Hill Park is primarily a residential neighbourhood with a mixture of individual houses, townhouses and low-rise apartment buildings.

The design of the proposed development plan with its six condominium suites, above-ground parking and a rooftop deck would be better suited in an urban downtown city environment and not our residential neighbourhood bordering Victoria's premier park, Beacon Hill Park.

The proposed height of the new building at 14.81 meters or 48.6 feet will cause the complex to tower over and dwarf its two neighbouring four storey apartment buildings at 964 Heywood Avenue and 909 Pendergast Street.

The proposed height is much higher than the two newest developments in this area cited by the developer- 1014 Park Blvd (12.1 meters) and 986 Heywood (14.28 meters).

These buildings and their location and orientation to their neighbours are not similar to the present proposal and should not become the benchmark for future development.

The proposal seeks to utilize almost every square foot of the property with no regard for green space, gardens or lawns- solely to maximize profits.

The building will restrict and unduly limit light and views for its north and south facing neighbours at 964 Heywood Avenue and 909 Pendergast Street.

The proposed side and rear setback allowances have been reduced by almost 7 meters or over 22 feet, contrary to the recommendation of the Advisory Design Panel in January 2020 which advocated *“consideration of the minimum side yard setbacks affecting livability to the neighbours.”*

The developer has countered that increasing the side setback allowances would *“negatively impact the livability of the proposed dwellings”*- which is *developer-speak* for saying that the strata units could not be priced at the premium offering that would bring maximum profits to the developer- thereby ignoring the livability of its neighbours who were there first.

The lot itself, which now contains one residential home, set well back from the street with a driveway to the street, is just too small to accommodate such a large development. It would be more suitable for a modest duplex or multi-family 4-unit strata development and not a luxury six-unit condo development.

Despite the developer’s statement, the proposed building will not provide affordable housing for Victoria residents, but will be just another million-dollar luxury condo development to add to the already crowded market.

Merely putting in place a Housing Restriction Agreement prohibiting the future Strata Council from denying rentals in the building will do nothing to ease the affordable housing crisis in Victoria. Monthly rental costs for a million dollar plus condo will exceed the budget for almost all but the richest of Victoria’s residents.

Similarly, requiring the Developer to purchase a car-share membership for each strata unit will not reduce car traffic and emissions as each strata unit will also receive one underground parking space. Perhaps if all on-site parking were eliminated, the car-share membership would be needed and much more valuable.

In closing, I would like to reiterate my opposition to the proposed development.

Thank you, Mayor and Council, for your anticipated consideration of the neighbourhood’s wishes and the best interests of our community.

Yours truly,

Laura Dempsey

[REDACTED]

From: Laura D [REDACTED]
Sent: January 23, 2021 7:35 PM
To: Public Hearings
Cc: Ben Isitt (Councillor); Stephen Andrew (Councillor)
Subject: 956 Heywood Proposed Development- Council Meeting- January 28, 2021
Attachments: Letter to Council-Jan 2021.docx

Dear Mayor and Council,

Attached please find my letter opposing the granting of a Development Permit with Variances regarding 956 Heywood Avenue.

Thank you, Mayor and Council for your anticipated consideration of the neighbourhood's wishes and the best interests of our community.

Yours truly,

Laura Dempsey

[REDACTED]

From: Rosanne Dahl [REDACTED]
Sent: January 24, 2021 6:22 PM
To: Public Hearings
Subject: Proposed Changes to 956 Heywood Ave

Dear Council Members

As a resident of 964 Heywood, I am forwarding to you my comments regarding the Development Permit with Variances Application No. 00126 for 956 Heywood Ave.

Regarding the variances I am particularly opposed to the reduction of side setbacks from 7.71 metres to 1.37 meters (building)and .93 (window screens). This new proposed variance would leave 4.49 feet between the buildings, roughly the width of a hallway. There are 12 interior units facing the north side of 964 Heywood that only have light exposure in this direction. These are units 106, 107, 108, 206, 207, 208, 306, 307, 308, 406, 407 and 408. These units have no other sources of natural light within, besides this exposure to the north. There are balconies on the second, third and fourth floors. Needless to say, the emotional and psychological impact of losing the one and only source of natural light within a suite is immeasurable. With only a space of 4.49 feet between these units and the new construction, these tenants will not access a single ray of light to grow their balcony gardens or indeed, to cheer their hearts. They will exist in complete shadow of 956 Heywood and not only will they lose their light, but they will also lose any sense of privacy with neighbours in such close proximity. The mental health, safety and well being of these residents is a strong argument against this proposed variance. At the very least, it appears inhumane and unconscionable. I believe it is the duty of us all to uphold the well being of our neighbours when circumstances threaten to impinge on their freedom to live peacefully and healthfully within their own homes. Council members I strongly urge you to please vote no for this proposed variance.

Sincerely
Rosanne Dahl

[REDACTED]

From: David Coffey [REDACTED]
Sent: January 24, 2021 5:47 PM
To: Public Hearings
Subject: 956 Heywood Ave.

January 24, 2021

To Whom It May Concern,

This message is to convey to the Council of the City of Victoria our opposition to the Development Permit with Variances Application No. 00126 by Aryze Development and Construction.

1. We APPROVE of the parking plan that includes no underground parking but rather, six spaces on the ground level with no visitor space.
2. We DISAPPROVE of the increase in height of the new building. Residents of 964 Heywood Ave. who live on the north side of the building will lose their northern and northwestern views of Beacon Hill Park. The residents of 909 Pendergast St. who live on the south side of the building will lose their southern and southwestern views of Beacon Hill Park. Residents of 909 Pendergast St. will also lose the majority of their natural light source during the day due to the height of the new building as originally proposed. Adding more height is worse.
3. We STRONGLY OPPOSE increasing the site coverage from 30% to 64%. That will put the entire exterior of the new building FAR TOO CLOSE to the property lines and, ESPECIALLY, to Heywood Ave. on the west side of the new building, which would be the front of the new building.

Thank you for your consideration.

Respectfully,
David Coffey
409-909 Pendergast St.
Victoria, BC V8V 2W7
and
Niall Maloney
401-909 Pendergast St.
Victoria, BC V8V 2W7

[REDACTED]

From: Rob Thompson [REDACTED]
Sent: January 24, 2021 8:00 PM
To: Public Hearings
Cc: Rob Thompson
Subject: Input: 956 Heywood variances application No. 00126

Dear Victoria City Council,

I'm very concerned about the development permit variance proposals at 956 Heywood Avenue. I am strongly opposed to the variances, especially the increased height, the reduced setbacks on all sides, killing the mature tree, and particularly increasing the site coverage to 64% from 30%. This is far too much. I'm opposed because of the extremely negative impact the variances will have on the quality of life and privacy for the neighbouring building residents who directly face the property. Very simply, the variances would put the FRONT of our units far too close to the new building and do not respect the neighbours' quality of life.

I live in 909 Pendergast and face south toward the 956 Heywood property. My home would be significantly and negatively impacted by the variances.

The proposed variances would negatively impact our quality of life in numerous ways. For many of us in the neighbouring two buildings, this is our main living space. Most of us do not have side windows; we do not have front yards, backyards or patios, or a rooftop. We do not have large units. Most residents have living spaces with windows and balconies which face one way only, from the north or south onto the 956 Heywood property. This is the most important and most loved part of our homes, the front. For many of us, it's why we live in these homes. The proposed variances would place the new building extremely close to our only living space so that our residences would be only a few metres away from the side of the new building. Specifically, the proposed development would significantly reduce our privacy, light and view. We would be looking directly at the wall or into the windows of the new building, and we do not have the option of looking a different way or out a different window. It is worth emphasizing that Aryze's claim is highly misleading that this 956 Heywood development is just like other recent nearby developments on Heywood and Park; there is a huge difference because in this case, the FRONT of most of our units face north and south directly onto the property, not the sides.

Also the removal of the mature evergreen tree at the very back of the property is not listed as a variance. This tree is also part of our living space; it is not just private property and it also adds to our quality of life. Why is the removal of this tree not listed as a variance? I understand that cutting mature trees also require a variance or a permit from the City. If the building were kept to the 30% site coverage as the bylaw stipulates, then the tree could remain living at the back of the property for all residents to enjoy.

I am in favour of increasing densification in our city and also densification of the 956 Heywood property. I am not opposed to a development on the property; rather I look forward to seeing a development proposal which is sensitive and respectful of the neighbouring residents and the neighbourhood. The current development proposal and variance requests are neither sensitive nor respectful. I urge you to adhere to the existing bylaws which allows 30% site coverage on this property.

Sincerely,

Rob Thompson
406 – 909 Pendergast Street
Victoria, BC, V8V 2W7

[REDACTED]

From: Sheila Hodgkinson [REDACTED]
Sent: January 24, 2021 10:41 AM
To: Public Hearings
Cc: [REDACTED]
Subject: proposed development of building between 964 Heywood and 909 Pendergast.

To: Victoria Council.

With regard to the building proposed for between 964 Heywood Avenue and 909 Pendergast. I have written before about this proposed development and I am still amazed. you would sentence the occupants on either side of this vanity project to dark, no sunshine at all, and extreme variances from the guidelines for Fairfield .

I request that you re- visit this application for an unwelcome building (which only houses 6 millionaires I believe) Do you not think it unconscionable to allow a building to block not only light, but replace it with a narrow space and a wall to look at. One side will lose all light on top of everything else ! and the other also looks at a wall after these people have looked at open space for years, (and may have bought with that in mind) I hope as a council you realise you are bowing to moneyed interest ,allowing money to ride ramshackle over everyone else. There is no other reason for the existence of this new building whose design ALSO shows complete disregard for the sidewalk space along Heywood Avenue. Please re- consider this application as an aberration, which would plunge many people into a dark and very different environment.

The applicants could redesign this uncompromising building into several small units, Observing one street over from Pendergast, some small units have been built in a 'comparable space ' which fit in and deprive no;-one of their original choice.

Thank you for considering this point of view. Six families in this design should not be allowed to change life for so many other people.

Sheila Hodgkinson..
(local resident)

Sent from my iPad

[REDACTED]

From: anne cuthbert [REDACTED]
Sent: January 25, 2021 10:14 AM
To: Public Hearings
Subject: 956 Heywood Avenue

Dear sir or madam,

The proposed apartment building at 956 Heywood Avenue is too big in both height and area.

It will be so close to the boundary of the lot it will encroach on the neighbours' space, inhibiting the full enjoyment of their property.

It will also reduce the potential resale value of any apartment facing it.

Yours truly,
Anne Cuthbert
408-964 Heywood Avenue

From: [REDACTED]
To: [Public Hearings](#)
Subject: RE: Development Permit with Variances Application No DPV00126
Date: January 25, 2021 3:52:16 PM

To Mayor and Council, City of Victoria:
RE: Development Permit with Variances Application No DPV00126

The development at 956 Heywood would be constructed in the lot immediately between buildings at 909 Pendergast and 964 Heywood. There are 32 suites in those multi-unit buildings that *directly face* the proposed construction at close range, roughly 9-15 meters away. 24 of those 32 suites have their *only* visual link to the outside world passing through the development site via the living room glass door. This is a plea for help from the city decision-makers and an attempt to raise awareness about the impact of factors at their discretion. This is not a request to stop the development, but rather to make the zoning requirements rational and fair.

The requested zoning variances, while to the obvious potential benefit of the developer and the six new suite owners, come *wholly at the expense of* the adjacent residents in the Pendergast and Heywood buildings. The more the existing zoning requirements are eased, the more negative impact to the adjacent residences - perfectly illustrating the concepts of “zero sum” and “not fair”.

The neighbouring buildings on Heywood and Pendergast conform to the zoning requirements. In the current development application, some proposed zoning variances from R3-AM-2 would have a major negative impact on the neighbouring buildings:

- **Side setback: required 7.71 M, to 1.37 M, an 82% reduction**
- **Front setback: required 10.5 M, to 6.63 M, a 37% reduction**
- **Site coverage: required 30%, to 64%, a 213% increase**
- **Height: required 12 M to 13M, an 8% increase**

Each councillor making this decision might consider how they would feel if a construction went up adjacent to their residence, only a few meters away from their living room - a construction that nearly obliterates their connection to and view of their surroundings including light, sky, and nature. That’s the proposed fate of many of the Pendergast/Heywood residents.

If there was ever an application that required the zoning restrictions be adhered

to at a minimum, this is it. If the developer were required to adhere to the zoning requirements as the adjacent buildings do, they could and would do so albeit at possibly some decline in their profit margin. It's not fair for those living adjacent to bear this cost to their quality of life and property value.

Dave Marshall, 306-964 Heywood Ave, Victoria, BC V8V 2Y5

From: [REDACTED]
To: [Public Hearings](#)
Subject: Development Permit with Variances Application No. 00126
Date: January 26, 2021 12:11:41 PM

Dear Mayor and Councillors,

Thank you for the opportunity to provide public comment on the proposal for 956 Heywood Ave.

I am strongly opposed to the proposed development for the following reasons.

This proposal is far too massive for the relatively small lot. The zoning is for 30% site coverage and the proposed 64% is more than double that, which I feel is ridiculous.

It in no way respects the zoning and instead asks for so many variances as to make the requirements to follow what is set out for zoning as useless.

Perhaps most importantly it would drastically alter the livability of the residents of the adjacent neighbouring buildings in a hugely negative way. It would take away privacy. The slatted sliding screens on the proposed building could be left open 24/7 meaning that they do not allow for privacy.

The proposed side set backs of 1.37 meters are far too close to the property line. The City's Advisory Design Panel indicated that the side setbacks were not appropriate and the developer replied that this could not be changed. In my opinion it could not be changed to something appropriate as the proposal in itself is not appropriate.

There are 32 units in the adjacent buildings (16 from each) which face directly to 956 Heywood and another 16 units (8 from each) which face the property on a diagonal. That is a total of 48 units where the residents would have their livability so overwhelmingly affected in such a dramatically negative way! It would be largely devastating for these units as their balconies face the property.

I live in the adjacent building at 964 Heywood and look to 956 Heywood Ave. When I look out my bedroom window I can see sky, trees, birds, a small house and the building on the other side of the lot which is at a respectable distance.

When I imagine the proposal, I realize that all I would see looking out that window would be a narrow strip of sky at the top of a building which would be staring me directly in my face. I have living room, dining room/kitchen and bedroom windows and a balcony which face 956 Heywood.

Other main concerns would be the lack of light for both adjacent buildings and the shadowing which would impact 909 Pendergast.

The height would dominate the adjacent buildings. The developer has compared the height in their drawings to the lounge on the top of 964 Heywood which is unfair as that lounge is small and setback so as to hardly be noticed from a street view. 909 Pendergast is to the north and on a downward grade from 956 Heywood and would be largely overpowered with the proposed height and the building mass.

The front setback of the building where I live is 11.35 metres. The proposal disregards the zoning for 956 Heywood of 10.50 metres and instead proposes 6.63 metres which means that building would jut out far beyond the adjacent buildings.

Please consider the negative effects this proposal would have on the neighbourhood and particularly on the residents in the adjacent buildings.

Please vote to oppose this proposal.

Thank you.

Joan Halvorsen
305-964 Heywood Ave
Victoria BC V8V 2Y5

From: [REDACTED]
To: [Public Hearings](#); [Victoria Mayor and Council](#); [Alec Johnston](#)
Subject: Development at 956 Heywood Avenue
Date: January 25, 2021 8:11:24 PM

Hello,

I am writing with regards to the application for a 4 storey multiple unit dwelling at 956 Heywood Avenue. I am concerned about the lack of affordable housing in this previously livable neighborhood. I recently learned that these units will be luxury units, NOT affordable housing units. This luxury housing will be located between two buildings which appear to be largely rentals, some of the last affordable units remaining within walking distance from downtown victoria. This is an important neighborhood for providing peaceful living for workers of the downtown core, and I am shocked that council is considering approving increasing the density of UNAFFORDABLE living space. This practice will only help to INCREASE the cost of living in this neighborhood, and will not provide housing for those who need it most. The vulnerable citizens of Victoria are who we should be prioritizing. Fixed income, no income, low income, middle income and students have a decreasing quality of life in Victoria, while student and communal housing is rezoned for luxury units. I understand that the building developer has stated that "working professionals" and people from the neighbourhood who are downsizing will be served by this development. I do not believe that council will agree that those people downsizing from the sale of million dollar homes in James Bay and Fairfield, or people with six figure incomes are those most in need of housing options.

If luxury units are to be developed here, it would be more beneficial for the neighbourhood, citizenry and for the priorities of council to NOT increase our high-income housing density, but encourage the development of a duplex or fourplex that actually follows the bylaws surrounding coverage and setback for development in this neighbourhood.

Finally, it appears this development will require the loss of a significant spruce tree, and the loss of a number of fruit trees, without space in the building plans for any replacement, pushing our canopy cover and urban forest even further down the list of priorities.

I urge council to reconsider the addition of this luxury multi unit dwelling, in favour of EITHER high density LOW INCOME housing, or low density luxury units which respect the zoning, coverage, height and setback rules. I would support changing the rules to benefit those in need of housing. I do not support granting these changes to further the interests of developers and high income earners, and I am surprised council is considering granting this application. Please reconsider the implications of this development. Please reconsider the priorities here. Please do not grant exemptions and changes for the sole purpose of profit, at the expense of the affordability, ecological integrity and cultural values of this beautiful and diverse neighbourhood.

Miles Albu
[REDACTED]

[REDACTED]

From: Robin & Maureen Applewhaite [REDACTED]
Sent: January 25, 2021 9:16 AM
To: Public Hearings
Subject: 956 Heywood

Dear Sir/Madam:

As close neighbours of 956 Heywood, I have the following concerns about this development:

- 956 Heywood seems a very small area to shoe-horn in a 4 storey building, particularly with the variances as listed reducing the setbacks to such a small amount of uncovered land.
- Reducing the parking stalls from 9 to 6 and 1 visitor parking to zero is definitely problematic - there is now generally no empty parking space on Heywood at present - where are the residents and visitors going to park?
- I feel for the immediate neighbours as the new building's windows will peer directly into their bedrooms as the building is so close to them. If this building is approved, I would hope that the architect/builder will consider placing "piano windows" on the south side of the new building. This type of window, placed directly below the ceiling, allows light but not direct viewing of the neighbours next door.

Yours truly,

Maureen Applewhaite
907 Oliphant Avenue
Victoria, B.C.

From: [REDACTED]
To: [Public Hearings](#)
Subject: 956 Heywood Ave Development application 00126
Date: January 26, 2021 12:19:23 PM

I am a resident of 964 Heywood and I am vehemently opposed to the proposed development of 956 Heywood.

To put it simply it is an oversized building crammed into a very tiny lot.

The drawings submitted by the Developer do not accurately reflect the enormity of the building and its impact on the many residents of the two adjacent buildings.

I respectfully request you study the photo taken from my unit in 964 Heywood Ave looking across at the existing home, its lot and 909 Pendergast.

