

## REPORTS OF COMMITTEES

### **2. Committee of the Whole – February 22, 2018**

#### **3. Development Permit with Variances Application No. 00069 for 1928 Oak Bay Avenue**

**Motion:**

It was moved by Councillor Lucas, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00069 for 1928 Oak Bay Avenue, in accordance with:

1. Plans date stamped February 7, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the interior (east) setback from 2.40m to 0.00m;
  - ii. reduce the flanking street (west) setback from 2.40m to 0.87m;
  - iii. reduce the required number of parking stalls from 14 to 10. The Development Permit lapsing two years from the date of this resolution."

**Carried Unanimously**

## **5.2 Development Permit with Variances Application No. 00069 for 1928 Oak Bay Avenue (South Jubilee)**

Committee received a report dated February 9, 2018, from the Director of Sustainable Planning and Community Development regarding recommendations for the Development Permit with Variances Application to allow for a two-storey addition to an existing building in order to add seven dwelling units.

*Councillor Isitt withdrew from the meeting at 12:01 p.m. and returned at 12:03 p.m.*

Committee discussed:

- How many bicycle stalls will be added to the property.
- Whether owners will be allowed to park on Redfern Street.

### **Motion:**

It was moved by Councillor Young, seconded by Councillor Alto, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00069 for 1928 Oak Bay Avenue, in accordance with:

1. Plans date stamped February 7, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce the interior (east) setback from 2.40m to 0.00m;
  - ii. reduce the flanking street (west) setback from 2.40m to 0.87m;
  - iii. reduce the required number of parking stalls from 14 to 10.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY 18/COTW



## Committee of the Whole Report For the Meeting of February 22, 2018

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**To:** Committee of the Whole **Date:** February 9, 2018

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

**Subject:** Development Permit with Variances Application No. 00069 for 1928 Oak Bay Avenue

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00069 for 1928 Oak Bay Avenue, in accordance with:

1. Plans date stamped February 7, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the interior (east) setback from 2.40m to 0.00m;
  - ii. reduce the flanking street (west) setback from 2.40m to 0.87m;
  - iii. reduce the required number of parking stalls from 14 to 10.
3. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

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

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1928 Oak Bay Avenue. The proposal is to renovate an existing single storey commercial building and

construct a two-storey addition to add seven dwelling units on top. The variances are related to setbacks and parking.

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives and guidelines for revitalization of a commercial area contained in Development Permit Area 6A: Small Urban Villages (Oak Bay Village) *Official Community Plan*, 2012 (OCP)
- the requested variances are to reduce the two side setbacks and reduce the required number of parking stalls. The setback variances are the result of the proposed addition of two upper storeys on an existing building and will not substantially impact the adjacent existing building or the public street.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to renovate an existing commercial building and construct a two-storey addition to add seven dwelling units. Specific details include:

- a three-storey building with commercial uses on the main floor and seven multi-family dwelling units on the second and third stories
- design elements such as a flat roof, distinctive covered residential entryway, covered commercial entry and windows facing the street and residential units with balconies
- the exterior materials include stucco siding, corrugated metal siding, painted concrete block, cedar siding, metal flashing and fascias, aluminium balcony rails, aluminium doors and vinyl windows
- existing asphalt surface of the parking area is proposed to be retained
- existing soft and hard landscaping to be mostly retained
- two new deciduous trees are proposed along Oak Bay Avenue.

### **Sustainability Features**

As indicated in the applicant's letter dated October 16, 2017, the sustainability features associated with this application include retaining portions of an existing building, energy and water efficiency and close proximity to amenities.

### **Active Transportation Impacts**

The Application proposes short term and long term bicycle parking, which support active transportation.

### **Public Realm Improvements**

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

### **Accessibility Impact Statement**

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

## Existing Site Development and Development Potential

The site is presently a one-storey commercial building. Under the current CR-3 Zone, Commercial Residential Apartment District, the site could be redeveloped as a single family dwelling, duplex, multiple dwellings, commercial-residential buildings, and commercial buildings. Examples of permitted non-residential uses include offices, professional businesses, retail stores, restaurants, theatres, bakeries, laundrettes, dry cleaning, high tech and call centres. The maximum floor space ratio is 1.0:1.

### Data Table

The following data table compares the proposal with the existing CR-3 Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Existing CR-3 Zone
Site area (m <sup>2</sup> ) – minimum	620 (approx.)	N/A
Dwelling unit area (m <sup>2</sup> ) – minimum	41.00	33.00
Street right-of-way width (m) – minimum	17.00	15.00
Density (Floor Space Ratio) – maximum	1.0:1.0	1.0:1.0
Height (m) – maximum	10.50	10.70
Storeys – maximum	3	3
<b>Setbacks</b> (m) – minimum:		
Front (south) – first storey	3.00	3.00
Front (south) – upper storeys	6.40	6.00
Rear (north)	12.75	6.00
Side (east) – interior	0.00*	2.40
Side (west) – flanking street	0.87*	2.40
Parking – minimum	10*	14

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on February 5, 2018 the Application was referred for a 30-day comment period to the South Jubilee CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 6A: Small Urban Villages. Overall, the proposed development is consistent with the associated design guidelines.

Although the proposed building is somewhat uniformly rectangular, several design features help to provide visual interest and break up the massing. These include varied setbacks at the back of the building along Redfern Street, protruding balconies and overhangs and a variety of materials and colours. The two upper storeys of the elevation facing Oak Bay Avenue are set back from the street, providing a human scale at street level.

The building has windows and entrances oriented towards the street, which help transition between the interior commercial space and the public sidewalk and street. The entrance to the apartments on Redfern Street is distinguished from the commercial entrances on Oak Bay Avenue with horizontal cedar siding and a distinctive roof overhang.

The applicant is proposing to retain most of existing soft and hard landscaping including shrubs, trees, and the asphalt parking lot. The applicant is also proposing the addition of two trees along Oak Bay Avenue on either side of the commercial entrances.

Potential impacts on the adjacent single family house to the north would be reduced by the depth of parking lot and landscaping screening along the northern property boundary.

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

There are no Tree Preservation Bylaw impacts and no impacts to public trees with this Application.

### **Regulatory Considerations**

The applicant is requesting three variances. Overall, the variances are supportable because the impacts would not be substantial and some mitigation measures would be provided. The variances are the result of the applicant retaining and building on top of the existing building.

