

REPORTS OF COMMITTEES

1. Committee of the Whole – December 7, 2017

3. Rezoning Application No. 00573 and Development Permit with Variances Application No. 000504 for 2816 Shelbourne Street (Oaklands)

Motion:

It was moved by Councillor Alto, seconded by Councillor Loveday:

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00573 for 2816 Shelbourne Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once:

1. Staff are provided with a legal agreement securing the provision of one electric vehicle charging station per unit and one electric-assisted bicycle per initial purchaser for each of the five units as offered by the applicant to the satisfaction of the City Solicitor.
2. Staff receive proof of registration at the Land Title Survey Authority of an executed Statutory Right-of-Way (SRW) of 7.0m on Shelbourne Street.
3. The applicant works with Staff to mitigate the impact of the requested variance for the rear (west) setback.

Development Permit with Variances Application

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. 00573, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit with Variances Application No. 000504 for 2816 Shelbourne Street in accordance with:

1. Plans date stamped August 22, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements except for the following variances:
 - i. Reduce the front setback from 10.7m to 8.38m;
 - ii. Reduce the rear setback from 4.0m to 2.25m;
 - iii. Reduce the north side yard setback from 4.0m to 3.77m;
 - iv. Reduce the south side yard setback from 4.0m to 3.35m;
 - v. Reduce the parking from 8 stalls with one visitor stall to 5 stalls with no visitor stalls.
3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

3.6 Rezoning Application No. 00573 for 2816 Shelbourne Street (Oaklands)

Committee received a report dated November 23, 2017, from the Director of Sustainable Planning and Community Development regarding recommendations for the rezoning of the property located at 2816 Shelbourne Street from the R1-B Zone to a site specific zone in order to permit the construction of a five unit townhouse development.

- Motion:** It was moved by Councillor Alto, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00573 for 2816 Shelbourne Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once:
1. Staff are provided with a legal agreement securing the provision of one electric vehicle charging station per unit and one electric-assisted bicycle per initial purchaser for each of the five units as offered by the applicant to the satisfaction of the City Solicitor.
 2. Staff receive proof of registration at the Land Title Survey Authority of an executed Statutory Right-of-Way (SRW) of 7.0m on Shelbourne Street.
 3. The applicant works with Staff to mitigate the impact of the requested variance for the rear (west) setback.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report For the Meeting of December 7, 2017

To: Committee of the Whole **Date:** November 23, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00573 for 2816 Shelbourne 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. 00573 for 2816 Shelbourne Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once:

1. Staff are provided with a legal agreement securing the provision of one electric vehicle charging station per unit and one electric-assisted bicycle per initial purchaser for each of the five units as offered by the applicant to the satisfaction of the City Solicitor.
2. Staff receive proof of registration at the Land Titles Survey Authority of an executed Statutory Right-of-Way (SRW) of 7.0m on Shelbourne Street.
3. The applicant works with Staff to mitigate the impact of the requested variance for the rear (west) setback.

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.

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 2816 Shelbourne Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a site specific zone in order to permit the construction of a five unit townhouse development.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential designation in the *Official Community Plan, 2012*
- the proposal is inconsistent with the recommended density and height found in the *Oaklands Neighbourhood Plan, 1993*.

BACKGROUND

Description of Proposal

This Rezoning Application is to permit the construction of a five unit townhouse development. The following differences from the standard RT Zone, Traditional Residential District, are being proposed and would be accommodated in a new site-specific zone:

- reduce the site area from 920.0m² to 741.05m²
- permit an attached dwelling on a property with a lot area less than 920.0m²
- reduce the lot width from 20.0m to 19.72m

Additionally, the following variances are being requested which, along with the design of the building, would be discussed in the concurrent Development Permit Application report:

- reduce the front setback from 10.7m to 8.38m
- reduce the rear setback from 4.0m to 2.25m
- reduce the north side yard setback from 4.0m to 3.77m
- reduce the south side yard setback from 4.0m to 3.35m
- reduce the parking from 8 stalls with one visitor stall to 5 stalls with no visitor stalls.

Affordable Housing Impacts

The applicant proposes the creation of four new residential units which would increase the overall supply of housing in the area.

Sustainability Features

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

Active Transportation Impacts

As indicated in the applicant's letter dated November 6, 2017, electric-assisted bicycles will be provided to the initial purchasers of each of the five units. In addition, one six-stall bicycle rack will be installed near the front of the property.

Public Realm Improvements

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

Accessibility Impact Statement

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

Land Use Context

The area is characterized mainly by single-family dwellings and townhouses, with some commercial and institutional uses located south of the subject site.

Existing Site Development and Development Potential

The site is presently a one-storey single-family dwelling. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a two-storey single-family dwelling

with either a secondary suite or a garden suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, and the RT Zone, Traditional Residential District. An asterisk is used to identify where the proposal is less stringent than the RT Zone, Traditional Residential District.

Zoning Criteria	Proposal – Site Specific	Existing R1-B Zone, Single Family Dwelling District	Zone Standard RT Zone, Traditional Residential District
Site area (m ²) - minimum	741.05m^{2*}	460m ²	920m ²
Site area per unit (m ²) - minimum	>100m ²	n/a	100m ²
Density (Floor Space Ratio) - maximum	0.93	n/a	1.0:1
Total floor area (m ²) - maximum	691.50m ²	420m ²	741.05m ²
Lot width (m) - minimum	19.71m*	15m	20.0m
Height (m) - maximum	9.70m	7.6m	10.5m
Storeys - maximum	3.0	2.0	3.0
Site coverage % - maximum	43.22%	40%	50%
Open site space % - minimum	35.68%	n/a	30%
Number of dwellings units in an attached dwelling	5*	n/a	4
Setbacks (m) – minimum:			
Front	8.38m*	7.5m	10.7m
Rear	2.25m*	7.5m or 25% lot depth	4.0m
Side (north)	3.77m (balcony)* 4.38m (wall)	1.5m or 10% lot width	4.0m
Side (south)	3.35m*	3.0 for one side yard	4.0m
Combined side yards	n/a	4.5m	n/a
Parking - minimum	5*	1	8
Visitor parking (minimum) included in the overall units	0*	n/a	1
Class 1 – Bicycle Storage	10	n/a	5
Class 2- Bicycle Racks	6 space rack	n/a	6 space rack

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on February 28, 2017. The minutes from this meeting are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan (OCP)*, 2012, designates the property within the Traditional Residential urban place designation. Within this designation multi-unit buildings up to three storeys, including attached dwellings, are envisioned along arterial and secondary arterial roads. Shelbourne Street is classified as a secondary arterial road. The envisioned floor space ratio is up to approximately 1 to 1. The proposed floor space ratio is 0.93 to 1.

Local Area Plans

The *Oaklands Neighbourhood Plan Residential Development Potential* map identifies this property for townhouses generally up to 18 units per acre with a 2.5 storey limit. This proposal is for 27.3 units per acre and three storeys. The plan also notes that slight reductions in parking requirements can be considered in light of the location on existing major bus routes. Finally, the plan notes that building setbacks for new townhouses be at least 10.7 metres from Shelbourne Street.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application. A City-owned mature boulevard tree (London Plane) will require protective fencing during construction. An arborist review may be required prior to Building Permit approval to comment on the construction impacts to the tree's critical root zone.

CONCLUSIONS

The *Official Community Plan* and the *Oaklands Neighbourhood Plan* both support townhouses on this property. While the *Oaklands Neighbourhood Plan* recommends a lower number of units, the proposal does meet the *Official Community Plan's* recommended density of 1 to 1 floor space ratio. The proposal has a number of differences from the standard RT Zone, Traditional Residential District; however, the proposal does meet the overarching land use policies for the area. Staff, therefore, recommend Council consider moving this application forward for consideration at a Public Hearing.