The shot was taken from the 3rd floor of Heywood and because of the grade it lines up with the 4th floor of Pendergast. The proposed development exceeds the height of Heywood but towers over Pendergast!

There are 48 units in the 2 buildings that face 956 Heywood. Of those there are 32 units that the sole source of window is facing the proposed project. Again look at the picture and imagine what many people will face.

The side and back setbacks proposed are a little over 1 meter. Ironically less than COVID protocol! Note the fence in the photo. Picture in your mind looking out the window and facing that massive wall extending above and beyond.

In addition the front juts way past the 2 existing buildings.

This is not about a "view". It is about a very serious degradation of quality of life for my friends and neighbors. I believe this goes against the spirit of the Charter of Rights and Freedoms.

The 6 very wealthy condo purchasers of 956 Heywood who can afford the \$1 million plus will have wonderful views of Beacon Hill Park in their front rooms and decks but for many of my neighbors they will suffer a claustrophobic feeling and this as we are suffering through COVID times and its impact on our freedoms.

In economics terms I believe this is a very unfair distribution of wealth. There will be no doubt a devaluation for existing unit holders in 2 buildings. For some that I have talked to this is their main asset! The developers will be enriched. The 6 new unit holders will have a sizable asset. They are the winners here not my fellow leaseholders.



This massive structure does not fit into our neighborhood and I sincerely believe it will be very detrimental to the health and well being of many of my neighbors.

I implore you to vote AGAINST this proposal.

Ron Mahoney
Resident of 964 Heywood and Neighbour to 909 Pendergast

Sent from Ron's iPhone

NO. 21-005

HOUSING AGREEMENT (956 HEYWOOD AVENUE) BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement to ensure that future strata bylaws cannot prohibit the rental of units for the lands known as 956 Heywood 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 (956 HEYWOOD AVENUE) BYLAW (2021)".

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 956 Heywood Holdings Ltd., Inc. No. BC1136310 or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 956 Heywood Avenue, Victoria, BC, legally described as:
PID: 009-324-402, Lot 36 of Lot 1694, Victoria City, Plan 24

READ A FIRST TIME the 14th day of January 2021

READ A SECOND TIME the 14th day of January 2021

READ A THIRD TIME the 14th day of January 2021

ADOPTED on the day of 2021

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:

956 HEYWOOD HOLDINGS LTD.

(Incorporation Number: BC1136310)

1626 Garnet Road

Victoria, B.C.

V8P 3C8

(the "Owner")

AND:

ROYAL BANK OF CANADA

10 York Mills Road

Toronto, ON

M2P 0A2

(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* 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 lands in the City of Victoria, British Columbia, with a civic address of 956 Heywood Avenue, and legally described as:
PID: 009-324-402,
Lot 36 of Lot 1694, Victoria City, Plan 24
(the "Lands").

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- D. The Owner has applied to the City for a development permit with variances and intends to construct a four-storey multi-unit residential building consisting of six dwelling units.
- E. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the strata corporation, but the intent of this housing agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units).
- F. 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 establish the terms and conditions regarding the occupancy of the residential units identified in this housing agreement.

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:

1.0 Definitions

1.1 In this Agreement:

"**Business Day**" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia.

"**Development**" means the proposed four-storey residential building on the Lands to include six (6) or more Dwelling Units.

"**Dwelling Units**" means any or all, as the context may require, of the six (6) or more self-contained residential 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.

"**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.

"**Non-owner**" means a person other than a Related Person or the Owner.

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3.

"**Related Person**" includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation or society:
 - (i) 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; or
 - (ii) an Immediate Family of a person to whom paragraph (i) applies, or

- (b) an individual, an Immediate Family of the registered or beneficial owner.

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, 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.

"Tenancy Agreement" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

2.0 No Restrictions on Rentals

- 2.1 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.
- 2.2 Without limiting the generality of section 2.1, 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.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Community Development, within thirty (30) days of the Director's written request, a report in writing confirming:
- (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
 - (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.
- 3.2 The Owner covenants and agrees:
- (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit under the terms of a Tenancy Agreement unless this Agreement is amended; and
 - (b) to notify the City of any proposed amendments to its strata bylaws.
- 3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

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4.0 Notice to be Registered in Land Title Office

- 4.1 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.

5.0 Liability

- 5.1 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.
- 5.2 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.

6.0 Priority Agreement

- 6.1 The Existing Chargeholder, as the registered holder of a charge by way of a Mortgage against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under number CA6477049, respectively, for and in consideration of 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 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.

7.0 General Provisions

- 7.1 **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 facsimile or 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

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in the case of the City, addressed to:

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

Attention: Director of Sustainable Planning and
Community Development
Fax: 250-361-0386
Email: khoese@victoria.ca

and in the case of the Owner, addressed to:

956 Heywood Holdings Ltd.
1626 Garnet Road
Victoria, BC V8P 3C8

Attention: Luke Mari
Email: lmari@purdeygroup.com

or upon registration of a strata plan for the Lands, 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.

7.2 **Time.** Time is of the essence of this Agreement.

7.3 **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.

7.4 **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.

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- 7.5 **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.
- 7.6 **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.
- 7.7 **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.
- 7.8 **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.
- 7.9 **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.
- 7.10 **Entire Agreement.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 7.11 **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.
- 7.12 **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.
- 7.13 **Law Applicable.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 7.14 **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 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.

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- 7.15 **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.
- 7.16 **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.
- 7.17 **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.
- 7.18 **Effective Date.** This Agreement is effective as of the date of the signature of the last party to sign.


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 Hoesse, Director of Sustainable)
 Planning and Community Development)
)
 Date signed: _____)

956 HEYWOOD HOLDINGS LTD.)
 by its authorized signatory(ies):)
)
)
)
)
 Print Name: L. Ke Mui)
)
)
 Print Name: _____)
)
 Date signed: Nov 16, 2020)

[SIGNED]


ROYAL BANK OF CANADA
by its authorized signatory(ies):


Print Name: Orrie Sobers TEAM LEADER


Print Name: Giovanna Turco TEAM LEADER

Date signed: November 27 2020




OLIVER SORIANO MANUBA, Notary Public
City of Toronto, Limited to the attestation of
Instruments and the taking of affidavits for
The Royal Bank of Canada, Royal Trust Corporation
of Canada and The Royal Trust Company.
Expires, November 20, 2022.

ROYAL BANK OF CANADA
30 York Mills Rd, Toronto, ON M2P 0A2

**H.1.a.c 429 and 431 Parry Street: Development Variance Permit
Applications No. 00234 and No. 00235 (James Bay)**

Moved By Councillor Alto

Seconded By Councillor Young

That, subject to the preparation and execution of legal agreements to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering, 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 Applications No.00234 for 429 Parry Street and No.00235 for 431 Parry Street in accordance with:

1. Plans date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - For Development Variance Permit No. 00234 at 429 Parry Street:
 - a. reduce the front yard setback from 7.5m to 3.79m;
 - b. reduce the rear yard setback from 8.28m to 4.71m for the rear stairs and 5.61m for the building;
 - c. reduce the north side yard setback from 1.5m to 1.2m;
 - d. reduce the south side yard setback from 3m to 2m; and
 - e. reduce the combined side yard setback from 4.5m to 3.2m.
 - For Development Variance Permit No. 00235 at 431 Parry Street:
 - a. reduce the front yard setback from 7.5m to 4.41m;
 - b. reduce the rear yard setback from 8.28m to 4.42m for the rear stairs and 4.95m for the building;
 - c. reduce the north side yard setback from 1.5m to 1.2m;
 - d. reduce the south side yard setback from 3m to 2m; and
 - e. reduce the combined side yard setback from 4.5m to 3.2m.
3. Registration of legal agreements on both property titles to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering.
4. The Development Permits lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY

E.2 429 and 431 Parry Street: Development Variance Permit Applications No. 00234 and No. 00235 (James Bay)

Committee received a report dated March 12, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Development Variance Permit Application No. 000234 for 429 Parry Street and Development Variance Permit Application No. 00235 for 431 Parry Street in order to construct two new single-family dwellings with secondary suites and recommending that it move forward to an opportunity for public comment.

Moved By Councillor Alto
Seconded By Councillor Dubow

That, subject to the preparation and execution of legal agreements to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering, 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 Applications No.00234 for 429 Parry Street and No.00235 for 431 Parry Street in accordance with:

1. Plans date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - For Development Variance Permit No. 00234 at 429 Parry Street:
 - i. reduce the front yard setback from 7.5m to 3.79m;
 - ii. reduce the rear yard setback from 8.28m to 4.71m for the rear stairs and 5.61m for the building;
 - iii. reduce the north side yard setback from 1.5m to 1.2m;
 - iv. reduce the south side yard setback from 3m to 2m; and
 - v. reduce the combined side yard setback from 4.5m to 3.2m.
 - For Development Variance Permit No. 00235 at 431 Parry Street:
 - i. reduce the front yard setback from 7.5m to 4.41m;
 - ii. reduce the rear yard setback from 8.28m to 4.42m for the rear stairs and 4.95m for the building;
 - iii. reduce the north side yard setback from 1.5m to 1.2m;
 - iv. reduce the south side yard setback from 3m to 2m; and
 - v. reduce the combined side yard setback from 4.5m to 3.2m.
3. Registration of legal agreements on both property titles to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering.
4. The Development Permits lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of April 2, 2020

To: Committee of the Whole **Date:** March 12, 2020

From: Karen Hoesle, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No. 00234 for 429 Parry Street and
Development Variance Permit No. 00235 for 431 Parry Street

RECOMMENDATION

That, subject to the preparation and execution of legal agreements to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering, 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 Applications No.00234 for 429 Parry Street and No.00235 for 431 Parry Street in accordance with:

1. Plans date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
For Development Variance Permit No. 00234 at 429 Parry Street:
 - i. reduce the front yard setback from 7.5m to 3.79m;
 - ii. reduce the rear yard setback from 8.28m to 4.71m for the rear stairs and 5.61m for the building;
 - iii. reduce the north side yard setback from 1.5m to 1.2m;
 - iv. reduce the south side yard setback from 3m to 2m; and
 - v. reduce the combined side yard setback from 4.5m to 3.2m.For Development Variance Permit No. 00235 at 431 Parry Street:
 - i. reduce the front yard setback from 7.5m to 4.41m;
 - ii. reduce the rear yard setback from 8.28m to 4.42m for the rear stairs and 4.95m for the building;
 - iii. reduce the north side yard setback from 1.5m to 1.2m;
 - iv. reduce the south side yard setback from 3m to 2m; and
 - v. reduce the combined side yard setback from 4.5m to 3.2m.
3. Registration of legal agreements on both property titles to secure a Statutory Right-of-Way, to the satisfaction of the Director of Engineering.
4. The Development Permits 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 the Development Variance Permit Applications for the properties located at 429 and 431 Parry Street. The proposal is to construct two new single-family dwellings with secondary suites on two lots that are currently being used as surface parking lots. The variances are related to front, side and rear yard setbacks.

The following points were considered in assessing these applications:

- the proposal is generally consistent with the *James Bay Neighbourhood Plan*
- the existing non-conforming surface parking lot is not consistent with the zoning or the Traditional Residential designation in the *Official Community Plan* and the proposal for a total of four new residential units is a more appropriate use on the primarily residential street
- the proposed variances related to the building setbacks are relatively minor given the constraints of the site
- the provision of the Statutory Right-of-Way along Parry Street, which incorporates a new boulevard and sidewalk alignment, contributes to transportation and priorities and improves the pedestrian experience.

BACKGROUND

Description of Proposal

The proposals are for two new single-family dwellings with secondary suites. While the lot sizes are smaller than typical, they are within the minimum lot size established in the applicable R1-B Zone – Single Family Dwelling District.

The applications propose variances to reduce the front, rear and side yard building setbacks.

Affordable Housing

The applicant proposes the creation of four new residential units, including two rental units, which would increase the overall supply of housing in the area.

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 these applications.

Public Realm

The applicant has agreed to provide a 1.08m Statutory Right-of-Way (SRW) along Parry Street. The proposal incorporates the SRW into the site design, reconfiguring the sidewalk and adding a boulevard. The SRW would be secured with a section 219 covenant prior to the issuance of the Development Variance Permit.

The provision of the SRW and realigned sidewalk allows for a new boulevard, which creates space between the sidewalk and road traffic and allows space for public street infrastructure out of the way of the sidewalk.

Accessibility

The *British Columbia Building Code* regulates accessibility as it pertains to buildings. All of the units require stairs to access.

Existing Site Development and Development Potential

The sites are presently part of a larger non-conforming commercial surface parking lot. Under the current R1-B Zone, Single Family Dwelling District, the properties could be developed as two single-family dwellings with secondary suites or garden suites or as public buildings. While a new subdivision of a lot within the R1-B Zone, Single Family Dwelling District would require a minimum of 460m², the two subject properties meet the 230m² minimum lot size for existing sites.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District as well as the R1-S2 Zone, Two Storey Small Lot District. While the R1-S2 zone does not technically apply, it does provide a useful comparison given that this is the zone used for small lot rezonings. An asterisk is used to identify where the proposal varies from the existing Zone.

Zoning Criteria	Proposal – 429 Parry Street	Proposal – 431 Parry Street	Existing R1-B Zone	R1-S2 Zone (for comparison)
Site area (m ²) – minimum	273.2	249.4	230	260
Density (Floor Space Ratio) – maximum	0.56:1	0.51:1	N/A	0.6:1
Total floor area (m ²) – maximum	231.5	174.4	300	N/A
Total floor area (m ²) – excluding basement maximum	154.30	127	N/A	429 Parry: 163.92 431 Parry: 149.64

Zoning Criteria	Proposal – 429 Parry Street	Proposal – 431 Parry Street	Existing R1-B Zone	R1-S2 Zone (for comparison)
Lot width (m) – minimum	8.23	8.25	7.50	10
Height (m) – maximum	7.57	7.55	7.60	7.50
Storeys – maximum	2 plus basement	2 plus basement	2 plus basement	2 plus basement
Site coverage (%) – maximum	38.30	35.00	40	40
Setbacks (m) – minimum				
Front	3.79 *	4.14 *	7.50	6
Rear	4.71 * (stairs) (5.61 to building)	4.42 * (stairs) (4.95 to building)	8.28	6
Side	1.20 * (north)	1.20 * (south)	1.50	1.50 or 2.40 with windows into habitable areas
Side	2 * (south)	2 * (north)	3	1.50 or 2.40 with windows into habitable areas
Combined side yards	3.20 *	3.20 *	4.50	N/A
Parking – minimum	1	1	1	1

Community Consultation

While not required, the applicant arranged a meeting with the Community Association Land Use Committee (CALUC) to present the proposal. A letter from the CALUC dated December 16, 2019 is attached to this report.

These applications propose variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, they require notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The proposal is consistent with the *Official Community Plan* (OCP, 2012), and the single-family dwellings with secondary suite use addresses several OCP objectives and policies relating to infill development and increasing the supply of rental housing.

James Bay Neighbourhood Plan

The proposal is consistent with the *James Bay Neighbourhood Plan* (1993), to encourage infill development. The subject properties are in a transitional area in terms of both form and use. The building designs adapt to this through form and materials, which supports the neighbourhood plan objective of a “visual harmony of form and scale between new buildings and adjacent residential units”.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with these applications and no public trees are impacted.

Variances

For both applications, variances are required to reduce the minimum setback requirements at the front, rear and side yards. The R1-B Zone was designed for lots 460m² and greater, while the subject properties are 273.2m² for 429 Parry Street and 249.4m² for 431 Parry Street. Because of this, there is little buildable area left within the minimum setbacks.

The reductions to the side yard setbacks are relatively minor and are designed to reduce the impacts to adjacent neighbours. While there will be some shading impacts on the adjacent public building and outdoor daycare play area, the building design at 431 Parry Street is stepped back at the second level, which will help to reduce this somewhat.

While the setback reductions for the front and rear yard are significant, the position of the buildings generally reflects the street context of smaller setbacks at the front and rear of nearby buildings.

On the whole, the setback variances are supportable given the narrow lot widths, smaller lot sizes and the siting choices made to minimize the impacts on the neighbouring properties.

CONCLUSIONS

The proposal to construct two new single-family dwellings with secondary suites is consistent with City policies. The new houses fit within the existing street context and the variances will not have a substantial impact on the privacy of the adjacent lots. The two single-family dwellings with secondary suites are consistent with the OCP strategic objectives for additional housing and are a higher and better use than the existing non-conforming commercial surface parking lot use. Staff recommend the Council consider supporting these applications.

ALTERNATE MOTION

That Council decline Development Variance Permit Applications No. 00234 and No.00235 for the properties located at 429 Parry Street and 431 Parry Street.