The proposed variances are related to:

- reducing the interior (east) setback from 2.40m to 0.00m;
- reducing the flanking street (west) setback from 2.40m to 0.87m;
- reducing the required number of parking stalls from 14 to 10.

### **Minimum Setbacks**

The impact of the reduced setback on Redfern Street (west) will be mitigated through landscaping, providing a softer appearance, and windows and doors, providing transparency and visual interest.

The reduced setback on the east side will have some impact on views and shading of the existing adjacent building; however, the proposal will not impact privacy as it does not have many windows on this side.

### Minimum Number of Parking Stalls

The applicant is proposing a variance to reduce the number of required parking stalls from 14 to 10. The data collected for the update to the Zoning Regulation Bylaw indicates there will be a shortfall of approximately 3 spaces for this development. The proposal, however, is located on a bus route and close to many services.

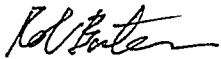
### **CONCLUSIONS**

The proposal to renovate an existing single storey commercial building and construct a two storey addition with seven dwelling units on top is generally consistent with Development Permit Area 6A: Small Urban Villages (Oak Bay Village). The proposal would help to revitalize the Oak Bay Village through human-scale design of buildings while being compatible with adjacent residential neighbourhoods with a sensitive transition in building massing, siting and form. The variances are supportable because the impacts are not substantial. Staff recommend that Council consider supporting this Application.

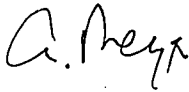
### **ALTERNATE MOTION**

That Council decline Development Permit with Variances Application No. 00069 for the property located at 1928 Oak Bay Avenue.

Respectfully submitted,




Rob Bateman  
Senior Process Planner  
Development Services Division



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

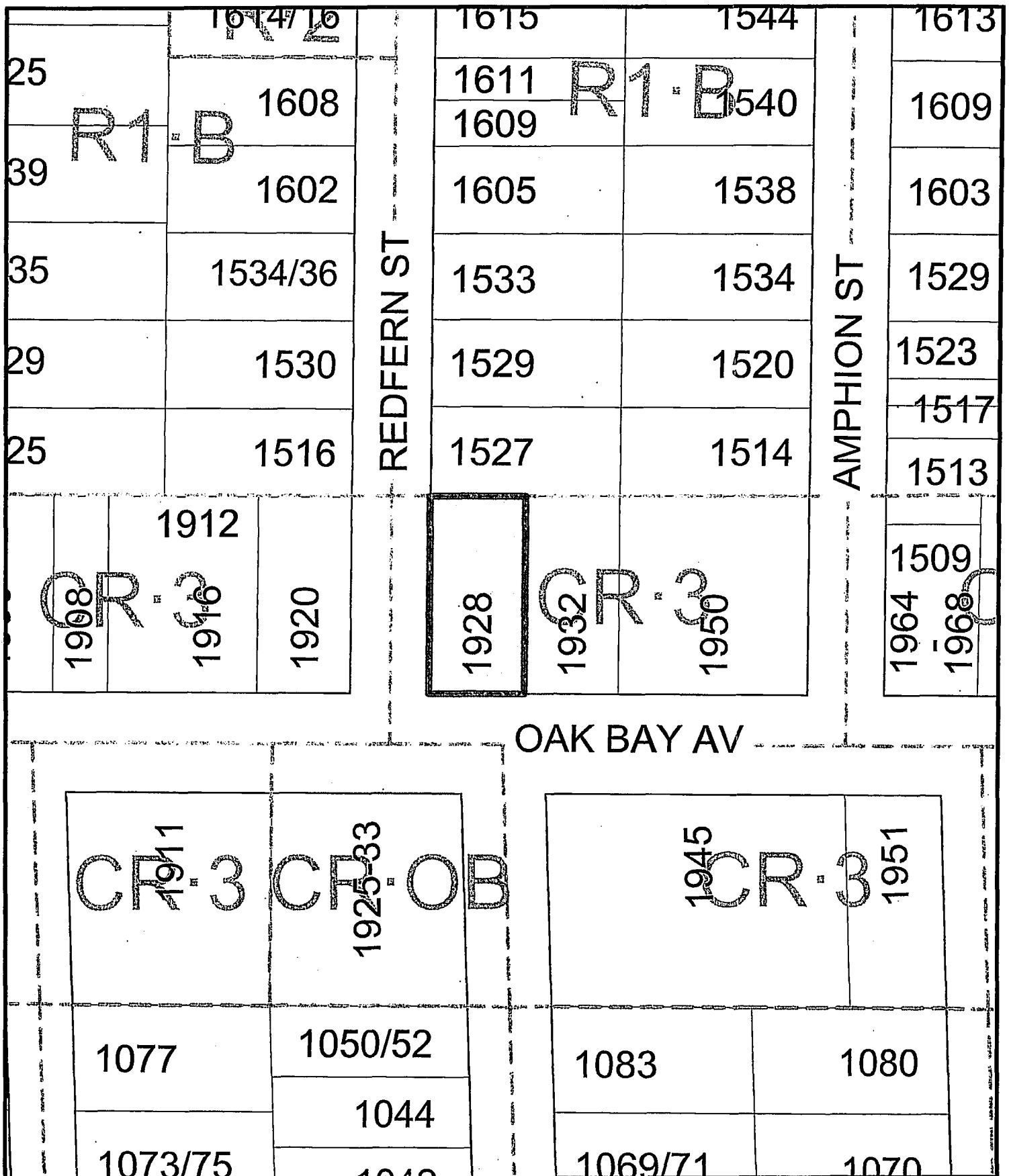


Date: Feb 15, 2018

### **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 7, 2018
- Attachment D: Letter from applicant to Mayor and Council date stamped December 13, 2017.