ALTERNATE MOTION

That Council decline Rezoning Application No. 00573 for the property located at 2816 Shelbourne Street.

Respectfully submitted,


a. Meyer

Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

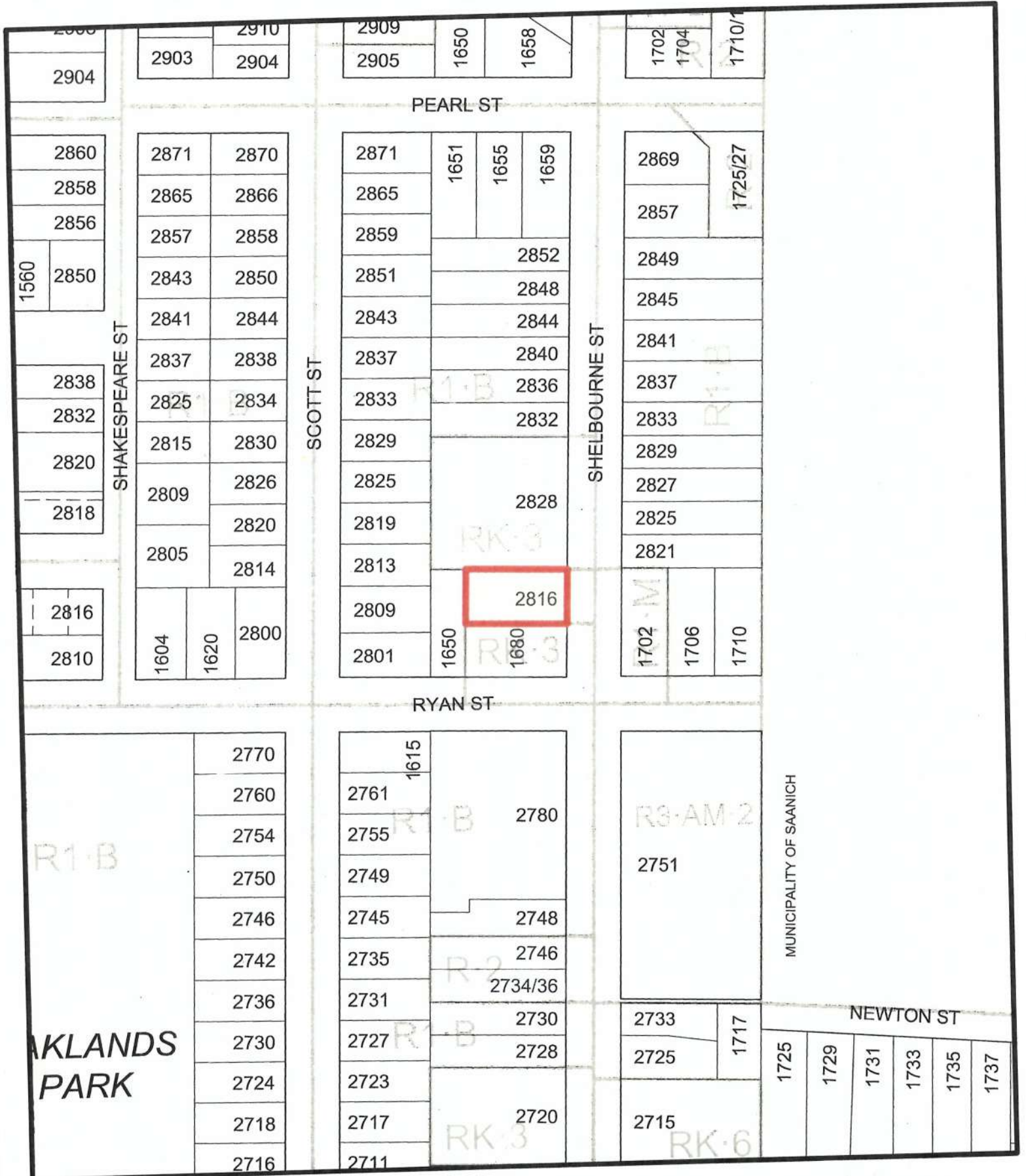


Date:

November 30, 2017

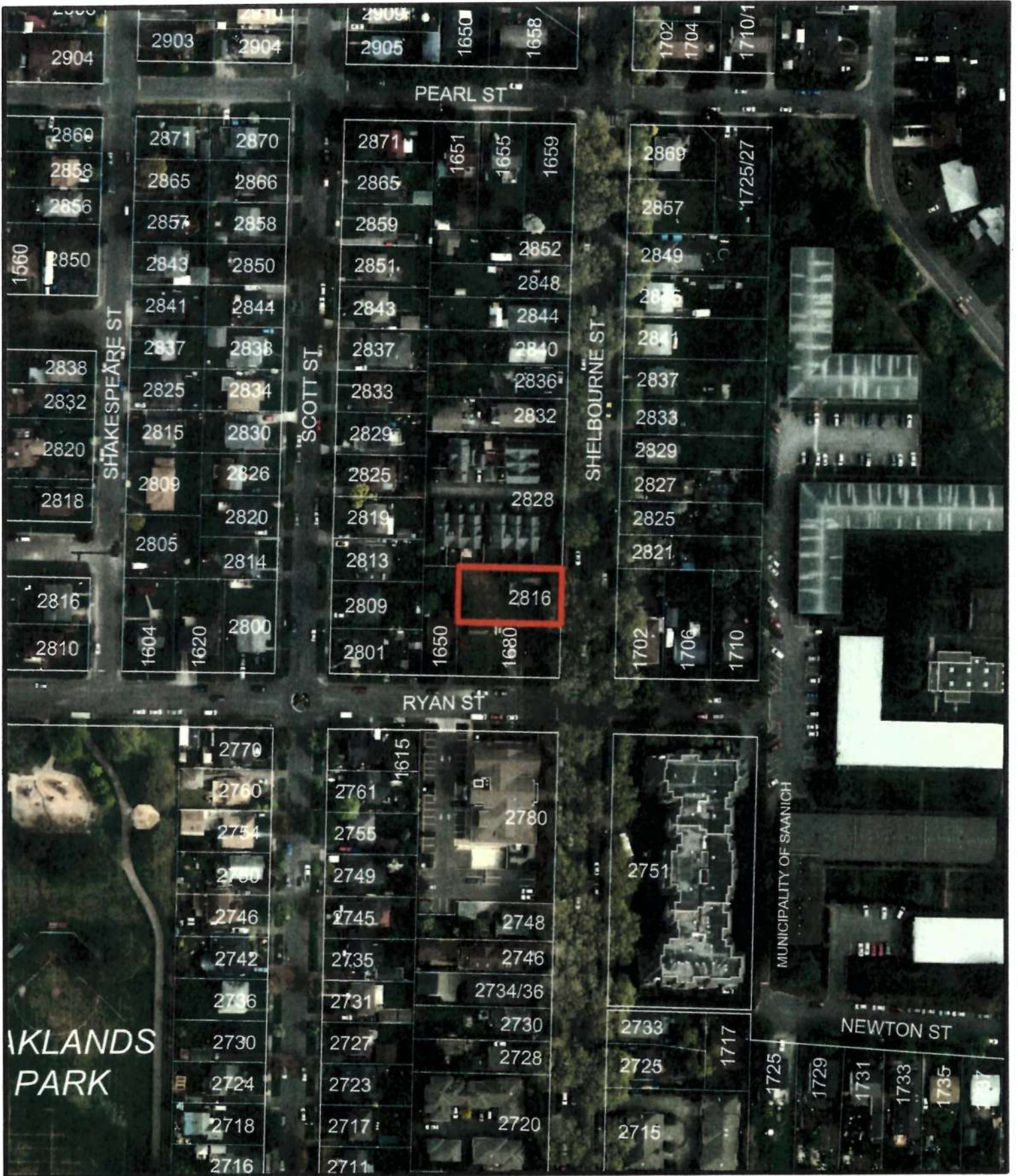
List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped August 22, 2017
- Attachment D – Letter from applicant to Mayor and Council dated November 6, 2017
- Attachment E – Green initiatives letter from applicant dated March 22, 2017
- Attachment F – Community Association Land Use Committee Minutes dated February 28, 2017
- Attachment G – Correspondence (Letters received from residents)



