

F. REPORTS OF COMMITTEES

F.1 Committee of the Whole

F.1.a Report from the April 19, 2018 COTW Meeting

- 4. 2910 Shelbourne Street - Rezoning Application No. 00599 & Development Permit with Variances Application No. 000507 (Oaklands)**
An application to allow the construction of a six-unit townhouse.

Moved By Councillor Alto
Seconded By Mayor Helps

Rezoning Application No. 00599

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00599 for 2910 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 the following conditions are met:

1. Receipt of an executed 7.0m Statutory Right-of-Way off Shelbourne Street to the satisfaction of the City Solicitor.
2. Receipt of a letter from Modo indicating willingness to partner with the Applicant in providing a car share vehicle and car share memberships for each unit.
3. Receipt of a car share agreement that includes the purchase of one car share vehicle and car share memberships for all units (six in total) to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 000507

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. 00599, if it is approved, consider the following motion: "That Council authorize the issuance of Development Permit with Variances Application No. 000507 for 2910 Shelbourne Street in accordance with:

1. Plans date stamped February 23, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances: reduce the lot width from 20.0m to 19.72m increase the number of units in an attached dwelling from 4 to 6 allow a roof deck reduce the setback to Shelbourne Street from 10.7m to 7.52m reduce the north side setback from 4.0m to 1.38m reduce the south side setback from 4.0m to 1.58m reduce the required parking from 9 vehicle stalls with 1 visitor stall to 6 stalls with no visitor stalls.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

F. LAND USE MATTERS

F.2 2910 Shelbourne Street - Rezoning Application No. 00599 & Development Permit with Variances Application No. 000507 (Oaklands)

Committee received a report dated March 29, 2018, from the Director of Sustainable Planning and Community Development regarding an application to construct a six-unit townhouse development.

Moved By Councillor Young

Rezoning Application No. 00599

That Council decline Rezoning Application No. 00599 for the property located at 2910 Shelbourne Street.

Development Permit with Variances Application No. 000507

That Council decline Development Permit with Variances Application No. 000507 for the property located at 2910 Shelbourne Street.

FAILED DUE TO NO SECONDER

Moved By Councillor Alto

Seconded By Councillor Loveday

Rezoning Application No. 00599

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00599 for 2910 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 the following conditions are met:

1. Receipt of an executed 7.0m Statutory Right-of-Way off Shelbourne Street to the satisfaction of the City Solicitor.
2. Receipt of a letter from Modo indicating willingness to partner with the Applicant in providing a car share vehicle and car share memberships for each unit.
3. Receipt of a car share agreement that includes the purchase of one car share vehicle and car share memberships for all units (six in total) to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 000507

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. 00599, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000507 for 2910 Shelbourne Street in accordance with:

1. Plans date stamped February 23, 2018.

2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - v. reduce the lot width from 20.0m to 19.72m
 - vi. increase the number of units in an attached dwelling from 4 to 6 allow a roof deck
 - vii. reduce the setback to Shelbourne Street from 10.7m to 7.52m
 - viii. reduce the north side setback from 4.0m to 1.38m
 - ix. reduce the south side setback from 4.0m to 1.58
 - x. reduce the required parking from 9 vehicle stalls with 1 visitor stall to 6 stalls with no visitor stalls.
 3. The Development Permit lapsing two years from the date of this resolution.
- FOR (4): Mayor Helps, Councillor Alto, Councillor Loveday, and Councillor Lucas
- OPPOSED (4): Councillor Coleman, Councillor Isitt, Councillor Thornton-Joe, and Councillor Young
- ABSENT (1): Councillor Madoff

DEFEATED (4 to 4)

Committee discussed:

- *The neighbourhoods general support for the proposal.*
- *Consideration of lot constraints and transition to surrounding properties.*

Moved By Councillor Coleman

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00599

That Council refer Rezoning Application No. 00599 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard and east front yard setbacks to provide for an improved street relationship
2. Revising the design to take cues from the existing traditional context of the neighbourhood.

That Council direct staff to bring the Application back to the Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 000507

That Council refer Development Permit with Variances Application No. 000507 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard and east front yard setbacks to provide for an improved street relationship
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That Council direct staff to bring the Application back to Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

Moved By Councillor Alto
Seconded By Mayor Helps

Amendment:

That the motion be amended as follows:

Rezoning Application No. 00599

That Council refer Rezoning Application No. 00599 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard
2. Revising the design to take cues from the existing traditional context of the neighbourhood.

That Council direct staff to bring the Application back to the Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

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1. Increasing the south side yard
2. Revising the design to take cues from the existing traditional context of the neighbourhood.

That Council direct staff to bring the Application back to Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

FOR (6): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, and Councillor Young

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

ABSENT (1): Councillor Madoff

Committee discussed:

- *Future transportation plans for the neighbourhood*

CARRIED (6 to 2)

Moved By Councillor Alto
Seconded By Mayor Helps

Amendment:

That the motion be amended as follows:

Rezoning Application No. 00599

That Council refer Rezoning Application No. 00599 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard
2. ~~Revising the design to take cues from the existing traditional context of the neighbourhood.~~

That Council direct staff to bring the Application back to the Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 000507

That Council refer Development Permit with Variances Application No. 000507 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard
2. ~~Revising the design to take cues from the existing traditional context of the neighbourhood.~~

That Council direct staff to bring the Application back to Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY

Main motion as amended:

Rezoning Application No. 00599

That Council refer Rezoning Application No. 00599 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard

That Council direct staff to bring the Application back to the Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

Development Permit with Variances Application No. 000507

That Council refer Development Permit with Variances Application No. 000507 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard

That Council direct staff to bring the Application back to Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of April 12, 2018

To: Committee of the Whole **Date:** March 29, 2018

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

Subject: Rezoning Application No. 00599 for 2910 Shelbourne Street

RECOMMENDATION

That Council decline Rezoning Application No. 00599 for the property located at 2910 Shelbourne Street.

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 2910 Shelbourne Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to the RT Zone, Traditional Residential Attached Dwelling District, in order to permit the construction of a six-unit townhouse.

The following points were considered in assessing this Application:

- the proposal is consistent with the "Traditional Residential" designation in the *Official Community Plan* (OCP), which envisions ground-oriented attached dwellings
- the proposal is inconsistent with the General Development Guidance section of the OCP, which encourages the logical assembly of land
- the proposal is inconsistent with the "Townhouses up to 18 Units per Acre - 2.5 Storey Limit" designation in the *Oaklands Neighbourhood Plan*.

BACKGROUND

Description of Proposal

This Rezoning Application is to permit the construction of a six-unit townhouse development.

The following differences from the standard RT Zone, Traditional Residential District, are being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application report:

- reduce the lot width from 20.0m to 19.72m
- increase the number of units in an attached dwelling from 4 to 6
- allow a roof deck
- reduce the setback to Shelbourne Street from 10.7m to 7.52m
- reduce the north side setback from 4.0m to 1.38m
- reduce the south side setback from 4.0m to 1.58m
- reduce the required parking from 9 vehicle stalls with 1 visitor stall to 6 stalls with no visitor stalls.

Affordable Housing Impacts

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

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The Application proposes a six-stall bicycle rack located at the entrance to the development.

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 by ground oriented residential land uses, ranging from single family dwellings to townhouses.

Existing Site Development and Development Potential

The site is presently a vacant lot. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single family dwelling with the inclusion of either a secondary suite or a garden suite.

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 March 20, 2017. The minutes from this meeting are attached to this report.

ANALYSIS

Official Community Plan

The OCP 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 compared to the proposed floor space ratio which is 0.76 to 1.

However, the proposal is inconsistent with General Development Guidance Objective 6.8, which encourages the logical assembly of development sites that enable the best realization of permitted development potential for the area. In this instance, the logical assembly of land would include the two sites located to the south of the subject property (1650 and 1658 Pearl Street) as this would form a rectangular site and provide for more opportunity to design a more traditional building form. The applicant previously indicated to staff that the owners of these properties were unwilling to sell at this time.

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 24.5 units per acre and three storeys, which is inconsistent with the plan. 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.

Regulatory Considerations

Should Council consider approving the Rezoning Application, staff recommend that a 7.0m Statutory Right-of-Way (SRW) on Shelbourne Street be secured. This is a standard recommendation for rezonings on the western side of Shelbourne Street. Appendix 3 of the *Oaklands Neighbourhood Plan* notes that on October 14, 1993, Council approved a motion to permit a future highway widening of 7 metres. This can constrain the development potential of sites, and as such, staff take this into account when reviewing proposals. This Application proposes a variance from the 10.7m front yard setback to 7.53m, which could negatively affect the interface between the public and private realms when the road is widened.

CONCLUSIONS

The OCP and the *Oaklands Neighbourhood Plan* both envision townhouses on this property. While the *Oaklands Neighbourhood Plan* recommends a lower number of units as a general principle, the proposal is below the OCP's contemplated density of 1 to 1 floor space ratio. The proposal has a number of differences from the standard RT Zone, Traditional Residential District, including a variance to the 10.7m setback from Shelbourne Street, which could negatively affect the development's street relationship if road improvements are completed in the future. In addition, the logical assembly of land would include the two parcels of land to the south. Staff therefore recommend Council consider declining this Application.

ALTERNATE MOTIONS

Option 1 (revised plans)

That Council refer Rezoning Application No. 00599 for 2910 Shelbourne Street back to staff to work with the applicant to address the following:

1. Increasing the south side yard and east front yard setbacks to provide for an improved street relationship
2. Revising the design to take cues from the existing traditional context of the neighbourhood.

That Council direct staff to bring the Application back to the Committee of the Whole once these issues have been addressed to the satisfaction of the Director of Sustainable Planning and Community Development.

Option 2 (approve)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00599 for 2910 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 the following conditions are met:

1. Receipt of an executed 7.0m Statutory Right-of-Way off Shelbourne Street to the satisfaction of the City Solicitor.
2. Receipt of a letter from Modo indicating willingness to partner with the Applicant in providing a car share vehicle and car share memberships for each unit.
3. Receipt of a car share agreement that includes the purchase of one car share vehicle and car share memberships for all units (six in total) to the satisfaction of the Director of Engineering and Public Works.

Respectfully submitted,




Michael Angrove
Planner
Development Services

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Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

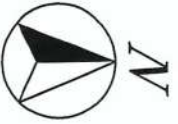

Date: April 3, 2018

List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans dated/date stamped February 23, 2018
- Attachment D – Letter from applicant to Mayor and Council dated October 27, 2017
- Attachment E – Community Association Land Use Committee Minutes dated March 20, 2017.