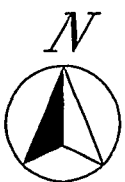
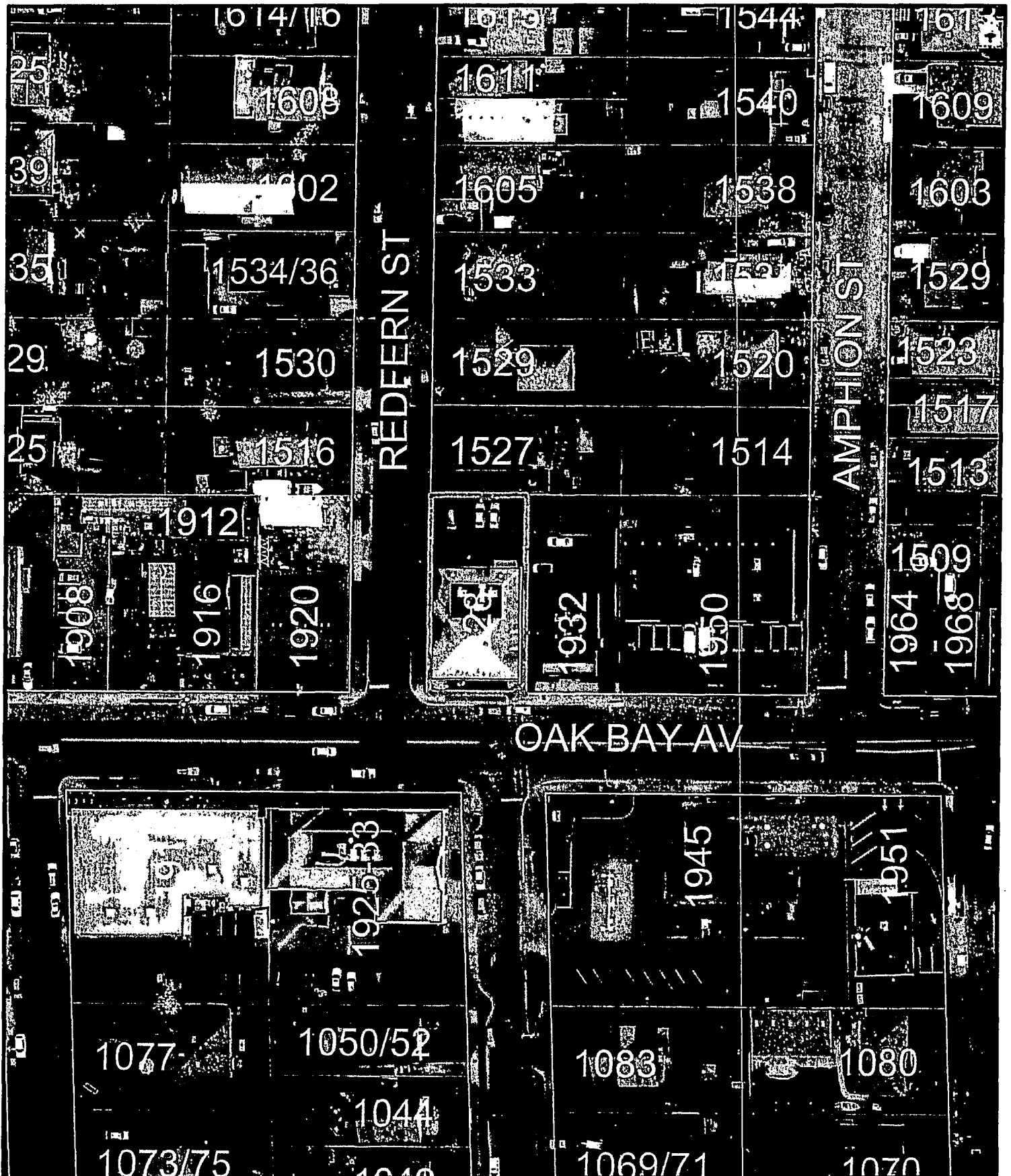
OAK BAY AV



1928 Oak Bay Avenue

Development Variance Permit #000509





1928 Oak Bay Avenue

Development Variance Permit #000509

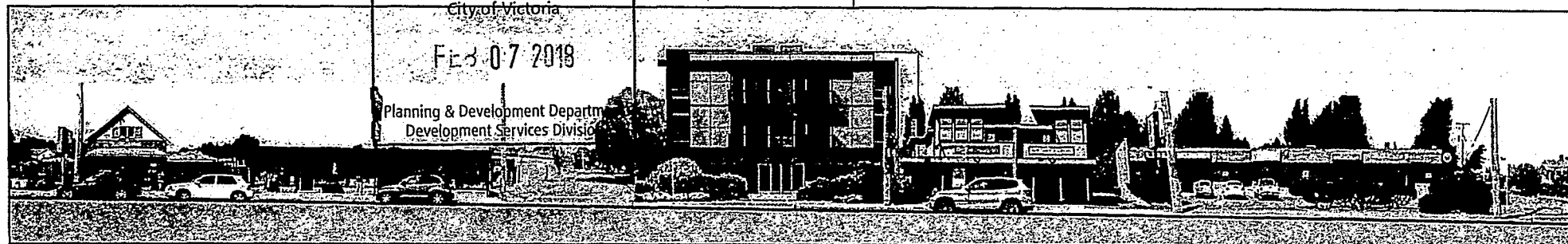


<b>Owner:</b>	Brad Schaller / Wayne Hopkins Turnbull Developments Ltd. 485 B Garbaly Rd Victoria, BC		
<b>Architect:</b>	Joseph R. Newell, MAIBC, B. Arch, B.E.S. Joe Newell Architect Inc, 612 Yates Street, Victoria, B.C. Telephone: 250-382-4240 Fax: 250-382-5733 Email: joenewell@joenewellarchitect.com		
<b>Civic Address of Property:</b>	1928 Oak Bay Avenue, Victoria, BC		
<b>Legal Description:</b>	Lot 14, Block 2, Section 78, Plan 213, Victoria District		
<b>Zoning:</b>	CR-3 - Commercial Residential Apartment District		
<b>Project Description:</b>	New 7 Unit Residential Building over Existing Commercial Ground Floor		
<b>Site Area:</b>	620.9 m <sup>2</sup>	6,681 s.f.	
<b>Site Coverage:</b>	Building Footprint Coverage	302.7 m <sup>2</sup> 48.8 %	3,257 s.f.
<b>Total Floor Area:</b>	1st Floor (Medical / Dental Office) 2nd Floor (5 Residential Suites) 3rd Floor (3 Residential Suites)	223.1 m <sup>2</sup> 212.3 m <sup>2</sup> 179.3 m <sup>2</sup>	2,466 s.f. 2,285 s.f. 1,930 s.f.
	Total	620.8 m <sup>2</sup> 1.04: 1.0	6,681 s.f. 11.5: 1
<b>Building Height:</b>	Permitted Height: Proposed Height:	10.700 m 10.500 m	35.10' 34.45'
<b>Setbacks:</b>			
<b>Front Yard (Street - South):</b>	Permitted @ 1st Storey: Existing @ 1st Storey: Permitted @ Upper Storeys: Proposed Upper Storeys	3.000 m 3.000 m 6.000 m 6.400 m	9.84' 9.84' 19.69' 21.00'
<b>Rear Yard (North):</b>	Permitted: Proposed:	6.000 m 13.000 m	19.69' 45.28'
<b>Side Yard (East):</b>	Permitted: Proposed:	5.350 m 0.000 m	17.55' 0.00'
			Variance requested
<b>Side Yard (Street - West):</b>	Permitted: Proposed:	5.350 m 0.870 m	17.55' 2.87'
			Variance requested
<b>Vehicle Parking:</b>			
<b>Required Parking</b>	Apartment Dwelling units - 1.3 space per unit = 9.1 Office space - 1 space per 37.5 m <sup>2</sup> = 191.45 / 37.5 = 5.11 spaces Total = 5.1 + 9.1 = 14.2 spaces = 14 spaces		
<b>Proposed Parking</b>	10 stalls provided 1 per dwelling unit. 3 spaces provided for commercial		
			Variance requested
<b>Proposed Bicycle Parking</b>	Required Proposed	1 space per apartment + 6 at entrance 1 space per apartment + 6 at entrance In enclosed room	