2816 Shelbourne Street
Rezoning No.00573





2816 Shelbourne Street
Rezoning No.00573



Received
City of Victoria
AUG 22 2017

Planning & Development Department
Development Services Division

DRAWING LIST:
SK1 PROP. SITE PLAN
& PROF. DATA
SK2a EXIST. SITE PLAN
SK3 FLOOR PLANS
SK4 ELEVATIONS
SK5 STREETScape
SK6 LANDSCAPE PLAN

SITE DATA - 2016 SHELBOURNE ST. (B-UNIT TOWNHOUSE)
LEGAL DESCRIPTION - Lot 1, Section 8A, Victoria District, Plan 9873 CONSENT ZONING: R10 PROPOSED ZONING: SITE SPECIFIC

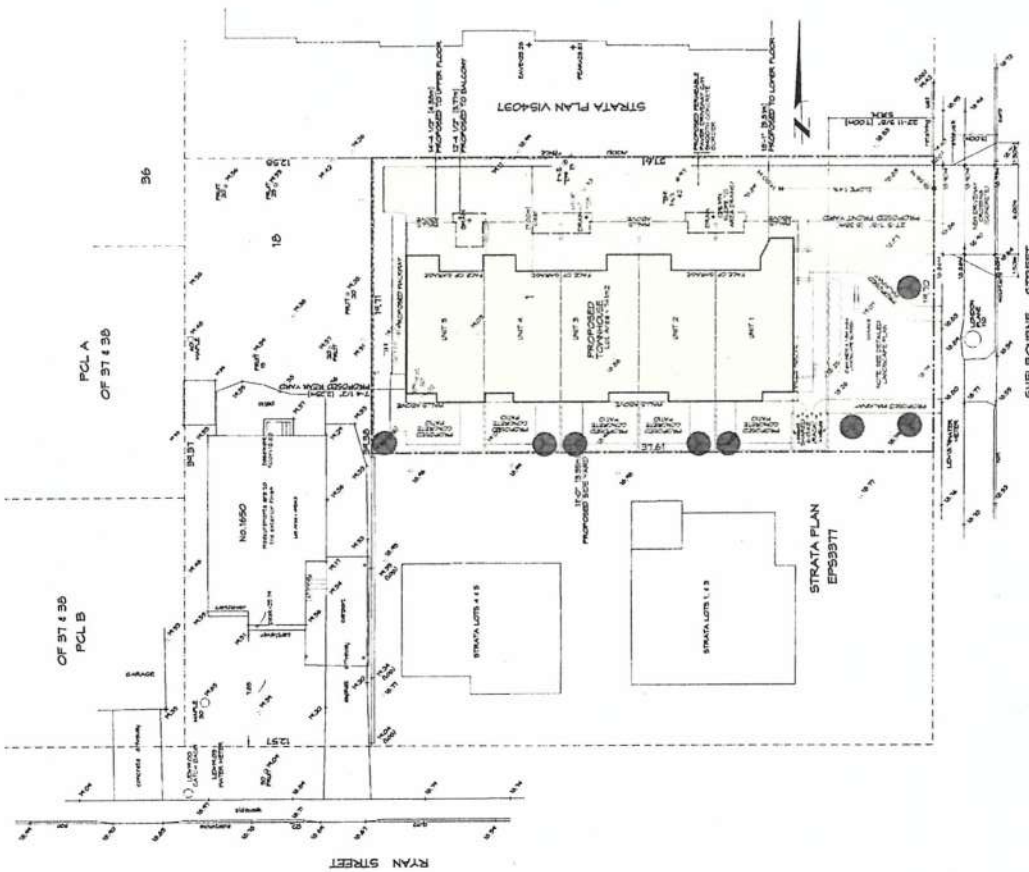
Lot Area (sqm)	Floor Area (sqm)	Enclosed (sqm)	Enclosed (sqm)	Enclosed (sqm)
143.10	143.10	143.10	143.10	143.10
143.10	143.10	143.10	143.10	143.10
143.10	143.10	143.10	143.10	143.10
143.10	143.10	143.10	143.10	143.10
143.10	143.10	143.10	143.10	143.10
143.10	143.10	143.10	143.10	143.10
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143.10	143.10	143.10	143.10	143.10
143.10	143.10	143.10	143.10	143.10
143.10	143.10	143.10	143.10	143.10
143.10	143.10	143.10	143.10	143.10
143.10	143.10	143.10	143.10	143.10

** AREAS MEASURED TO INTERIOR FACE OF EXTERIOR WALLS
† TO CENTER LINE OF SHARED PARTY WALLS

Analysis Data

Room	Floor	Area	Volume	Perimeter
Average	Average	143.10	2111.50	1813.20
1	1	143.10	2111.50	1813.20
2	2	143.10	2111.50	1813.20
3	3	143.10	2111.50	1813.20
4	4	143.10	2111.50	1813.20
5	5	143.10	2111.50	1813.20
6	6	143.10	2111.50	1813.20
7	7	143.10	2111.50	1813.20
8	8	143.10	2111.50	1813.20
9	9	143.10	2111.50	1813.20
10	10	143.10	2111.50	1813.20
11	11	143.10	2111.50	1813.20
12	12	143.10	2111.50	1813.20
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20	20	143.10	2111.50	1813.20
21	21	143.10	2111.50	1813.20
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24	24	143.10	2111.50	1813.20
25	25	143.10	2111.50	1813.20
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27	27	143.10	2111.50	1813.20
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31	31	143.10	2111.50	1813.20
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33	33	143.10	2111.50	1813.20
34	34	143.10	2111.50	1813.20
35	35	143.10	2111.50	1813.20
36	36	143.10	2111.50	1813.20
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47	47	143.10	2111.50	1813.20
48	48	143.10	2111.50	1813.20
49	49	143.10	2111.50	1813.20
50	50	143.10	2111.50	1813.20

GRADE KEY



PROPOSED SITE PLAN
Scale: 1:150

RE-ISSUED FOR REZONING & DP AUG. 21, 2017

ZEBRADESIGN

1161 NEWPORT AVE
VICTORIA, B.C. V9S 8E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. J. JOHNSON
Date: MAR 24, 2017
Scale: AS NOTED