2910 Shelbourne Street
Rezoning No.00599

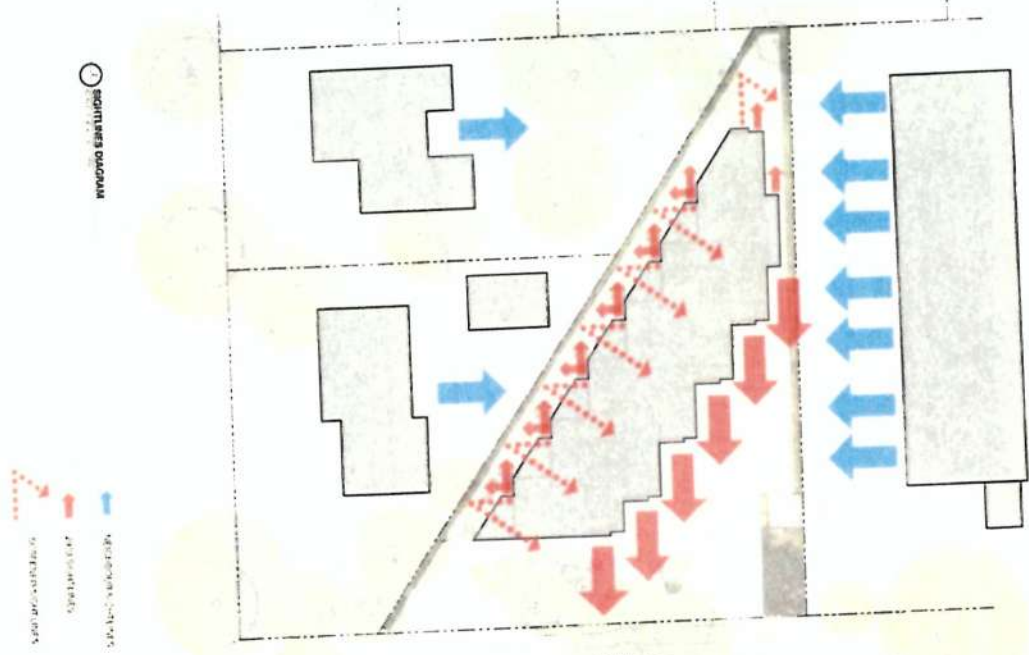
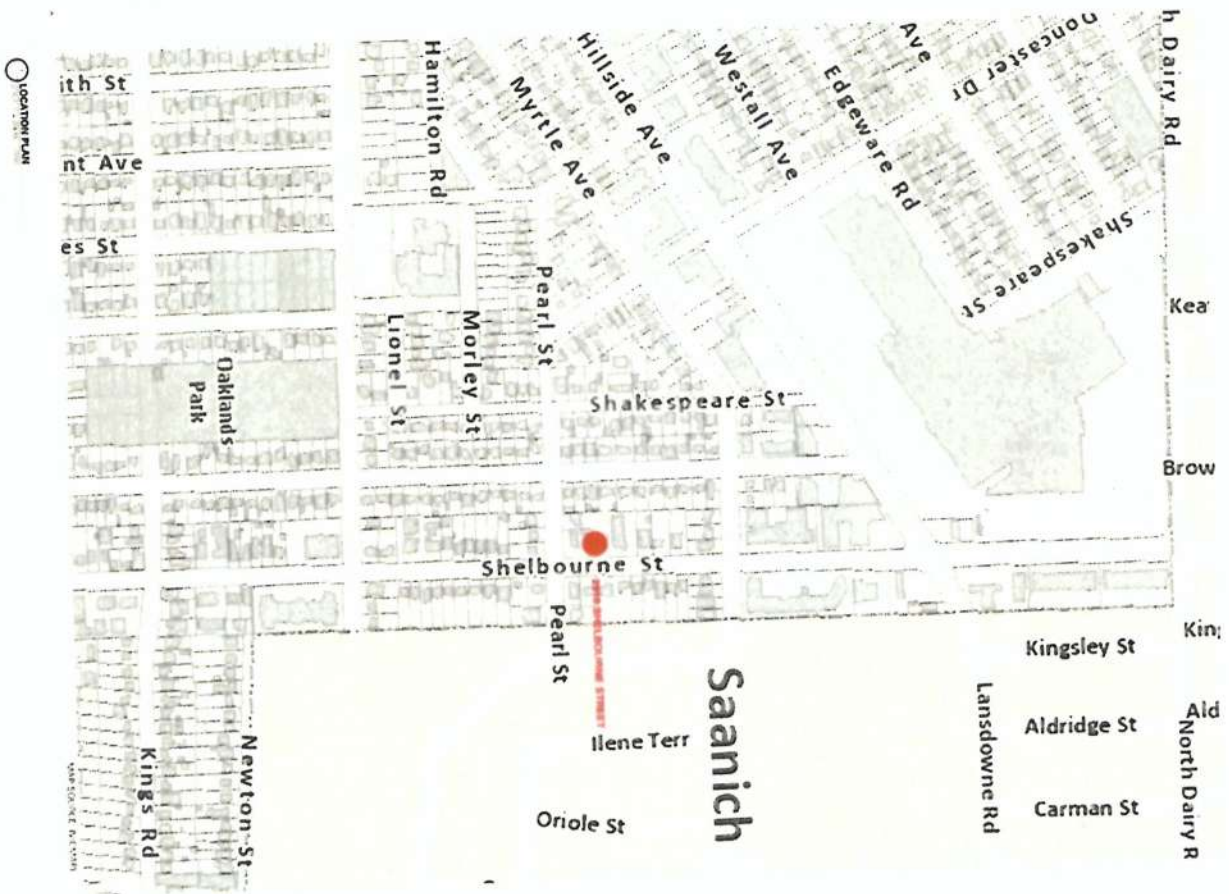


2910 Shelbourne Street
Rezoning No.00599





SITE PLAN (1:100)



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Development Services Division

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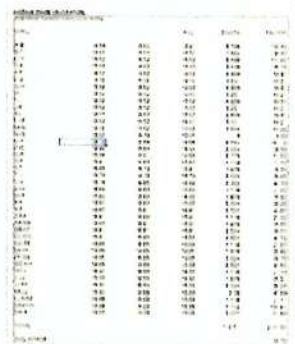


Figure 1 consists of four schematic diagrams labeled (a) through (d), each showing a different experimental condition for a path of segments. The segments are labeled with their dimensions: 1000 x 50 mm. (a) Control condition: A single path of 1000 x 50 mm segments. (b) 1000 x 50 mm condition: A path of 1000 x 50 mm segments. (c) 1000 x 50 mm condition: A path of 1000 x 50 mm segments. (d) 1000 x 50 mm condition: A path of 1000 x 50 mm segments.

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City of Victoria

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Planning & Development Department
Development Services Division

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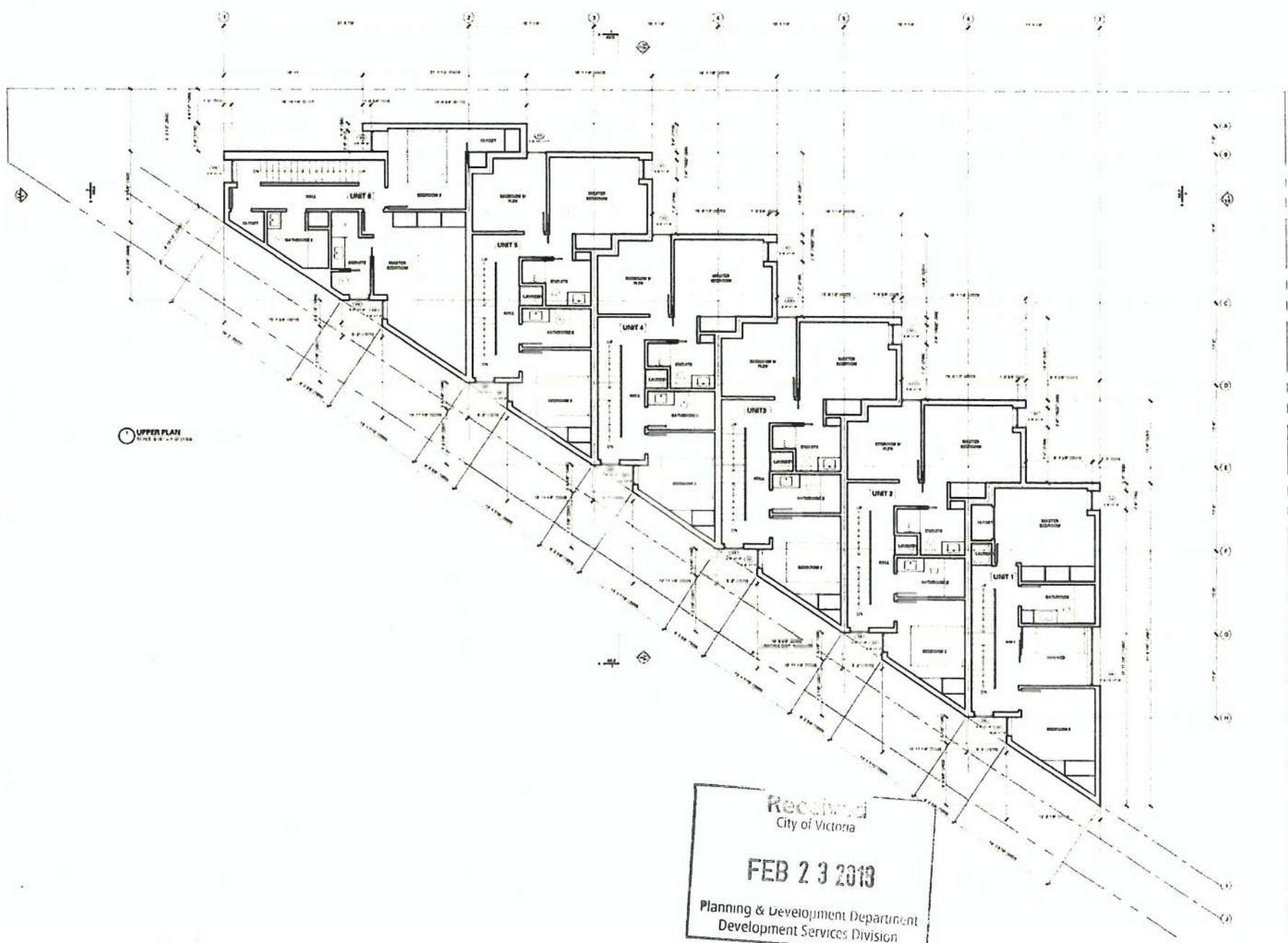
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SECOND PLAN

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3	REVISION	10/10/2012
4	REVISION	10/10/2012



1 UPPER PLAN
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DANCY JONES ARCHITECTURE INC

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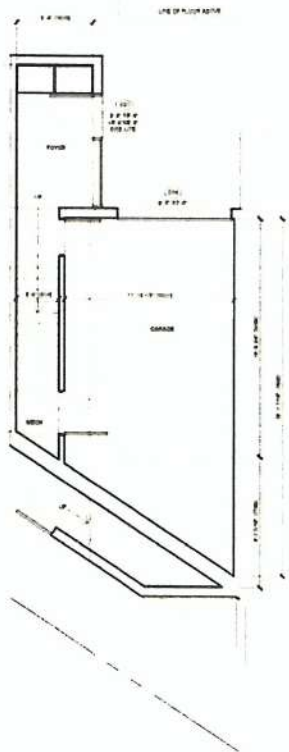
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UPPER PLAN

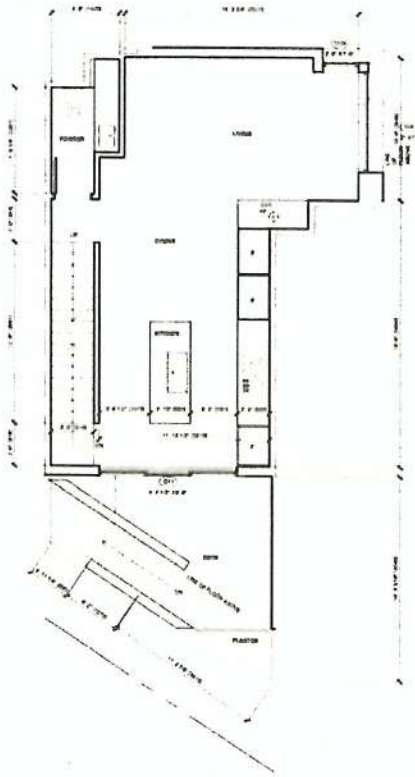
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/10/2017
2	REVISION	12/10/2017
3	REVISION	12/10/2017
4	REVISION	12/10/2017
5	REVISION	12/10/2017

FEB 23 2018

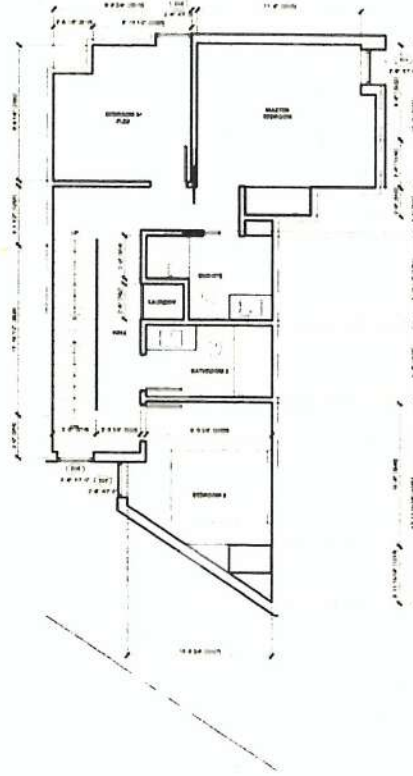
Environment Department
Development Services Division



1 LOWER FLOOR
SCALE 1/8" = 1'-0"



2 MAIN FLOOR
SCALE 1/8" = 1'-0"



3 SECOND FLOOR
SCALE 1/8" = 1'-0"



4 ROOF PLAN
SCALE 1/8" = 1'-0"

DARCY JONES ARCHITECTURE INC.