Respectfully submitted,



Chloe Tunis
Planner
Development Services

JH



Karen Hoese, Director
Sustainable Planning and Community
Development Department

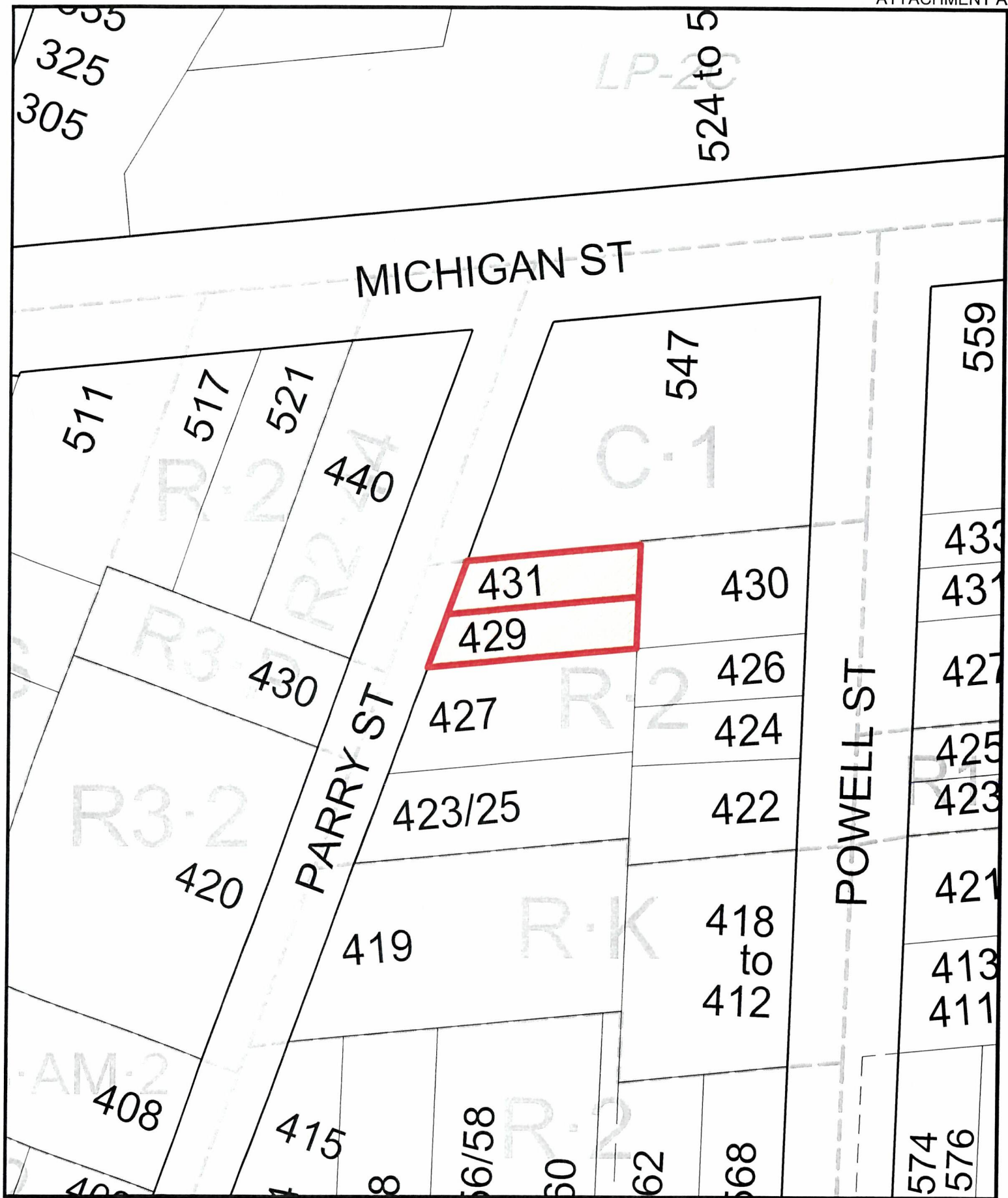
Report accepted and recommended by the City Manager:



Date: March 19, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
- Attachment D: Letter from applicant to Mayor and Council date stamped December 19, 2019 (429 Parry Street) and December 23, 2019 (431 Parry Street)
- Attachment E: Community Association Land Use Committee comments dated December 16, 2019

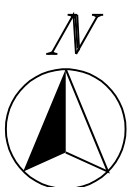
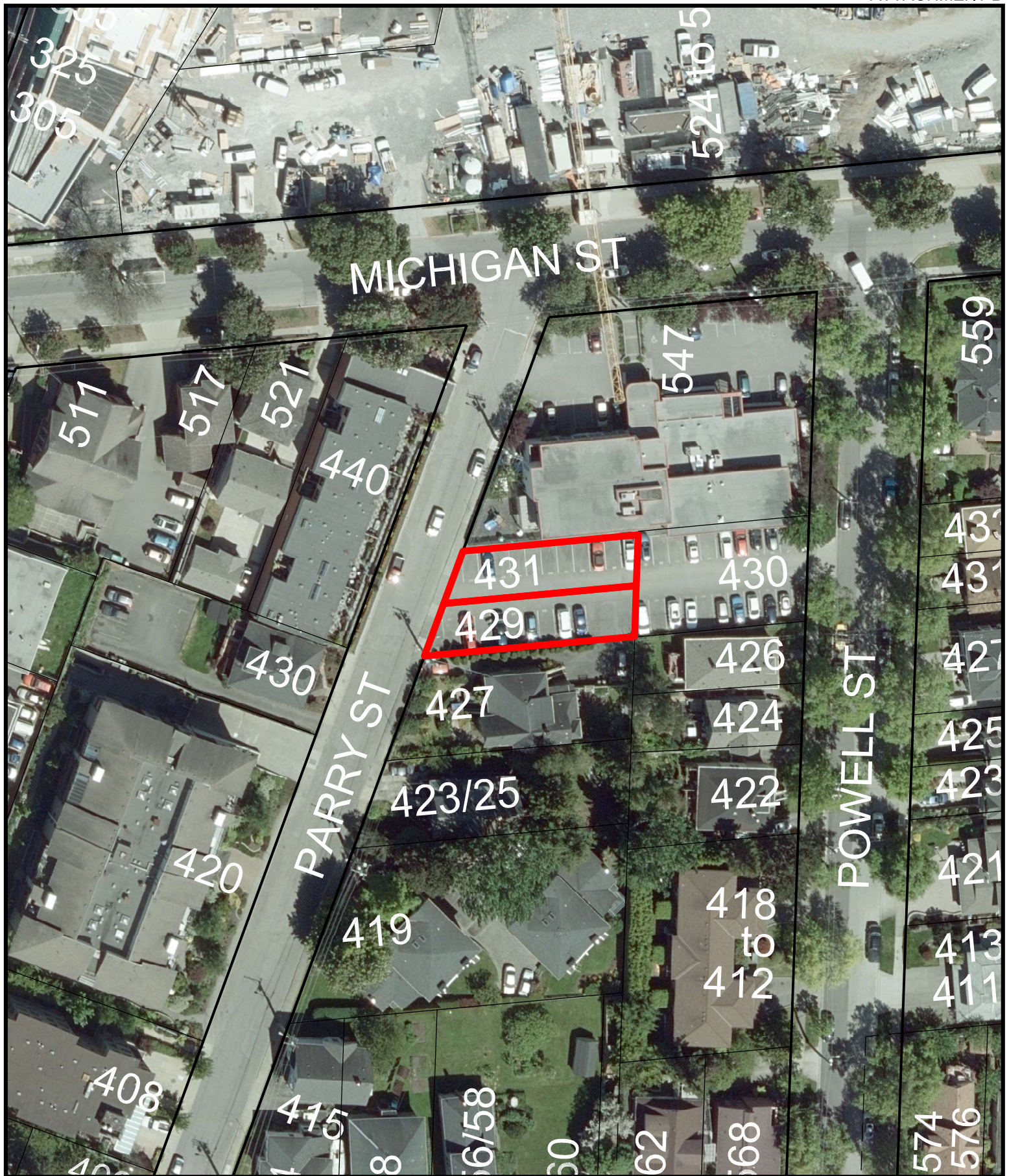


429 and 431 Parry Street



Development Variance Permit #00234 for 429 Parry St.
& Development Variance Permit #00235 for 431 Parry St.





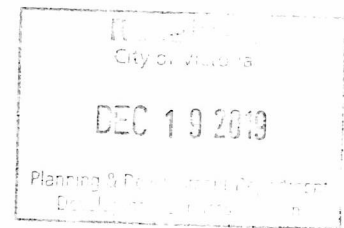
429 and 431 Parry Street

Development Variance Permit #00234 for 429 Parry St.
 & Development Variance Permit #00235 for 431 Parry St.



429 Parry St.

Magellan Holdings Ltd



Project Directory

Developer
Magellan Holdings Ltd.
Conrad Nyren
conradnyren01@gmail.com

Design
Arcata
524 McClure St. Victoria, BC V8V 3E7
T: 778.432.3550

Landscape Design
LADR
3 - 864 Queens Ave. Victoria V8T 1M5
T: 255.595.0105

Surveyor
Island Land Surveying Ltd.
117-693 Hoffman Ave. Victoria V9B 4X1
T: 250.475.1515

Project Data

Civic Address
429 Parry St.

Legal Description
Lot C, Lots 17758, 1776 Victoria City, Plan EPP28096

Zoning (existing)
R2-Two Family Dwelling District

Zoning (proposed)
R1B (permitted zone within R2)

Site Area
273.2 m²

Gross Floor Area
Basement: 56.6 m²
Main Level: 63.0 m²
Split Level: 24.7 m²
Level 2: 63.5 m²
Garage: 21.7 m²
231.5 m²

Total Floor Area
Main Level: 63.0 m²
Split Level: 24.7 m²
Level 2: 63.5 m²
Garage: 21.7 m²
154.3 m²

FSR
Proposed res. 154.3 m² /
Lot Area 273.2 m²
0.57:1

Site Coverage
Allowed: (109.26 m²) 40.0%
Proposed: (104.8 m²) 38.3%

Open Site Space
Proposed res. 104.8 m² +
Driveway 21.1 m²
Total 124.9 m²
Lot Area 273.2 m²
45.9%
Open site space: 148.30 m²
54.28%

Average Grade
7.59m

Building Height
Allowed: 7.5m
Proposed: 2 storey, 7.59m from average grade to top of flat roof

Number of Storeys
Allowed: 2
Proposed: 2

Parking
Required: 1 space per dwelling unit
Proposed: 1

Setbacks

Allowed	Front	7.5m
	Rear	6.28m
Side north	Side north	1.5m
	Side south	3.0m
	Side combined	4.5m
Proposed	Front	3.79m
	Rear	5.61m to building 4.71m to stair
	Side north	1.20m
	Side south	2.00m
	Side combined	3.20m



1 Context Plan



2 Street Views of Site



**SITE PLAN OF LOTS A, B & C, LOTS 1775 & 1776
VICTORIA CITY, PLAN EPP28098.**



NOTE
Lot dimensions & areas shown are based upon Plan EPP28098.
Lot dimensions, offsets, and area shown may vary upon completion
of a comprehensive legal survey. Elevation elevations shown are
based upon observations to geospatial control monuments
B-110 (Elevation: 10.267m) and B-111 (Elevation: 7.357m).
This plan is for building design & permit purposes only and is for the exclusive use of our client.
This plan shall not be used to define property lines or property corners.
Unsurveyed interests have not been included or considered.

- LEGEND**
- Denotes catch basin
 - Denotes water meter
 - Denotes approximate true location
 - Denotes ground elevation
 - Denotes utility pole
 - Denotes sign

Field survey dated May 13th, 2019.
The parcels are subject to Covenant CA3363451.



File: P-Magellan-SP
Date: May 15, 2019
Island Land Surveying Ltd.
117-551 Kildonan Avenue
Victoria B.C. V8W 4X1
Tel: 250 475 1515 Fax: 250 475 1516
www.islandlandsurveying.ca

DEC 19 2019

Note:
Combined site plan of proposed residences
for 431 and 429 Parry St. showing the proposed
SRW and boulevard improvements.

James Bay Community Centre

fenced children's play area

existing fence

Parry St.

Boulevard

Sidewalk

Garage

Entry

Kitchen/Dining

Living

2 piece wash rm

see landscape plan for details

Garage

Entry

Kitchen

Dining

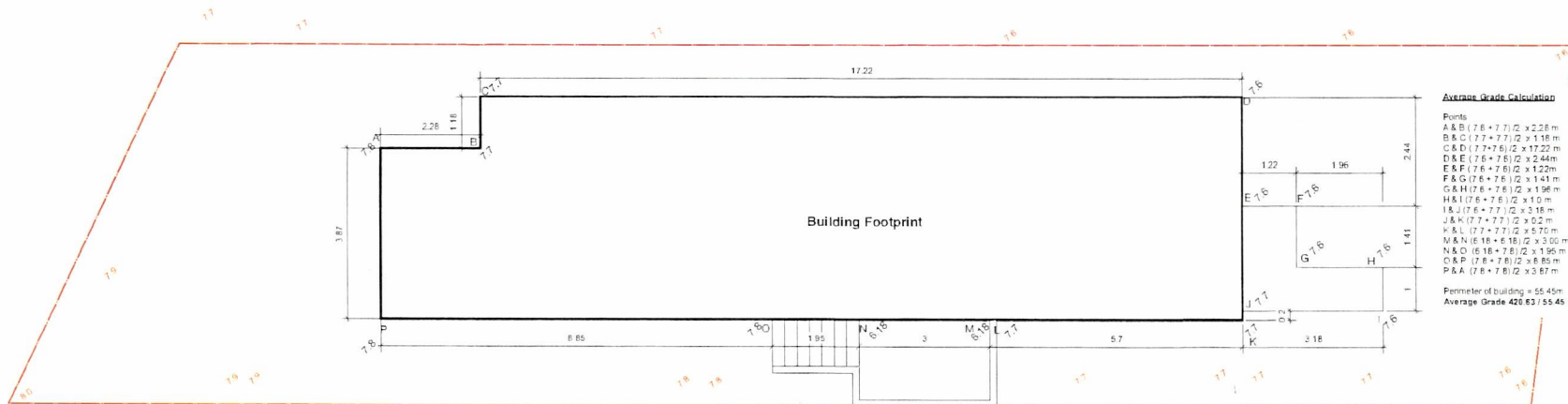
Living

Laundry 2 piece wash rm

elec. pole

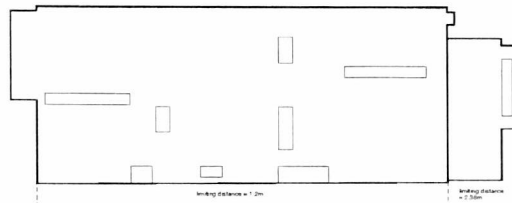
neighbours curb cut

1 Combined Site Plan 431 & 429 Parry
Scale 1:48



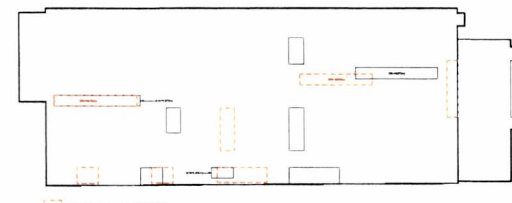
1 Average Grade Plan
Scale: 1:48

Limiting Distance
1.2m
Exposing Building Face
137 m²
Glazed Openings
Allowed: 8.55m² 3%
Proposed: 8.42 m² 6.14%
Fire Resistance Rating
1h
Type of Construction Required
Noncombustible
Type of Cladding Required
Noncombustible

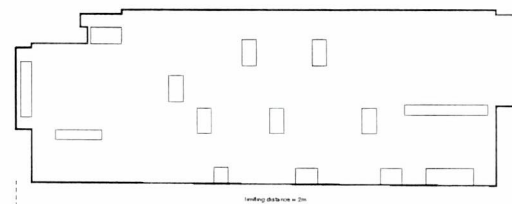


2 North Exposing Building Face
Scale: 1:96

Limiting Distance
2.35m
Exposing Building Face
18.12 m²
Glazed Openings
Allowed: 2.22m² 12.2%
Proposed: 1.1 m² 6.07%
Fire Resistance Rating
1h
Type of Construction Required
Combustible or Noncombustible
Type of Cladding Required
Noncombustible

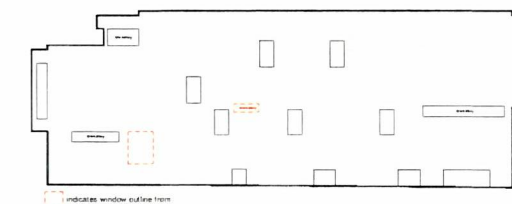


4 North Elevation Neighbouring Building Window Overlay
Scale: 1:96

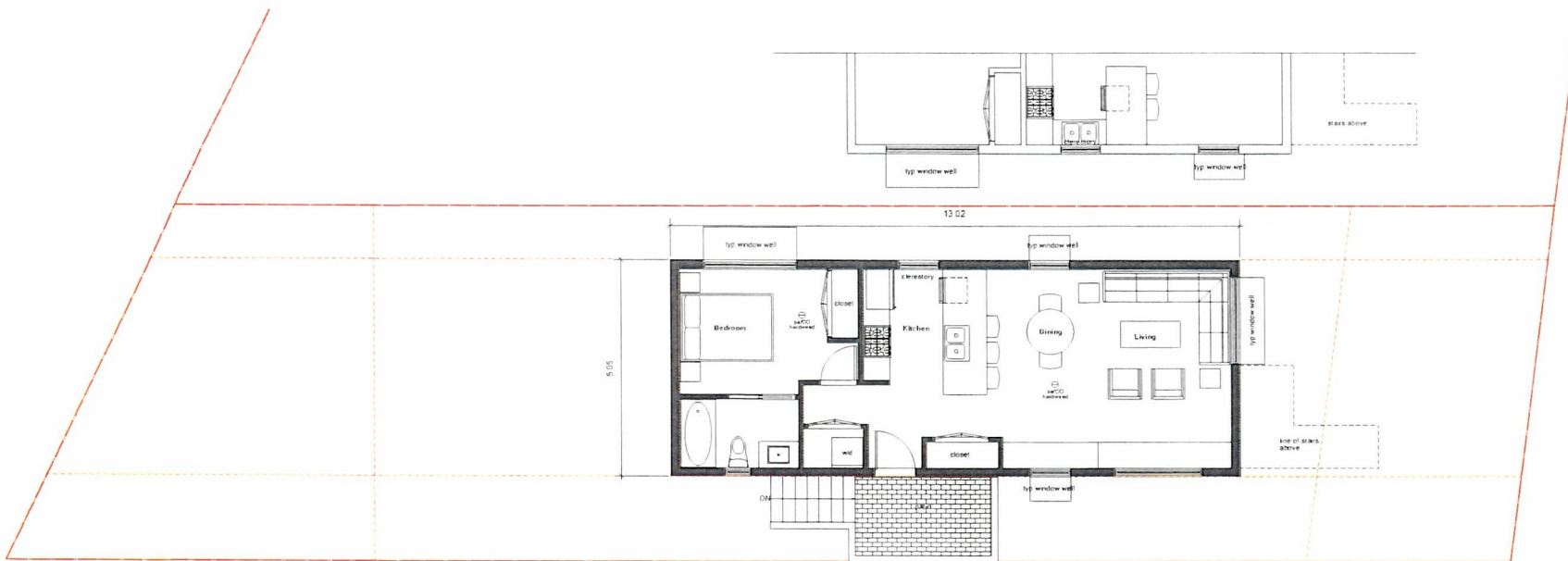


3 South Exposing Building Face
Scale: 1:96

Limiting Distance
2m
Exposing Building Face
152.5 m²
Glazed Openings
Allowed: 12.2 m² 8%
Proposed: 12 m² 7.87%
Fire Resistance Rating
1h
Type of Construction Required
Noncombustible
Type of Cladding Required
Noncombustible



5 South Elevation Neighbouring Building Window Overlay
Scale: 1:96



Areas
Suite 58.6 sq.m.