Project:
2016
SHELBOURNE ST -
REZONING

Title:
PROPOSED
SITE PLAN &
SITE DATA

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SK1

Revision:
15 AUG 2017
16 AUG 2017
17 AUG 2017
18 AUG 2017

Project No. TSD



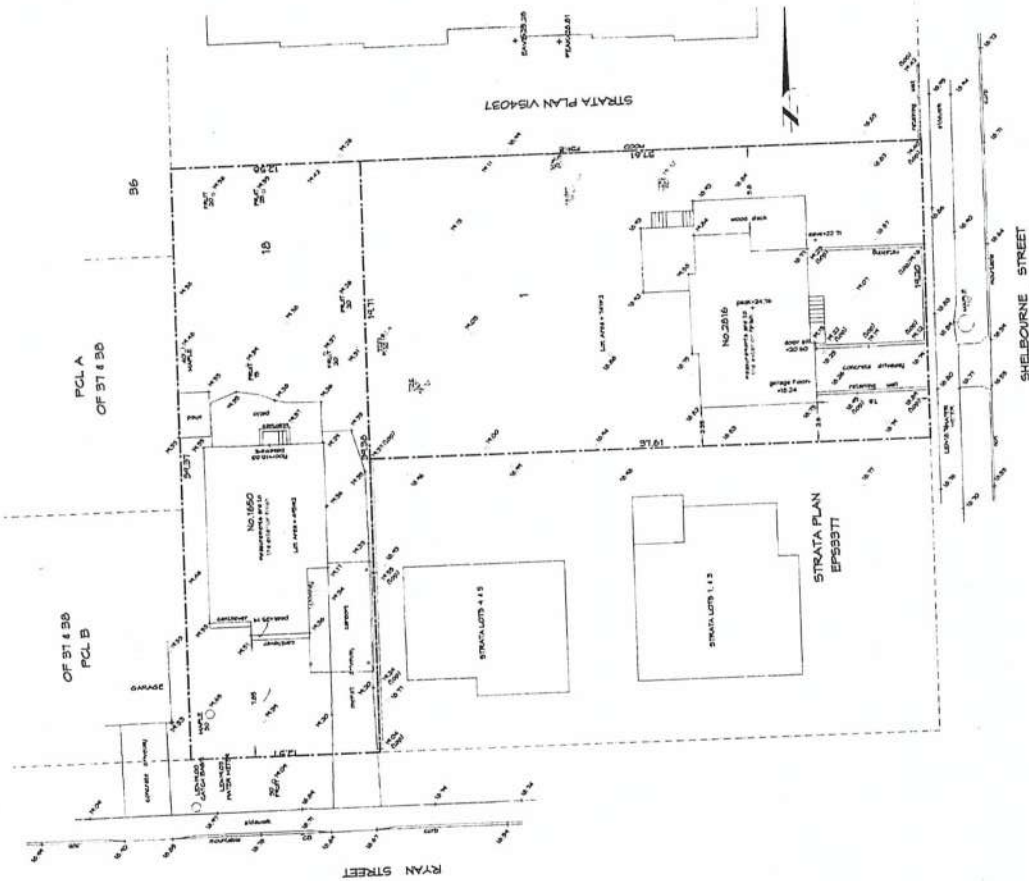
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Received
City of Victoria

AUG 22 2017

Planning & Development Department
Development Services Division



EXIST. SITE PLAN
Scale: 1:150

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RE-ZONING & DP
AUG. 21, 2017



1161 NEWPORT AVE
VICTORIA BC V8N 2K1
TEL: (250) 360-3144
FAX: (250) 360-3115

DRAMA BLDG. 2 COLMAN
DATE: MAR 24, 2017
SCALE: AS NOTED

Project:
2516 SHELBOURNE ST -
RE-ZONING

TITLE:
EXISTING
SITE PLAN

REV. NO. | DESCRIPTION
A | RE-ZONING FROM R1 TO R2
B | NO CHANGES

DATE
JAN 2017
AUG 2017

SK
1a

PROJ. NO. TBD

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City of Victoria

AUG 22 2017

Planning & Development Department
Development Services Division

RE-ISSUED FOR
REZONING 4 DP
AUG. 21, 2017

ZEBRADESIGN

1161 NEWPORT AVE
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Phone: (250) 360-2144
Fax: (250) 360-2118

Drawn By: S. COLLINGS

Date: MAR 24, 2017

Scale: AS NOTED

Project:

2816

SHELBOURNE ST -

REZONING

Title:

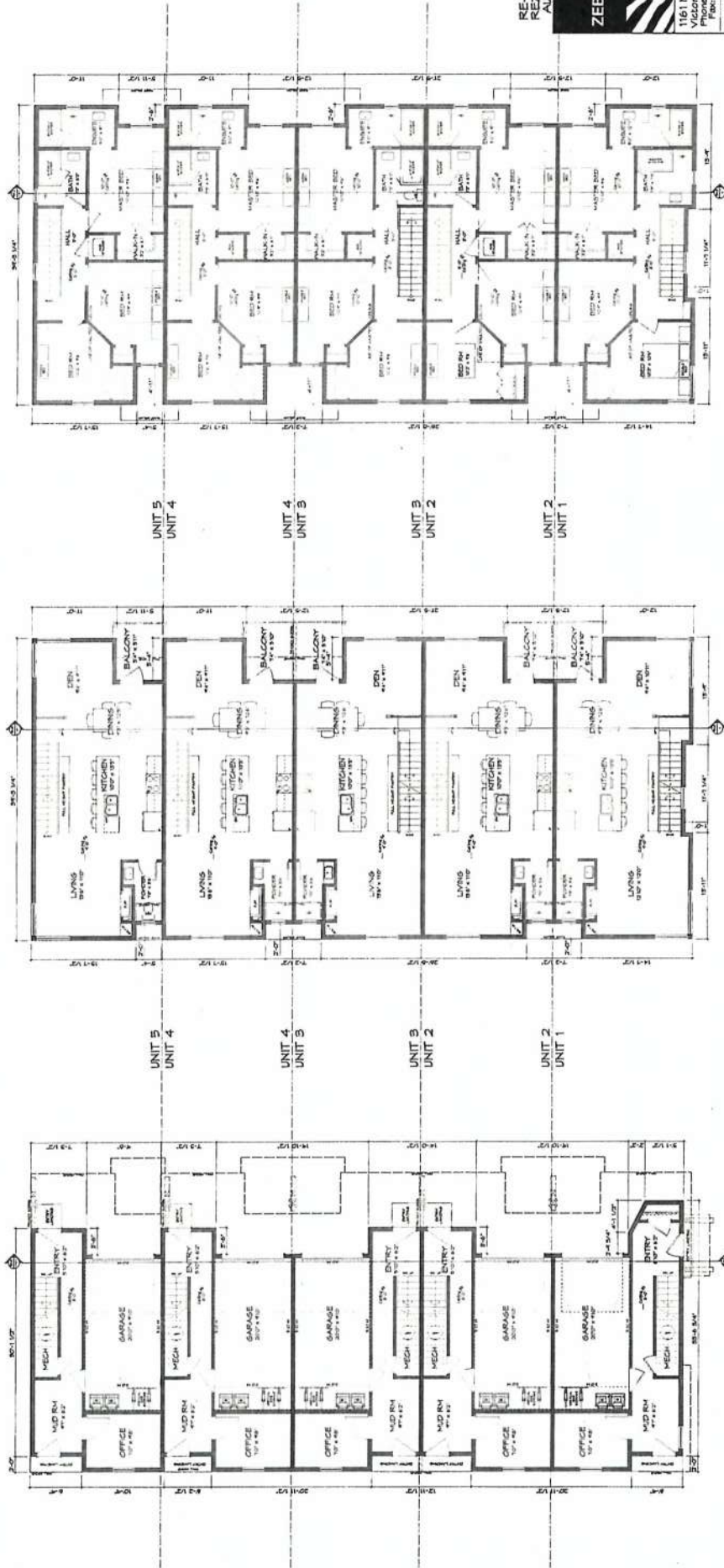
FLOOR PLANS

Revision:

Sheet:

SK2

Proj. No. 780



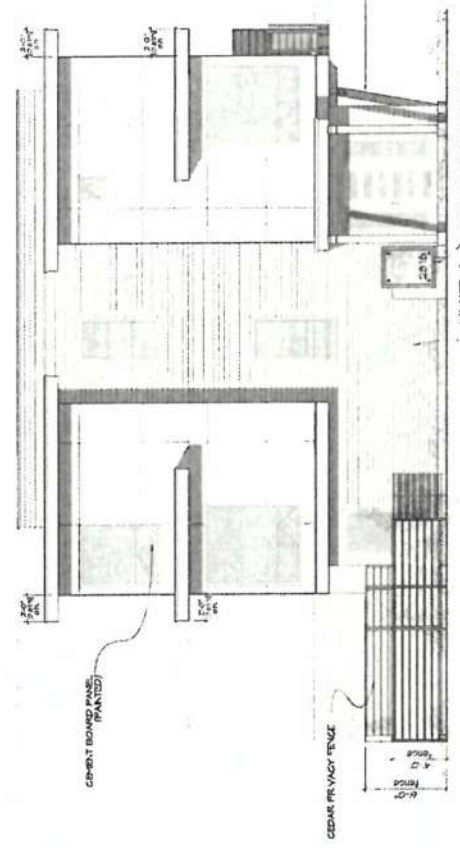
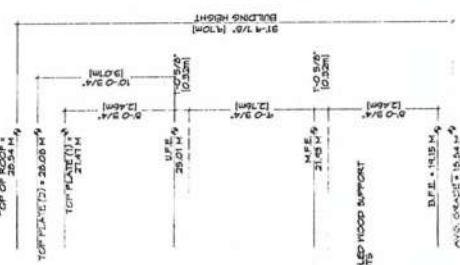
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MAIN FLOOR PLAN
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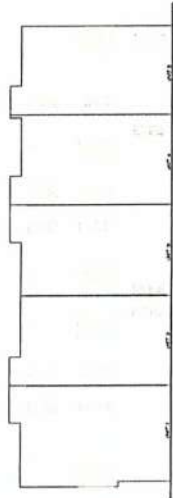
UPPER FLOOR PLAN
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C	ISSUED FOR REZONING 4 DP	MAR 2017
D	ISSUED FOR REZONING 4 DP	MAR 2017
E	ISSUED FOR REZONING 4 DP	MAR 2017
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J	ISSUED FOR REZONING 4 DP	MAR 2017
K	ISSUED FOR REZONING 4 DP	MAR 2017
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N	ISSUED FOR REZONING 4 DP	MAR 2017
O	ISSUED FOR REZONING 4 DP	MAR 2017
P	ISSUED FOR REZONING 4 DP	MAR 2017
Q	ISSUED FOR REZONING 4 DP	MAR 2017
R	ISSUED FOR REZONING 4 DP	MAR 2017
S	ISSUED FOR REZONING 4 DP	MAR 2017
T	ISSUED FOR REZONING 4 DP	MAR 2017
U	ISSUED FOR REZONING 4 DP	MAR 2017
V	ISSUED FOR REZONING 4 DP	MAR 2017
W	ISSUED FOR REZONING 4 DP	MAR 2017
X	ISSUED FOR REZONING 4 DP	MAR 2017
Y	ISSUED FOR REZONING 4 DP	MAR 2017
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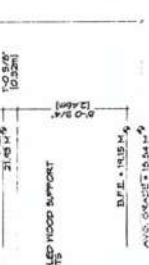
Received
City of Victoria
AUG 22 2017
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Development Services Division



FRONT (WEST) ELEVATION
Scale: 1:50

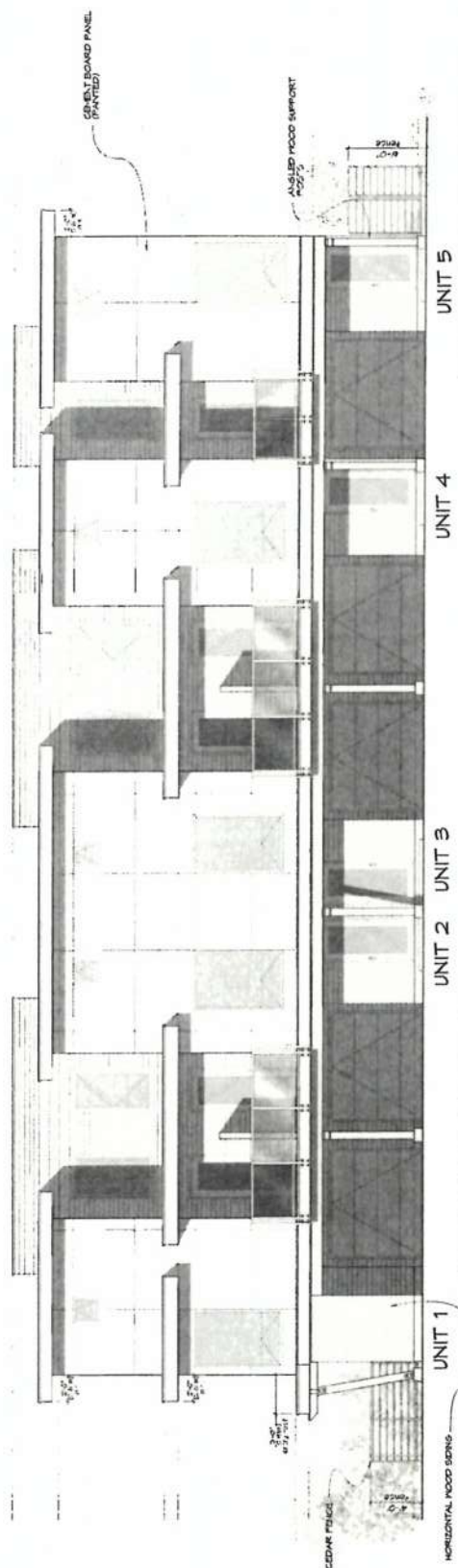


SIDE (NORTH) ELEVATION
Scale: 1:50



GLAZING KEY

UNIT	GLAZING TYPE	GLAZING MANUFACTURER	GLAZING DESCRIPTION
UNIT 1	DOUBLE GLAZED ALUMINUM WINDOW	ALUMINUM WINDOW	DOUBLE GLAZED ALUMINUM WINDOW
UNIT 2	DOUBLE GLAZED ALUMINUM WINDOW	ALUMINUM WINDOW	DOUBLE GLAZED ALUMINUM WINDOW
UNIT 3	DOUBLE GLAZED ALUMINUM WINDOW	ALUMINUM WINDOW	DOUBLE GLAZED ALUMINUM WINDOW
UNIT 4	DOUBLE GLAZED ALUMINUM WINDOW	ALUMINUM WINDOW	DOUBLE GLAZED ALUMINUM WINDOW
UNIT 5	DOUBLE GLAZED ALUMINUM WINDOW	ALUMINUM WINDOW	DOUBLE GLAZED ALUMINUM WINDOW