1000 10th Street, Suite 100
Victoria, BC V8T 2C6

Phone: 250-383-1111
Fax: 250-383-1112

Website: www.darcyjones.ca

DATE: 12/10/2017

DESIGNER: DJ

CHECKED: DJ

REVISION: 01

NO. 01

PROJECT NAME

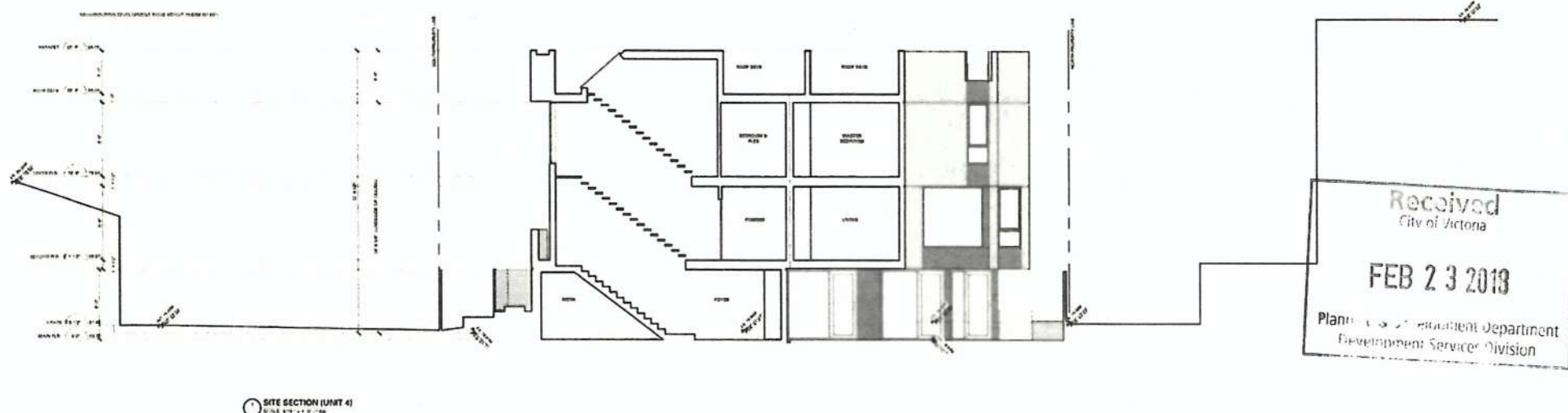
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ARYZE
2910 SHELBOURNE STREET
VICTORIA BC

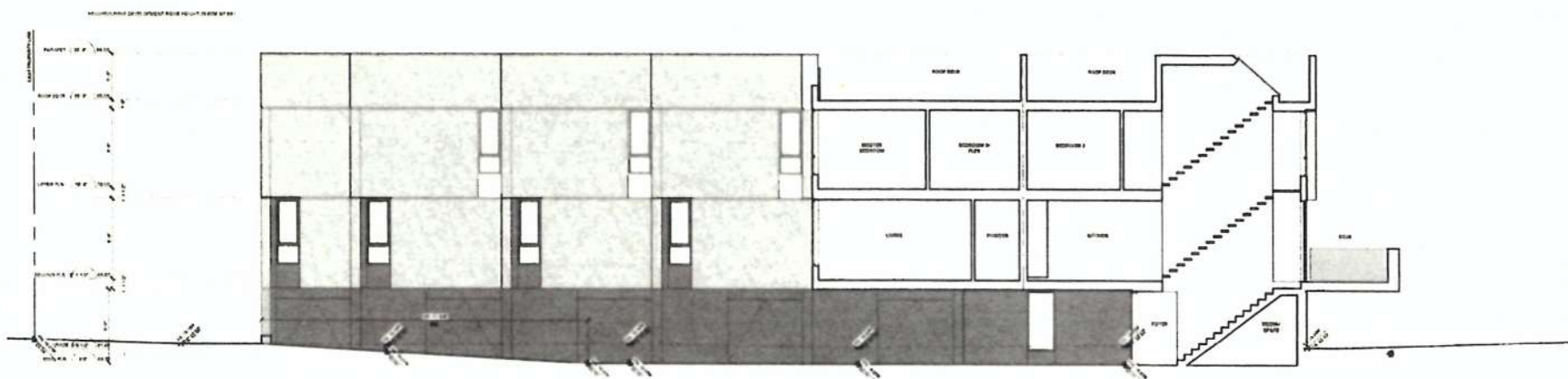
A5.0

TYP. UNIT PLAN

REVISION	DATE
1. INITIAL DESIGN	11-12-2017
2. REVISED DESIGN	16-12-2017
3. REVISED DESIGN	18-12-2017
4. REVISED DESIGN	21-12-2017
5. REVISED DESIGN	19-01-2018



1 SITE SECTION (UNIT 4)
SCALE: 3/16" = 1'-0"



2 SCHEMATIC SECTIONS (UNIT 5/6)
SCALE: 3/16" = 1'-0"

DARCY JONES ARCHITECTURE INC
100-1000 10th Avenue East
Suite 1000
Victoria BC V8P 2C5
Tel: 250-383-1111
Fax: 250-383-1112
www.darcyjones.ca

DATE: 11-12-2017
SCALE: 3/16" = 1'-0"
PROJECT: 100-1000 10th Avenue East
CLIENT: 100-1000 10th Avenue East
DESIGNER: Darcy Jones Architecture Inc.
REVISIONS: 1. INITIAL DESIGN
2. REVISED DESIGN
3. REVISED DESIGN
4. REVISED DESIGN
5. REVISED DESIGN

NOTES:
1. All dimensions are in Imperial units unless otherwise specified.
2. All dimensions are to the centerline of the wall unless otherwise specified.
3. All dimensions are to the finished floor level unless otherwise specified.
4. All dimensions are to the finished ceiling level unless otherwise specified.
5. All dimensions are to the finished ground level unless otherwise specified.

ANYES
2310 SHELBOURNE STREET
VICTORIA BC

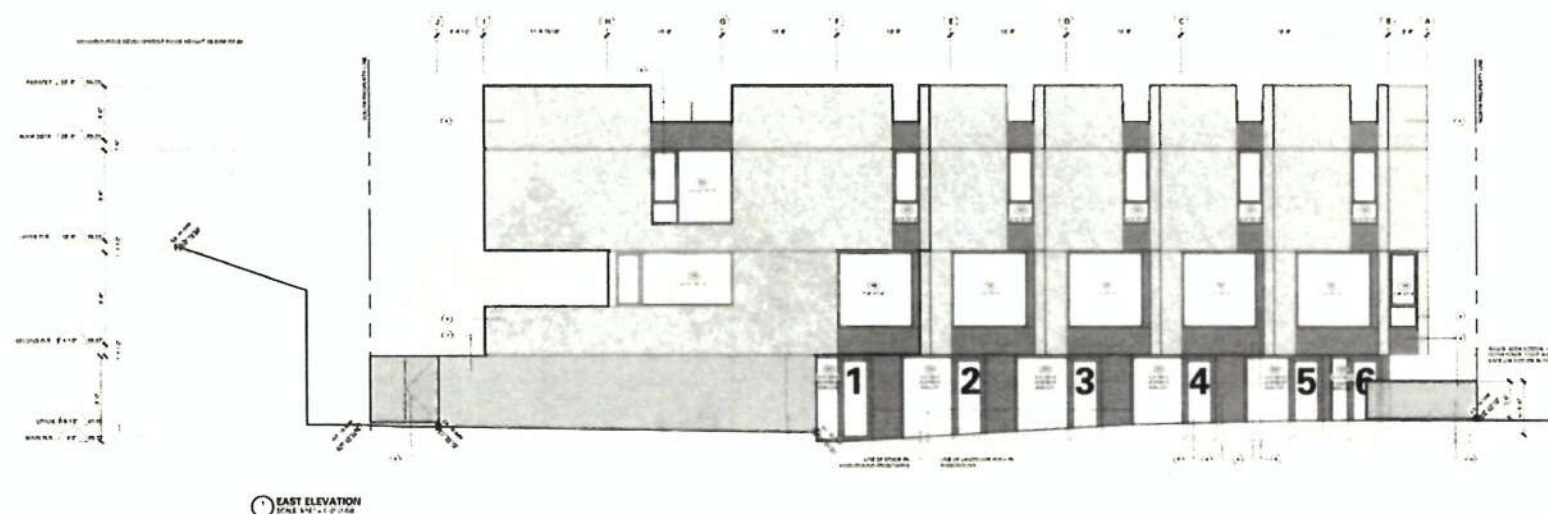
A6.0
BUILDING SECTIONS

MATERIALS

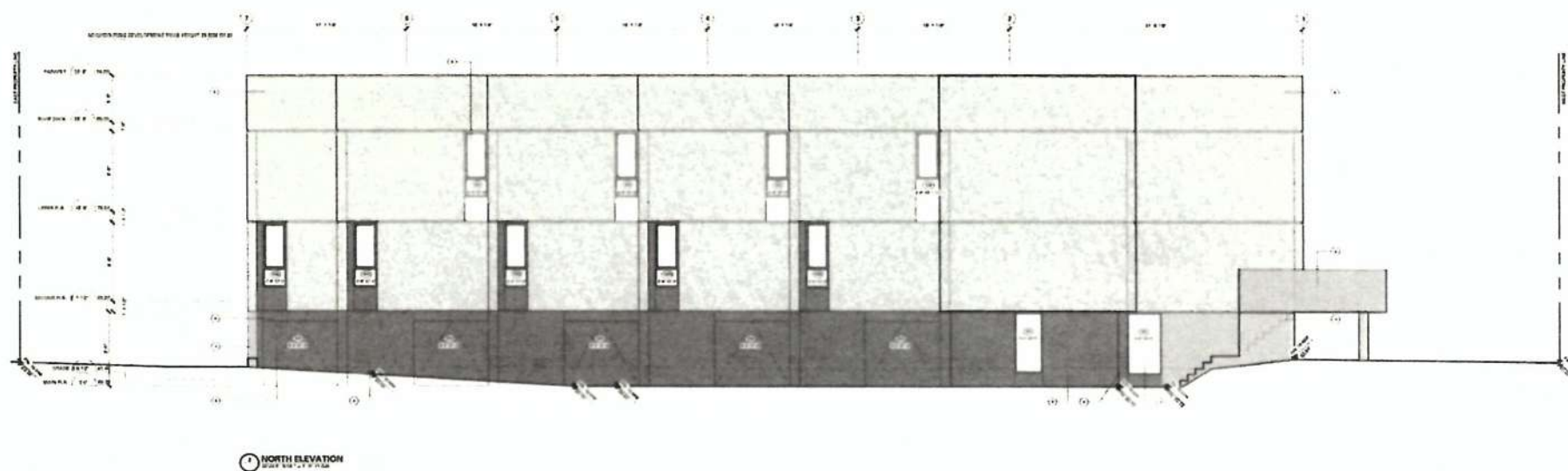
- Responsible
City of Victoria

FEB 23 2013

Planning & Development Department
Development Services Division



EAST ELEVATION
SHEET 4 OF 4



NORTH ELEVATION

DARCY JONES ARCHITECTURE INC

© 2004 Blackwell Publishing Ltd
Journal of Internal Medicine 255: 103–110

图 2-2-10 续

Let $\gamma = 0.01$.

127
128

STAFF

THE CASE

[illegible]

1000

图 2-1-4

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19. <http://www.pearsoncmg.com>

a. Suppose the maximum value of f is 10. What is the minimum value of f ?

Any student who receives a passing grade in a course will receive a grade of "C" or better in the course.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

ARYZE
SALO ENCL DO-ONE STEEL

VICTORIA BC

A 70

A70

A711

77.0

ELEVATIONS

Bianca Bodley
250.589.0244
bianca@biophilacollective.ca

CLIENT NAME
ARYZE developments
PROJECT
Landscape Plan
ADDRESS
2910 Shelbourne St.