Basement
Scale 1/4" = 1'-0"

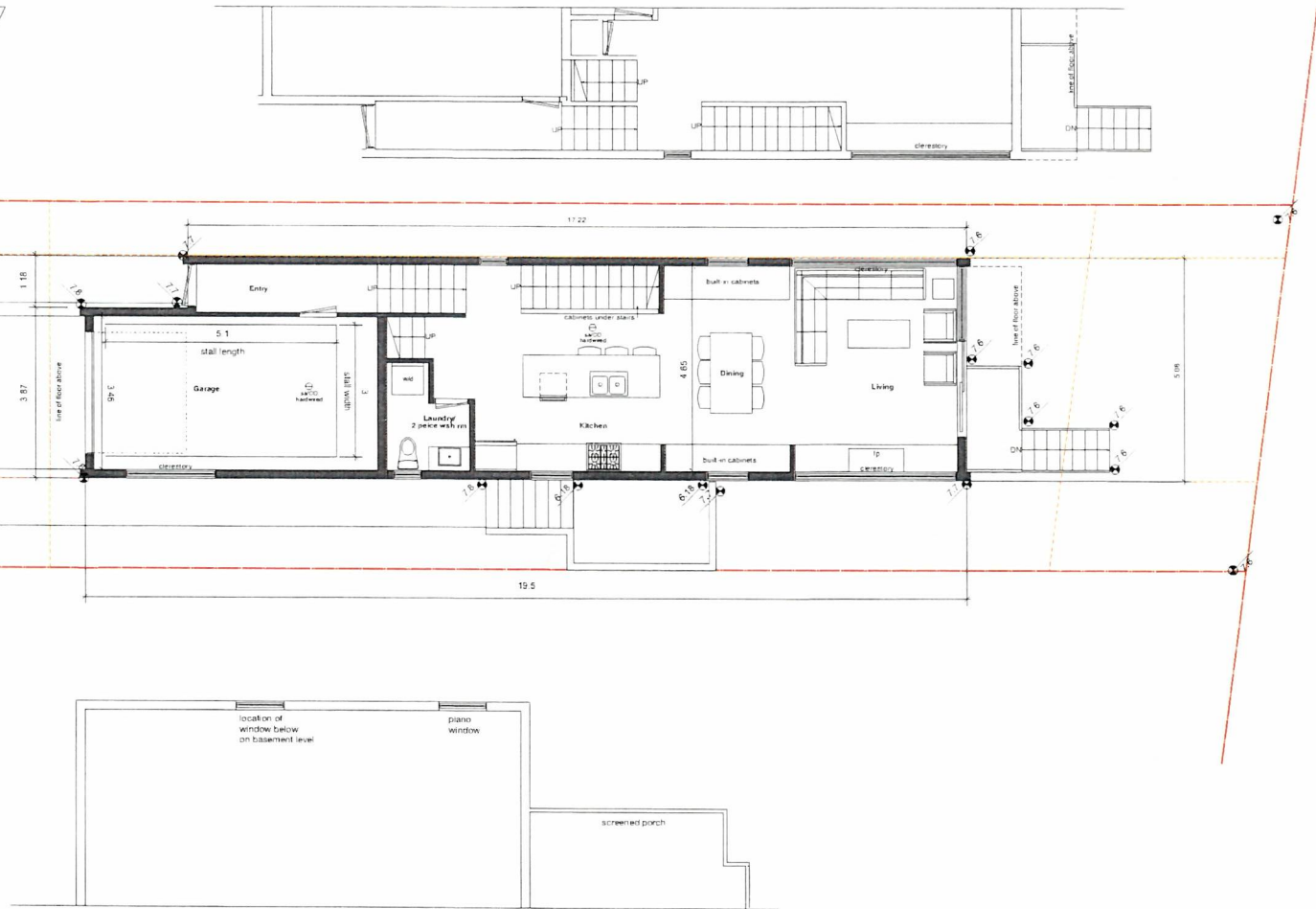


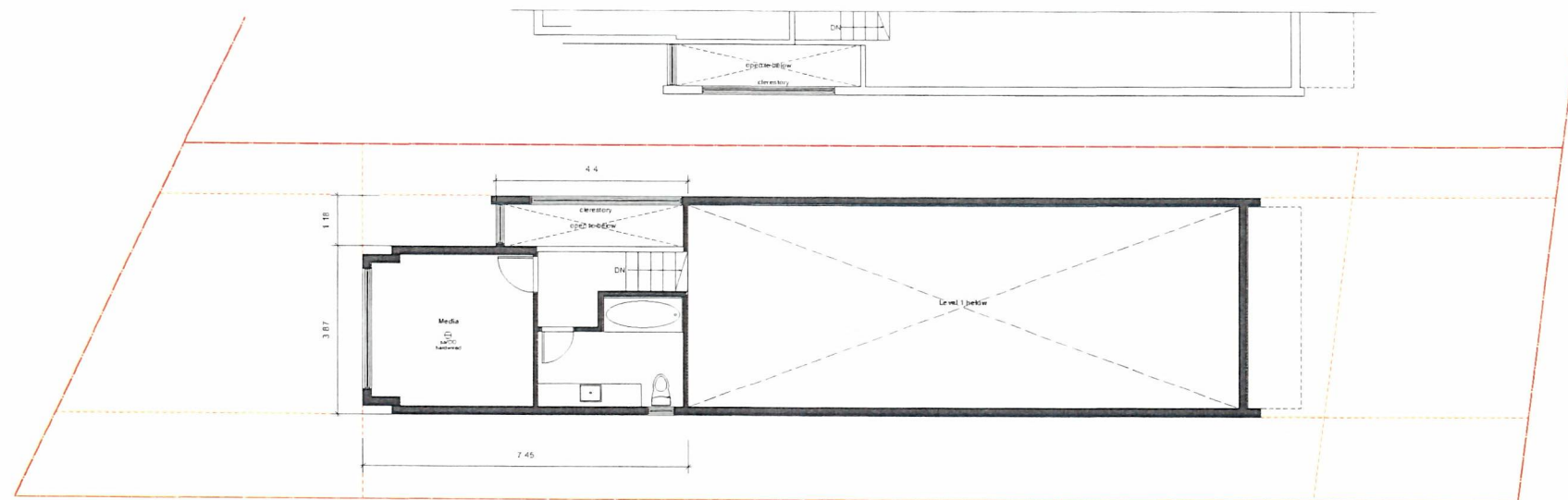
Area
Level 1 63 sq.m.
Garage 21.7 sq.m.

1 Level 1
Scale 1:48

Parry St.

access to suite →





Areas
Split Level 24.7 sq.m.

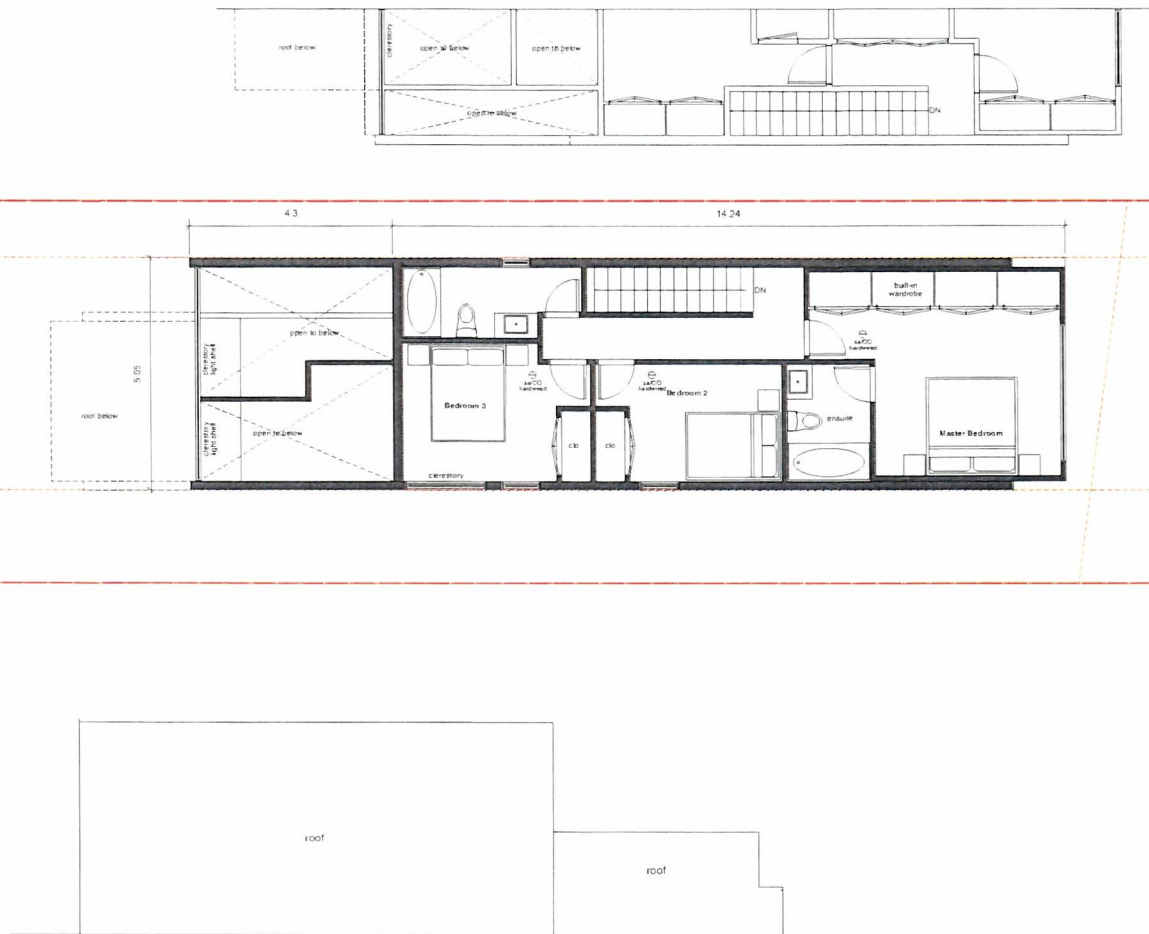
1 Split Level Above Garage
Scale 1/4" = 1'-0"

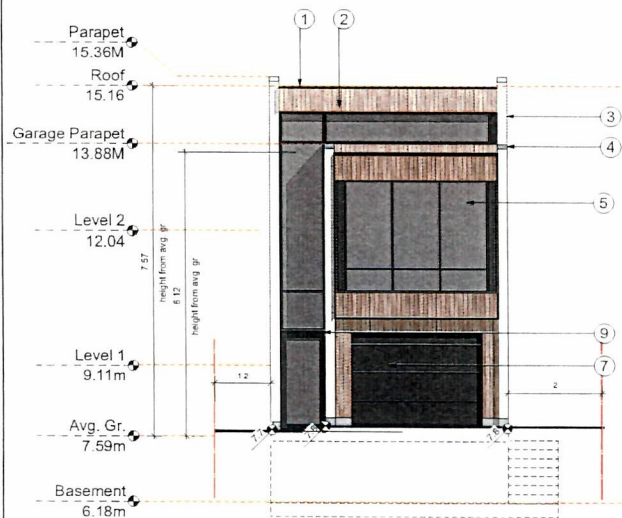
DEC 17 2019
PROJECT: 429 Parry St.
PROJECT: 429 Parry St.



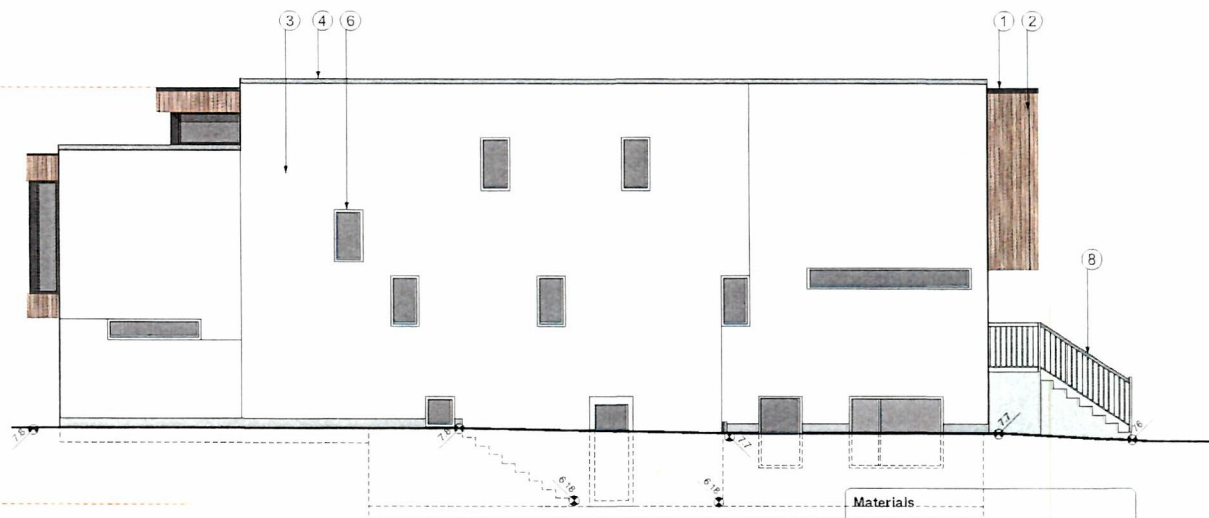
Areas
Level 2: 60.5 sq. m

1 Level 2
Scale: 1/4" = 1'-0"





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

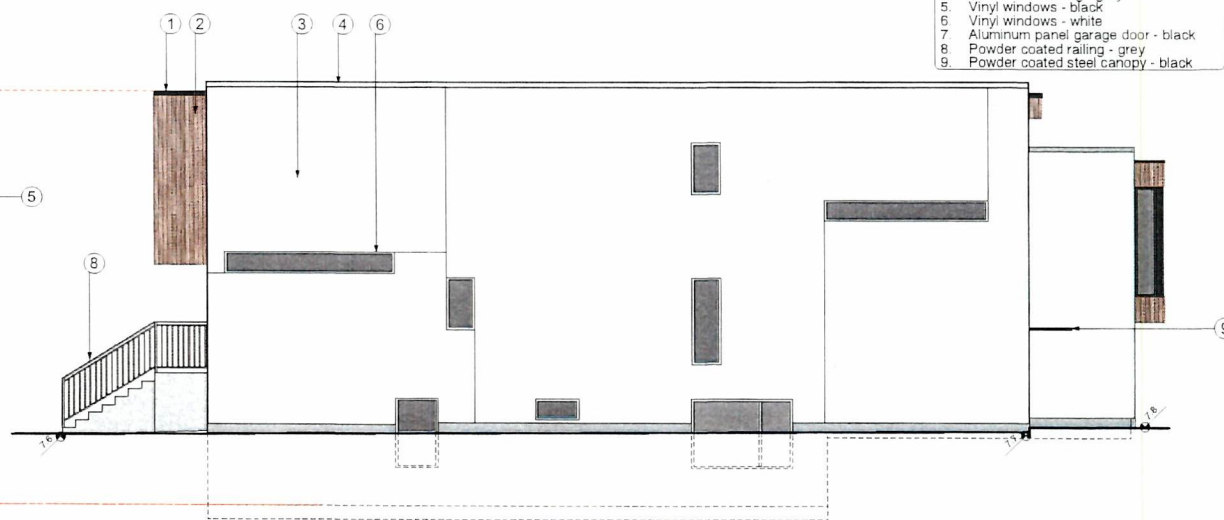


2 South Elevation
Scale 1/4" = 1'-0"

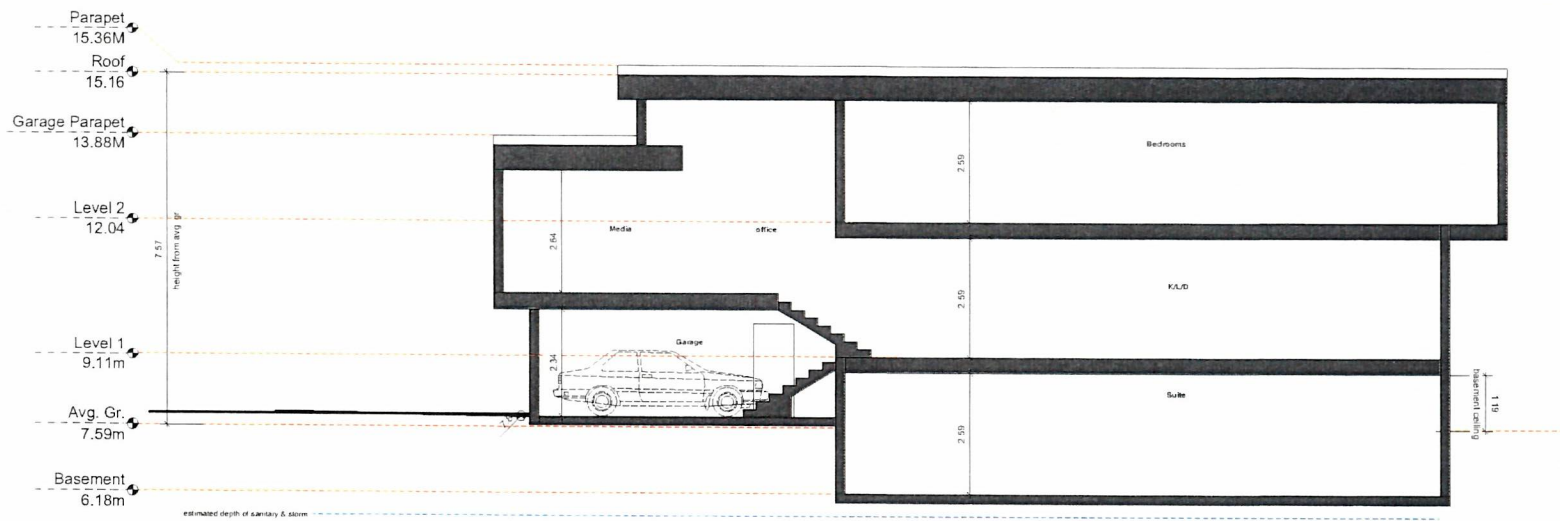
- Materials**
- 1. Aluminum flashing - black
 - 2. T&G western red cedar siding - stained w General Finishes 450 'Chestnut'
 - 3. Acrylic stucco - white
 - 4. Aluminum flashing - grey
 - 5. Vinyl windows - black
 - 6. Vinyl windows - white
 - 7. Aluminum panel garage door - black
 - 8. Powder coated railing - grey
 - 9. Powder coated steel canopy - black



3 East Elevation
Scale 1/4" = 1'-0"



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





James Bay Community Project



Existing Parking Lot
431 Parry St.



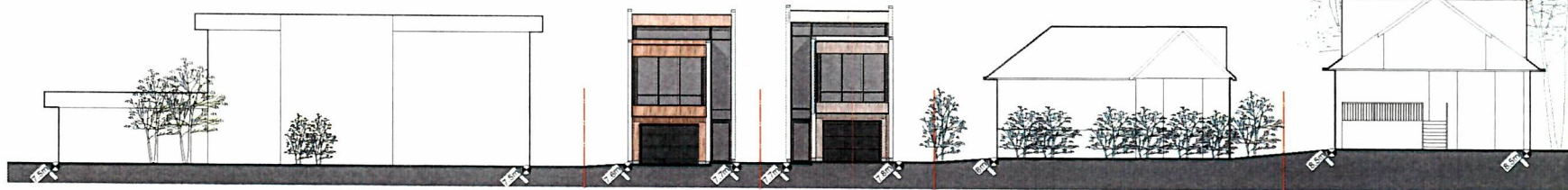
Existing Parking Lot
429 Parry St.



427 Parry St.



425 Parry St.



James Bay Community Project

Proposed Residence
431 Parry St.

Proposed Residence
429 Parry St.

427 Parry St.

425 Parry St.

1 Parry St. Context
Scale: 1/8" = 1'-0"



420 Parry St.

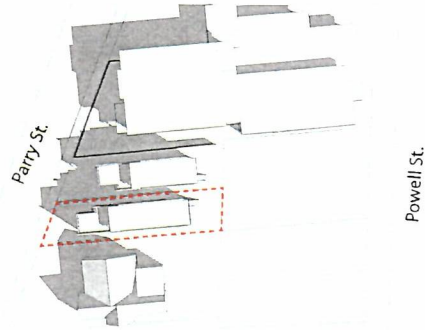
Elevation drawing by D'ACY JONES ARCHITECTURE INC.