## Project Data

Received  
City of Victoria

FEB 07 2018

Planning & Development Department  
Development Services Division

Street Elevation - Oak Bay Avenue (Approximate Scale: 1/16" = 1'-0")

1928 OAK BAY  
AVENUE  
VICTORIA, BC

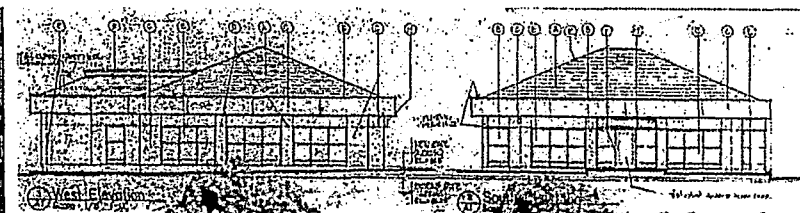
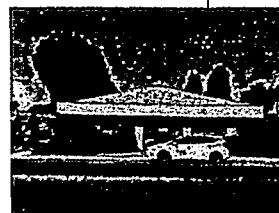
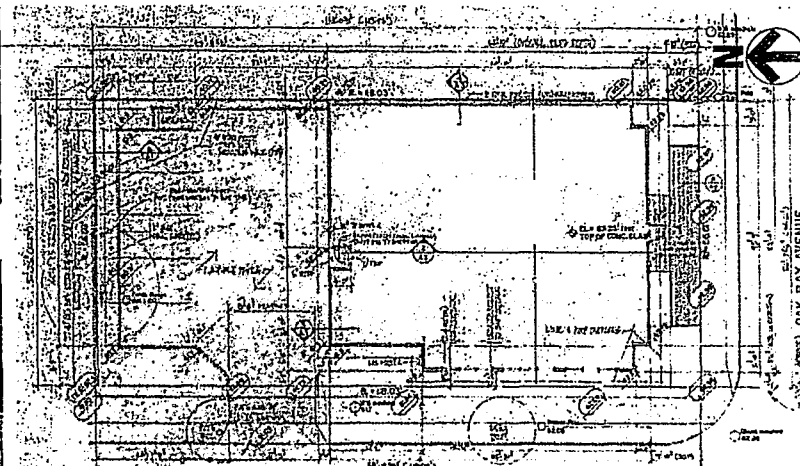
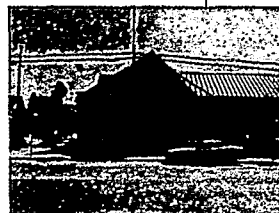
## PROPOSED RESIDENTIAL / COMMERCIAL DEVELOPMENT

7 APARTMENTS

A1

Date Drawn: 2017.02.18

Joe Newell

2 - 101 Presley Place Victoria BC V8B 0S4  
P: (250) 382-4240, F: (250) 382-5733  
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Street Elevation - Redfern Street