DESIGNED BY
Bianca Bodley

City of Toronto
Department of
Public Works
City Division

FEB 23 2018

Scale: 1/8"=1'

L1 Planting Plan

DATE
February 2018



Received
City of Victoria

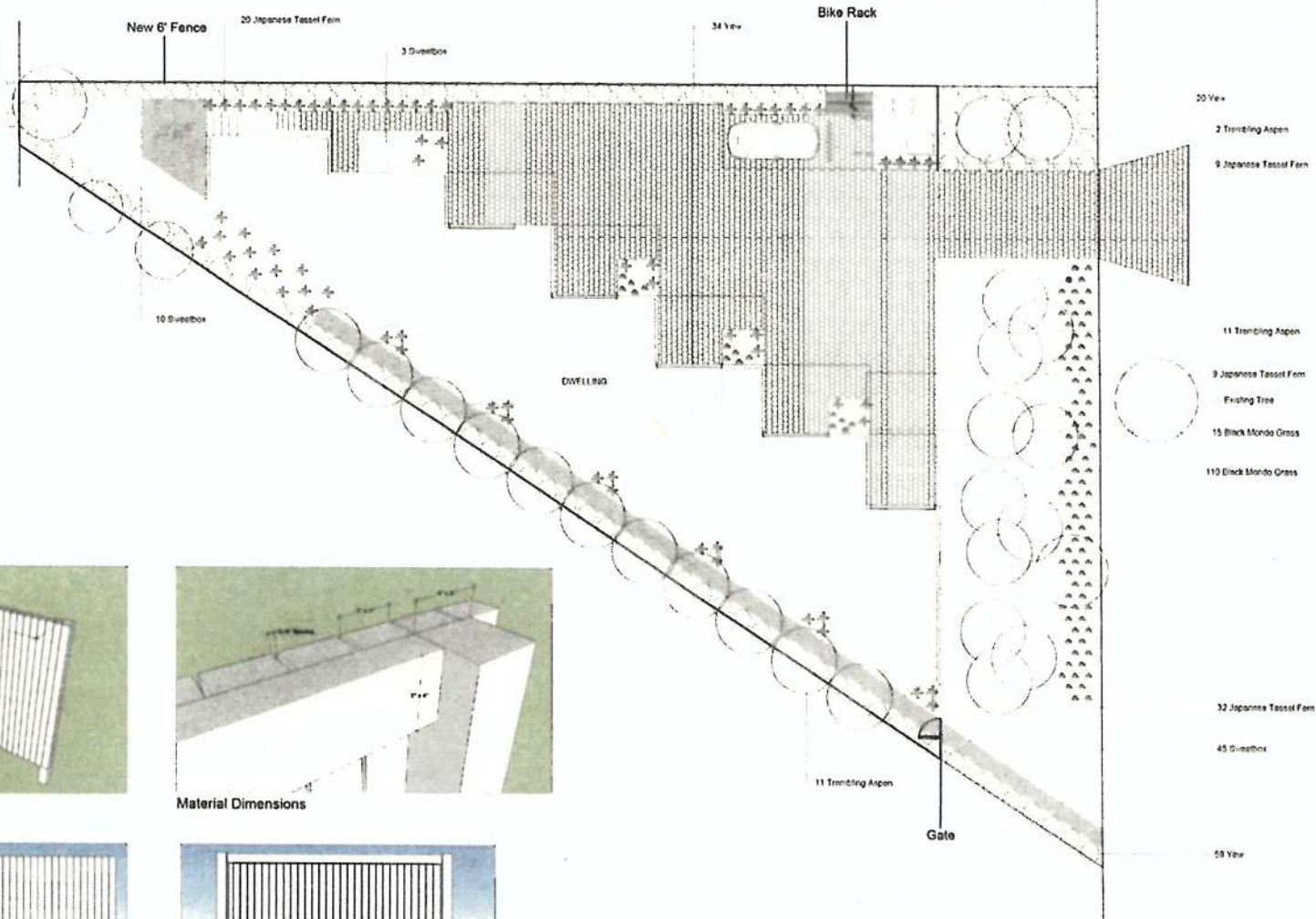
FEB 23 2018

Planning & Development Department
Development Services Division

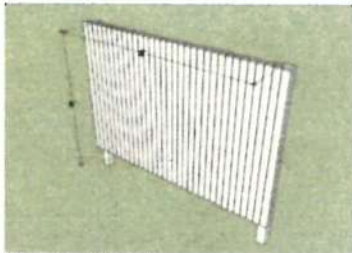
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L2 Fence Detail

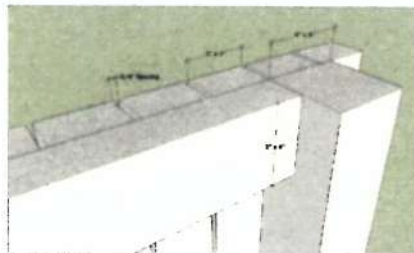
DATE
February 2018



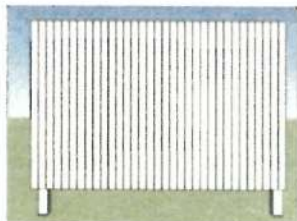
FENCE DETAILS



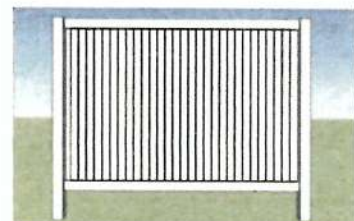
Fence Panel Dimension



Material Dimensions



Front



Back





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

August, 2017
Revised October 27, 2017

PROPOSED PROJECT:
2910 Shelbourne Street – Design Approach

INTRODUCTION

This proposal for six new rowhouses has been carefully designed to preserve and enhance the surrounding neighbourhood's privacy. Overcoming the challenges of a difficult shaped site, constraints were turned into assets. The building's stepped form responds to the site's triangular shape, resulting in a building shape where the proposed project's residents will all have a generously sized outlook onto Shelbourne Street. The building's footprint and driveway access preserves existing street trees and the adjacent neighbouring trees, creating a contemporary new building that is a quiet and elegant addition to the neighbourhood. By using traditional and modern finishes, this project will look like it was always there.

APPROACH + NORTH ELEVATION

The driveway is sunken and contained with hedging, so the sightlines from the existing project to the north towards the subject property is not just a parking lot. With old world cobbled paving, a distinction between the driveway of each unit's outdoor parking spot and the common maneuvering lane is emphasized, creating the ambience of a European courtyard or plaza. Each rowhouse's entry door faces Shelbourne Street, surrounded by high quality landscaping to further improve the outlook for the development to the north, and to maintain maximum privacy between the two projects.

Like the other exterior walls of the project, the north walls are finished with textured stucco planes that step back at each rowhouse, creating human scale and visual interest. This deeply textured stucco was typically used on many of Victoria's stately turn-of-the-century houses.

The only small windows that face the property to the north are the spare third room of some rowhouses, intended to function as a home office or guest room. By not allowing the main bedrooms or living areas of the house to have north facing windows, the sunny and family friendly decks on the south side of the project to the north continue to have pleasant outlooks.

SOUTH ELEVATION

Sliding doors to let south light deep into each rowhouse are deeply set, to pull them away from the south property line that borders single family houses. Small patios are lower to the ground than normal because the whole building is sunken into the ground. These patios are enclosed by solid railings and planters, and also surrounded by hedging on the south property line. This prevents the residents of the subject property from overlooking the single family properties to the south. At the project's second level, windows at the hallways and bedrooms are modestly sized or aimed to the west, to further inhibit overlook into the backyards of the neighbouring houses.

EAST ELEVATION

The living room windows in five of the six rowhouses face Shelbourne Street, to preserve the privacy of the neighbouring balconies on the project to the north. Additionally, the windows are placed 12"

deep into the exterior walls to increase privacy and discourage angled sightlines between the two properties. Facing the living areas onto Shelbourne Street is based on good urban design principles, putting more eyes on the street for safety. Being able to see lights on inside each rowhouse will create a warm sense of community and liveliness when someone walks, bikes or drives by the proposed project.

In response to Planning feedback dated October 25, 2017:

The proposed design will include the planting of 11 mature trees to be no smaller than 15' high at the time of planting. In response to the blank wall of the neighbouring building to the north, the design intention is to contrast a simple facade as a backdrop to an urban forest with the transparent and friendly living room windows for each unit, stepped back at each unit to create texture and rhythm that clearly expresses to passersby that the proposed building has 6 households. The windows on the east facade are intentionally pushed back to create sculptural variety and interest, framed with deeply textured traditional stucco.

Signage for each unit will be created with oversized super-graphics, to explicitly and functionally show where each unit's door is, to present a forward-looking contemporary aesthetic. In addition, lighting will be used to accentuate the entries of each unit. As the parking plaza is a shared space, there should be no parking in front of unit doors, providing an un-encumbered visual connection to the doors from the street.

ROOF DECKS

Since the project's triangular site results in very little south facing outdoor space, and since outdoor balconies on the south side of the project at the second level would negatively impact the single family neighbours to the south, roof decks have been designed for each rowhouse. The roof decks are surrounded by tall parapets, the same height as a typical fence in a single family neighbourhood. The goal is to allow all rowhouse occupants to have a chance to sit in the sun, eat a summer meal, BBQ, or let children play in the fresh air, while being completely hidden from their neighbours in any direction. The occupants of the rowhouses will not be able to overlook the balconies or windows of the development to the north, or into the backyards of the single family houses to the south. Since the project is partially sunken, the parapets that hide the roofdecks do not result in an overly tall building. The proposed project's height is lower than the project to the north. The project's lower than allowable building height was also designed to prevent shadowing the project to the north.

SUMMARY

As designed, this proposed project can be a neighbourhood asset and example for future development along Shelbourne Street. The proposed project illustrates that being sensitive to the context and being contemporary can come together to create architecture that fits seamlessly into single family and multifamily communities.

Sincerely,



D'Arcy Jones
Architect AIBC

2017 Royal Architecture Institute of Canada
Emerging Architectural Practice Award Recipient

D'ARCY JONES ARCHITECTURE INC

394-175 Broadway East
Vancouver BC V5T 1W2
www.darcyjones.com

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

October 27, 2017

PROPOSED PROJECT:
2910 Shelbourne Street – Textural Stucco Examples

The City of Victoria has many fine examples of highly textural stucco finishes on homes of all ages. It is this tradition that inspires the stucco finish of the proposed building. The deeply textured stucco walls will provide yet another layer of scale and interest to this building. Below are some examples of similar finishes.



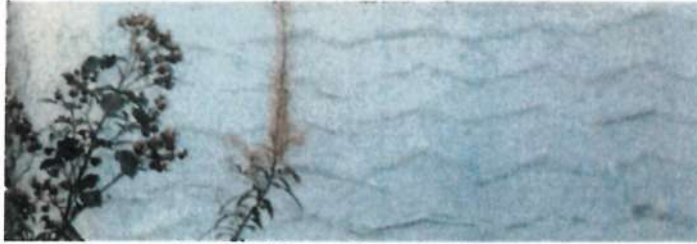
Trowelled Stucco - Brown Residence -D'Arcy Jones Architecture



Heavy Dash Stucco Example

D'ARCY JONES ARCHITECTURE INC

304-175 Broadway East
Vancouver BC V5T 1W2
www.darcyjones.com



Trowelled Stucco Example - Victoria



Trowelled Stucco Example - Victoria



Heavy Dash Stucco Example - Victoria



Heavy Dash Stucco Example - Victoria

D'ARCY JONES ARCHITECTURE INC

304-175 Broadway East
Vancouver BC V5T 1W2
www.darcyjones.com

**Mission**

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

Oaklands Community Association Land Use Committee

Date: March 20, 2017

Location: Oaklands Neighbourhood House - 2629 Victor Street

Meeting Chair: Ben Clark

Time: 6:30 – 8:00 pm

Contact: landuse@oaklandsca.com

Note Taker: Kim Walker

In attendance: approx. 36 community members; 2 proponents for Myrtle Ave; 1 proponent for Shelbourne St; 2 proponents for Haultain St.; 2 Fernwood Land Use Committee members

Meeting Summary

1. Community Meeting: 1410 Myrtle Ave small lot subdivision

- Proposal for a small lot subdivision is to add an additional R1-S2 lot behind 1410 Myrtle Avenue which will front Hamilton Street. Proponent prefers two-single family dwellings instead of a duplex. A variance is requested for smaller setback on the street frontage.
- Questions were asked regarding the sidewalk, parking allowance, the size of the lot, height and window placements, and estimated construction start-up time.
- The proponent explained that there is space to park a vehicle beside the house without a carport or garage. The new house will be looking into the neighbour's back yard. The proposed height is two-stories with a crawl space but proponent stated that the new home will not be bigger than adjacent homes and shadowing will fall on the neighbour's garage. The proponent has owned this property for four years and wishes to start building as soon as possible, likely by the end of this year.
- Concerns included: privacy and blockage of open space/sunset views from neighbour's home.

Additional comments from community:

- The previous owner also tried to subdivide this lot and failed. A community member wanted to know how the current owner believes she will be successful.
- The most concerned people said they would support 1 or 1 ½ story home, but not a 2 story home. Main concerns were privacy and access to current light/sunset views. Noise was also cited as a more general concern in the conversation around increasing density in the neighbourhood.