430 Parry St.

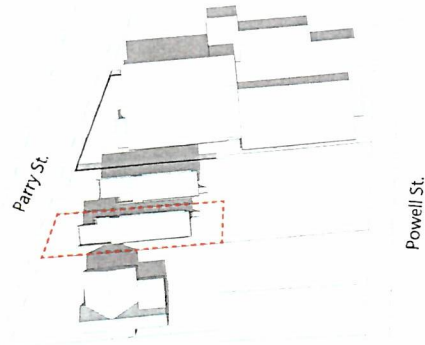
440 Parry St.

Spring/Fall Equinox

9AM



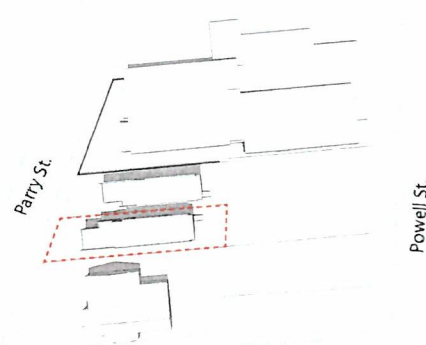
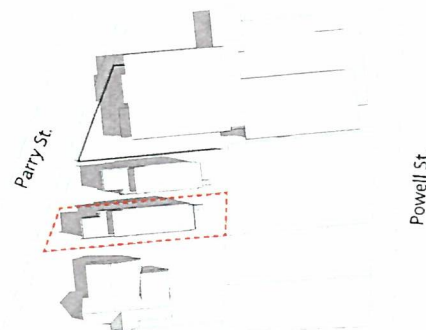
12PM



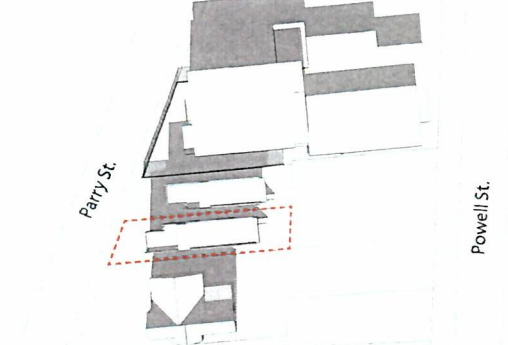
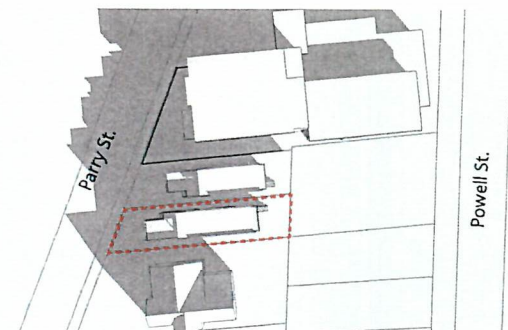
4:30PM



Summer Solstice

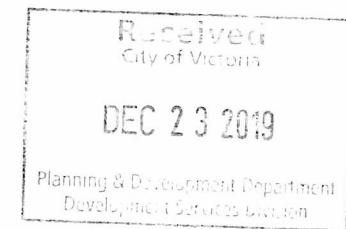


Winter Solstice



431 Parry St.

Magellan Holdings Ltd



Project Directory

Developer
Magellan Holdings Ltd
Conrad Nyren
conradnyren01@gmail.com

Design
Arcata
924 McDure St. Victoria, BC V8V 3E7
T. 778.432.3550

Landscape Design
LADR
3 - 854 Queens Ave. Victoria V8T 1M5
T. 205.596.0105

Surveyor
Island Land Surveying Ltd.
117-663 Hoffman Ave. Victoria V9B 4X1
T. 250.475.1515

Project Data

Civic Address
431 Parry St.

Legal Description
Lot B, Lots 17758-1776 Victoria City, Plan EPP28096

Zoning (existing)
R2-Two Family Dwelling District

Zoning (proposed)
R1B (permitted zone within R2)

Site Area
249.4 m²

Gross Floor Area
Basement: 45.2 m²
Main Level: 50.6 m²
Split Level: 25.7 m²
Level 2: 49.6 m²
Garage: 22.2 m²
193.3 m²

Total Floor Area
Main Level: 50.6 m²
Split Level: 25.7 m²
Level 2: 49.6 m²
Garage: 22.2-16.6 stall = 3.6 m²
127.5 m²

FSR
Proposed res. 127.5 m² /
Lot Area 249.40 m²
0.51:1

Site Coverage
Allowed: (99.7 m²) 40.00%
Proposed: (91.3 m²) 36.68%

Open Site Space
Proposed res. 91.4 m² +
Driveway 16.8 m²
Total 110.3 m²
Lot Area 249.4 m² -
110.3 m²
Open site space 139.1 m²
55.77%

Average Grade
7.45m

Building Height Proposed
Allowed: 7.5m
Proposed: 2 storey, 7.55m from average grade to top of flat roof

Number of Storeys
Allowed: 2
Proposed: 2

Parking
Required: 1 space per dwelling unit
Proposed: 1

Setbacks

Allowed	Front	7.5m
	Rear	8.26m
Side north	Side north	3.0m
	Side south	1.5m
	Side combined	4.5m
Proposed	Front	4.14m
	Rear	4.95m to building 4.42m to stake
	Side north	2.00m
	Side south	1.20m
	Side combined	3.20m



1 Context Plan



2 Street Views of Site

City of Victoria

DEC 23 2018

**SITE PLAN OF LOTS A, B & C, LOTS 1775 & 1776
VICTORIA CITY, PLAN EPP28098**

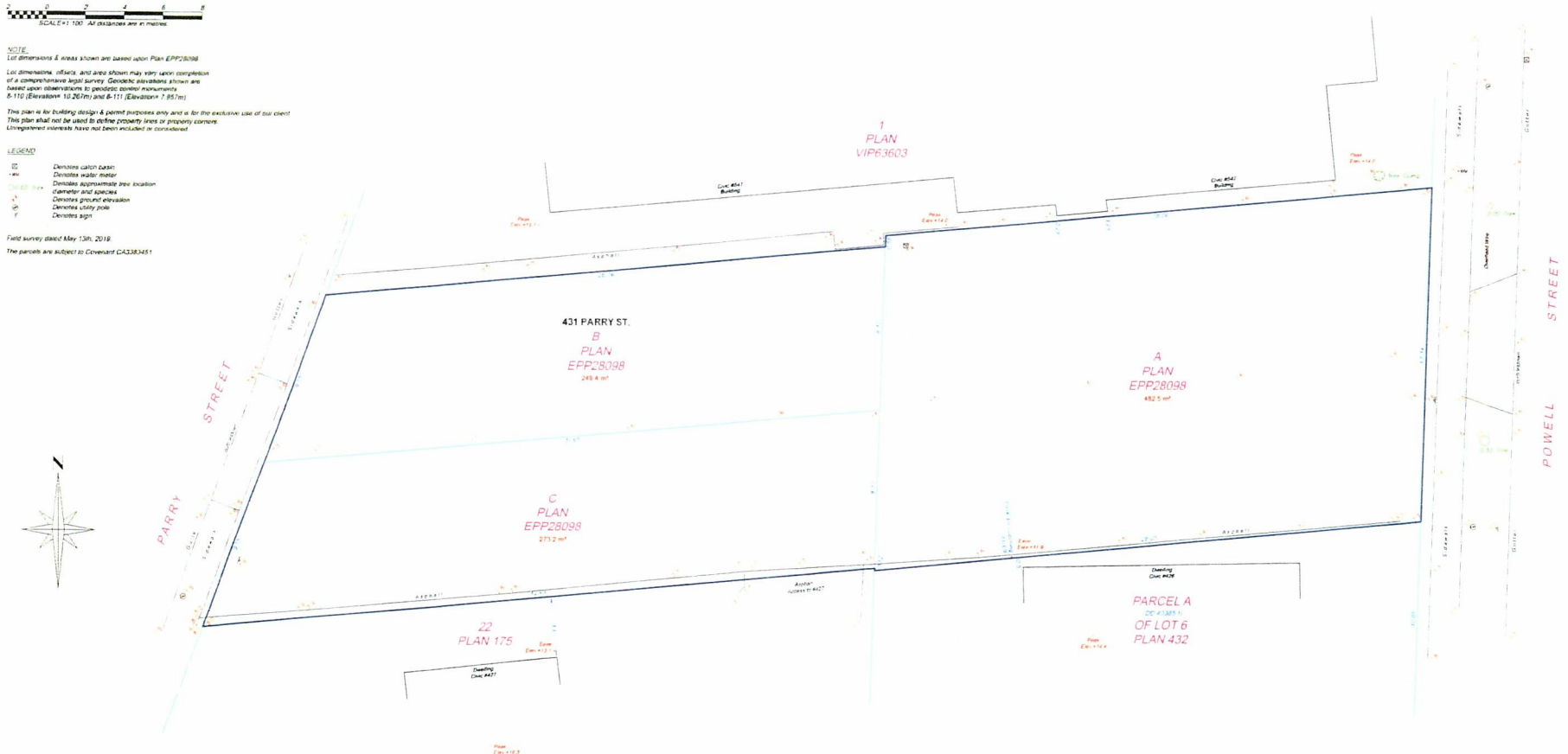


NOTE
Lot dimensions & areas shown are based upon Plan EPP28098.
Lot dimensions, offsets, and area shown may vary upon completion
of a comprehensive legal survey. Geometric elevations shown are
based upon observations to geodetic control monuments
8-110 (Elevation: 10.260m) and 8-111 (Elevation: 7.951m).

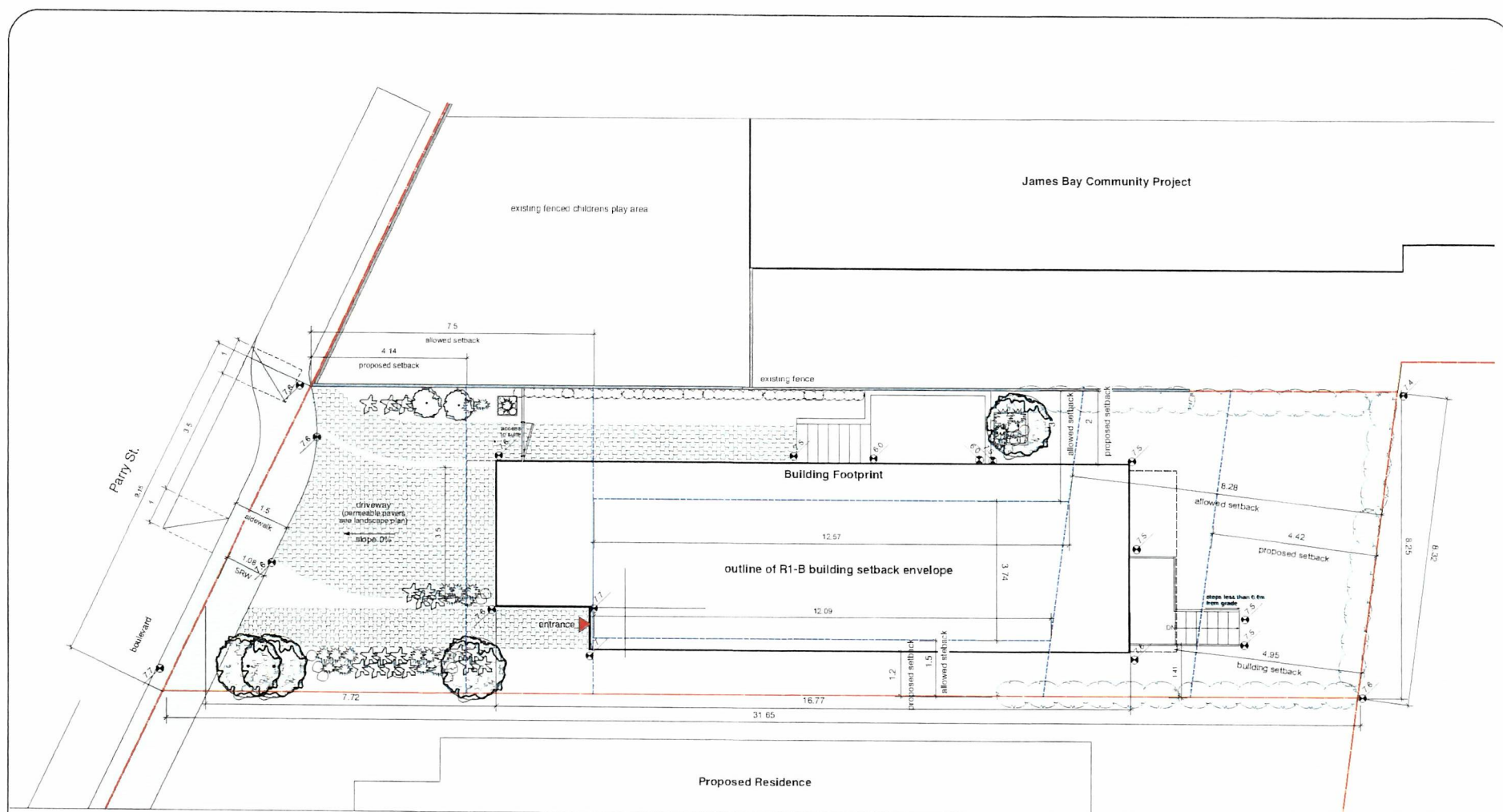
This plan is for building design & permit purposes only and is for the exclusive use of our client.
This plan shall not be used to define property lines or property corners.
Unregistered interests have not been included or considered.

LEGEND
 Denotes water main
 Denotes sewer main
 Denotes approximate tree location
 Denotes corner and easement
 Denotes ground elevation
 Denotes utility pole
 Denotes sign

Field survey dated May 13th, 2019.
The parcels are subject to Covenant C4336451.



File: B-Magellan-SP
 Date: May 15, 2019
 Island Land Surveying Ltd.
 117-681 Hollman Avenue
 Victoria B.C. V8B 4K1
 TEL: 250-475-1515 Fax: 250-475-1516
 www.islandsurveying.ca



*Note: see landscape plan for planting list and surfacing details



1 Site Plan
Scale: 1/4" = 1'-0"

ISSUE	Oct. 21,	Dec. 18
-------	----------	---------

PROJECT
431 Parry St.

A 0.3
Site Plan

Parry St.

•
Boulevard

James Bay Community Centre

existing fence

see landscape plan for details

elec. pole -

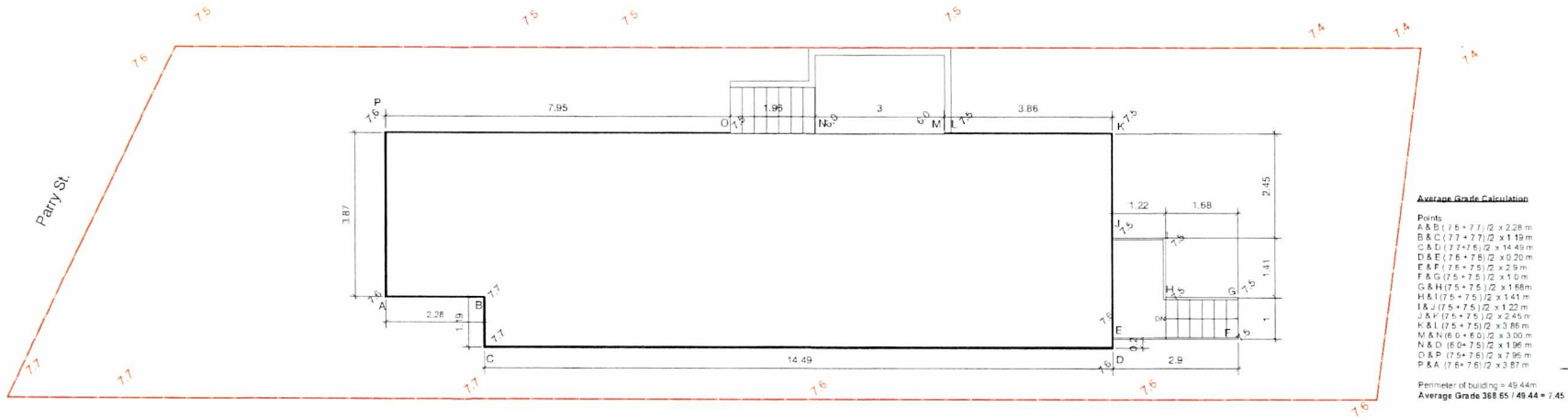
1 Combined Site Plan 431 & 429 Parry
Scale: 1"=48'

Arcata
770.422.3560 | 924 McCune St

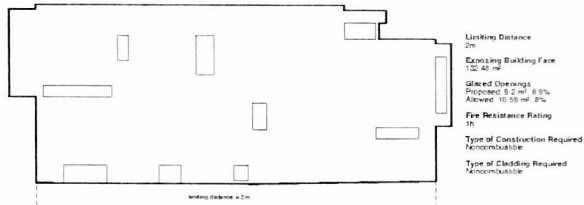
ISSUE	Oct. 21, 2019
	Dec. 18 2019, Revised Submission

PROJECT
431 Parry St.