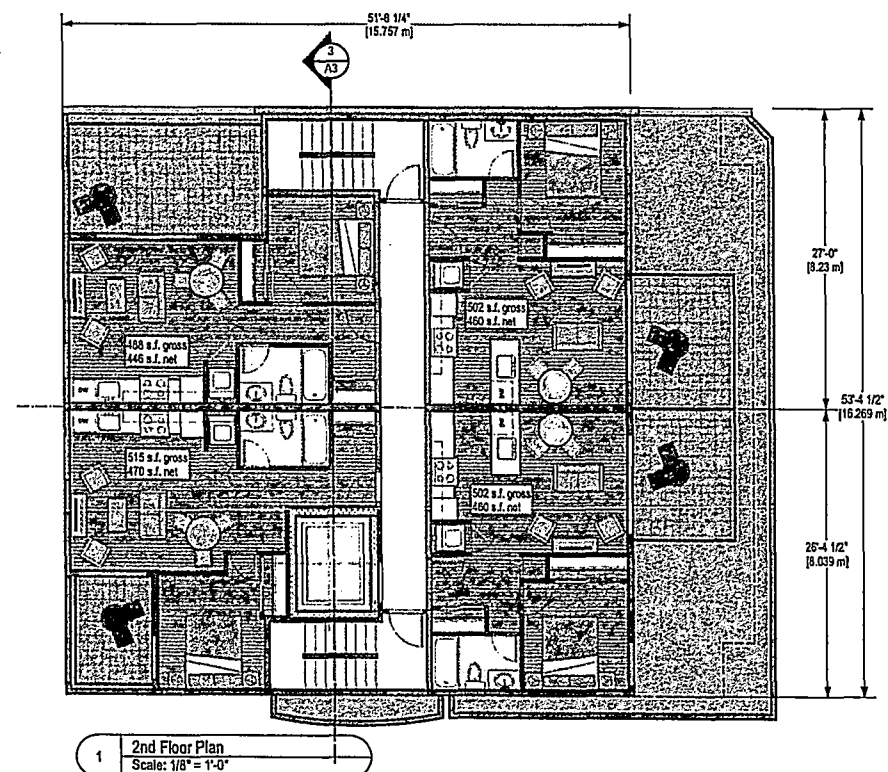
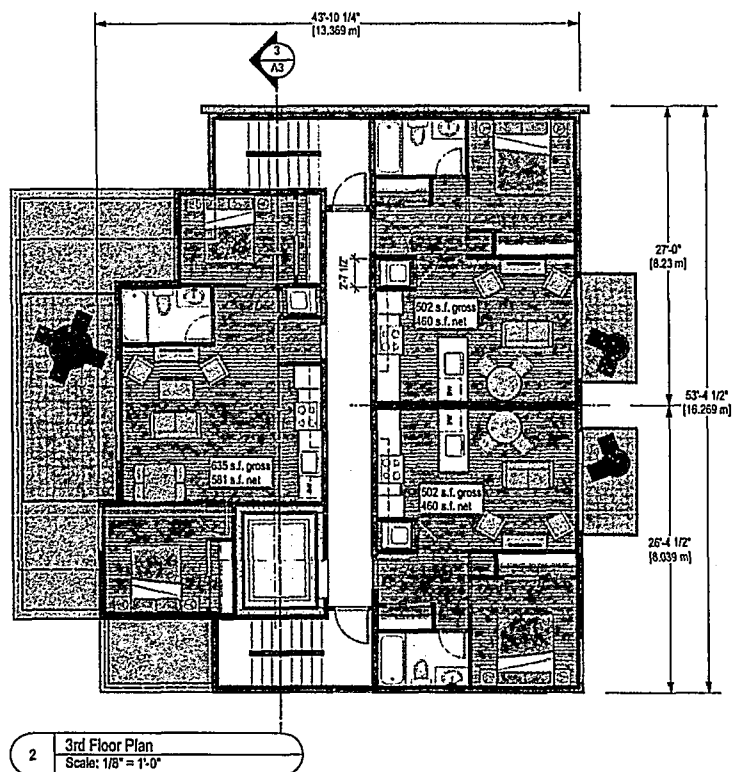
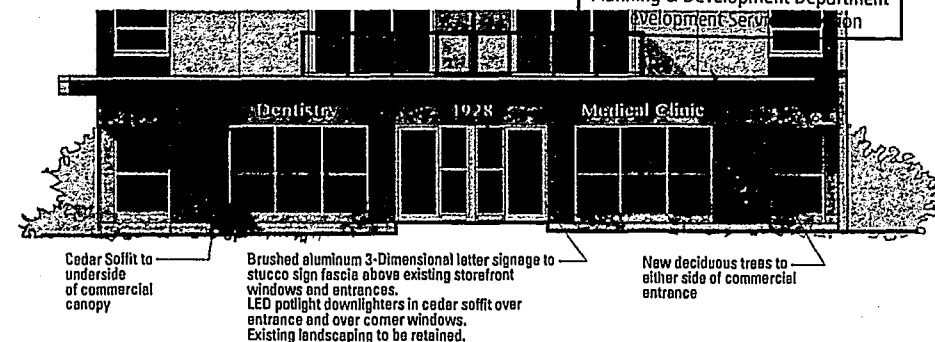
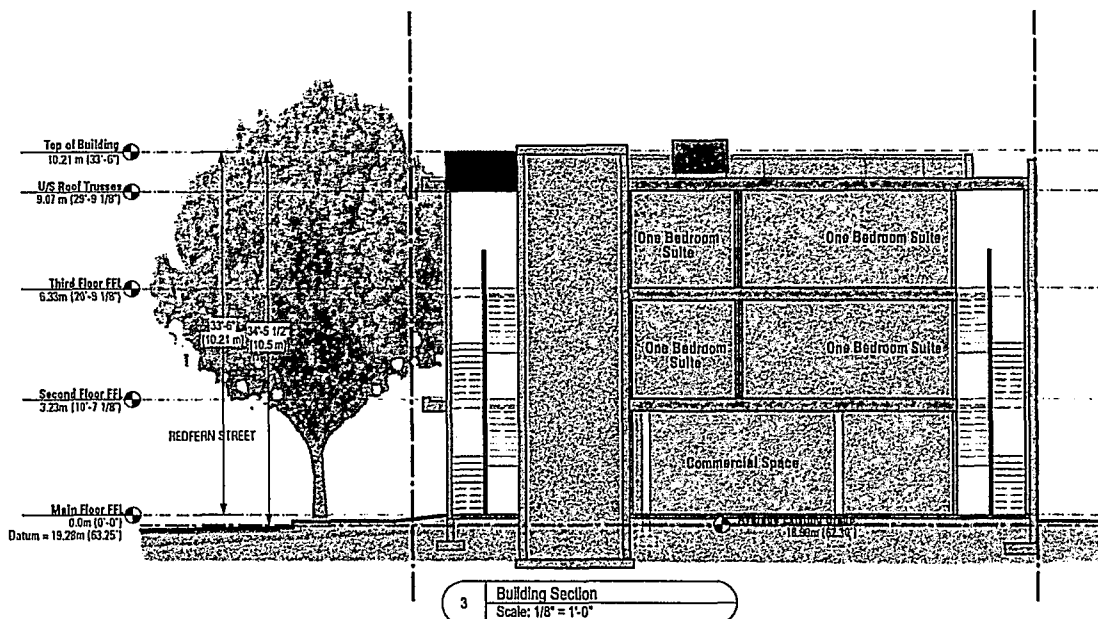
Context Photos / Existing Site and Elevations