2. Preliminary Meeting: 2910 Shelbourne St

- Proposal for a new 6-unit townhouse on a triangular lot located between Pearl St. and Myrtle Ave. on Shelbourne. The property is currently zoned R-K for medium density attached

dwelling. The proponent is seeking site-specific zoning due to the odd size of the lot which the proponent said doesn't conform to the existing zone restrictions.

- The proposed development is designed with privacy mitigation in mind. Specific features include: offset windows with indirect site lines with adjacent homes, plant screenings along property boundaries, privacy parapets for rooftop patios, and sunken entrances with below grade back patios.
- Other design features include: townhouse sizes 1,500-2,000 ft², 2.5 story height which is shorter than adjacent townhouse to the north, rooftop patios, textured stucco finish for character and warmth, building height lower than townhouses on north side, cobblestone parking distinctive from driveway to break up visual effect, no building on north side of property, maintenance of existing boulevard tree and additional right-of-way to City along Shelbourne.

Questions and Comments:

- Questions were asked regarding the size and entrances of the townhouse units, proposed relaxations to zoning (variances) and parking arrangements.
- Proponent asked for feedback on the parapet rooftop patio concept. Response was favourable.
- Proponent was aware that the boulevard trees have heritage value; residents well aware of them. There were questions and discussions around the extra right-of-way required by the City along Shelbourne. Residents were of the opinion that future plans involved a bike lane but were not aware of long term transit plans that would remove the heritage trees.
- Residents informed the proponent that Bowker Creek runs below the property which is likely why the property is an odd triangular shape.
- Generally the preliminary plans were received with interest.

3. Preliminary Meeting: 1501 Haultain St parking variance (joint meeting with Fernwood Community Association)

- The proponent wants to establish a wine bar with a food primary liquor license at Haultain Corners. Proposed hours of business will be 5-10pm weekdays and 5-11pm weekends.
- The property does not require a zone change but the business license would require 4 additional onsite parking spaces (5:1 ratio for patron parking). The City does not require community consultation but the proponent is encouraged to engage the neighbourhoods and wanted to gather public opinion.
- The proponent will be seeking a permit variance because there is no space available on the property for extra parking. Proponent also owns a coffee shop in the next block and suggested that their parking spaces could be made available during the proposed evening hours. Street parking is also available along Haultain.

Questions & Answers:

- What is the definition of a parking variance? Does it include street parking? *No, the city does not count street parking. It must be on-site.*
- What about tenants upstairs? *Yes, they have 1 parking spot each.*
- How many seats in the wine bar? *20-25 seats*

- Could you put up a sign to direct people to park at Koffi? *Yes. The City also considers bike racks (there is one in front of the building) and bus routes (bus goes along Haultain). Proponent will also encourage car sharing, walking & consider arrangements with a taxi company.*
- What kind of food will you serve? *Tapas & charcuterie. He will have a convection grill but doesn't need venting*
- What is the existing land use zone? *This property has had cafes in the past. C1 is the current zone – number of seats is what makes the difference in parking requirements. This is about the same size as Koffi and includes bar seats as well as table seats.*
- What's the difference between a pub and a wine bar? Who are you going to attract? *It's the same license, with food being the primary product sold. Proponent is targeting a little older demographic.*
- Hours? *It will be closed by 12, with 11 as the last call. Liquor license controls the hours – 12am in the week & 1am on weekends.*
- Will the business be family friendly? *Proponent will need to look into that more.*
- When do you plan to start (timeline)? *The parking study is almost finished. Proponent has talked with the City planner. After that, it's up to the City's schedule.*
- Will there be value-added beautification on the street? What about a patio? *Yes, there will be landscaping, and designed building/signage. Proponent may consider a patio in future but it's not in the plan for now.*
- Will you want to change the liquor license to make it busier in the future? *Food primary licenses are controlled by the Province. We would do more consultation and pubs have more stringent requirements.*

Additional comments/observations:

- Proponent acknowledges that Haultain Corners is in a quiet neighbourhood. He has run a business there for several years now and likes the area.
- Generally, the preliminary plans were received with interest and support. Two business owners attended (Thrive and the General Store) and both support the proposal. A resident who lives nearby on Belmont also fully supports it.
- A community member observed that the City is encouraging bicycle and bus usage over cars.
- One member expressed concern about potential noise, citing the Ministry for Casual Living that used to be located at Haultain Corners. Hopefully, a wine bar will be more conducive.
- The proponent mentioned a couple of past incidents with theft/vandalism and hopes that having a more lively evening presence might help mitigate concerns with theft.

Lacey Maxwell

From: Travis Koivula [REDACTED]
Sent: March 27, 2018 3:39 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 2910 Shelbourne Street Rezoning

Hi,

I was made aware that a proposal to rezone this property is before council. I wanted voice my support. My wife and I live at 1444 Ryan Street. We love our neighbourhood and frequently have friends come over to visit and express how they wish they could live in this area. Anything that comes on the market quickly sells above asking and I think we need more houses to be built. It is also my view that you could go much higher and have more density along Shelbourne and Hillside and preserve the character of the inner streets(don't have as much rezoning on the side streets).

In closing, I am very much in favor of this proposal and hope you approve it.

Thank you,

Travis

Please note investment trades cannot be accepted by email or through voicemail. All trade instructions must be confirmed either in person or by telephone with your advisor.

TRAVIS KOIVULA B.Eng, CFA, CFP, CIM, FCSI, CIWM

Senior Advisor, Financial Planning

Island Savings Insurance Services, a division of First West Insurance Services Ltd. | Credential Securities Inc.

t: (250) 386-4008 | f: 250-360-2555 | w: islandsavings.ca | e: [REDACTED]

Island Savings Mayfair Branch | 500 Douglas Street | Victoria, B.C. | V8Z 3K3

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April 6, 2018

Purdey Group // ARYZE Developments
1839 Fairfield Rd
Victoria, BC V8S 1G9

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

Re: 2910 Shelbourne Rezoning/DP Application, April 12 Committee of the Whole

Dear Mayor & Council,

Thank you for consideration of our proposed townhouse project at 2910 Shelbourne Street. Oaklands is a fantastic neighbourhood and we have enjoyed working with the Oaklands Community Association and the larger community to refine this project to what it is today.

In addition to the community feedback, we have also worked with the City of Victoria planning staff to refine dozens of aspects of the project. We completely respect staff's position and have nothing but positive things to say about our interactions. Our only feedback is that we believe our design response to the extremely challenging site constraints are not being fully appreciated in the design review process. As shown in the appendix to this letter, the site is a triangle with an existing sewer easement, singular site access location due to the London Plane Tree, and has existing windows/ yards oriented directly into our site by the existing surrounding housing stock. Over and above these restrictions, we have agreed to provide a 7.5m Statutory Right of Way (SRW) along the front of our property in order to facilitate a future multi-modal transit corridor. This SRW area of land represents over 30% of the most developable land of the site as its the longest and widest area that can effectively be used to site a building footprint. With this in mind and at the request of our neighbours, we have taken into consideration surrounding privacy by orienting the building to the street and introducing a courtyard concept for resident enjoyment.

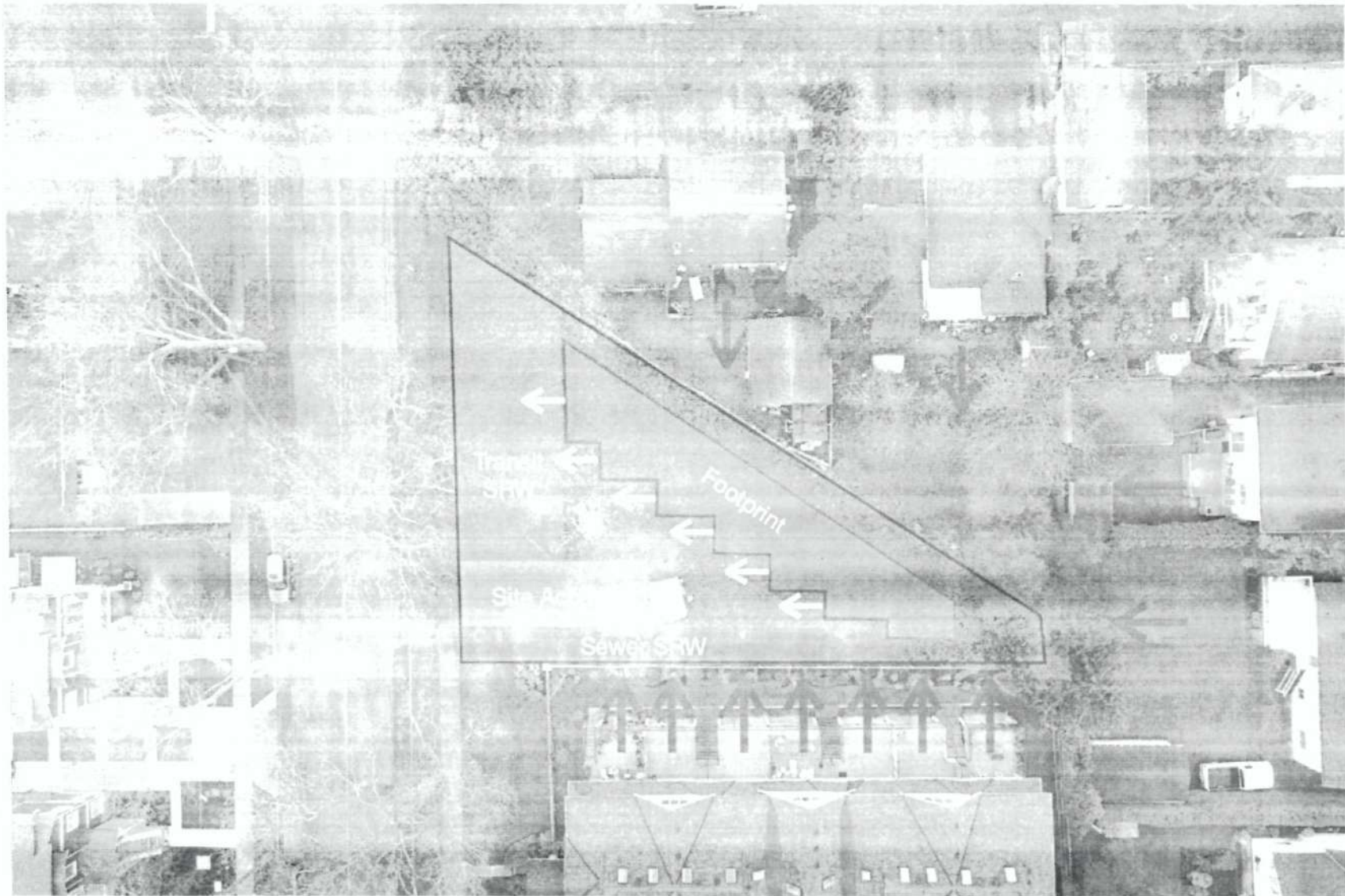
To the best of our ability, we have come up with an elegant solution that provides 'missing middle', family oriented housing to an otherwise overgrown and neglected site. With Oaklands Community Association, neighbour, and Advisory Design Panel support, we ask that you consider referring our application to Public Hearing as proposed which would allow us to present a more detailed discussion outlining the project benefits and design considerations.

Thank you for your time,

Luke Mari
Director of Development
Purdey Group
250-881-6077
LMari@purdeygroup.com

Pearl Block

Site Constraints



2910 Shelbourne Street (Pearl Block)

Rezoning // DP Submission

Pearl Block

Privacy Measures

North Elevation

- Small windows placed in the townhouse interior circulation space to respect the unit privacy of the neighbouring properties.