SIDE (NORTH) ELEVATION
Scale: 1:50

RE-ISSUED FOR
REZONING 4 DP
AUG. 21, 2017



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Fax: (250) 580-2118

Drawn By: E. GOSWAMI
Date: MAR 24, 2017

Scale: AS NOTED

Project:
2016
SHELBOURNE ST -
REZONING

TITLE
ELEVATIONS

Revision 1 Sheet 1	SK3
Revision 2 Sheet 1	
Revision 3 Sheet 1	Proj No: 1820

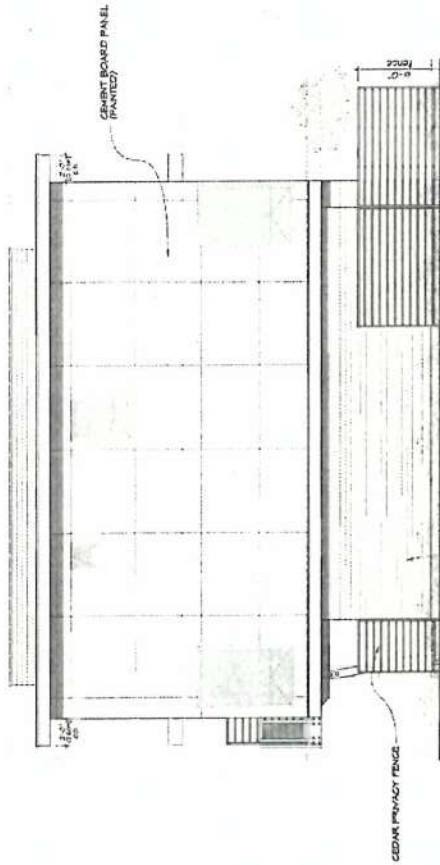


REV. NO.	DESCRIPTION	DATE
A	ADD FLOOR JOISTS AND FLOOR LAYOUT TO EXISTING PLAN. SEE REVISIONS SECTION.	JAN 2017
B	ADD FLOOR JOISTS AND FLOOR LAYOUT TO EXISTING PLAN. SEE REVISIONS SECTION.	MAY 2017

Received
City of Victoria

AUG 22 2017

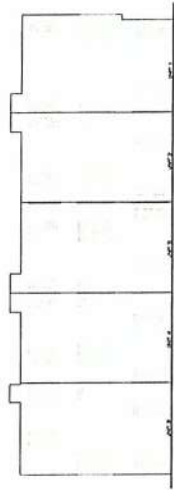
Planning & Development Department
Development Services Division



UNIT 5

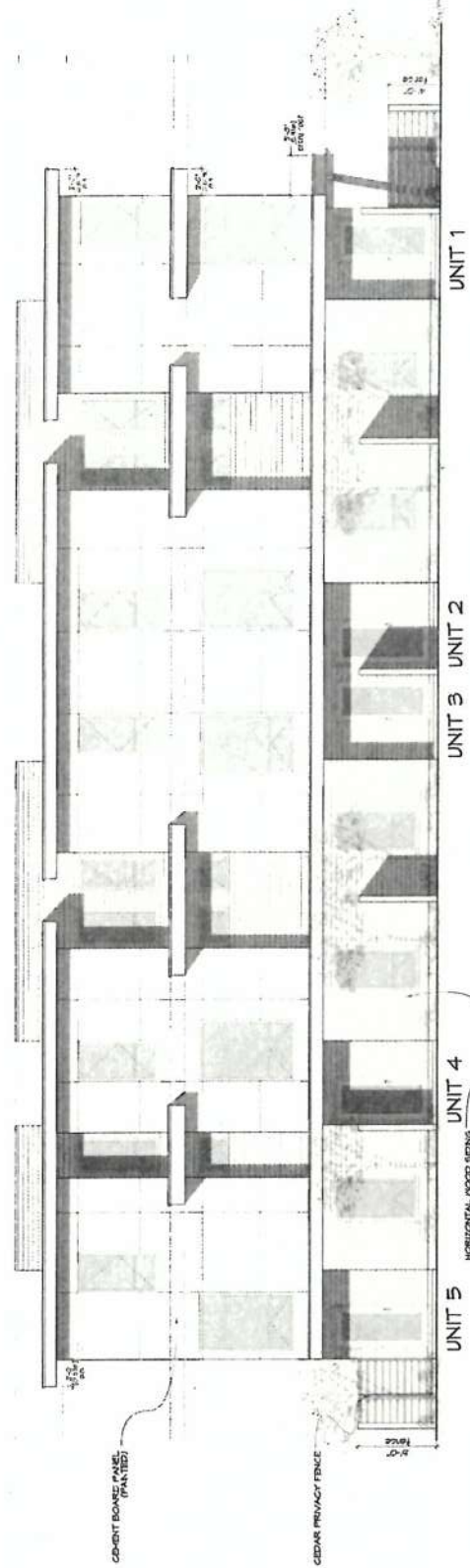
REAR (EAST) ELEVATION

Scale: 1:50



SLAZING KEY

UNIT #	DESCRIPTION	DATE
UNIT 1	UNIT 1 ELEVATION AND SLAZING KEY	AUG 2017
UNIT 2	UNIT 2 ELEVATION AND SLAZING KEY	AUG 2017
UNIT 3	UNIT 3 ELEVATION AND SLAZING KEY	AUG 2017
UNIT 4	UNIT 4 ELEVATION AND SLAZING KEY	AUG 2017
UNIT 5	UNIT 5 ELEVATION AND SLAZING KEY	AUG 2017



UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

SIDE (SOUTH) ELEVATION

Scale: 1:50

RE-ISSUED FOR
REZONING & DP
AUG. 21, 2017

ZEBRADESIGN



1161 NEWPORT AVE
VICTORIA, B.C. V8S 5E4
Phone: (250) 860-2144
Fax: (250) 860-2115

Drawn By: S. COLLINGS

DATE: MAR 24, 2017

SCALE: AS NOTED

PROJECT:

2016

SHELBOURNE ST -

REZONING

TITLE:

ELEVATIONS

REV. NO.	DESCRIPTION	DATE
A	ISSUED FOR REZONING AND DP	AUG 2017
B	ISSUED FOR REZONING AND DP	AUG 2017

REV. NO.	DESCRIPTION	DATE
A	ISSUED FOR REZONING AND DP	AUG 2017
B	ISSUED FOR REZONING AND DP	AUG 2017

REV. NO.	DESCRIPTION	DATE
A	ISSUED FOR REZONING AND DP	AUG 2017
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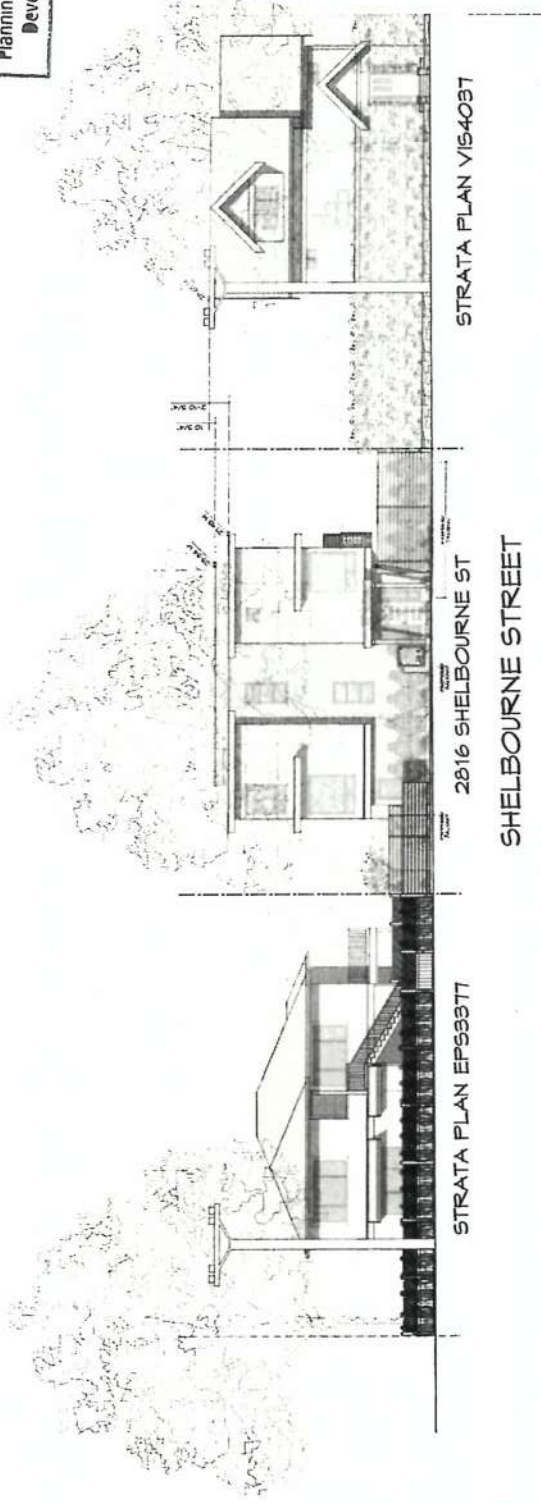
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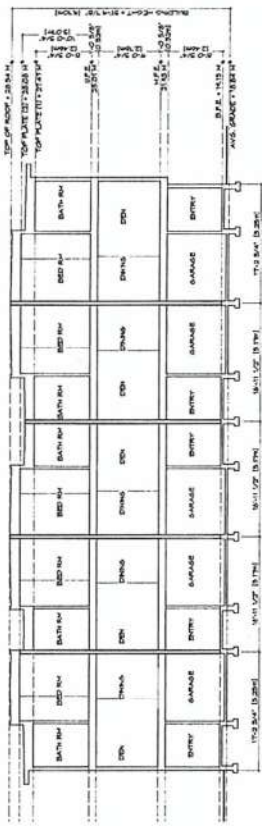
Sheet: SK4