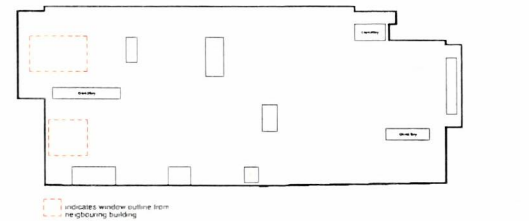
A 0.4
Combined
Site Plan



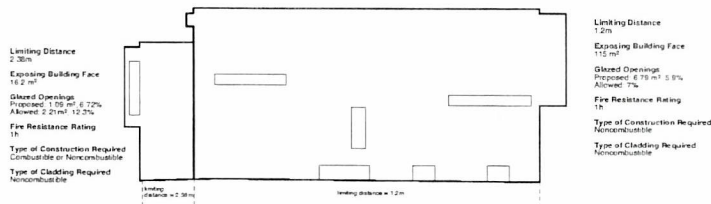
1 Average Grade Plan
Scale: 1:48



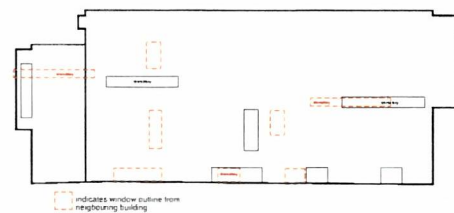
2 North Exposing Building Face
Scale: 1:96



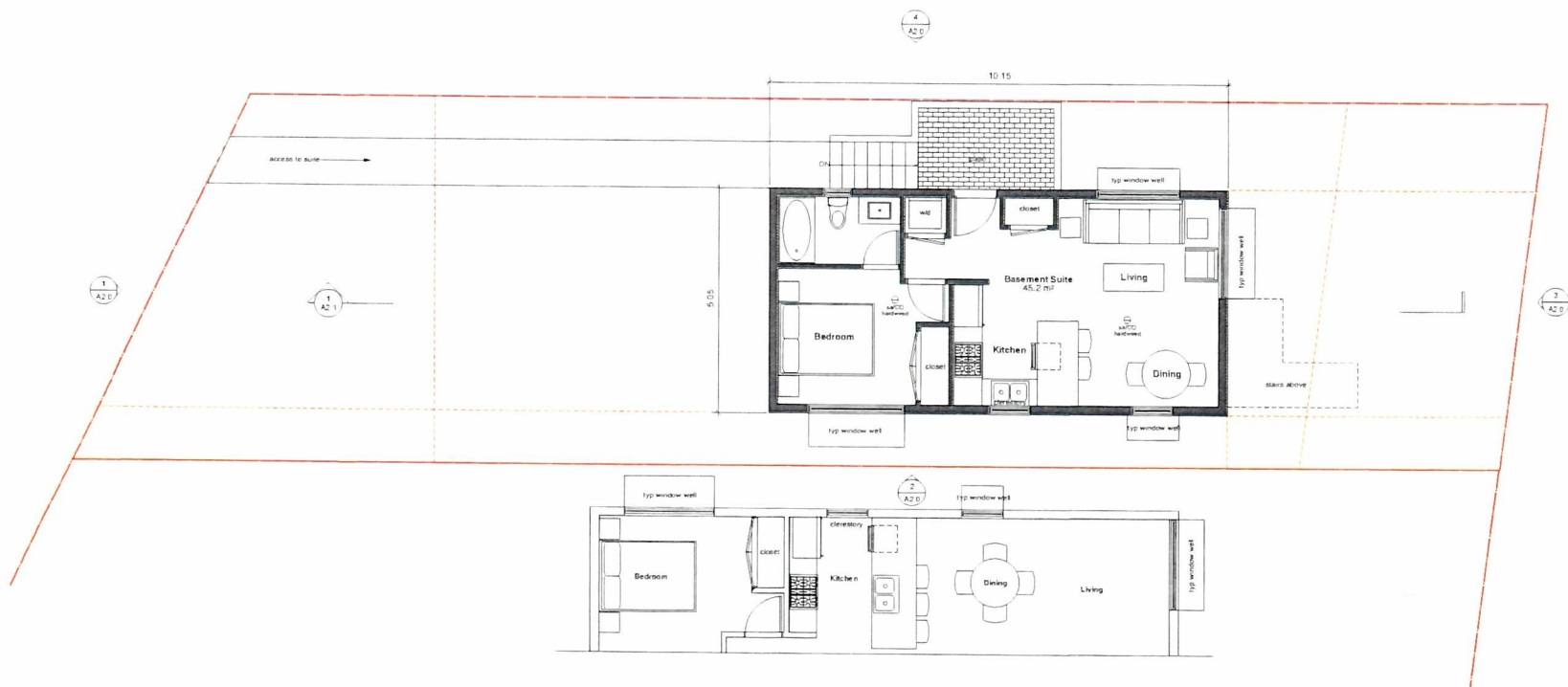
4 North Elevation Neighbouring Building Window Overlay
Scale: 1:96



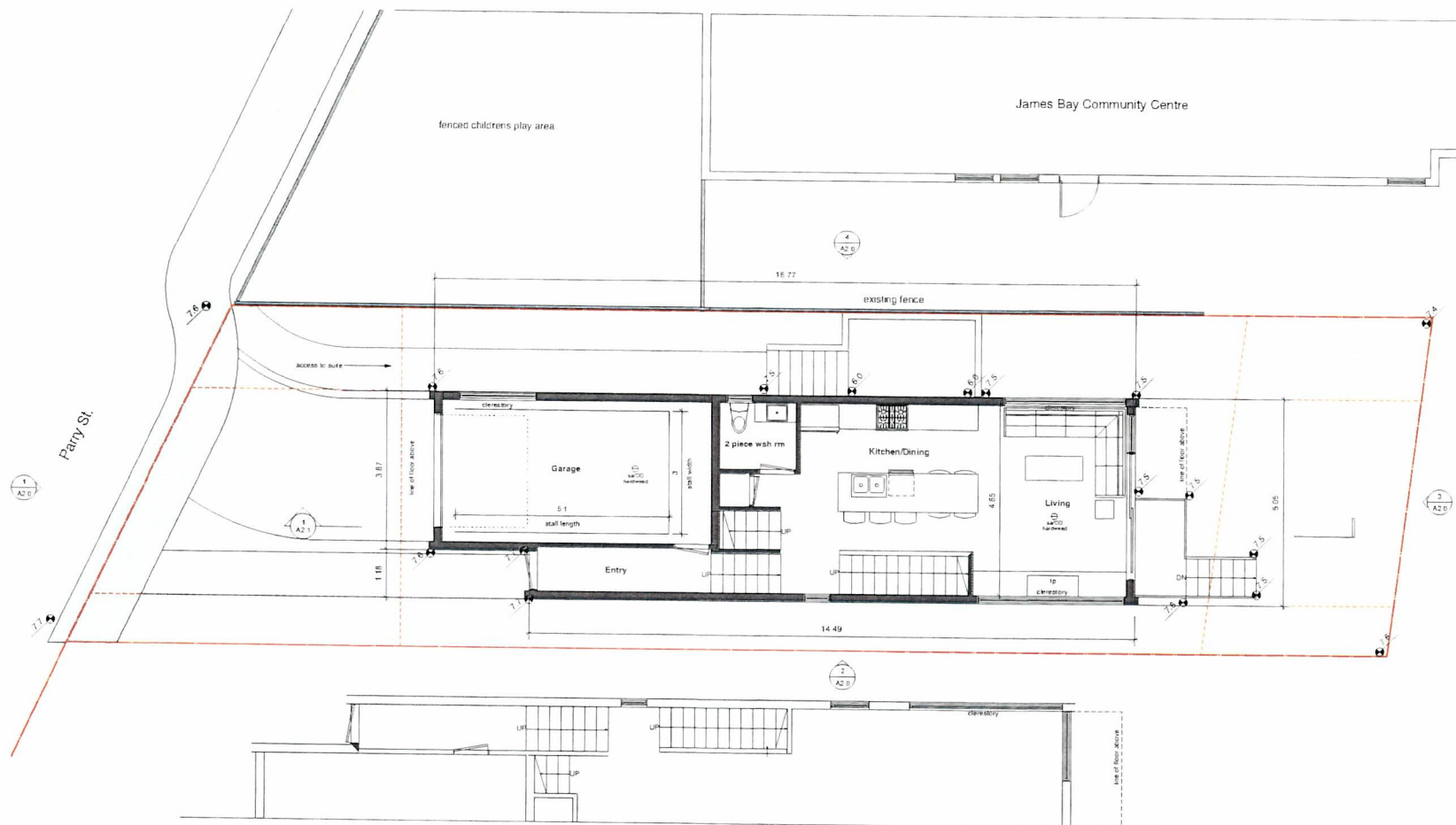
3 South Exposing Building Face
Scale: 1:96



5 South Elevation Neighbouring Building Window Overlay
Scale: 1:96



Areas
 Basement Suite 45.2m²
 Basement
 Scale: 1/4" = 1'-0"

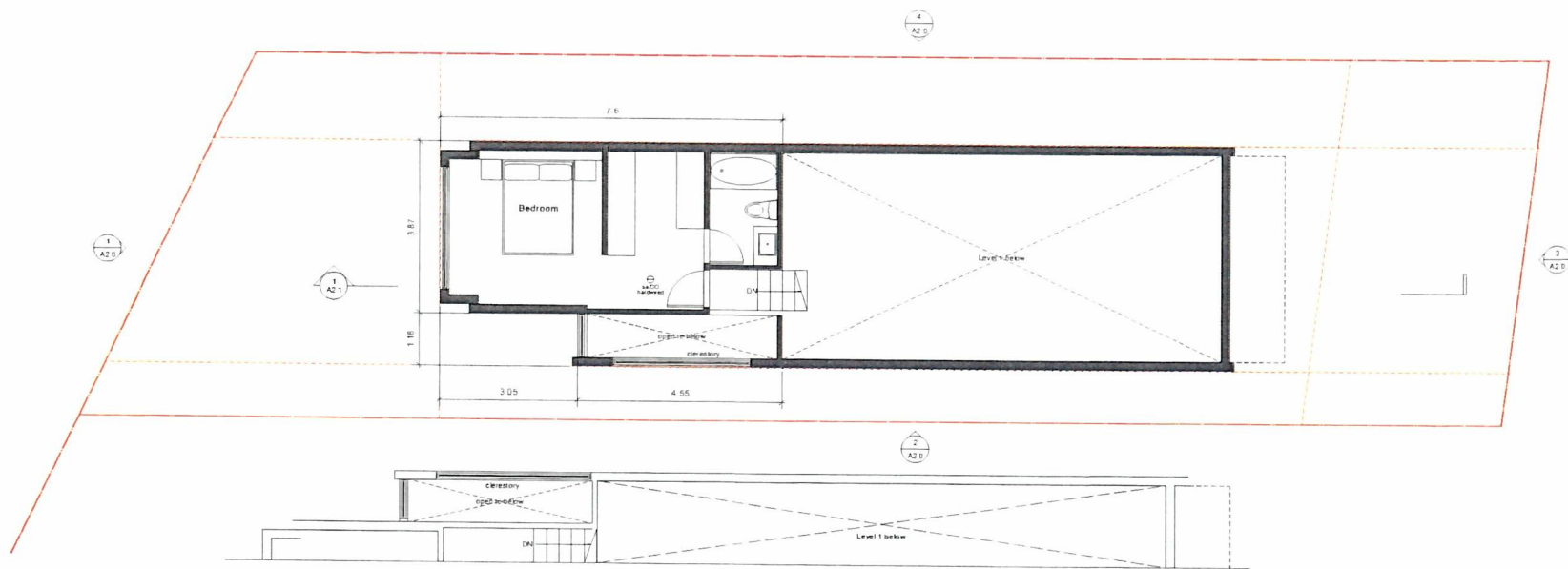


Areas

Level 1	50.6m ²
Garage	22.2m ² + 18.6m ² parking stall = 3.6m ²

Level 1
Scale: 1/4" = 1'-0"

James Bay Community Centre

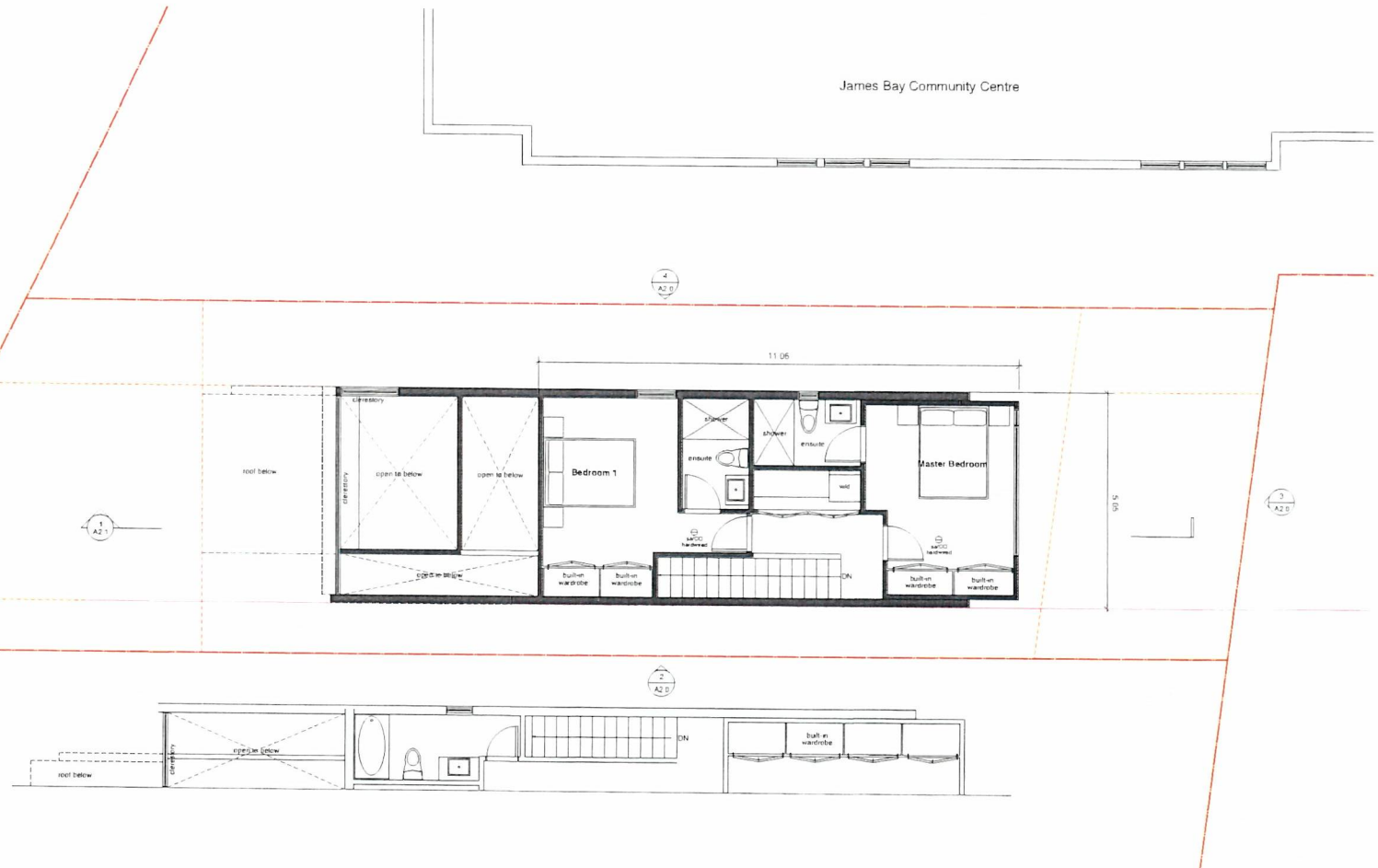


Axis
Split Level 25.7'±



Split Level
Scale: 1/4" = 1'-0"

James Bay Community Centre

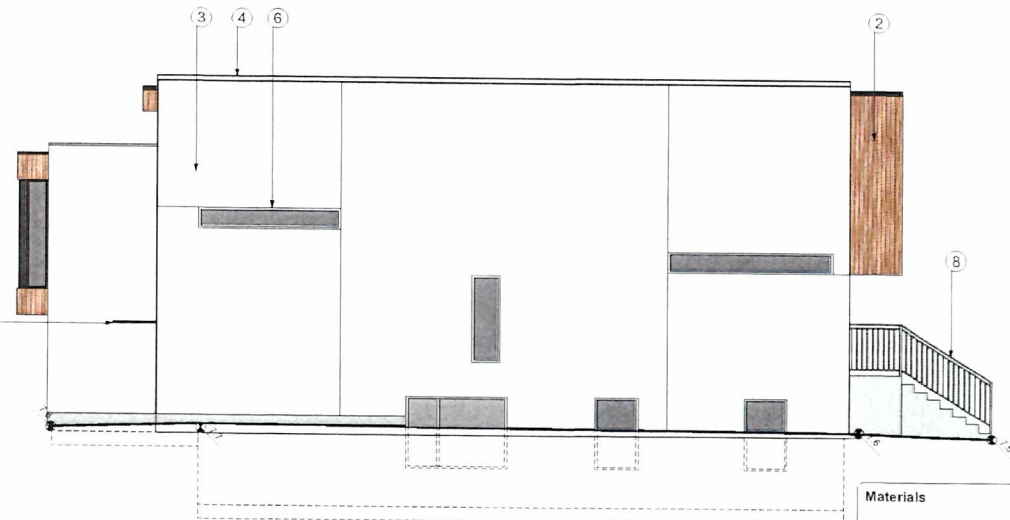
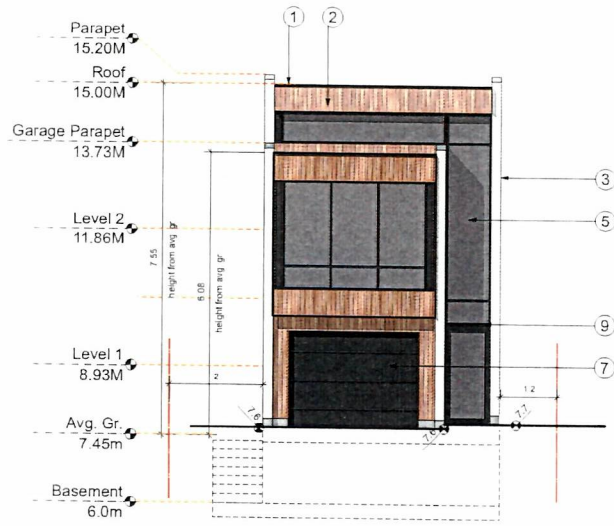


Areas
Level 2 49.5m²

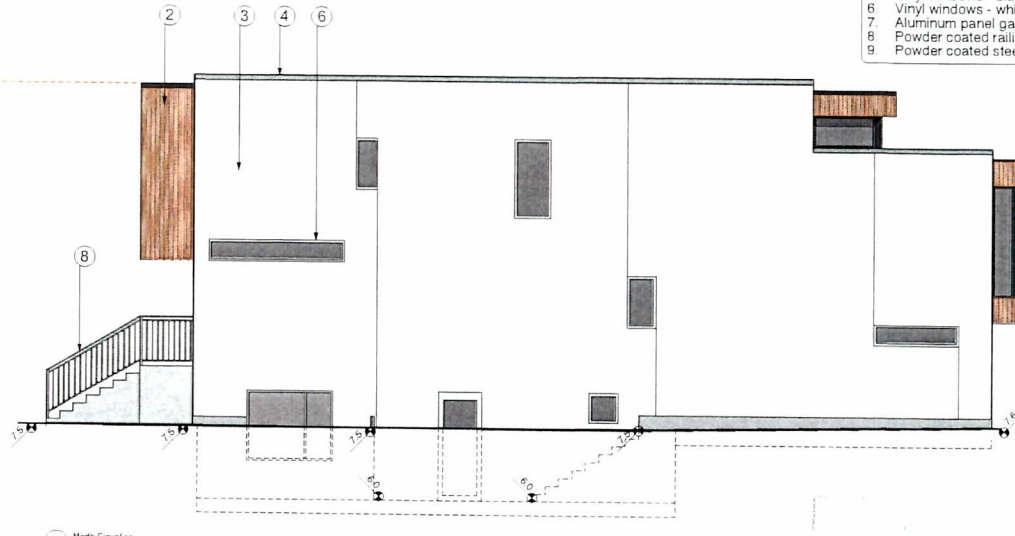
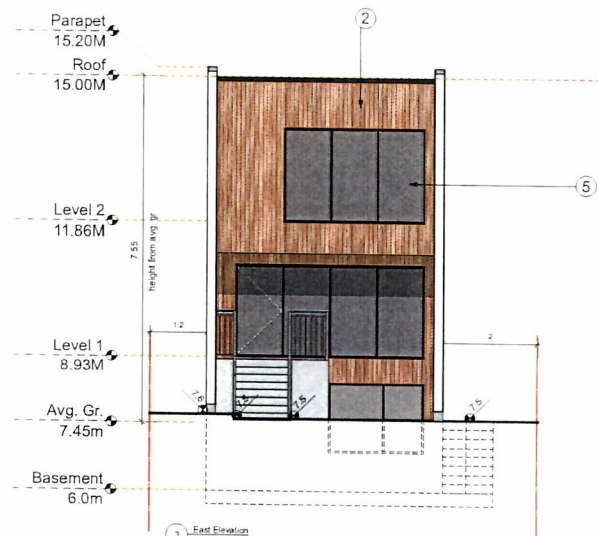