South Elevation

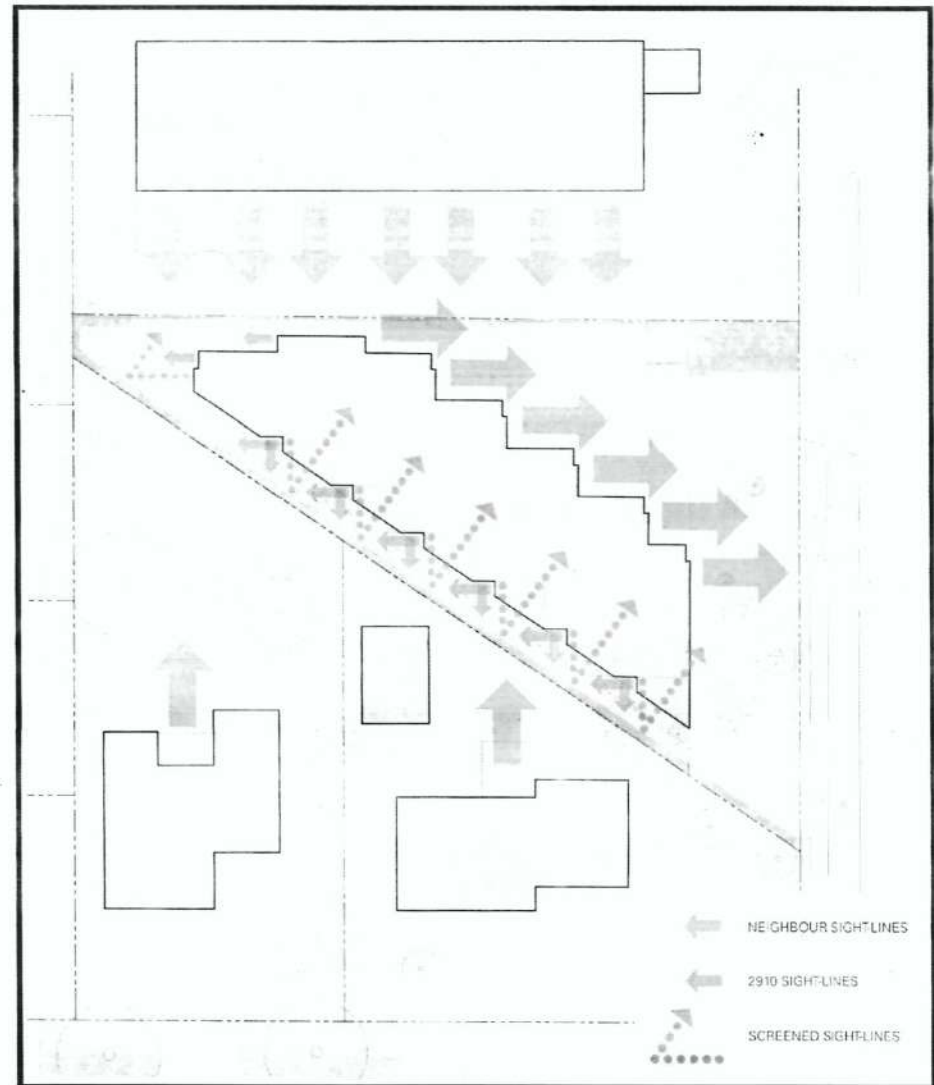
- Windows modestly sized or aimed to the west, to further inhibit overlook into the backyards of the neighbouring houses.
- Lower than normal deck entrances enclosed by solid railings and planters to protect the privacy of single family properties to the south.

East Elevation

- Windows placed 12" deep into exterior walls to increase privacy and discourage angled nightlines between the two properties.

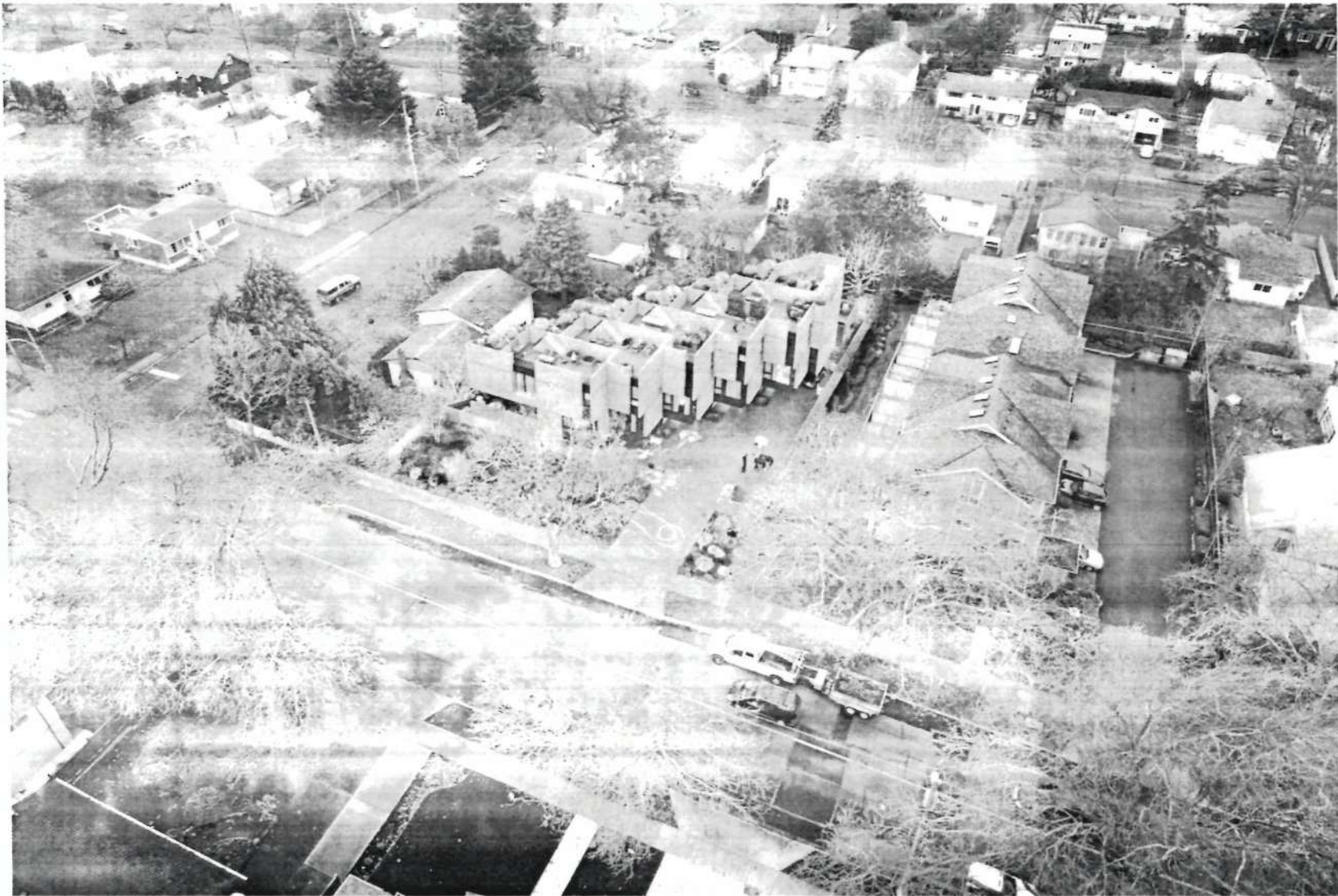
Rooftop Patios

- Roof decks are surrounded by tall parapets to restrict overlook in order to maintain the privacy of the surrounding neighbours while offering the units some private outdoor space.



Pearl Block

Aerial Rendering



2910 Shelbourne Street (Pearl Block)

Rezoning // DP Submission

 **PURDEY** // **ARYZE**
GROUP

Pearl Block

Street Rendering



2910 Shelbourne Street (Pearl Block)

Rezoning // DP Submission

 **PURDEY** // **ARYZE**
GROUP

Lacey Maxwell

From: Beatriz Barcante [REDACTED]
Sent: April 8, 2018 10:33 AM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne Street Rezoning(April 12 Committee of the Whole)

Dear Mayor,
I'm writing this email in support of 2910 Shelbourne st. I agree with his proposal of maintain the more private , street facing design.

Thank you ,

Beatriz Barcante
2923 Shelbourne St

Bea

Lacey Maxwell

From: Dragan Rokic [REDACTED]
Sent: April 8, 2018 12:49 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne St Rezoning (April 12 Committee of the Whole)

RE the above referenced development and proposed plans, the Owners of 2918 Shelbourne St (adjacent lot) would like to maintain more privacy. Overall, the development seems to be a bit pretentious with more density that the 2910 triangular lot can support without proper offsets from property boundaries. Reduction in density would be welcome. Best regards,

Dragan Rokic
Strata Council
2918 Shelbourne St
[REDACTED]

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

Re: 2910 Shelbourne

Dear Mayor & Council,

I am writing you today because I feel it's very important to emphasize the importance of the proposed development at 2910 Shelbourne Street, also known as Pearl Block that ARYZE Developments is working on.

As the founder of a thoughtfully curated modern architecture publication here in Victoria, [Modern Home](http://www.victoria.modernhomemag.ca) (www.victoria.modernhomemag.ca), I see a lot of modern architecture that's missing a heart. By transforming site challenges into opportunities and showcasing an emerging canadian architect in the process, the Pearl Block has heart. Partnering with this kind of talent, also brings with it a refined and very intentional design process.

Let's face it, Pearl Block is breaking new ground architecturally and may not fit within the typical City policy and planning guidelines. This is a prime example of infill development where an otherwise awkward and abandoned lot is given a new life.

The building's shape is unique and a bit odd, because it's responding to the long list of constraints while also taking into consideration the needs of neighboring properties and the City of Victoria's planning department. The project's architecture is modern, but it's the kind of modernism that could later be considered timeless and iconic. [D'Arcy Jones](http://www.darcyjones.com/projects/) (www.darcyjones.com/projects/) is a highly acclaimed Canadian architect with great promise and this will be one of his first projects in Victoria. This is an opportunity to showcase important Canadian talent and support what it means to listen and respond to an awkward piece of land.

Thank you for your time,

Jody Beck
Owner, Modern Home



Lacey Maxwell

From: norm [REDACTED]
Sent: April 9, 2018 10:09 AM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne Street

Dear Mayor & Council

I write in support of the Aryze Developments proposal for 2910 Shelbourne Street.

The architects and developers are two of the best teams working on the coast and have a vision that should be supported 100%. Future generations are fortunate to have them working today.

Their track record is extraordinary in a landscape of ordinary. Too many bland cookie-cutter buildings were approved in the 60's & 70's that lack any sort of architectural merit.

Think outside the "box".

Kind regards

Norm Edwards
Publisher
Ship to Shore Magazine

Lacey Maxwell

From: Elizabeth Milder [REDACTED]
Sent: April 9, 2018 8:43 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne: Committee of the Whole April 12

Dear Council,

My partner and I own the property at 1430 Ryan Street, just up the hill from Oaklands Elementary.

I am writing to express our support of the application as proposed.

We are happy to see something being done with this property. The empty lot has been sitting collecting garbage for years. An eyesore in an otherwise handsome neighbourhood.

Moreover, we firmly believe that offering housing here will benefit the community. Not just in consideration of the housing crisis here in the city. From what we have seen of the buildings completed by Aryze, they are both high quality and tastefully built, melding with the surrounding architecture.

This particular project, having seeing the plans and renderings on instagram, is well, awesome. I can't think of a more apt word to describe it. The ingenuity in adapting a building design to fit to such an awkward space should be celebrated.

Sincerely,

Elizabeth Milder and Cole Skelly

Sent from my iPhone

Lacey Maxwell

From: Graeme Campbell [REDACTED]
Sent: April 10, 2018 8:25 AM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne Street Rezoning (April 12 Committee of the Whole)

Dear Mayor and Council,

I would like to write in support of the developer's proposal as current designed for the future development of 2910 Shelbourne.

As a neighbour across the street (2923 Shelbourne), while the proposed changes suggested by the planning staff wouldn't have a direct impact on me, I can empathize with the neighbours of 2910 in the impact that it will have on them. I certainly wouldn't want a closer, larger building next to me with large windows overlooking my property and home.

I hope that the planning department is able to work with the developer, and the affected neighbours, to ensure that the balance of privacy, and city requirements, can be met.

Graeme Campbell
4-2923 Shelbourne Street

Lacey Maxwell

From: Heini, Matthew [REDACTED]
Sent: April 10, 2018 12:15 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourn

Myself and family live on Walnut st being a working class family we need more projects like the Pearl in the neighbourhood. Please support. Thank you Matthew Heini

Lacey Maxwell

From: Atarah Humphreys [REDACTED]
Sent: April 11, 2018 3:26 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne St

Dear Mayor and Council,

I am writing to support the development of 2910 Shelbourne St by Aryze Developments. The design fits the location and site perfectly, offers quality homes with well thought out density. I have worked with Aryze on several projects, and they take pride in their work, the people they hire, and following proper protocol. I hope this project gets approved as it will be an asset to the area and provide much needed housing in Victoria.