FEB 07 2019

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FEB 07 2019

Planning & Development Department  
Development Services Division



1928 OAK BAY  
AVENUE  
VICTORIA, BC

# PROPOSED RESIDENTIAL / COMMERCIAL DEVELOPMENT

7 APARTMENTS

A3

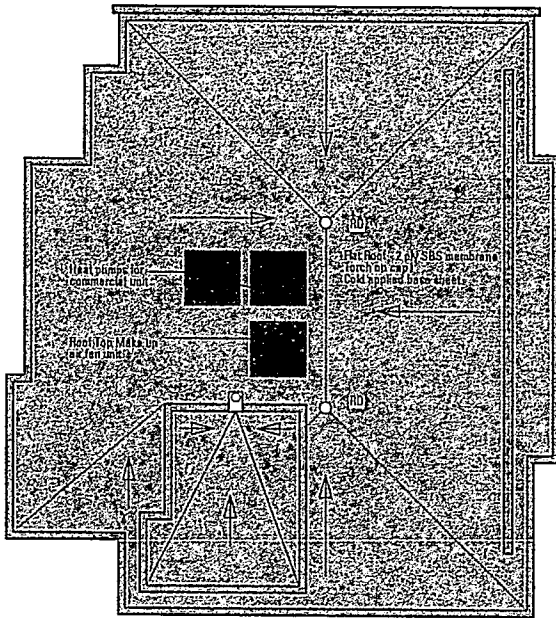
Date Drawn: 2017.08.18

Joe Newell

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www.joanewellarchitect.com



**Received**  
City of Victoria  
  
FEB 07 2018  
  
Planning & Development Department  
Development Services Division



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

1928 OAK BAY  
AVENUE  
VICTORIA, BC

**PROPOSED RESIDENTIAL / COMMERCIAL DEVELOPMENT**

7 APARTMENTS

**A5**

Date Drawn: 2017.08.18

**Joe Newell**

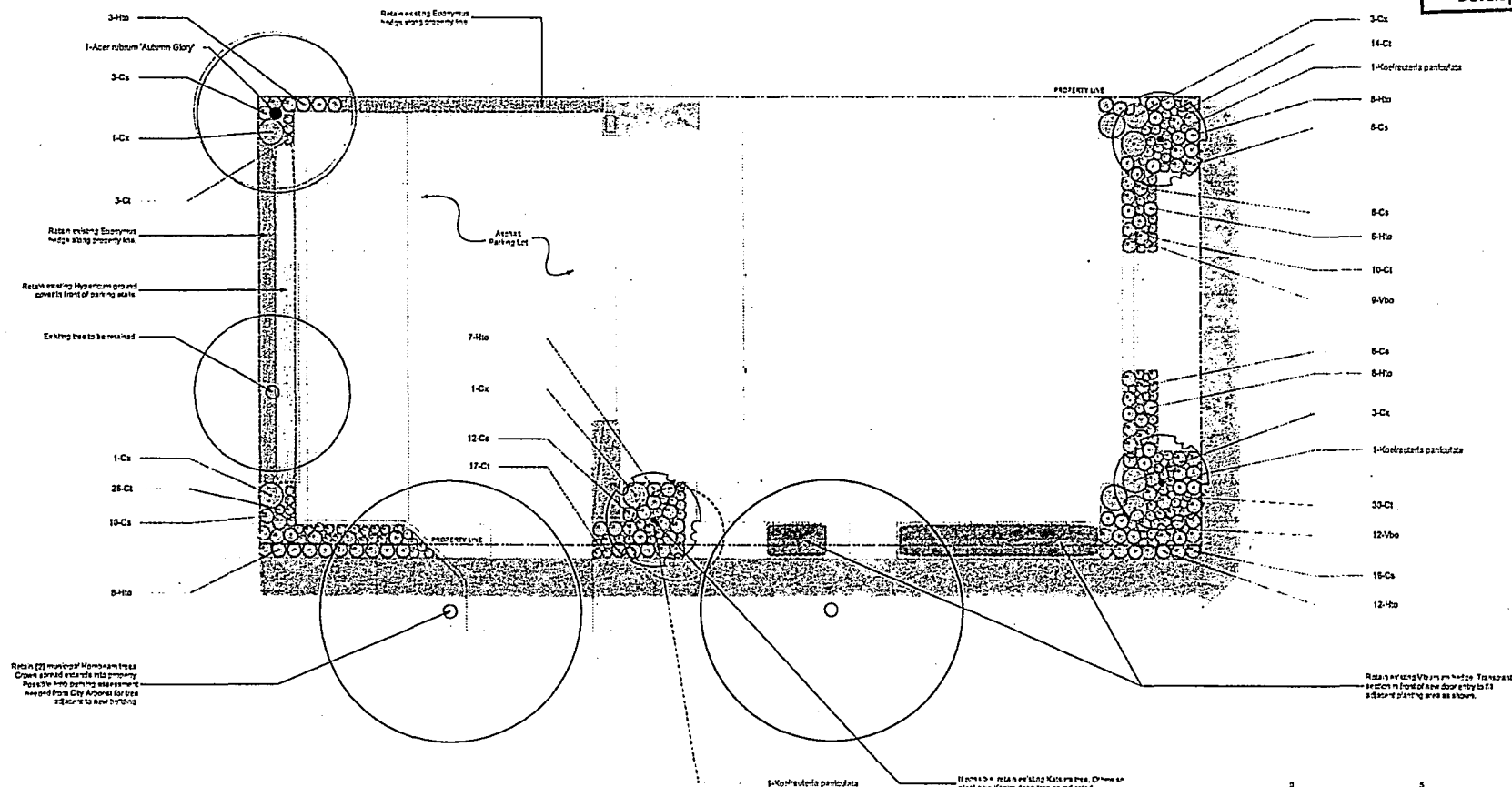
2 - 101 Presley Place Victoria BC V8B 0S4  
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www.joewellarchitect.com



Received  
City of Victoria

FEB 07 2018

Planning & Development Department  
Development Services Division



# LEGEND

Symbol	Description
	Property Line
	Unit Paving
	Cast in Place Concrete Paving
	Ornamental Planting Area
	Existing Planting Area for Retention

## PLANT LIST

Sym	Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing
<b>TREES:</b>				
1	1	Acer rubrum 'Autumn Glory'	Autumn Glory Red Maple	5.0cm cal, b&b
3	3	Koeleria paniculata	Panicle Goldenrain Tree	5.0cm cal, b&b
<b>SHRUBS:</b>				
Ct	100	Carex lasiocarpa	Orange Sedge	#1 pot, 40cm o.c.
Cs	59	Cistus salvifolius	Sageleaf Rock Rose	#1 pot
Cx	9	Cistus x corbariensis	Rock Rose	#2 pot
Hto	50	Habea topiaria	Topiaria's hebe	#1 pot
Vbo	21	Verbena bonariensis	Tall Verbena	#1 pot

## PLANTING NOTES

1. All plant codes and species may change between revision of DP and Construction due to plant availability and design changes.

## DRAWING NOTES

1. DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All spot dimensions in metres and all overall dimensions in metres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide detail of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to ensure BASIC Standards and Council Specifications.
7. Landscape Installation to carry a 1 year warranty from date of acceptance.
8. Plant material installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all issues related to protection and relocation to construct of all landscape and/or information including irrigation.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

NOT FOR CONSTRUCTION

1 DP 18.01.2018  
rev no description date

Murdoch  
de Greeff  
Landscape Architecture & Design  
Phone: 524 1111 Fax: 524 1112  
www.murdochdegreeff.com.au

client  
MERIDIAN GROUP  
HOLDINGS LTD.

project  
1928 OAK BAY AVENUE  
1928 OAK BAY AVENUE  
VICTORIA, BC

sheet no  
Landscape Materials  
Plan, Planting Plan &  
Plant List

issued no 111737

scale 1:75 21x34"

drawn by UDI

checked by SUMED

rev no sheet no

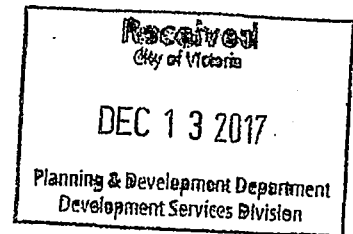
L1.01





October 16, 2017

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



**SUBJECT:      Development Permit Application  
                 Addition of 7 Residential Units  
                 1928 Oak Bay Ave.**

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Your Worship Mayor Helps and Members of Council,

We are pleased to submit our application for Development Permit for our property located at 1928 Oak Bay Avenue. Our application allows for the addition of seven residential apartments to the existing commercial building. The commercial space will be reduced from its current size, and the apartments will be market rental.