Proj. No. TBD

Received
City of Victoria
AUG 22 2017
Planning & Development Department
Development Services Division



STREETSCAPE
Scale: 1:100



BUILDING SECTION
Scale: 1:100

RE-ISSUED FOR REZONING & DP AUG. 21, 2017
ZEBRADESIGN
1161 NEWPORT AVE
Victoria, B.C. V8S 8E5
Tel: (250) 860-2715
Fax: (250) 860-2715
Drawn By: S. COLLIER
Date: MAR 24, 2017
Scale: AS NOTED
Project:
2816 SHELBOURNE ST - REZONING
Title:
STREETSCAPE

REV. NO.	DESCRIPTION	DATE
A	ISSUE FOR PERMITTING AND REZONING	JAN 2017
B	ISSUE FOR PERMITTING AND REZONING	AUG 2017

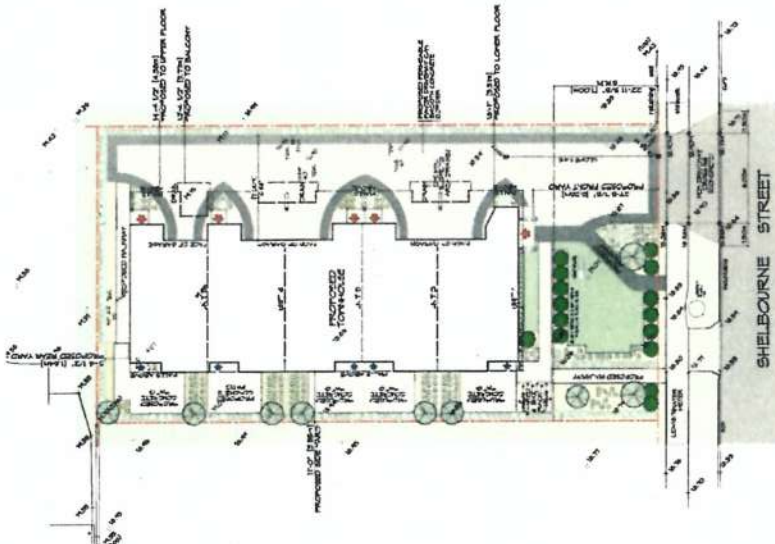
DRAWN BY: S. COLLIER
 CHECKED BY: J. GIBSON
 PROJECT NO: 154037
 SHEET NO: 10
 PROJECT: 2816 SHELBOURNE ST - REZONING
 TITLE: STREETSCAPE
 SCALE: AS NOTED
 DATE: MAR 24, 2017
 PROJECT NO: 154037

SK5
Proj. No. 154037

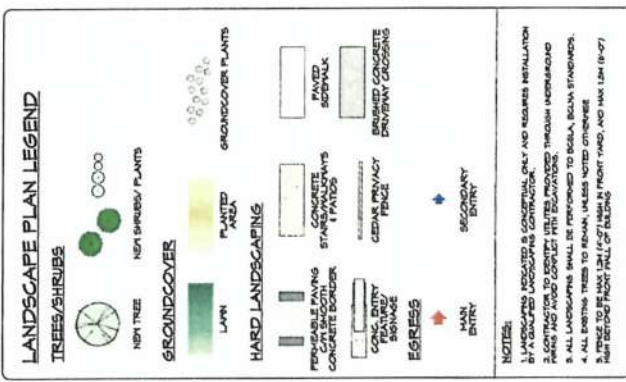
Received
City of Victoria

AUG 22 2017

Planning & Development Department
Development Services Division



LANDSCAPE PLAN
Scale: 1:150



RE-ISSUED FOR REZONING 4 DP
AUG. 21, 2017



1161 NEWPORT AVE
VICTORIA, B.C. V8S 9G6
Phone: (250) 360-2144
Fax: (250) 360-2119
Drain By: E. S. S. S. S.
DATE: MAR 24, 2017
SCALE AS NOTED

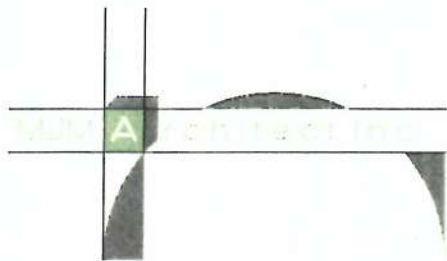
Project:
2016
SHELBOURNE ST -
REZONING

Title:
LANDSCAPE PLAN

Revision: 15-AUG-2017 REV. A (07)	Sheet: SK6
15-AUG-2017 REV. A (07)	Proj. No. TBD



REV. NO.	DESCRIPTION	DATE
A	LANDSCAPE PLAN FOR REZONING 4 DP PROJECT AREA AND ADJACENT SIDEWALKS AND WALKWAYS TO BE CONSIDERED REVISION 15-AUG-2017 REV. A (07)	JAN 06/17
B	LANDSCAPE PLAN FOR REZONING 4 DP PROJECT AREA AND ADJACENT SIDEWALKS AND WALKWAYS TO BE CONSIDERED REVISION 15-AUG-2017 REV. A (07)	APR 20/17



November 6th., 2017

City of Victoria
#1 Centennial Square
Victoria, B.C.
V8W 1P6

Re: 2816 Shelbourne Street Rezoning and Development Permit Application - Townhouse Proposal

Dear Zoning Department, Planning Department, Honourable Mayor and Council,

In collaboration with Zebra Design & Interiors Group Inc., Michael Moody of MJM Architect Inc. has designed a proposal for a townhouse development at 2816 Shelbourne Street. The property is currently zoned R1-B and we are requesting a conversion to a site specific zone in order to allow the construction of a five unit townhouse building.

We have been in consultation with the municipality and the neighbours from the initial design phase of this proposal; canvassing with preliminary concepts, providing information to, and inviting feedback from, residents at community meetings, and seeking input from the Planning and Zoning Departments at City Victoria. Their contributions have guided our proposal.