Best wishes,

Atarah Humphreys

Lacey Maxwell

From: Diana Millar [REDACTED]
Sent: April 12, 2018 8:55 PM
To: Victoria Mayor and Council
Subject: 2910 Shelbourne - I Support!

Please approve this application by Aryze for 2910 Shelbourne St.

Considering the crap that many developers are building in my neighbourhood, I strongly support Aryze development plan for 2910 Shelbourne St. We need more developments like this - not the bring in a old house and build it up & then watch it fall apart within a year shit that has been going on in this neighbourhood over the last few years. Please stop giving permits to developers that have no vision and are making hundreds of thousands of dollars from poor families that are just trying to buy a house in Victoria that is still under a million dollars.

Diana Millar
2717 Scott St. Victoria BC

To: The Mayor and City Council
Re: 2910 Shelbourne Street Rezoning

As an owner of a townhouse unit in Bowker Creek Estates located at 2923 Shelbourne Street, which is directly across the street from the proposed townhouses at 2910 Shelbourne Street, I have reviewed the outside plan for these new townhouses and would like to provide some input.

I do not feel that the more modern look of this complex fits with the other housing on this section of Shelbourne Street such as our complex that has a more heritage flavour. However, I assume that at this stage of the development the City has approved this design.

Orienting these townhouses towards the street as outlined in the plans, similar to the orientation of Bowker Creek Estates, provides an attractive streetscape and creates a neighbourhood feeling. The vegetation at the front of the complex reflects Victoria's natural beauty and enhances Shelbourne Street.

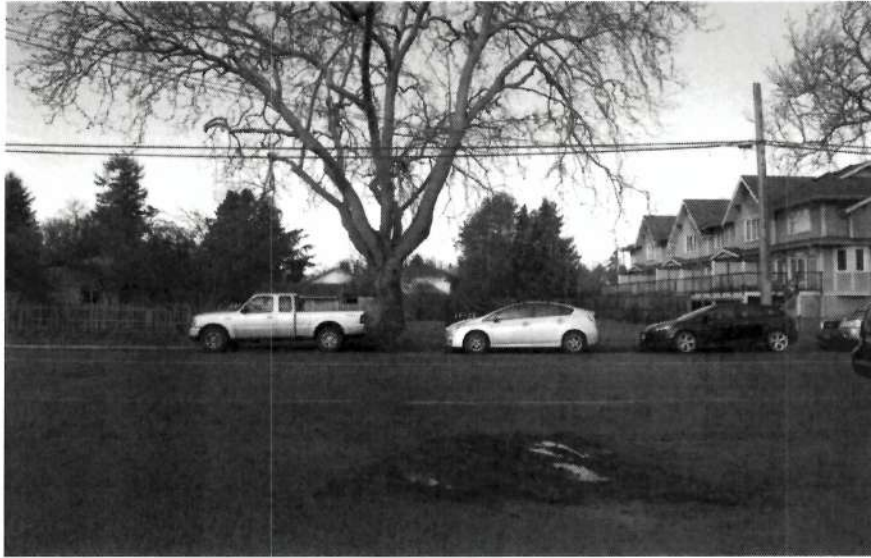
I also strongly feel that with any new development, the privacy of existing homes should be paramount, and therefore I support the current plans that do not include north facing windows and have the buildings located closer to the south property line.

I would welcome feedback from the City planners explaining how their requested changes will enhance the streetscape and encourage privacy for the existing townhouse complex beside 2910 Shelbourne Street.

Thank you,
Janet Fox

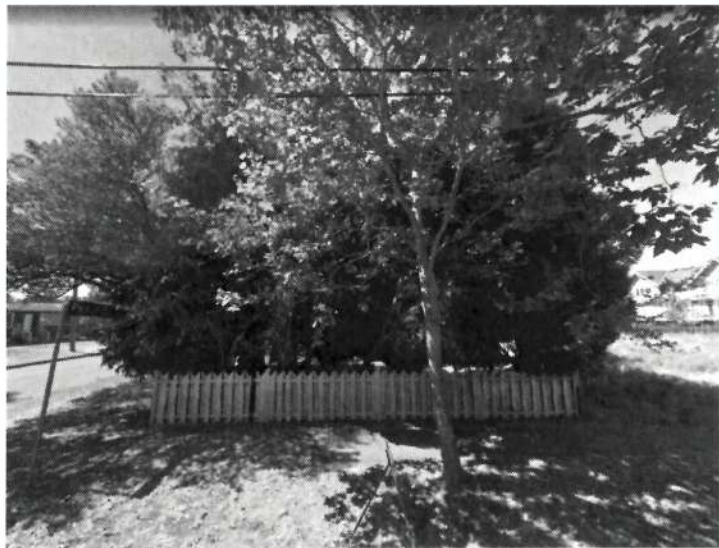
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2910 Shelbourne Street



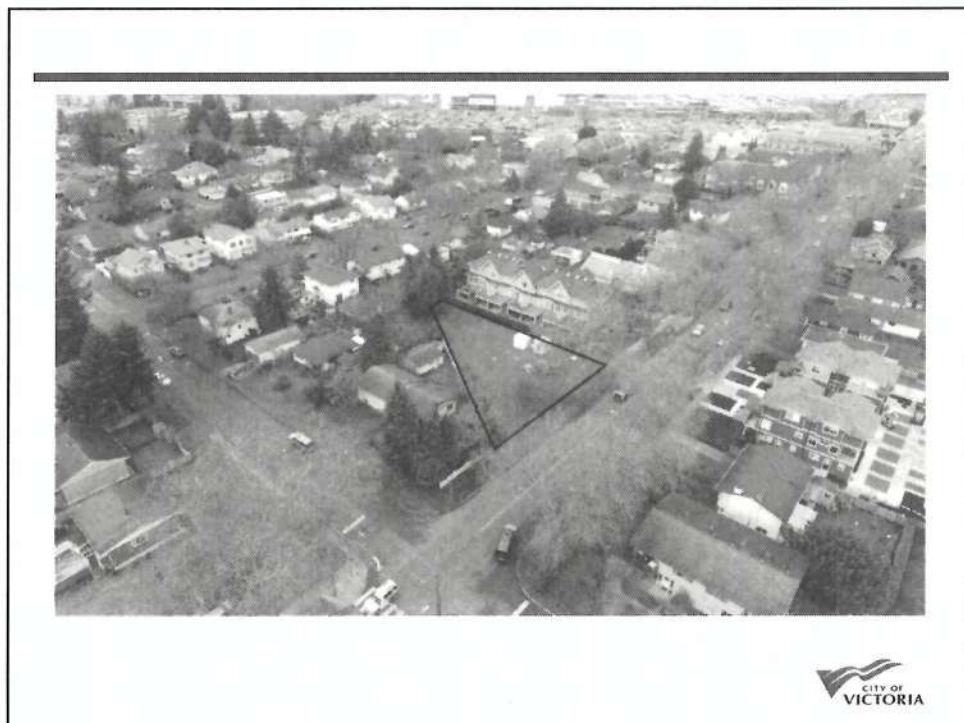
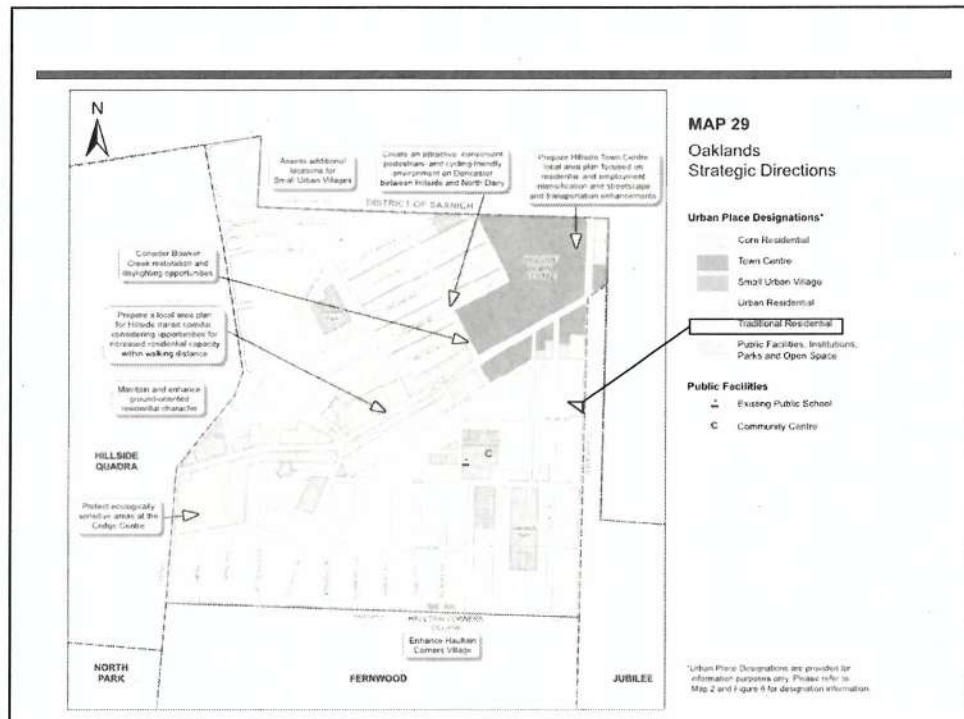


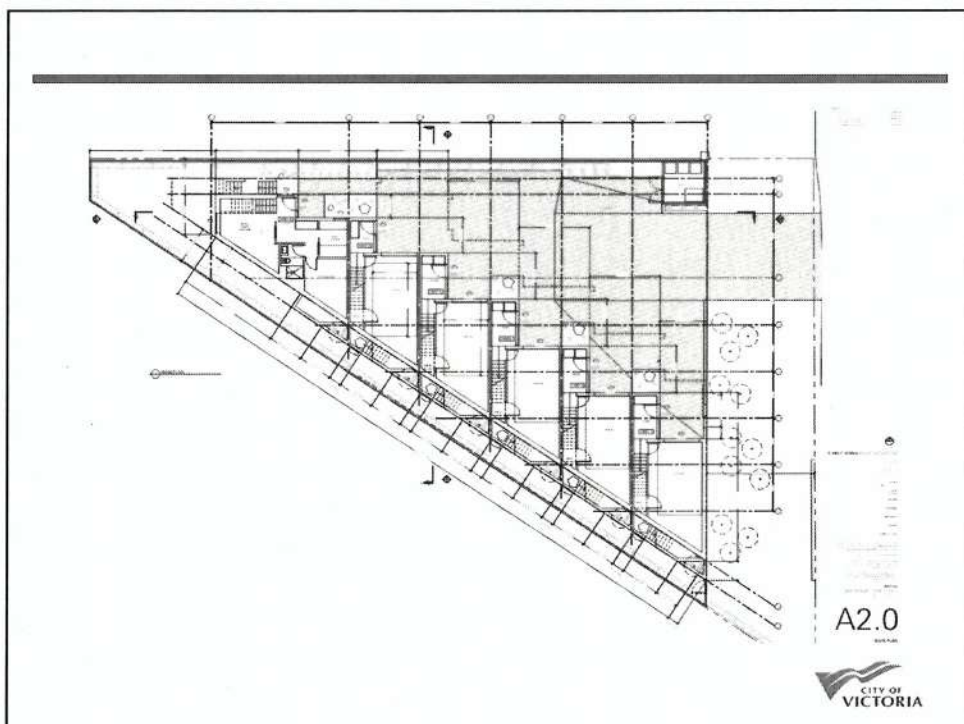
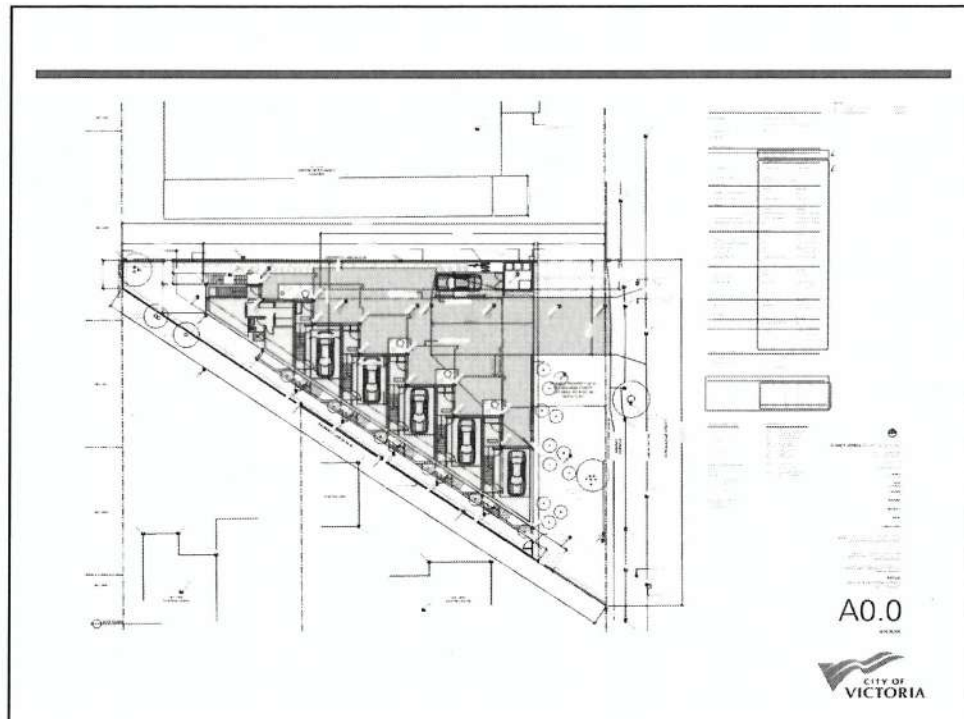