The property is currently a vacant one level commercial building, purpose built in 1995 for the dental industry. The property is located directly across the street from the new Red Barn Market on Oak Bay Avenue. The Oak Bay Avenue location continues to grow and expand as one of the larger urban villages within the City of Victoria, and possibly the largest urban area when combined with portions of Oak Bay Avenue within the District of Oak Bay.

#### **Design Elements**

The building is designed to complement and continue the general improvements that are occurring with properties in our area along Oak Bay Avenue. A combination of exterior materials and colours will provide a subtle yet interesting appearance for this boutique building, balancing the pedestrian focus of the commercial main floor, with the residential nature of the upper two floors

The building addition and improvements utilize the current land use zoning, and the addition to the building has been designed within the existing building foot print. The addition includes two residential stories' above the existing commercial main level.

The residential floors have been set back from Oak Bay Avenue, to provide a visual focus on the commercial space along the avenue, as well as to maintain an open feeling for pedestrians on Oak Bay Avenue. The front set back of the residential floors above is in keeping with the front elevation of the adjoining property at 1932 Oak Bay Avenue.



The side yard setback on Redfern Street is maintained within the existing building setback, with the upper levels set back at various points, as well as the introduction of balconies with privacy glass for all residential units.

The interior side yard setback of the existing building, primarily a concrete block wall, will be enhanced and defined using colours, stucco areas and aluminum reveals.

Although we have utilized existing setbacks and the existing building exterior walls, the side yard setbacks for the upper residential floors are considered variances.

The rear setback for the residential floors has been set back and stepped back from the existing building setback on the commercial main floor. This stepped setback approach was intended to focus the building toward Oak Bay Avenue, and soften the building appearance from neighboring residential properties on Redfern Street.

The building mass has been perceptually reduced using colour, different exterior materials and by stepping back the 2<sup>nd</sup> and 3<sup>rd</sup> floors along Oak Bay Avenue (Front), Redfern Street (Side) and the rear elevation.

The building is designed to reflect modern elements, including a flat roof. The flat roof also lessens the height and massing that can occur with traditional sloped roof designs. Soffits have been designed with either T&G cedar soffit over the commercial and residential entrances, or mill finish aluminum soffit for the upper level residential roof overhangs.

The primary access to the residential apartments has been located on Redfern Street, with the residential access being enhanced and visually prominent using differentiated cladding material, prominent signage, lighting, and a separate overhead canopy.

### **Sustainability**

The project proposes to re-use the existing building with much of the foundation, exterior walls, and fenestration to be retained in place. The components of the building that are being removed (roof and framing) will be re-used, or recycled as facilities exist.

The site is an established and developed site and the re-purposing of the existing site and building will save substantially on new resources required for the project. It will also densify a relatively low-density site, bringing it up to a more urban standard of density that is still within the limits of the zoning.

Efforts in design have been guided by the principals of the Built Green standards, and where possible separate items will be included, such as;



- Continuous insulation to the exterior building envelope;
- Increased roof insulation (R50);
- Low U-Value ( $\leq U = 0.30$ ) windows and ( $\leq U = .42$ ) doors;
- ERVs (Energy Recovery Ventilators) in each suite;
- Individual tank-less hot water heaters in each suite;
- Ultra-Low flush / low flow water fixtures and fittings;

We will engage the services of an energy modeler to confirm that the measures above, if adopted, would allow the project to meet or exceed a step Energy Code Level of 3.

Other items that have become standard specification items for buildings that we build will be incorporated into this project, including:

- Low / No VOC paints, stains, adhesives, sealants, millwork, floor finishes;
- Drip irrigation system for new and existing planted areas;
- Dual flush toilets, low flow faucets and shower heads;
- All building envelope elements (Walls, floors, roofs) will exceed the minimum specified RSI values in the BC Building Code;
- Building ventilation flush prior to occupancy;

The building location provides residents easy access to several amenities and services within close proximity;

- Public transit routes exist along Oak Bay Avenue;
- Daily needs shopping is close by along Oak Bay Avenue, with Red Barn Market and Home Hardware located directly across Oak Bay Avenue from the site;
- A major shopping center exists within 1 km at Fort Street and Foul Bay Road;
- Oak Bay Rec Centre is located within 1 km;
- Personal services are available within walking distance along Oak Bay Avenue;
- Redfern Park and playground is approximately 250 m from the site;

### Parking

Parking for the residential apartments and the commercial space will be located on the existing parking area accessed off Redfern Street. The parking area will be slightly enlarged and improved to provide additional parking, while not substantially impacting the existing mature vegetated screening that surrounds the parking area.



The building use is traditional commercial residential, located within an Urban Village as defined by the Victoria Official Community Plan. Due to the property's location, the area functions in conjunction with the Oak Bay Village.

The main floor commercial has been calculated using the "medical / dental use" parking requirements. This use is considered the highest demand for this type of space. The existing parking bylaw requirement for medical / dental is the same as proposed in the updated parking requirements. The net parking requirement for the commercial use is 5 stalls.

The residential units are similar to comparable buildings on Oak Bay Avenue, and similar to other buildings in Urban Villages. The anticipated need for parking for the residential units has been internally estimated at .6 per unit, however we have used the proposed parking requirement for Villages / Centers of .7, therefore requiring a net parking of 5 stalls.

Based on proposed parking requirements for an urban village, which we support as providing a true representation of parking demand for this type of building, our requirement for parking would be 10 stalls, therefore no parking variance would be required.

The building is in an area that provides easy walking access to shops and services that meet daily needs, and public transportation is readily available within steps of the building. The building design will also offer bicycle facilities to encourage and accommodate residents.