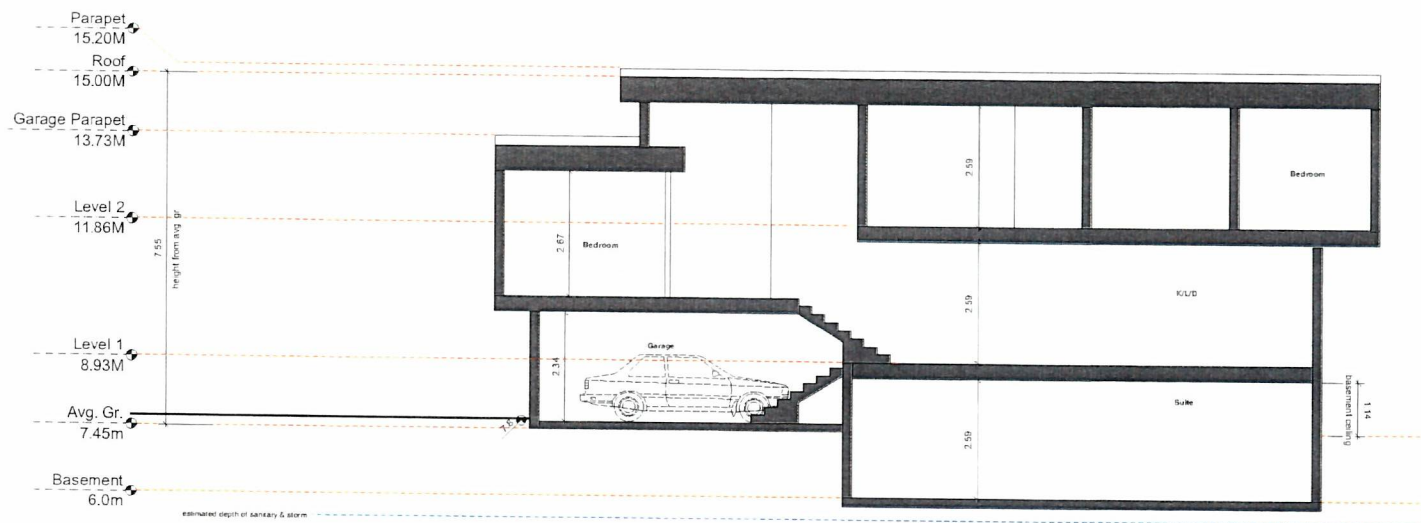
1 Level 2
Scale: 1/4" = 1'-0"

02023111



- Materials**
1. Aluminum flashing - black
 2. T&G western red cedar siding - stained w. General Finishes 450 'Sugar Maple'
 3. Acrylic stucco - white
 4. Aluminum flashing - grey
 5. Vinyl windows - black
 6. Vinyl windows - white
 7. Aluminum panel garage door - black
 8. Powder coated railing - grey
 9. Powder coated steel canopy - black





1 South Section
Scale: 1/4" = 1'-0"



James Bay Community Project



Existing Parking Lot
431 Parry St.



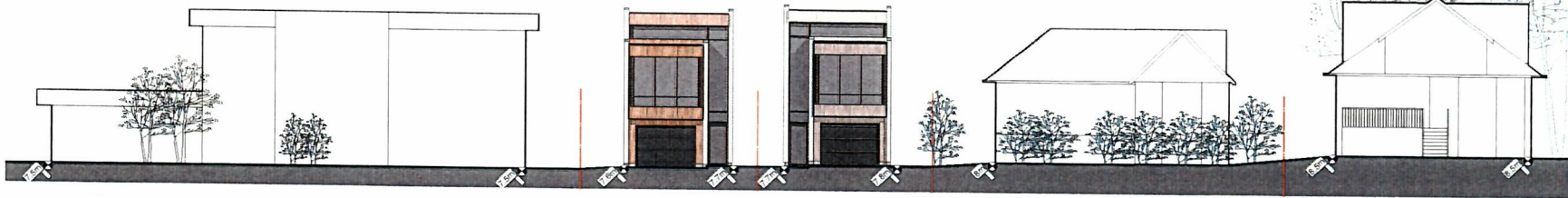
Existing Parking Lot
429 Parry St.



427 Parry St.



425 Parry St.



James Bay Community Project

Proposed Residence
431 Parry St.

Proposed Residence
429 Parry St.

427 Parry St.

425 Parry St.

1 Parry St. Context
Scale 1/8" = 1'-0"



420 Parry St.

Elevation drawing by DRACY JONES ARCHITECTURE INC.

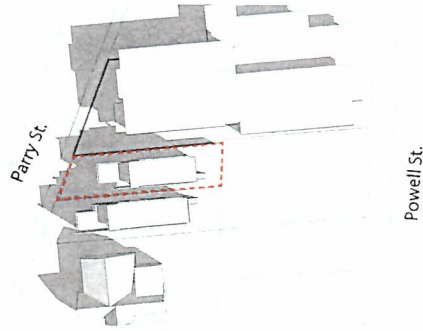
430 Parry St.

440 Parry St.

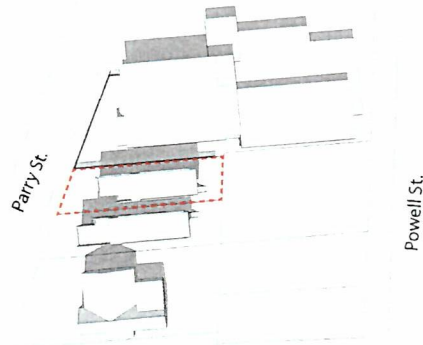
2 Parry St. Context: West Side of Street
Scale 1/96

Spring/Fall Equinox

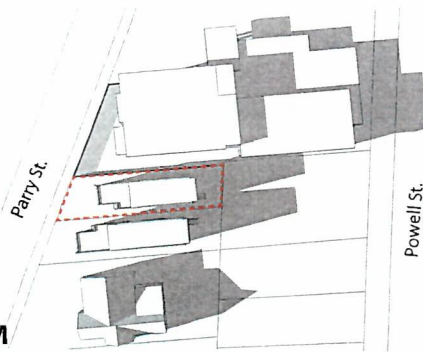
9AM



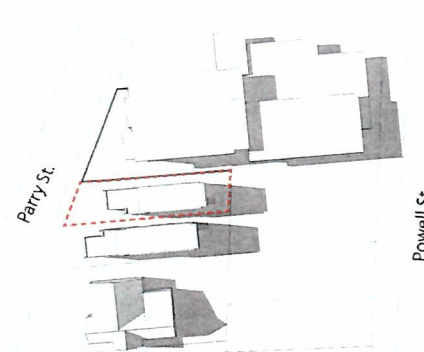
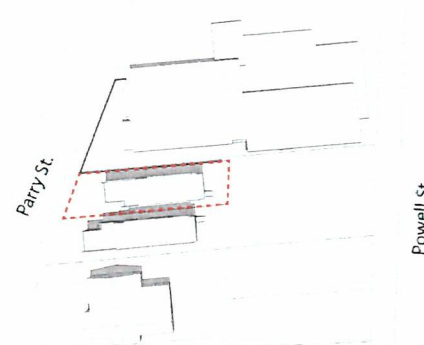
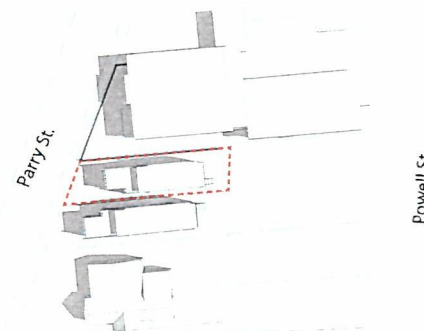
12PM



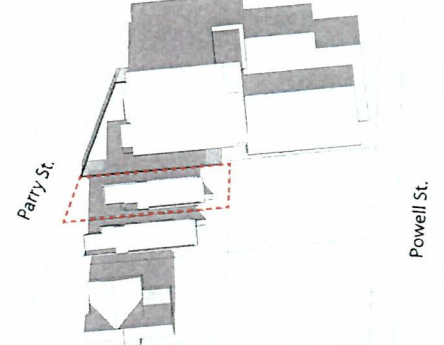
4:30PM



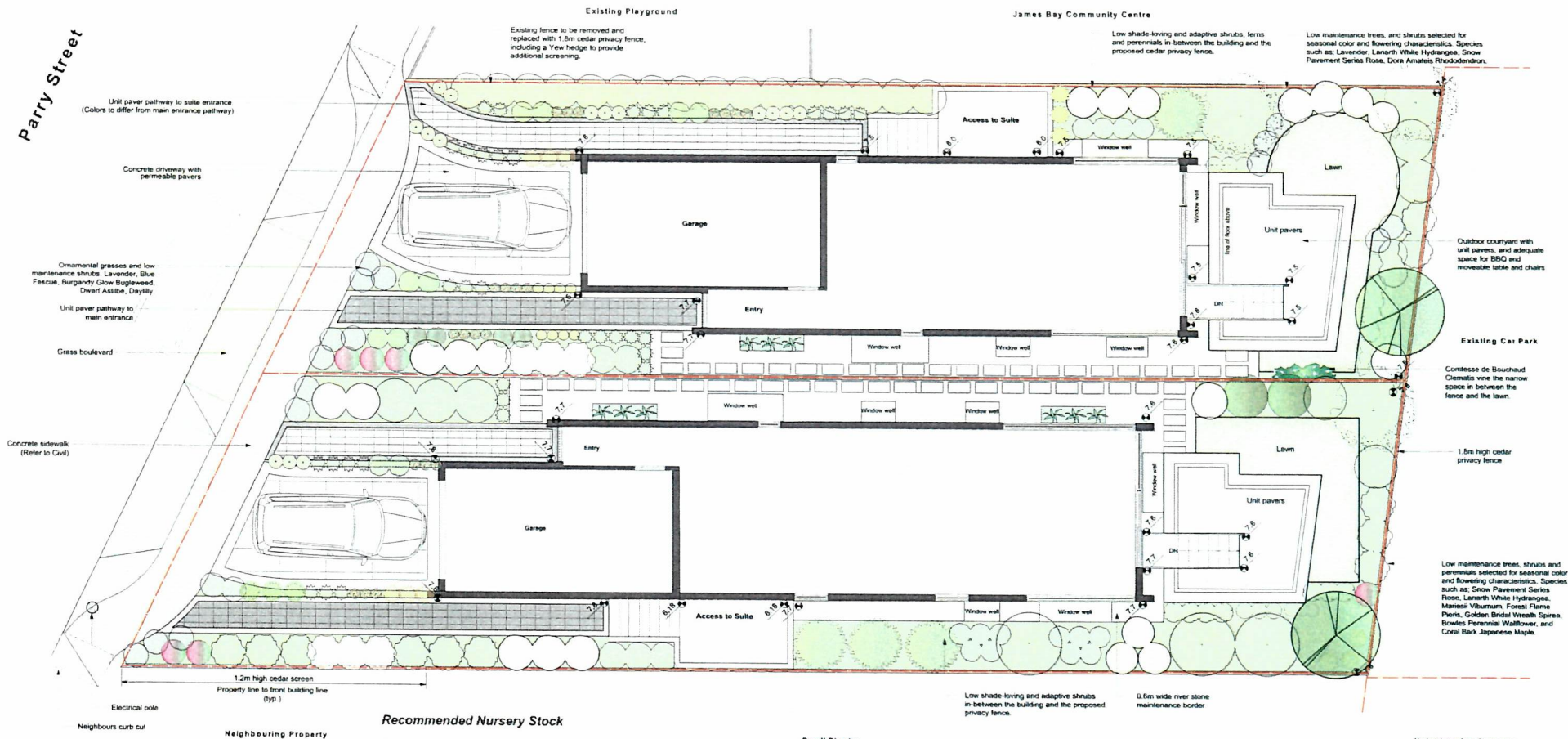
Summer Solstice



Winter Solstice



Parry Street



Recommended Nursery Stock

Trees

2

Botanical Name: Acer palmatum 'Sango Kaku'

Common Name: Coral Bark Japanese Maple

Size: 2.5m Ht.

Large Shrubs

31

Botanical Name: Physocarpus opulifolius 'Center Glow'

Common Name: Pacific Ninebark

Size: #3 pot

Botanical Name: Spiraea thunbergii 'Ogon'

Common Name: Golden Bird-of-paradise Spirea

Size: #3 pot

Botanical Name: Taxus baccata 'Yasagiri'

Common Name: Japanese Yew

Size: #5 pot, 1.5m Ht.

Botanical Name: Viburnum plicatum f. tomentosum 'Marston'

Common Name: Marston Viburnum

Size: #7 pot

Medium Shrubs

37

Botanical Name: Cornus sericea 'Antioch Pine'

Common Name: Red Twig Dogwood

Size: #3 pot

Botanical Name: Hydrangea macrophylla 'Lanarth White'

Common Name: Lanarth White Hydrangea

Size: #5 pot

Botanical Name: Nandina domestica 'Gulf Stream'

Common Name: Gulf Stream Heavenly Bamboo

Size: #5 pot

Botanical Name: Rhododendron 'Dora Amatis'

Common Name: Dora Amatis Rhododendron

Size: #5 pot

Botanical Name: Fatsia japonica 'Ternstroemia'

Common Name: Fatsia japonica

Size: #5 pot

Groundcovers

8

Botanical Name: Thymus vulgaris

Common Name: Thyme

Size: #1 pot

Notes: 1. All work to be completed to current CSLA Landscape Standards. 2. All soft landscape to be irrigated with an automatic irrigation system.

Small Shrubs

60

Botanical Name: Cornus alternifolia 'Yaknow'

Common Name: Koushi Dogwood

Size: #2 pot

Botanical Name: Lavandula stoechas 'Crisp Queen'

Common Name: Spanish Lavender

Size: #1 pot

Botanical Name: Mahonia repens

Common Name: Creeping Mahonia

Size: #1 pot

Botanical Name: Rosa rugosa 'Snow Pavement'

Common Name: Snow Pavement Series Rose

Size: #1 pot

Perennials, Annuals and Ferns

125

Botanical Name: Agrostis setacea 'Burgundy Glow'

Common Name: Burgundy Glow Bugleweed

Size: #1 pot

Botanical Name: Asplenium platyneuron 'Pumila'

Common Name: Dwarf Asplenium

Size: #1 pot

Botanical Name: Blechnum spicatum

Common Name: Fern

Size: #1 pot

Botanical Name: Calluna vulgaris 'Karl Forester'

Common Name: Heather

Size: #1 pot

Botanical Name: Carex 'Ice Dance'

Common Name: Carex

Size: #1 pot

Botanical Name: Carex verticillata 'Moonbeam'

Common Name: Moonbeam Carex

Size: #1 pot

Botanical Name: Deschampsia cespitosa

Common Name: Tufted Hair Grass

Size: #1 pot

Botanical Name: Erythronium 'Bouquet Master'

Common Name: Bouquet Master

Size: #1 pot

Botanical Name: Festuca glauca

Common Name: Blue Fescue

Size: #1 pot

Botanical Name: Hemerocallis 'Stella de Oro'

Common Name: Stella de Oro Daylily

Size: #1 pot

Botanical Name: Origanium vulgare

Common Name: Pot Marjoram

Size: #1 pot

Botanical Name: Polydrum setosum

Common Name: Soft Shell Fern

Size: #1 pot

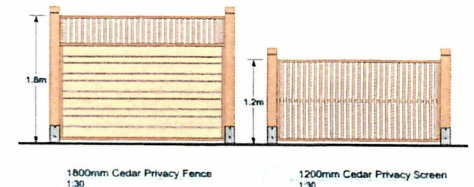
Vines

1

Botanical Name: Clematis 'Comtesse de Bouchoud'

Common Name: Comtesse de Bouchoud Clematis

Size: #5 pot



429 + 431 Parry Street - Landscape Concept Plan

924 McClure St.
Victoria, BC. V8V 3E7
c. 250.413.7307
o. 778-432-3550
e. arcata@telus.net

December 18, 2019
Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 431 Parry Street Proposed Development

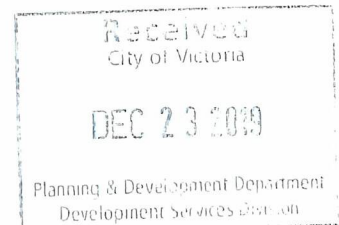
Dear Mayor and Council,

Introduction

The proposed development is a sensitive infill which seeks to improve an under utilized parking lot by providing a single family home and a legal market rental basement suite in close proximity to James Bay Village and Capital Park.

The Site

The subject site at 431 Parry Street is a legal nonconforming lot that dates back to the original street layout of James Bay and is currently used as a parking lot. Zoned as R-2 Two Family Dwelling, the property has never had any built structures on it and is surrounded by the following conditions:



The site is adjacent to James Bay Village and half a block from the Capital Park Development. These areas offer access to amenities, transportation, and community services like the James Bay Community Project, Five Corners retail, Capital Park, and Irving Park. Parry Street is diverse and has a range of housing typologies suitable for a variety of tenures, our proposed development will add additional housing options in the community while maintaining a design aesthetic complementary to the immediate context.

Variances

The site area is approximately 249.4 sq.m. with a street frontage of 9.15m. The lot does not meet the minimum site area or width under the R-2 zone. Additionally the required setbacks of R-2 would result in a floor area which does not conform to the required minimum. If the R-2 zone required setbacks were to be relaxed the allowed FSR would be exceeded, triggering a rezoning. The R2 zone allows the permitted uses under R1-B. The variances requested are therefore based on the requirements of the R1-B zone.

Under the R1-B zone the required setbacks would create an allowable building envelope of 3.74m x 12.57m (12'3" x 41'3"), resulting in a maximum building footprint of only 46 sq.m. (495 sq.ft.) with an interior width of 3.32 m (10'10"). The relaxations requested for setbacks would allow for a more typical narrow lot width and floor area similar to that of the R1-S2 small lot zone. The proposed residence will have a living area of 127.5 sq.m. (1,372 sq.ft.) over two storeys with a 45.2 sq.m. (486 sq.ft.) legal basement suite.