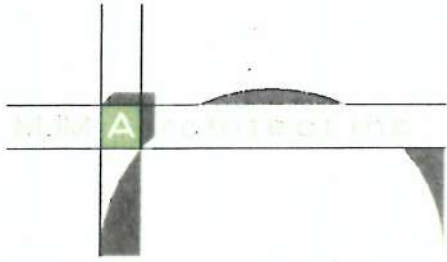
This project has been designed in a contemporary style, with the west coast aesthetic informing the architectural vocabulary with elements such as natural stained cedar siding, wooden support beams, and multi-level roofs. We have opted for flat roofs in consideration of our northern neighbours concerns regarding shadowing on their properties and concede that pitched roofs would have had a negative impact on their back yards. We also feel that this west coast modern approach will help to diversify the architectural styles in the neighbourhood.

Exterior materials and treatments include: modern cementitious panels with narrow inset metal channel details; natural stained wood siding, slim-line window trims, glazed deck railings with metal supports, and wood doors with glass accents and side lights.

The landscape plan for the property incorporates shared greenspaces and lawn areas, planting beds, decorative property address signage, and hedge plantings. Additional landscaping features include horizontal plank wooden fences for privacy, enclosed outdoor patio areas, a screened guest vehicle parking space, and bicycle parking spaces.

The townhouse itself would be in scale with the form and massing of other multi-unit residential structures in the surrounding neighbourhood on Shelbourne Street, Begbie Street, Hillside Avenue, Richmond Road and additional nearby locations. Its streetscape presentation is relative in size to the two homes flanking it, fitting nicely on the property frontage.

Michael Jon Moody MAIBC, MRAIC, LEED® A.P. Principal
#10, 909 Vancouver Street, Victoria, B.C. V8V 3V6
ph: (250)661-5492 e-mail: mjmoodys@shaw.ca



We feel this project contributes positively to the prevention of urban sprawl while increasing density with effective and efficient access to services and amenities. The site is situated on, and adjacent to, numerous bus routes and cycling routes, is within reasonable and safe walking and cycling distances to schools, post-secondary institutions, medical centres, shops, parks and playgrounds, and both indoor and outdoor recreational areas.

The townhome units have been designed with three bedrooms, two and a half baths, an individual private deck on the second (main) level for each home, and they would be suitable for a range of family types and sizes.

After further discussions with the Planning and Sustainable Development staff at the City of Victoria, it is our pleasure to advise that an electrical vehicle charging station will be installed in the garage of each of the five townhouse units and an electric-assisted bicycle will also be provided to the initial purchasers of each of the five units. Please refer to enclosed drawings for further details of the proposal.

We trust that our efforts to follow policies and guidelines aimed at keeping urban settlement compact and sustainable will be viewed as supportable, and that the addition of this new townhouse project to Victoria's housing base will be considered beneficial when reviewed by various departments, contributors and panels.

Thank you for your time in consideration of our proposal.

Sincerely,

Michael J. Moody, Architect AIBC, MRAIC, LEED® A.P.
Principal



March 22, 2017

City of Victoria
#1 Centennial Square
Victoria, B.C.
V8W 1P6

RE: Rezoning proposal for New Townhouse construction at 2816 Shelbourne Street

Attn: Planning and Zoning Departments, City of Victoria

The proposed residential renovation and development will strive to incorporate 'Green Initiatives' in an effort to increase the energy efficiency, to improve indoor air quality and reduce the impact of construction on our environment.

The 'Green Initiatives' focus on:

- Energy efficiency
- Indoor air quality
- Resource use
- Overall environmental impact.

The following list contains items the builder will be encouraged to employ:

Operational Systems:

- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- All windows to be Energy Star labelled
- Minimum 50% of recess lights to use LED bulbs
- Use of Air tight contact insulation on recessed lights to prevent air leakage

Building Materials:

- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings

Interior and Exterior Finishes:

- All exterior doors manufactured from wood and glass
- Natural wood and cementitious exterior siding
- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)

Zebra Design & Interiors Group Inc. • 1161 Newport Avenue, Victoria, BC V8S 5E6

Phone: (250) 360-2144 • Fax: (250) 360-2115

Email: info@zebragroup.ca • Website: www.zebragroup.ca

Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/litre)

Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet or exceed Energy Star Requirements

Waste Management:

- Trees and natural features to be protected during construction
- Install into new townhomes a built-in recycling centre with two or more bins

Water Conservation:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves
- Plant drought tolerant vegetation
- Supply a minimum of 8" (200mm) of topsoil or composted yard waste at finish grade throughout the site

Sincerely,



Rus Collins



Mission

Strengthening the Oaklands community by providing programs, services and resources for its residents, businesses and visitors.

Oaklands Community Association Land Use Committee February 28, 2017 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Time: 6:30 pm

Contact: landuse@oaklandsca.com

In attendance:

- 11 community members
- 4 committee members
- 3 proponents

1. Development Proposal – 2816 Shelbourne Street (rezoning application)

- Proposed townhouse project – 5 units (3 bedroom units)
- Units approximately 1480 sq ft
- Target towards families
- No variance needed; it is a site-specific zoning
- Proposed timeline:
 - o Submit proposal to City of Victoria within the next few weeks
 - o Anticipating response from City of Victoria 6 months
 - o Construction starting 6 months to a year from now

The following issues, concerns and questions were brought up during the community meeting:

- Landscaping
 - o Neighbours would like privacy for their backyards
 - o Developer will work with neighbours to determine what to plant
- Overshadowing
 - o Neighbours expressed concern about the height and proximity of the building blocking out the sun
 - o Developers planning to design building with a flat roof to limit the amount of shade
- Windows
 - o What windows are facing neighbouring yard?
 - o Bedroom and living room windows; lower level is just a door
- Exterior lighting
 - o Will there be exterior lights on the building?

- Developers ensured no exterior lighting would affect neighbouring buildings
- Parking
 - Neighbours concerned about the potential increase in parking
- Fencing
 - Will neighbouring fences be removed during construction?
 - Developers ensured no fences will be removed

From: Bill Cameron [REDACTED]
Sent: March 1, 2017 12:49 PM
To: Michael Angrove; Victoria Mayor and Council
Subject: Fwd: 2816 SHELBOURNE ST. TOWNHOUSE PROPOSAL

Categories: Awaiting Staff Response

To: Mike Angrove

City Planner - Oaklands

Dear Mr. Angrove,

Below are my concerns given to the Applicant at last evening's community meeting (Feb. 28th) regarding rezoning at 2816 Shelbourne St.

From: Laura [REDACTED]

Subject: 2816 SHELBOURNE ST. TOWNHOUSE PROPOSAL

To: Zebra Design
1161 Newport Ave.
Victoria, BC V8S 5E6

Dear Applicant,

My name is Laura Cameron and my husband and I are owners of Unit #4 - 1680 Ryan Rd. Victoria, BC.

The following are our concerns about the proposed development at 2816 Shelbourne St. :

1. Loss of our privacy due to a three storey building directly north of our property
2. Setback distance of the proposed development from our property border
3. Loss of parking spaces in front of our townhouse facing Ryan Rd.
4. Type of tree planted along the fence line of our property must be suitable to ensure privacy. How tall will these trees grow ?
5. Size of the living room windows of each unit (second floor) need to fit the character of the neighbourhood residences.

Regards,

Laura Cameron
#4 - 1680 Ryan Rd.
Victoria, BC

Rezoning & Development
Permit with Variances
Application
for
2816 Shelbourne Street