The current parking bylaw requires 1.3 parking stalls per residential units, which creates a need for a parking variance the time of application. As shown in supporting data from the city's parking review, the 1.3 parking requirement far exceeds the actual use and need for a building as proposed.

Oak Bay Avenue is a popular cycling route for recreation and commuting. The application provides bicycle parking, both short term and long-term facilities.

### **Landscaping**

The addition to the building is being restricted to the existing building foot print, therefore the mature landscaping that surrounds the building will be retained, and if necessary due to construction, will be replaced or enhanced according to the buildings original landscape plan.

In addition to existing vegetation, enhancements will include the addition of two boulevard type trees that are positioned to frame the commercial entrance on Oak Bay Avenue.



It is important to us, and we believe the community, that the existing boulevard trees along Redfern Street be retained and protected, and that any boulevard improvements or servicing work required by the City of Victoria consider these mature trees.

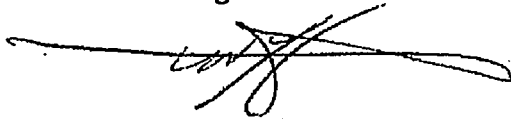
**Summary**

We are pleased to submit our proposal to add residential rental apartments to the existing commercial building at 1928 Oak Bay Avenue. We have attempted to provide a quality boutique building that updates existing commercial space, adds residential rental opportunities, and is considerate of our neighbours and the City of Victoria goals.

Please contact the undersigned at 250.812.0554, or by email at [wayne@merdyngroup.com](mailto:wayne@merdyngroup.com) with any questions you may have, if you require further information, or if you would like to visit the site.

We look forward to presenting our proposal to you at the earliest opportunity.

Sincerely,  
**1928 Holdings Ltd.**



per Wayne Hopkins

**Alicia Ferguson**

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**Subject:** RE: 1928 Oak Bay Avenue South Jubilee NA LUC

**From:** RAYMOND ST ARNAUD

**Date:** February 19, 2018 at 11:51:31 AM PST

**To:** <mayorandcouncil@victoria.ca>, <councillors@victoria.ca>

**Cc:** <landuse@southjubilee.ca>, garryantinuk, lhoar

**Subject:** 1928 Oak Bay Avenue South Jubilee NA LUC

To: Mayor and Council  
Victoria, BC  
February 19, 2018

From: Land Use Committee  
South Jubilee Neighbourhood Association

The Land Use Committee has no inherent objections to this development. The variances are minor. The project complies with the Oak Bay Avenue Land Use and Design Guidelines, Revised 2001, that identifies a 3 story mixed use building as suitable for the Avenue. As there was no re-zoning, and the projects form fitting the the Oak Bay Avenue Land Use and Design Guidelines, 2001, the Land Use Committee choose to not have a CALUC meeting. The Land Use Committee has met with the proponents at an early stage.

If the proponent is considering tenants such as a restaurant or bakery we'd like to suggest that an exhaust system is considered at this stage that would not impact ground level activity We would see this as an improvement over the ground level exhaust at a nearby restaurant.

South Jubilee Neighbourhood Land Use Committee

**Amanda Ferguson**

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**Subject:**

1928 Oak Bay Ave Development Permit

**From:** Richard Boyle

**Date:** February 20, 2018 at 2:47:02 PM PST

**To:** <councillors@victoria.ca>

**Subject:** 1928 Oak Bay Ave Development Permit

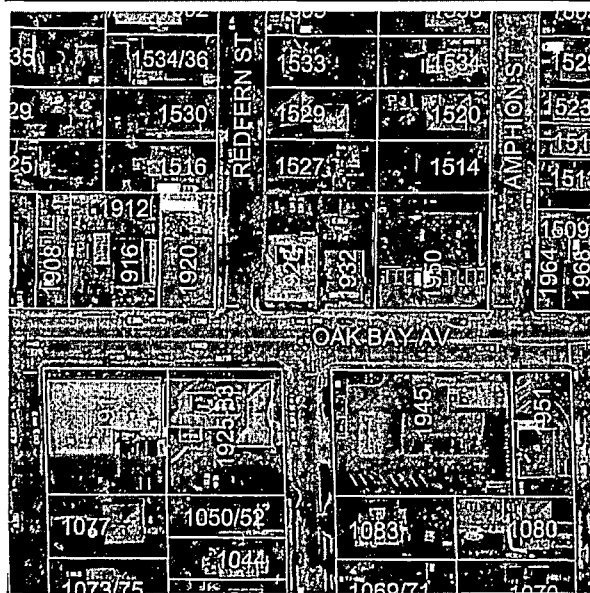
As a resident and owner of property on Redfern St, I have a concern with this development as proposed. I have no issue with the design or size of the proposed building. I do however, have a big concern over the lack of parking for the development and its impact on Redfern St. As you know this is a very narrow street that is primarily residential parking only. The Red Barn Market has already added considerable parking pressures at the south end of Redfern. The developer should have to decrease the number of units or look at underground parking for the tenants.

Richard and Susan Boyle  
1614 Redfern St.

Sent from my iPad

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Development Permit with  
Variances Application  
for  
1928 Oak Bay Avenue





Subject property (looking north)



Adjacent property to the east



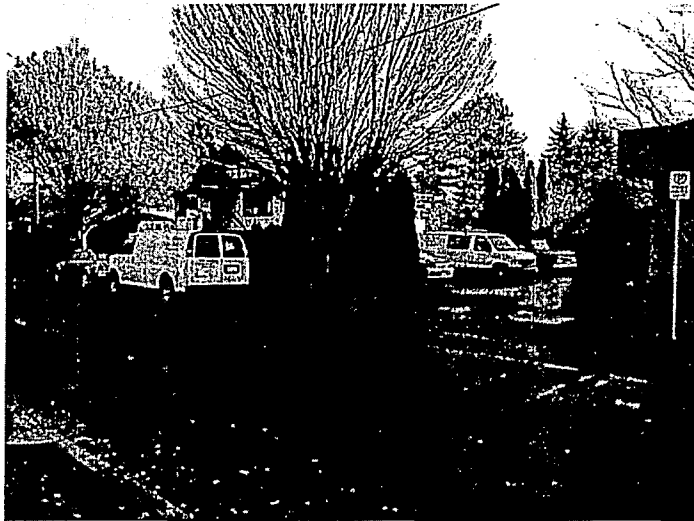
Adjacent property to the west



Redfern Street (looking north)



Subject property (rear of property)



Subject property (back of property)



Adjacent property to the north



Oak Bay Avenue (looking west)