The setback variances requested are as follows:

	Allowed (R1-B Zone)	Proposed
Front	7.5	4.14
Rear	8.28	4.42
Side North	3.0	2.0
Side South	1.5	1.2
Side Combined	4.5	3.2

Design Rationale

The design of the proposed single family home draws inspiration from the form of the buildings in the immediate area. Specifically, the historic Redstone Building and the future Rotunda development which lie directly across the street, as well as the flat roof form of the James Bay Community Project (JBCP) building bordering the northern edge of the property.

The massing of the proposed residence forms a transition between the traditional pattern houses at the southern end of Parry St. and the JBCP building at the northern end while also being complementary in form to the multi-family residential buildings that define the western boundary of the street.

The material palette is refined and limited consisting of two primary materials—stucco, and western red cedar, both contextual references to the site's surroundings. This ensures that the established quality level of materials remains consistent on Parry St. For example, the front facade has large amounts of glazing which brings an element of lightness and transparency to the street edge while defining and creating a welcoming front door. The front facade is further articulated with cedar accents and by stepping the upper level back 3m creating an appropriate scale along the streetscape. Western red cedar is the primary cladding on the back facade. The side elevations are finished with a high quality stucco rain screen system referencing the materiality of the JBCP

building. Punched openings in the side elevations were carefully placed and sized to respect neighbours privacy and limit overlook.

Policy Framework

Our proposal is consistent with the OCP James Bay Strategic Directions and align with the following:

- 21.16.1 Maintain a variety of housing types and tenures for a range of age groups and incomes.
- 21.16.5 Continue to support sensitive infill.

Additionally, the creation of a new a single family home and rental suite supports the growth management goal of having 40% of new population by 2041 occurring in Large Urban Villages. Our site is adjacent to the James Bay urban village and is only 70m from the Urban Core southern boundary, therefore it is ideally located to help support this objective. Furthermore, the infill project helps enhance the City's sustainability goals as follows:

- Our proposal is family-oriented and provides a market rental suite contributing to the diverse mix of housing typologies characteristic of the area. This is an essential component for a vibrant, mixed-used urban village.
- Daily destinations are walkable supporting a multi-modal lifestyle.
- The site is adjacent to transportation options including a transit corridor, well-developed sidewalk network, and is in close proximity to the expanding bicycle network.

Conclusion

Our proposal takes an under utilized parking lot and transforms it into a single family home and rental suite thus adding to the diverse range of housing typologies in the area while aligning with the OCP goals and strategic directions. It is our hope that providing additional housing we can help contribute to the positive growth and vitality of the James Bay Neighbourhood.

Yours truly,



Larry Cecco, MRAIC, AIA int.

924 McClure St.
Victoria, BC. V8V 3E7
c. 250.413.7307
o. 778-432-3550
e. arcata@telus.net

Received
City of Victoria

DEC 19 2019

Planning & Development Department
Development Services Division

December 10, 2019
Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 429 Parry Street Proposed Development

Dear Mayor and Council,

Introduction

The proposed development is a sensitive infill which seeks to improve an under utilized parking lot by providing a single family home and a legal market rental basement suite in close proximity to James Bay Village and Capital Park.

The Site

The subject site at 429 Parry Street is a legal nonconforming lot that dates back to the original street layout of James Bay and is currently used as a parking lot. Zoned as R-2 Two Family Dwelling, the property has never had any built structures on it and is surrounded by the following conditions:



The site is adjacent to James Bay Village and half a block from the Capital Park Development. These areas offer access to amenities, transportation, and community services like the James Bay Community Project, Five Corners retail, Capital Park, and Irving Park. Parry Street is diverse and has a range of housing typologies suitable for a variety of tenures, our proposed development will add additional housing options in the community while maintaining a design aesthetic complementary to the immediate context.

Variances

The site area is approximately 273.2 sq.m. with a street frontage of 9.15m. The lot does not meet the minimum site area or width under the R-2 zone. Additionally the required setbacks of R-2 would result in a floor area which does not conform to the required minimum. If the R-2 zone required setbacks were to be relaxed the allowed FSR would be exceeded, triggering a rezoning. The R2 zone allows the permitted uses under R1-B. The variances requested are therefore based on the requirements of the R1-B zone.

Under the R1-B zone the required setbacks would create an allowable building envelope of 3.74m x 15.25m (12'3" x 50'), resulting in a maximum building footprint of only 57.9 sq.m. (623 sq.ft.) with an interior width of 3.32m (10'10"). The relaxations requested for setbacks would allow for a more typical narrow lot width and floor area similar to that of the R1-S2 small lot zone. The proposed residence will have a living area of 154.3 sq.m. (1,660 sq.ft.) over two storeys with a 58.6 sq.m. (630 sq.ft.) legal basement suite.

The setback variances requested are as follows:

	Allowed (R1-B Zone)	Proposed
Front	7.5	3.79
Rear	8.28	4.71
Side North	1.5	1.2
Side South	3.0	2.0
Side Combined	4.5	3.2

Design Rationale

The design of the proposed single family home draws inspiration from the form of the buildings in the immediate area. Specifically, the historic Redstone Building and the future Rotunda development which lie directly across the street, as well as the flat roof form of the James Bay Community Project (JBCP) building bordering the northern edge of the property.

The massing of the proposed residence forms a transition between the traditional pattern houses at the southern end of Parry St. and the JBCP building at the northern end while also being complementary in form to the multi-family residential buildings that define the western boundary of the street.

The material palette is refined and limited consisting of two primary materials—stucco, and western red cedar, both contextual references to the site's surroundings. This ensures that the established quality level of materials remains consistent on Parry St. For example, the front facade has large amounts of glazing which brings an element of lightness and transparency to the street edge while defining and creating a welcoming front door. The front facade is further articulated with cedar accents and by stepping the upper level back 3m creating an appropriate scale along the streetscape. Western red cedar is the primary cladding on the back facade. The side elevations are finished with a high quality stucco rain screen system referencing the materiality of the JBCP

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Additionally, the creation of a new a single family home and rental suite supports the growth management goal of having 40% of new population by 2041 occurring in Large Urban Villages. Our site is adjacent to the James Bay urban village and is only 70m from the Urban Core southern boundary, therefore it is ideally located to help support this objective. Furthermore, the infill project helps enhance the City's sustainability goals as follows:

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Conclusion

Our proposal takes an under utilized parking lot and transforms it into a single family home and rental suite thus adding to the diverse range of housing typologies in the area while aligning with the OCP goals and strategic directions. It is our hope that providing additional housing we can help contribute to the positive growth and vitality of the James Bay Neighbourhood.

Yours truly,

A handwritten signature in black ink, appearing to read 'LC', with a horizontal line extending to the right.

Larry Cecco, MRAIC, AIA int.



James Bay Neighbourhood Association

jbna@vcn.bc.ca
Victoria, B.C., Canada

www.jbna.org

December 16th, 2019

Mayor and Council,
City of Victoria

Dear Mayor Helps and Councilors,

Re: Community Meeting - 429-431 Parry Street

A community meeting to consider the proposal at 429-431 Parry Street was held on December 11th (34 attendees). This was a courtesy consultation as the CALUC process is not a requirement for the Development Variance Permit being sought. Attached please find an excerpt of the General Meeting minutes regarding the proposal (Attachment "A").

JBNA provided notice to approximately 450 residents on the JBNA e-lists while the proponent canvassed near-by neighbours.

The application is to build two dwellings on two sub-sized R2 lots on Parry Street, currently used as a parking lot. A development variance permit is being sought to change the setbacks. Because the lots are sub-sized, the R2 zoning reverts to R-1B.

Proponents will be returning to demonstrate the plan for the Powell Street end of the parking lot early in the New Year. They will be applying for a rezoning application for R-1B to divide the lot on Powell into two lots.

Discussions with the James Bay Community Project had been directed to resolving emergency access for the Project along the south side of its property and to lowering the roof-line. There will be boulevard and pedestrian improvements on the sidewalk.

In summary, this proposal is for a sensitive infill on 2 legal non-conforming lots to provide housing options for the community. Participants at the meeting were strongly supportive of the project, particularly due to the possibility of lower level rental suites.

For your consideration,

Marg Gardiner
President, JBNA

Cc: JBNA Board
Chloe Tunis, CoV Planner
Conrad Nyren, Magellan Holdings Ltd.
Danny Zeigler, Arcata

ATTACHMENT “A”: *Excerpt from Minutes of August 14th, 2019 CALUC meeting*

6. 429/431 Parry Street (courtesy consultation)

- Conrad Nyren, Magellan Holdings Ltd, Proponent
- Danny Zeigler, Arcata

Questions/comments:

C: Resident on Niagara Street, near MacDonald Park. I like the overall project but I am concerned about the parking.

A: It is monthly parking and people who work nearby, not community members, will no longer be able to park there.

C: Resident resides on Powell, opposite the proposal. I have talked to neighbours and we appreciate that you are forthcoming and have met with us. We are positive about what you are proposing. Housing is preferred over storage of cars. We should not have surface parking lots.

C: Resident directly across proposal on Powell Street. The parking lot is under-utilized and it is much preferable to have housing in that location. Thank you for doing what you are doing.

A: Proponent says some neighbours believe the housing will enhance the area as some activity in the parking lot is not desirable. Also, we are pleased to be able to add 4 single family houses in James Bay, which is losing its sfh dwellings. These properties are family focused.

Q: Resident on Menzies. Likes what is being proposed. Does the zoning allow for B&B or suites?

A: Zoning is SFH for small lots. The houses will all have legal suites.

C: Resident on Lewis really likes proposal. Sensitive and modest single family homes, with suites. I believe all single family homes should have suites given the housing situation.

C: Resident on Dallas Road. Finds the design a bit boxy. As with previous speaker I agree that it is desirable to have suites when new single family homes are built. Will you have problems with parking?

A: There are 2 parking stalls for each dwelling, and we meet City requirements. With regard to boxy, we are taking our queue from other buildings on Parry Street. The proposal for Powell Street is a pitched roof, as all other properties on Powell have pitched roofs.

Q: Resident on Montreal Street concerned about building properties, is a proponent of passive housing. What is anticipated retail price?

A: Minimum required is Step3, won't be passive. Regarding costs, it will be whatever market is at the time of sale, probably in neighbourhood of \$1million.

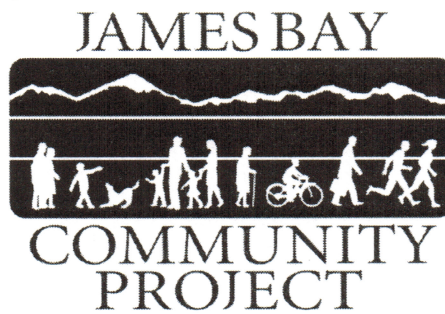
Q: Lewis Street resident appreciates what is being done. Had you considered something other than stucco on side walls, some kind of panel that would offer some visual interest? Is there access to roof for top garden?

A: Stucco is high end rain screen. No access to roof, no rooftop garden permitted.

C: As developers, you have choice of what to build. When I look at proposal, is it not possible to build a commune type of housing so that all residents share green space? You have a landscape plan but wonder if you could plant bigger trees and try to return the landscape to how it was beforehand.

A: As a developer, I have to sell what I build. Most people want their own back yard. This property now is asphalt so we are improving the property. The landscape will be very attractive.

C: Montreal Street resident agrees with comments being made. There is no benefit to neighbourhood in maintaining pavement. Putting in market housing, that is modest like this is a plus. I appreciate that you took time to meet and consult with neighbours, and the fact you came to this meeting tonight even though you didn't have to do so is appreciated.



5th March, 2020

Mayor & Council
City of Victoria

Dear Mayor Helps and Councillors,

Re: Development Variance Permit Application – 429-431 Parry Street

The James Bay Community Project (legal name James Bay Health & Community Services Society) situated at 547 Michigan Street, is a non-profit social services agency and the owner of a property adjoining the above properties.

This letter is in support of the application to the City of Victoria by Magellan Holdings Ltd. for a Development Variance Permit for 429-431 Parry Street.

Conrad Nyren from Magellan Holdings Ltd. has undertaken extensive consultations with the James Bay Community Project (JBCP) regarding Magellan Holdings' plans to build two dwellings on two sub-sized R2 lots on Parry Street and their need to obtain a variance permit to change the setbacks. These consultations resulted in a legal agreement which will ensure that JBCP's needs (including emergency access) are met and that the variances do not negatively impact JBCP.

JBCP has appreciated both the process and the substance of our discussions with Mr. Nyren, and are happy to unreservedly support the above application.

Regards,

A handwritten signature in cursive script that reads "Rozlyne Mitchell".

Rozlyne Mitchell
Chair of the Board, James Bay Community Project

cc. Conrad Nyren, Magellan Holdings Ltd.

Heather McIntyre

From: 123FormBuilder [REDACTED]
Sent: January 16, 2020 5:51 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 430 Parry Street

Name	Geoff Murphy
Email	[REDACTED]
Address	409-967 Collinson Street
Terms of Service-Opt out of future updates from TalktoAryze	no

Development Variance Permit Applications for 429 Parry Street & 431 Parry Street



1

Aerial View

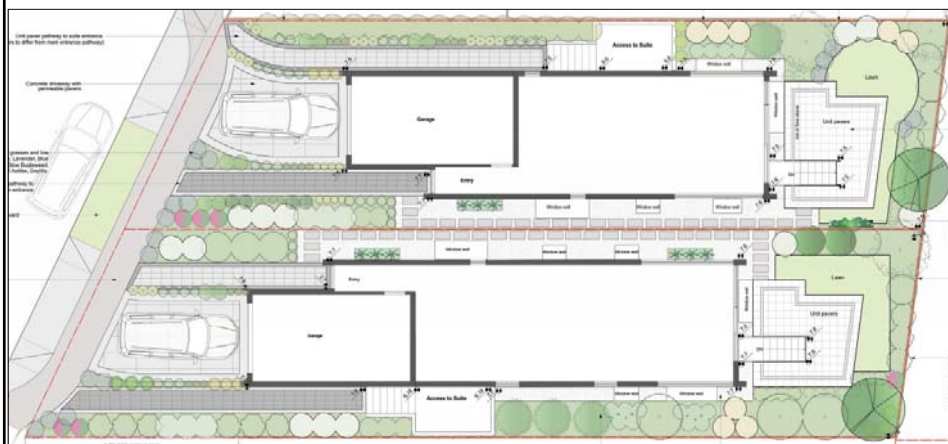
2



2

Site Plans

3



3

Existing Lots

4



4

Neighbouring Properties

5



Property to the North



Properties to the South



5

View across the street

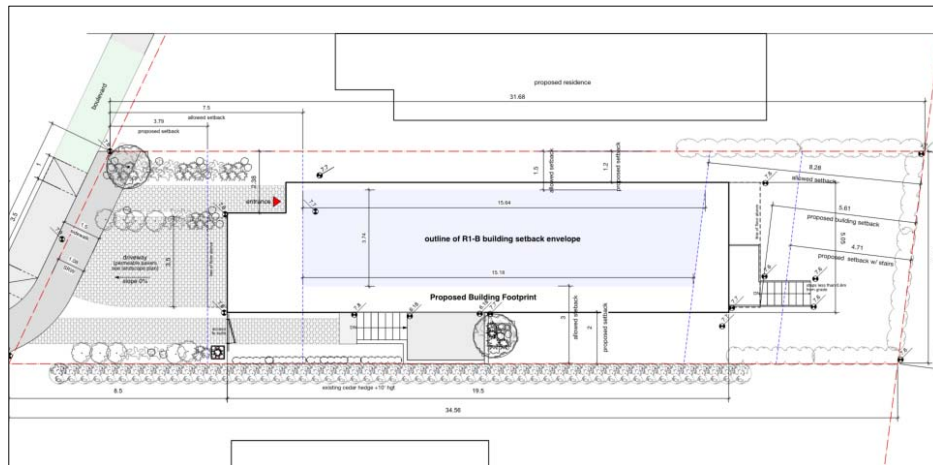
6



6

Site Plan – Setbacks at 429 Parry Street

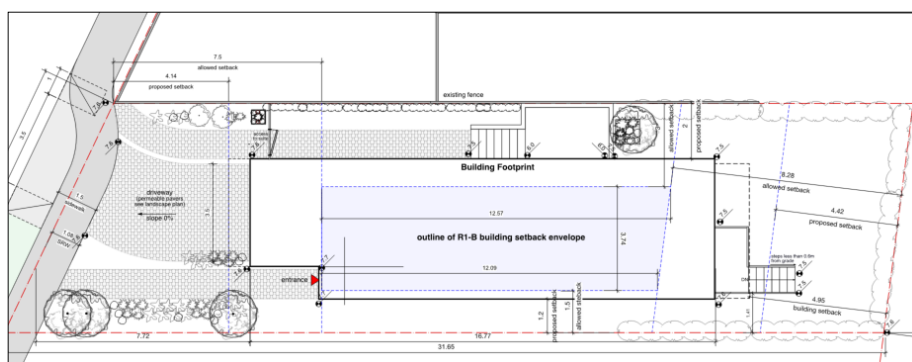
7



7

Site Plan – Setbacks at 431 Parry Street

8



8

Elevations – 429 Parry Street

9



9

Elevations – 431 Parry Street

10



10

Streetscape Context

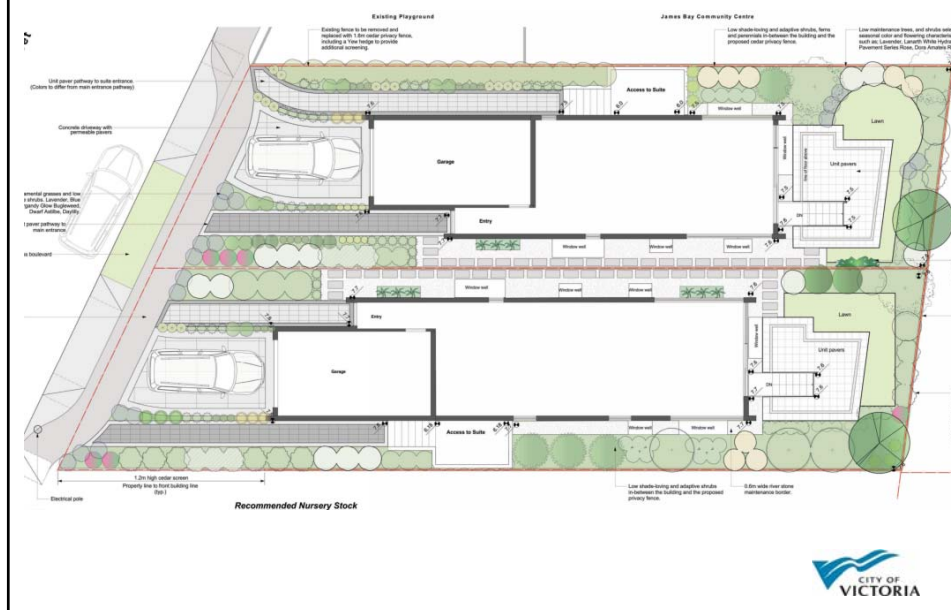
11



11

Landscape Plan

12



12

Streetscape Context

13



13