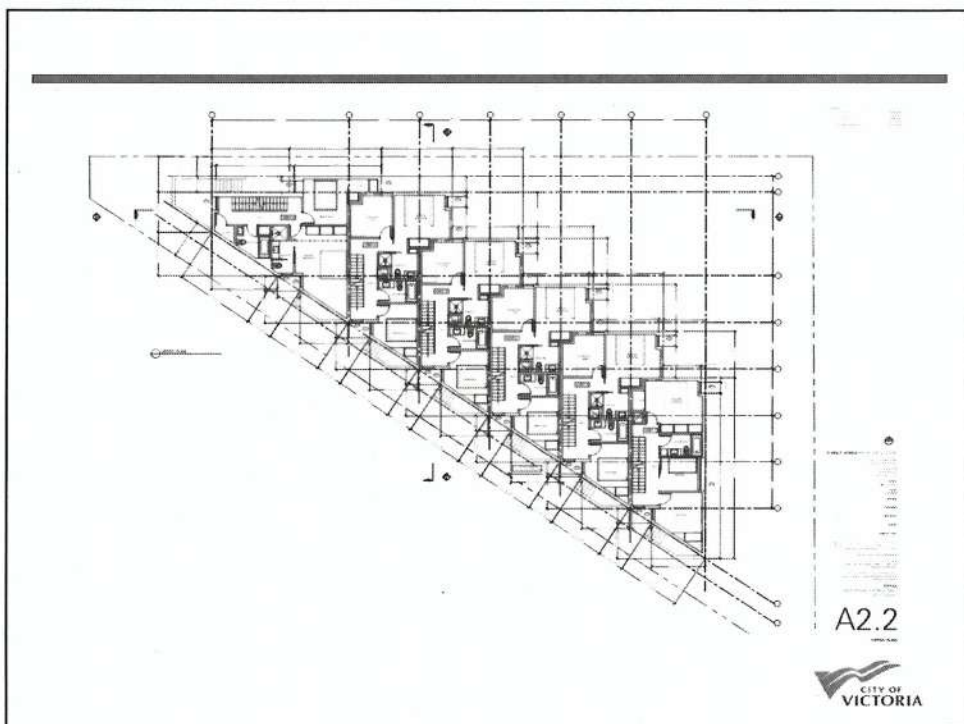
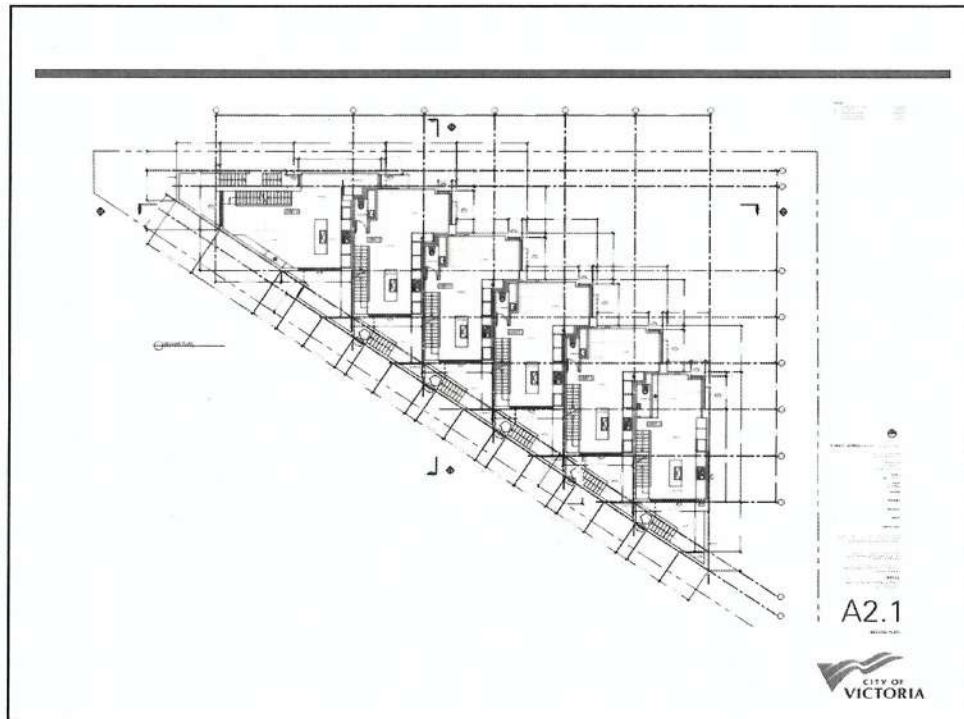
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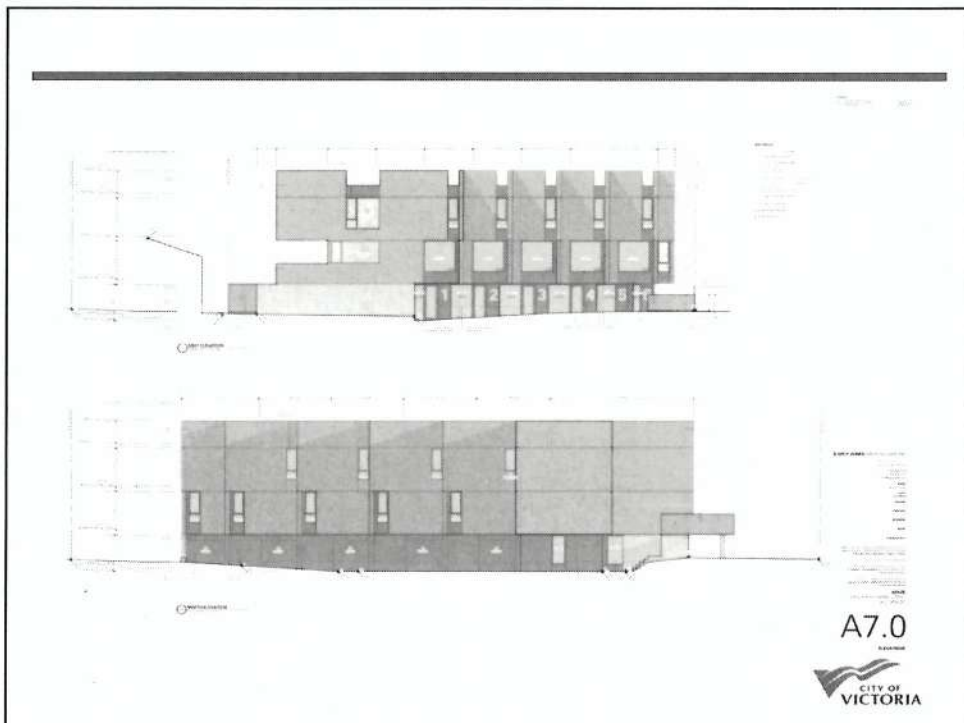
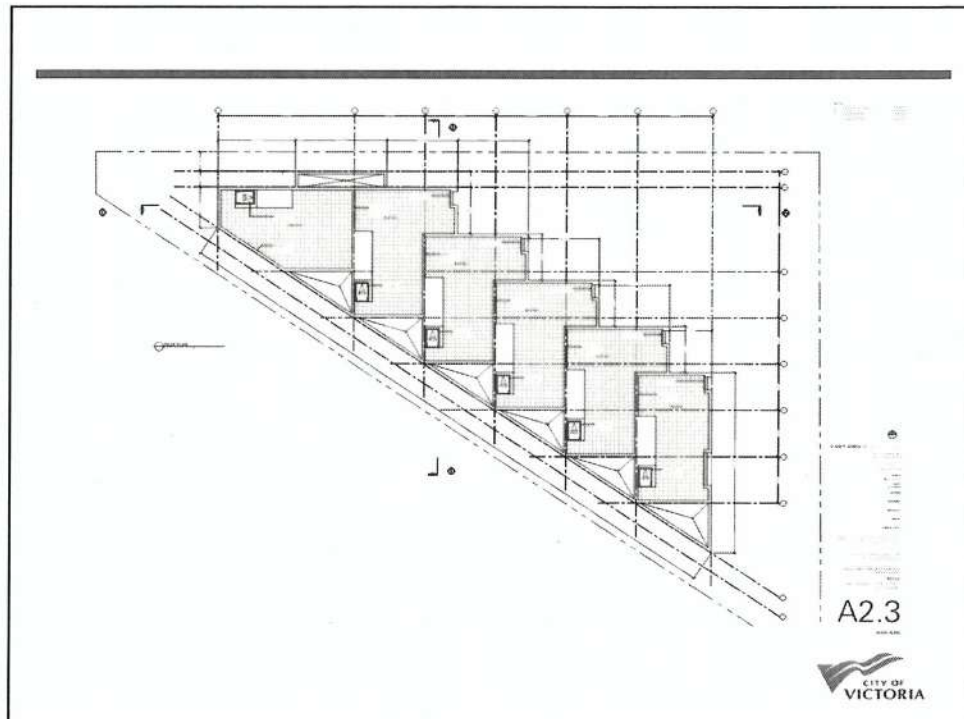


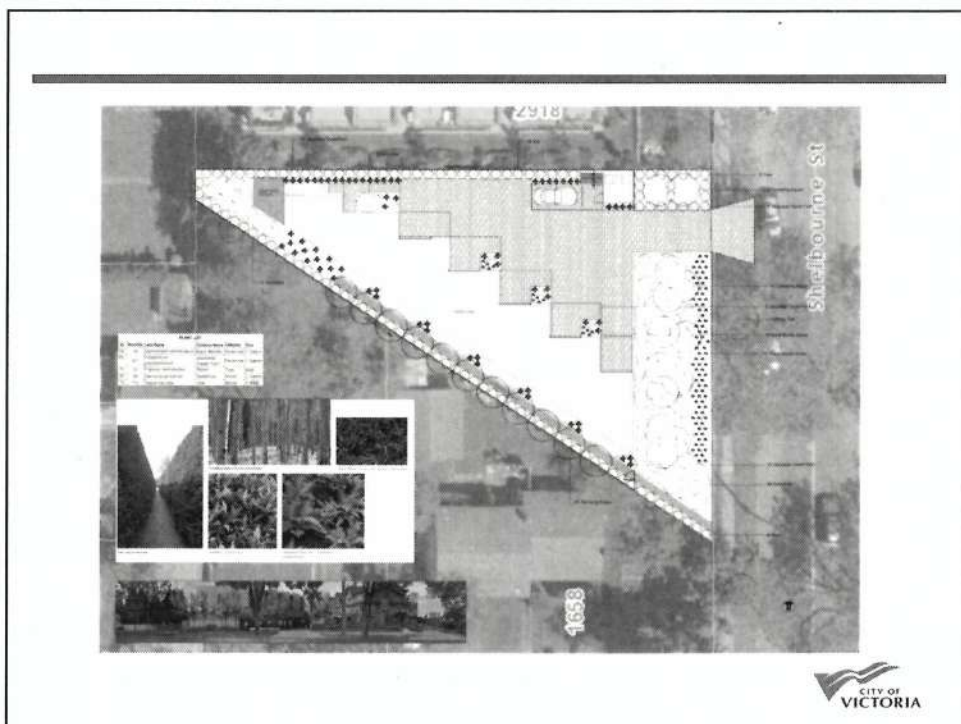
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